

Minutes

Ordinary Meeting of Council

Held at 10:30 am, Wednesday 17 December 2025
Council Chamber, Tallangatta Council Office
32 Towong Street, Tallangatta, Victoria

Our Community Vision

Towong Shire will be the ideal place to be: welcoming, vibrant and diverse communities with quality facilities and services.

This information is available in alternative formats on request.

**Minutes for the Ordinary Meeting of Council held at
32 Towong Street, Tallangatta, Victoria
at 10:30 am on Wednesday 17 December 2025**

Commonly Used Acronyms

Abbreviation	Title
Council Officers	
CEO	Chief Executive Officer
DIE	Director Infrastructure and Environment
DCP	Director Community and Planning
DCOD	Director Corporate and Organisational Development
MF	Manager Finance
SAE	Senior Asset Engineer
Government/Organisation	
CH	Corryong Health (formerly Upper Murray Health and Community Services)
DFFH	Department of Families, Fairness and Housing
DJSIR	Department of Jobs, Skills, Industry and Regions
DTP	Department of Transport and Planning
DEECA	Department of Energy, Environment and Climate Action
GMW	Goulburn Murray Water
HRGLN	Hume Region Local Government Network
MAV	Municipal Association of Victoria
NECMA	North East Catchment Management Authority
NERPEN	North East Regional Procurement Excellence Network
NEW	North East Water
NEWRRG	North East Waste and Resource Recovery Group
RCV	Rural Councils Victoria
RDA	Regional Development Australia
RDV	Regional Development Victoria
THS	Tallangatta Health Service
VGC	Victorian Grants Commission
WBNC	Walwa Bush Nursing Centre

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The Mayor declared the meeting open, the time being 10:38 am.

1 Opening Prayer

"Almighty God, we ask that you be present at this meeting to assist us in our service to the Community through Local Government.

We pray that our decisions will be wise and taken with goodwill and clear conscience. Amen."

2 Acknowledgement of Country

Towong Shire Council acknowledges all the Traditional Custodians throughout the Shire, we recognise their continued care of lands and waters, and their living knowledges and wisdom.

We pay our respect to Elders past and present. We are committed to listening and working together to help build a stronger and more inclusive society.

3 Councillor and Officer Presence at the Meeting

Councillor Attendance

Crs Tolsher, Whitehead, Anderson and Wortmann.

Officer Attendance:	Title:
Ms Phelps	Chief Executive Officer
Mr Heritage	Director Infrastructure and Environment
Mr Stanton	Acting Director Community and Planning
Ms Taylor	Director Corporate and Organisational Development

4 Apologies and Granting of Leave of Absence

The Mayor advised that Cr Pitman was an apology for the meeting.

Council Resolution:

CR WORTMANN
CR WHITEHEAD

THAT THE APOLOGY BE NOTED.

CARRIED

5 Disclosure of Conflicts of Interest

Section 130 of the Act requires that a 'Relevant person' (which means a person who is a Councillor, a member of a delegated committee who is not a Councillor or a member of Council staff) disclose any conflict of interest in the manner required by Council's Governance Rules and exclude themselves from the decision making process in relation to the matter including any discussion or vote on the matter at any Council meeting.

Council's Governance Rules state as follows:

A2 Obligations with regards to conflict of interest

Councillors, members of delegated committee, and Council staff are required to:

- a. Avoid all situations which may give rise to conflicts of interest;*
- b. Identify any conflicts of interest; and*
- c. Disclose or declare all conflicts of interest.*

A3 Disclosure of a conflict of interest at a Council meeting

A Councillor who has a conflict of interest in a matter being considered at a Council meeting at which he or she:

A3.1 is present must disclose that conflict of interest by explaining the nature of the conflict of interest to those present at the Council meeting immediately before the matter is considered; or

A3.2 intends to be present must disclose that conflict of interest by providing to the Chief Executive Officer before the Council meeting commences a written notice:

A3.2.1 advising of the conflict of interest;

A3.2.2 explaining the nature of the conflict of interest; and

A3.2.3 detailing, if the nature of the conflict of interest involves a Councillor's relationship with or a gift from another person, the:

- a. name of the other person;*
- b. nature of the relationship with that other person or the date of receipt, value and type of gift received from the other person; and*
- c. nature of that other person's interest in the matter, and then immediately before the matter is considered at the meeting announcing to those present that he or she has a conflict of interest and that a written notice has been given to the Chief Executive Officer under this sub-Rule.*

The Councillor must, in either event, leave the Council meeting immediately after giving the explanation or making the announcement (as the case may be) and not return to the meeting until after the matter has been disposed of.

Ms Phelps, Chief Executive Officer, advised that she had a material conflict of interest in relation to Item 10.5 – Chief Executive Officer Leave Request, as it is her leave request and Acting CEO higher duties allocated.

Ms Taylor, Director Corporate and Organisational Development, advised that she had a material conflict of interest in relation to Item 10.5 – Chief Executive Officer Leave Request, as the report recommends she be appointed Acting Chief Executive Officer for a period for which a higher duties allowance will be paid.

Mr Heritage, Director Infrastructure and Environment, advised that he had a material conflict of interest in relation to Item 10.5 – Chief Executive Officer Leave Request, as the report recommends he be appointed Acting Chief Executive Officer for a period for which a higher duties allowance will be paid.

6 Confirmation of Minutes

The minutes of the meeting listed below were circulated to Councillors following the meeting. Confirmation of the minutes is now sought.

Minutes – Ordinary Council Meeting – Unconfirmed – 26NOV2025

Recommendation:

That the Minutes of the Ordinary Council Meeting held on 26 November 2025 be confirmed.

Council Resolution:

**CR ANDERSON
CR WHITEHEAD**

**THAT THE MINUTES OF THE ORDINARY COUNCIL MEETING HELD ON 26
NOVEMBER 2025 BE CONFIRMED.**

CARRIED

7 Petitions and Joint Letters

Nil

8 Public Question Time

In accordance with Council's Governance Rules, all questions must be submitted to Council in writing by 2.00pm on the day prior to the Council meeting.

An online form is available on Council's website, and a hard copy of the form is available at both the Tallangatta and Corryong Council offices.

Public Notice of Public Question Time was included in the advertisement for the Council meeting.

The CEO will advise of any Public Question Time submissions at the meeting.

The CEO advised that two questions had been submitted for Public Question Time by Mr Ken Merkel as detailed below (in relation to the proposed Tankards Road subdivision). The Mayor requested the CEO to read the questions and the Acting Director Community and Planning responded to each question in turn.

Question 1

Why has the council not addressed the objections I submitted on 15 October. There is no indication where my small parcel of land will sit i.e. on the road reserve or sandwiched between two building blocks.

My concerns of access to my block of land on the western end of stage one: as stated in my objection I currently have a stock crossing and underground water pipe to service this block. I would require proper vehicle access for both car and trucks as well as proper stock crossing facility and underground culvert for water pipe installation. These concerns need to be addressed and put into writing and not a verbal undertaking prior to any granting of a permit. I have had first-hand experience of a verbal agreement with Shire staff not been carried out causing me lost time and extra money.

Also, if turning lanes are added to the T intersection, the under-road culvert I use for cattle and quad bike access from western side to eastern side of Murray river road must be maintained. This under-road crossing has been in existence since the road was built, therefore a clause must be inserted that this is maintained.

Officer response:

Mr Merkel's small parcel of land will not be impacted. It currently sits between the road reserve and land in different ownership. This will not change. The lot that the small parcel is adjacent to will still have access and it will not result in a land locked parcel. The proposed condition 14 requires that no works are to occur within the title boundary of this small allotment.

The proposed condition 13 requires that access to the parcel of land to the west of the proposed development is constructed and maintained to an all weather stand. In relation to the stock crossing under the Murray River Road, this is a matter for Department of Transport and Planning. Council could recommend that this be maintained and included in the Functional Layout Plan required by DTP as a permit note and request that through access is maintained at all times. Council cannot put conditions in place that relate to DTP land (roads)."

Question 2

Why has the layout of the stage one blocks not been required to be altered? These blocks are more akin to dog runs with building envelopes very close together. This is more like an urban development not a rural lifestyle block. These blocks will direct more water runoff into the creek at the bottom of their blocks therefore causing more flow and erosion which will directly affect my property. I also believe the developer will try and connect these blocks to the power grid close by which is already at its limit. If for any reason fire trucks are required to enter the estate during any stage of construction through Trewella road, there is large spring soak in the middle of the lane in one section of the road and would require fixing. I therefore strongly object to this development going ahead as per my objections submitted to council dated 15 October.

Officer response:

Any future development of dwellings will require a planning permit for the construction of dwellings. It is standard practice that any dwelling proposed to be constructed on the site must manage their stormwater so that the overland flows are no greater than the predevelopment flows. This is often achieved through the use of water tank retention systems or large infiltration systems.

AusNet Services have consented to the issue of a planning permit subject to conditions, as the responsible authority for the provision of electricity."

Cr Tolsher called for a motion to suspend standing orders, to allow interaction with the members of the gallery.

Council Resolution:

**CR WHITEHEAD
CR WORTMANN**

THAT STANDING ORDERS BE SUSPENDED.

CARRIED

The Mayor called for a motion to adjourn the meeting in order to seek clarification on the proposed road alignment for Tankards Road prior to consideration of item 13.1.

Council Resolution:

**CR ANDERSON
CR WHITEHEAD**

THAT THE MEETING BE ADJOURNED FOR A SHORT PERIOD.

CARRIED

The meeting was adjourned at 10.57am.

Cr Tolsher called for a motion that the meeting and standing orders be resumed.

Council Resolution:

**CR WORTMANN
CR WHITEHEAD**

THAT THE MEETING AND STANDING ORDERS BE RESUMED.

CARRIED

The meeting was resumed, the time being 12.19pm.

Cr Tolsher called for a motion to bring forward item 13.1 for consideration.

Council Resolution:

**CR WHITEHEAD
CR WORTMANN**

THAT ITEM 13.1 PA250031 16 TANKARDS ROAD TALGARN BE BROUGHT FORWARD FOR CONSIDERATION.

CARRIED

The meeting moved to item 13.1, the time being 12.20pm.

At the conclusion of item 13.1, the meeting returned to Item 9 – Information Meetings of Councillors.

9 Informal Meetings of Councillors

In accordance with Council's *Governance Rules*, a written summary of the matters discussed at each informal meeting of Councillors is to be tabled at the next convenient Council meeting and recorded in the minutes of that meeting.

The Meeting Record from the Informal Meeting of Councillors held on:

- 26 November 2025

is attached as follows:

1. Workshop Meeting Record 26 Nov 2025 [**9.1.1** - 3 pages]

Recommendation:

That the information be noted.

Council Resolution:

**CR WHITEHEAD
CR ANDERSON**

THAT THE INFORMATION BE NOTED.

CARRIED

10 Organisational Improvement

10.1 Action Sheet Report (CEO)

Disclosure of Interests (S.130):

This report was prepared by Ms Aleth Barnes, Senior Governance Officer.

At the time of preparation of this report, the officer did not have a general or material conflict of interest in any matter to which the report or advice relates.

Purpose of Report:

The purpose of this report is to provide an update on the status of the resolutions from the Ordinary Council Meeting held on 26 November 2025.

Summary:

The attached report summarises the progress made in relation to the resolutions from the Ordinary Council meeting held on 26 November 2025.

Recommendation:

That the report be noted.

Attachment:

1. Action Sheet Ordinary Council Meeting 26NOV2025 (1) [**10.1.1** - 2 pages]

Background/History:

Not applicable.

Relevant Law (s.9(2)(a)):

Not applicable.

Options – Best Outcomes for the Community (s.9(2)(b)):

Not applicable.

Sustainability Implications (s.9(2)(c)):

Not applicable.

Community Engagement (s.9(2)(d)):

Not applicable.

Innovation and Continuous Improvement (s.9(2)(e)):

Not applicable.

Collaboration (s.9(2)(f)):

Not applicable.

Financial Viability/Budget Impact (s.9(2)(g)):

Not applicable.

Regional, State and National Plans and Policies (s.9(2)(h)):

Not applicable.

Council Plans and Policies:

Not applicable.

Transparency of Decision (s.9(2)(i)) :

It is the officer's view that it is appropriate to consider this matter in a Council meeting that is open to the public.

Risk Assessment:

Not applicable.

Officer's View:

It is the officer's view that good progress has been made.

Council Resolution:

**CR ANDERSON
CR WHITEHEAD**

THAT THE REPORT BE NOTED.

CARRIED

10.2 Domestic Animal Management Plan (DCOD)

Disclosure of Interests (S.130):

This report was prepared by Ms Narelle Taylor, Director Corporate and Organisational Development.

At the time of preparation of this report, the officer did not have a general or material conflict of interest in any matter to which the report or advice relates.

Purpose of Report:

The purpose of this report is to present the submissions received during public exhibition of the *Domestic Animal Management Plan 2025-2029* for Council's consideration.

Summary:

Two submissions were received during the exhibition period:

Submitter name	Request	Officers' Response
Sarah Wahjudi	To mention Assistance Animals in the proposed Domestic Animal Management Plan 2025-2029 as eligible for a dedicated and free registration.	Suggestion to alternatively provide guidance on our registration form to ensure residents receive practical instructions at the point of registration. Update website information.
Anonymous	Introduce a 24h Cat Curfew to reduce the feral cat population and adverse consequences on the bird population.	This was considered in the preparation of the draft Plan, and ultimately not considered appropriate to implement and enforce.

Recommendation:

That:

1. the public submissions presented along with the response provided by the Responsible Officer be considered; and
2. the *Domestic Animal Management Plan 2025-2029* be adopted with no amendments.

Attachment:

1. Domestic Animal Management Plan 2025-2029 [**10.2.1** - 15 pages]

Background/History:

The *Domestic Animal Management Plan* must set out a method for evaluating whether its animal control services are adequate to give effect to the Act, outline training programs for authorised officers, and outline programs services and strategies to promote responsible pet ownership and compliance to the Act across the municipal community. It must provide for the review of any orders made under the Act and any local laws relevant to the management of dogs and cats.

The proposed *Domestic Animal Management Plan 2025-2029* was approved for public exhibition at the 22 October 2025 Ordinary Council Meeting, and is now brought to Council for adoption.

Relevant Law (s.9(2)(a)):

Domestic Animals Act 1994

Options – Best Outcomes for the Community (s.9(2)(b)):

The proposed Domestic Animal Management Plan 2025-2029 balances then needs of pet owners and the benefits of pet ownership with safety and amenity considerations for the municipal community.

Including clear guidance in regard to Assistance Animals on the registration form will ensure residents receive information and practical instructions at the point of registration.

Updating website information will ensure the Community is aware of the existence of and eligibility requirements for Assistance Animal registrations.

Sustainability Implications (s.9(2)(c)):

Not applicable.

Community Engagement (s.9(2)(d)):

The proposed *Domestic Animal Management Plan 2025-2029* was released for public exhibition and submissions following the 22 October 2025 Ordinary Council meeting, closing on 22 November 2025. Two submissions were received. Suggestions made by the responsible officer about Assistance Animal registrations satisfied the first

submitter. The second submitter is anonymous, and is therefore not able to be responded to.

Innovation and Continuous Improvement (s.9(2)(e)):

Not Applicable.

Collaboration (s.9(2)(f)):

Not Applicable.

Financial Viability/Budget Impact (s.9(2)(g)):

Revenue from animal registrations is limited, in turn limiting the resources available to enact the requirements of the Domestic Animal Management Plan 2025-2029.

Regional, State and National Plans and Policies (s.9(2)(h)):

Not Applicable.

Council Plans and Policies:

Council Plans:

Not Applicable.

Council Policies:

Community Engagement Policy

Transparency of Decision (s.9(2)(i)):

It is the officer's view that it is appropriate to consider this matter in a Council meeting that is open to the public.

Risk Assessment:

The *Domestic Animal Management Plan 2025-2029* is compliant with legislation and balances our requirements to enact our legislative responsibilities with the funding available to do so. The 24-hour Cat Curfew is not considered feasible to implement and enforce.

Officer's View:

It is the officer's view that the proposed *Domestic Animal Management Plan 2025-2029* does not require amending in relation to the submissions made and it is the officer's recommendation that the plan as presented be adopted.

Council Resolution:

**CR WORTMANN
CR ANDERSON**

THAT:

- 1. THE PUBLIC SUBMISSIONS PRESENTED ALONG WITH THE RESPONSE PROVIDED BY THE RESPONSIBLE OFFICER BE CONSIDERED; AND**
- 2. THE *DOMESTIC ANIMAL MANAGEMENT PLAN 2025-2029* BE ADOPTED AS PRESENTED WITHOUT AMENDMENT.**

CARRIED

10.3 Quarterly Performance Reporting Graphs (DCOD)

Disclosure of Interests (S.130):

This report was prepared by Ms Narelle Taylor, Director Corporate and Organisational Development.

At the time of preparation of this report, the officer did not have a general or material conflict of interest in any matter to which the report or advice relates.

Purpose of Report:

The purpose of this report is to provide an update on key information relevant to the performance of Council.

Summary:

The performance reporting graphs are provided to Council on a quarterly basis to provide a high-level picture of the key areas of Council operations.

A graph is provided for each of the following areas:

- Council Plan Priorities
- Top 5 Service Request Types
- Service Requests Closed and Open
- Corryong Visitor Information Centre Visitation
- Capital Expenditure
- Cash Position
- Rates Debtors
- Incident Reports
- Building Permits Issued
- Planning Applications Lodged
- Council Resolutions
- Technical Service Inspections

Recommendation:

That the report be noted.

Attachment:

1. Quarterly Performance Reporting Graphs - Sep 2025 [10.3.1 - 1 page]

Background/History:

Not applicable.

Relevant Law (s.9(2)(a)):

Not applicable.

Options – Best Outcomes for the Community (s.9(2)(b)):

Not Applicable.

Sustainability Implications (s.9(2)(c)):

Not applicable.

Community Engagement (s.9(2)(d)):

Not Applicable.

Innovation and Continuous Improvement (s.9(2)(e)):

Not Applicable.

Collaboration (s.9(2)(f)):

Not Applicable.

Financial Viability/Budget Impact (s.9(2)(g)):

Not applicable.

Regional, State and National Plans and Policies (s.9(2)(h)):

Not Applicable.

Council Plans and Policies:

Council Plans:
Not applicable.

Council Policies:
Not applicable.

Transparency of Decision (s.9(2)(i)):

It is the officer's view that it is appropriate to consider this matter in a Council meeting that is open to the public.

Risk Assessment:

The Performance Reporting Graphs provide a snapshot of how Council is tracking against its key operational objectives, helping to provide a high-level guide as to any emerging risks.

Officer's View:

The Performance Reporting Graphs are provided to illustrate key aspects of Council's performance and results. This data indicates Council officers' efforts to achieve strong outcomes for the community are coming to fruition.

Council Resolution:

**CR WHITEHEAD
CR ANDERSON**

THAT THE REPORT BE NOTED.

CARRIED

10.4 Council Plan Priorities (DCOD-07/05/0022)

Disclosure of Interests (S.130):

This report was prepared by Ms Narelle Taylor, Director Corporate and Organisational Development.

At the time of preparation of this report, the officer did not have a general or material conflict of interest in any matter to which the report or advice relates.

Purpose of Report:

The purpose of this report is to provide a final status report on the Council Plan 2021-2025.

Summary:

Section 90 of the Local Government Act 2020, requires Council to develop and adopt a Council Plan covering at least four financial years following a general election, in line with its deliberative engagement processes. This report provides a final update on the progress of Council's 2021-2025 priorities and a comment where these initiatives were not completed and carried forward in the new *Council Plan 2025-2029*.

Recommendation:

That the report be noted.

Attachment:

1. Council Plan 2021-2025 Priorities - Final Status Report [**10.4.1** - 13 pages]

Background/History:

The *Council Plan 2021-2025* was adopted in 2021 following the October 2020 Local Government elections. The timeframe for enacting the plan ended 30 June 2025, and this report closes out the progress against that plan.

Relevant Law (s.9(2)(a)):

Not applicable.

Options – Best Outcomes for the Community (s.9(2)(b)):

Not applicable.

Sustainability Implications (s.9(2)(c)):

The Council Plan priorities included in the appendix are addressed in individual reports to Council, where sustainability information relevant for Councillor consideration is provided.

Community Engagement (s.9(2)(d)):

Community Engagement activities are included in the Council Plan Priorities. Progress is noted in the appendix to this report.

Innovation and Continuous Improvement (s.9(2)(e)):

Innovation and continuous improvement are built into the Council Plan Priorities, and we continue to progress this as noted in the appendix to this report.

Collaboration (s.9(2)(f)):

Collaboration and pursuing shared service opportunities are included in the Council Plan Priorities. These are noted in the appendix to this report.

Financial Viability/Budget Impact (s.9(2)(g)):

Not applicable.

Regional, State and National Plans and Policies (s.9(2)(h)):

Not applicable.

Council Plans and Policies:

This is a quarterly report to provide a final update on the progress of the Council Plan 2021-2025 priorities.

Transparency of Decision (s.9(2)(i)) :

It is the officer's view that it is appropriate to consider this matter in a Council meeting that is open to the public.

Risk Assessment:

Not applicable.

Officer's View:

It is the Officer's view that despite the many challenges faced by the organisation since the adoption of the Council Plan 2021-2025, significant progress has been made, and where appropriate any incomplete initiatives have been carried forward to the *Council Plan 2025-2029*.

Council Resolution:

**CR ANDERSON
CR WHITEHEAD**

THAT THE REPORT BE NOTED.

CARRIED

Ms Juliana Phelps, Ms Narelle Taylor and Mr Jamie Heritage left the Chamber, the time being 12.35pm.

10.5 Chief Executive Officer Leave Request (Mayor)

Disclosure of Interests (S.130):

This report was prepared on behalf of the Mayor, Cr Peter Tolsher, by Mrs Rhonda Ramsdale, Executive Assistant.

At the time of preparation of this report, neither Mrs Ramsdale nor Cr Tolsher had a general or material conflict of interest in any matter to which the report or advice relates.

Purpose of Report:

The purpose of this report is to seek approval for the Chief Executive Officer to take Annual Leave over the period specified in this report and to appoint an Acting Chief Executive Officer for the period.

Summary:

The Chief Executive Officer has requested Annual Leave for the period Monday 22 December 2025 to Friday 16 January 2026 inclusive.

The Chief Executive Officer has recommended that Ms Narelle Taylor, Director Corporate and Organisational Development, be appointed to the role of Acting Chief Executive Officer for the period Monday 22 December 2025 to Friday 9 January 2026 inclusive, and Mr Jamie Heritage, Director Infrastructure and Environment, be appointed Acting Chief Executive Officer for the period Monday 12 January 2026 to Friday 16 January 2026 inclusive.

Recommendation:

That:

1. The Chief Executive Officer be granted Annual Leave for the period Monday 22 December 2025 to Friday 16 January 2026 inclusive;
2. Ms Narelle Taylor, Director Corporate and Organisational Development, be appointed Acting Chief Executive Officer for the period Monday 22 December 2025 to Friday 9 January 2026 inclusive; and
3. Mr Jamie Heritage, Director Infrastructure and Environment, be appointed Acting Chief Executive Officer for the period Monday 12 January 2026 to Friday 16 January 2026 inclusive.

Council Resolution:

**CR ANDERSON
CR WORTMANN**

THAT:

- 1. THE CHIEF EXECUTIVE OFFICER BE GRANTED ANNUAL LEAVE FOR THE PERIOD MONDAY 22 DECEMBER 2025 TO FRIDAY 16 JANUARY 2026 INCLUSIVE;**
- 2. MS NARELLE TAYLOR, DIRECTOR CORPORATE AND ORGANISATIONAL DEVELOPMENT, BE APPOINTED ACTING CHIEF EXECUTIVE OFFICER FOR THE PERIOD MONDAY 22 DECEMBER 2025 TO FRIDAY 9 JANUARY 2026 INCLUSIVE; AND**
- 3. MR JAMIE HERITAGE, DIRECTOR INFRASTRUCTURE AND ENVIRONMENT, BE APPOINTED ACTING CHIEF EXECUTIVE OFFICER FOR THE PERIOD MONDAY 12 JANUARY 2026 TO FRIDAY 16 JANUARY 2026 INCLUSIVE.**

CARRIED

Ms Juliana Phelps, Ms Narelle Taylor and Mr Jamie Heritage returned to the Chamber, the time being 12.37pm.

11 Community Wellbeing

11.1 Emergency Management (DCP)

Disclosure of Interests (S.130):

This report was prepared by Sven Erikson, Strategic Emergency Management Coordinator.

At the time of preparation of this report, the officer did not have a general or material conflict of interest in any matter to which the report or advice relates.

Purpose of Report:

To provide an update on the activities of the Emergency Management team.

Summary:

The attached report provides an overview of the current key activities within the Emergency Management functions of Council over the July – December 2025 period.

Recommendation:

That the report be noted.

Attachment:

1. Emergency Management Report December 2025 [**11.1.1** - 4 pages]

Background/History:

Council's roles in municipal emergency management include:

- Working with emergency service agencies to provide support to the community to prepare for emergencies;
- Contributing to fire prevention planning and preparation activities;
- Contributing to Municipal Emergency Management Planning (MEMP) as a member of the Municipal Emergency Management Planning Committee (MEMPC).
- Providing support to relief and response arrangements during an emergency; and
- Providing leadership and support during recovery from an emergency. Council has an emergency management team further supported by other teams within the organisation when emergency response, relief and recovery activities are required. We provide secretariat support to the MEMPC and is currently the Committee Chair.

Relevant Law (s.9(2)(a)):

Country Fire Authority Act 1958.

Emergency Management Act 2013

Emergency Management Legislation Amendment Act 2018.

Options – Best Outcomes for the Community (s.9(2)(b)):

This report does not require a decision of Council, therefore options have not been presented.

Sustainability Implications (s.9(2)(c)):

Emergency management planning strengthens community resilience through mitigation, preparedness, response, and recovery, supporting economic and social sustainability.

Community Engagement (s.9(2)(d)):

The current areas of focus for community engagement in emergency management over the last period includes:

- Fire preparation readiness via the Municipal Fire Prevention Inspection Program
- Ongoing flood and bushfire recovery work
- Supporting communities with the development and/or maintenance of community owned Community Emergency Management Plans (CEMP)
- Working with Community Hall committees on the rollout of infrastructure funded by the Resilient Building Project.

Innovation and Continuous Improvement (s.9(2)(e)):

As part of the North East Hume Emergency Management Collaboration (NEHEMC), Towong, Indigo, and Alpine Shire Councils work together to enhance their collective ability to respond to emergencies by efficiently sharing limited resources.

Internally, we continue to develop our emergency response capabilities through ongoing emergency management awareness and training initiatives.

In a proactive effort to support the resilience of more isolated communities within the Shire, we are delivering a project to enhance additional infrastructure in identified community buildings. The objective is to make these structures more resilient, allowing communities to utilise them after a significant emergency when it is safe to return to their community.

Collaboration (s.9(2)(f)):

Emergency management requires constant collaboration with other agencies and officers who work directly with the members of the MEMPC, The Hume Regional Emergency Management Team (REMT), and the NEHEMC on joint initiatives and has ongoing communications with cross-border municipalities. There is also an ongoing collaboration with Emergency Management Victoria, the Municipal Association of Victoria, Community Recovery Committees (some transitioning to resilience committees), and other community organisations.

Key collaboration activities over the reporting period has included extensive staff training activities with Alpine and Indigo Councils as well as the onboarding of a new unified working platform, hosted on Microsoft Teams that share's resources, generates innovation with approaches to planning and preparedness and creates efficiency in emergency services arrangements across the three Councils.

Financial Viability/Budget Impact (s.9(2)(g)):

Budget requirements and availability have been confirmed, grant funding has been sought where possible and all expenditure is being monitored and managed within agreed budget allocations.

Regional, State and National Plans and Policies (s.9(2)(h)):

Emergency Management activities are undertaken in accordance with:

- Towong Municipal Emergency Management Plan (MEMPC).
- Hume Regional Emergency Management Plan (REMP).
- State Emergency Management Plan (SEMP); and
- Relevant sub plans and complementary plans associated with each of these three management plans.

Council Plans and Policies:

Council Plans:

This report supports the following Council Plan 2025-2029 priorities.

1. Community Wellbeing - Encourage and support all people in our Shire to be healthy, happy, connected and resilient.

- 1.35 Chair and provide Secretariat support to the multi-agency Municipal Emergency Management Planning Committee (MEMPC).
- 1.36 Deliver the Emergency Recovery Victoria (ERV) funded Resilient Buildings Project.
- 1.37 Complete the remaining elements of the bushfire related Rebuild program.
- 1.38 Maintain and enhance Council readiness for future emergency events.
- 1.39 Continue to lead the delivery of community planning, preparedness, and resilience activities and programs.

Council Policies:

Risk Management Policy.

Transparency of Decision (s.9(2)(i)) :

It is the officer's view that it is appropriate to consider this matter in a Council meeting that is open to the public.

Risk Assessment:

The weather forecast in the North East approaching the high-risk weather season is in a neutral position. Although there have been some recent wetter conditions, the underlying rainfall deficit means bushfire risk remains a key focus.

Officer's View:

The Emergency Management team's ongoing work is making progress on implementing the priorities in the Council Plan 2025-2029.

Council Resolution:

**CR WHITEHEAD
CR WORTMANN**

THAT THE REPORT BE NOTED.

CARRIED

12 Asset Management

12.1 Asset Management Report (DIE)

Disclosure of Interests (S.130):

This report was prepared by Mrs Anna Taylor, Manager Assets and Environment

At the time of preparation of this report, the officer did not have a general or material conflict of interest in any matter to which the report or advice relates.

Purpose of Report:

The purpose of this report is to provide an overview of Asset Management activities throughout Shire for the period 1 July to 30 September 2025.

Summary:

This report presents an update on operational asset management activities and associated income and expenditure up to 30 September 2025.

Recommendation:

That the report be noted.

Attachment:

Nil

Background/History:

This report is produced quarterly by the Infrastructure and Environment Department – Asset Management Team, to provide a progress overview of asset management activities and key deliverables of the Council Plan 2025-2029.

Asset inspections for the new financial year have commenced and are progressing well. Road condition and building inspections have been scheduled, and the annual Level 3 playground inspections are 20% complete. These inspections assess our compliance to Australian Standard AS4685.

Asset Management Activities

Description	Status - % Completion to 30 Sep 2025	Remarks
Road Condition Assessment	Ongoing	Commenced
Road Management Plan – Compliance Inspection	Ongoing	Works identified for maintenance are transferred for completion via Datascope service request
Playground Inspection/Maintenance	20%	Level 3 Annual playground inspections underway Contractors engaged to undertake maintenance as required
Building compliance inspections	Ongoing	Asbestos inspections being scheduled and actioned Electrical tagging current and up to date
Tree & Weed Inspections	Ongoing	85 tree inspections completed to date
Road, Bridge, Footpath & Drainage Maintenance	Ongoing	Upgrade of culvert on Yabba Road Installation of 100m new footpath at Tintaldra Shire wide drainage upgrades commenced – culvert extensions and headwalls
Town Maintenance	Ongoing	New contracts have commenced 1 st July 2025
Road Reseals	Ongoing	Annual road reseals have been programmed for commencement Q1 2026. 50% of current road line-marking projects have been completed
Road – Digouts/Heavy Patching/Stabilisations		
Road – Guardrail replacement		
Drainage Renewals		
Asset Management System	In Progress	External Project Manager engaged to coordinate options available.

Relevant Law (s.9(2)(a)):

The Local Government Act 2020

Options – Best Outcomes for the Community (s.9(2)(b)):

Not Applicable.

Sustainability Implications (s.9(2)(c)):

Economic

Works within the asset management program provide local economic stimulus through the employment of local contractors.

Social

Projects within the asset management program are prioritised in line with the *Council Plan 2025-2029* to improve social amenity and economic outcomes across the Shire including road patching and resheeting of gravel roads.

Community Engagement (s.9(2)(d)):

The Road Management Plan was publicly exhibited for community feedback. No submissions were received.

Innovation and Continuous Improvement (s.9(2)(e)):

Council is currently working with an external Project Manager to explore an advanced asset management system to enhance operational efficiency and service delivery. This system is expected to streamline inspection processes, reducing the time required and enabling faster communication and work allocation to the maintenance team. It will support data-driven renewal planning, improving the prioritisation and timing of asset renewals.

Additionally, the system will provide more accurate and comprehensive infrastructure financial reporting, ensuring better transparency and accountability. Enhanced asset condition reporting capabilities will further assist in proactive maintenance and long-term asset management strategies, contributing to continuous improvement across council infrastructure operations.

Collaboration (s.9(2)(f)):

Not Applicable.

Financial Viability/Budget Impact (s.9(2)(g)):

The snapshot of the maintenance budget is presented below.

Maintenance Budget					
For the 3 months ended 30 September 2025					
Asset Class	Actuals	Budget	% Expended	Forecast	
Road, Footpath, Bridge and Drainage	\$ 42,879.92	\$ 575,000.00	7%	\$ 575,000.00	
Open Space	\$ 74,637.31	\$ 454,000.00	16%	\$ 454,000.00	
Facility and Building	\$ 136,542.95	\$ 875,208.00	16%	\$ 875,208.00	
Playground	\$ 13,835.00	\$ 100,000.00	14%	\$ 100,000.00	
Utilities	\$ 42,430.27	\$ 196,863.00	22%	\$ 196,863.00	
Grand Total	\$ 310,325.45	\$ 2,201,071.00	15%	\$ 2,201,071.00	

Regional, State and National Plans and Policies (s.9(2)(h)):

Not Applicable.

Council Plans and Policies:

This report supports the following *Council Plan 2025-2029 priorities*.

2. Asset Management - Maintain and improve our Shire's infrastructure to meet the levels of service established in consultation with our communities.

2.1 Deliver the annual Capital Works Program.

2.4 Progressively deliver the upgrade of the unsealed sections of Lake Road.

2.10 Seek funding to deliver upgrades of load limited bridges on strategic transport route's.

2.14 Continue to deliver the strategic footpath network improvement program in urban areas including access and egress for the elderly, school children and other critical paths.

2.16 Collaborate with schools, hospitals, and businesses to resolve parking issues throughout the Shire.

Council Policies:

This report supports the following Council Policies:

Asset Management Policy

Stock Grid Policy

Asset Valuation Policy

Community Engagement Policy

Road Construction Policy

Transparency of Decision (s.9(2)(i)):

It is the officer's view that it is appropriate to consider this matter in a Council meeting that is open to the public.

Risk Assessment:

Council officers continue to inspect and identify any hazards with council assets as part of the maintenance and renewal programs.

Officer's View:

Council's current asset management practices have provided a solid foundation of inspection programs which will guide essential maintenance and renewal programs. These practices provide a strong operational base from which Council can now build greater strategic capability.

The new financial quarter has focused on improving planning and scheduling for upcoming projects and providing updates on current ones. The vision for FY25/26 is to strengthen visibility across all departments within the Asset Management team to enhance asset inspection scheduling and support ongoing community engagement through improved communication of achievements and timely response to service requests.

It is the officer's view that Council is well positioned to evolve its asset management practices. By investing in the right systems and frameworks, Council can deliver smarter infrastructure outcomes, improve management of long-term risk, and continue to meet the service expectations of its community in a sustainable manner.

Council Resolution:

CR WORTMANN

CR ANDERSON

THAT THE REPORT BE NOTED.

CARRIED

12.2 Bethanga Pedestrian Bridge - SLRSP funding allocation (DIE)

Disclosure of Interests (S.130):

This report was prepared by Mr Matthew Fleet, Manager Capital and Development.

At the time of preparation of this report, the officer did not have a general or material conflict of interest in any matter to which the report or advice relates.

Purpose of Report:

The purpose of this report is to seek approval to accept \$546,000.00 plus GST from the State Government's Safer Local Roads and Streets Program (SLRSP) to fully fund the design and construction of a new pedestrian bridge over Bethanga Creek, located alongside the existing vehicle crossing on Bridge Street, Bethanga.

Summary:

As part of the current round of SLRSP funding from the Transport Accident Commission (TAC) and State Government, Towong Shire Council has secured \$546,000 for the design and construction of a new clear-span pedestrian bridge over Bethanga Creek in Bethanga. The SLRSP is a competitive, merit-based program open to all Victorian councils, with applications required to address key road safety and infrastructure priorities.

There is currently no dedicated pedestrian crossing over Bethanga Creek on Bridge Street. Pedestrians must share the existing road bridge with vehicles, creating a known safety risk. This concern has been raised by the Bethanga community, and a standalone pedestrian bridge is now proposed to improve access and safety.

The new pedestrian bridge will run parallel to the existing vehicle bridge, providing a safe and accessible crossing and improving connections between nearby homes, community facilities, and the Bethanga township.

Council has recently delivered similar pedestrian bridges in Walwa (2023) and Tallangatta Valley (2025), providing valuable experience and understanding of the design and construction requirements.

Initial advice from the contractor who delivered these previous bridges indicates the likely scope for the Bethanga project will include:

- A 25-metre clear-span pedestrian bridge with new concrete abutments
- An 8–10 metre approach ramp, designed to tie in smoothly with the existing footpath (alignment may require a curved or angled design depending on site conditions)

Overall, the project will deliver a safer pedestrian link for residents and visitors while improving accessibility, recreation opportunities and community connectivity in Bethanga.

Recommendation:

That:

1. The Chief Executive Officer be authorised to accept \$546,000.00 plus GST from the State Government's Safer Local Roads and Streets Program for the design and construction of a new pedestrian bridge over Bethanga Creek, located alongside the existing vehicle crossing on Bridge Street, Bethanga; and
2. The impact on future budgets of the long-term renewal and maintenance costs of the asset be noted.

Attachment:

1. Bethanga - Preliminary Concept Bridge Renders [**12.2.1** - 1 page]
2. SLRS P 00364 Funding Agreement [**12.2.2** - 22 pages]

Background/History:

Pedestrians crossing Bethanga Creek on Bridge Street currently share the road bridge with vehicles, which presents a significant safety risk, particularly for children, older residents, and people with restricted mobility. The lack of a dedicated pedestrian facility has been a longstanding concern raised by the local community.

The construction of a new pedestrian bridge running parallel to the existing road bridge is proposed to address these safety issues. The bridge will provide a safe, accessible, and fully separated crossing for pedestrians, enhancing local connectivity between residential areas, community facilities, and the Bethanga township centre.

Successful completion of similar pedestrian bridge projects in Walwa (2023) and Tallangatta Valley (2025) provide valuable experience in completion of projects of this kind regarding the design, construction, and community engagement processes, which will inform the planning and delivery of the Bethanga bridge.

Initial advice from the contractor who delivered the previous projects indicates that a 25-metre clear-span bridge, supported by new concrete abutments, and an 8 to 10 metre approach ramp connecting to the existing footpath network would best suit the site. The ramp may be curved or angled to align with preferred lines of pedestrian traffic movement and site constraints.

Council has been successful in securing an allocation of grant funding of \$546,000.00 plus GST through the State Government's 'Safer Local Roads and Streets Program' (SLRSP) for the design and construction of the proposed pedestrian bridge. This funding will fully support the project, ensuring its timely delivery before 31 October 2026 and providing a significant safety improvement for the Bethanga community.

The proposed pedestrian bridge will address a long-standing safety concern, support active transport, and provide a durable community asset that improves access, mobility, and connectivity within Bethanga.

Relevant Law (s.9(2)(a)):

No relevant laws are applicable with any Council decisions or actions required from this report.

Options – Best Outcomes for the Community (s.9(2)(b)):

Council has three options regarding the construction of a new pedestrian bridge over Bethanga Creek, adjacent to the existing vehicle crossing on Bridge Street, Bethanga:

1. Accept the SLRSP Funding – Council accepts the allocation of grant funding from the State Government's Safer Local Roads and Streets Program (SLRSP) to fully fund the design and construction of the new pedestrian bridge.
2. Seek Alternative Funding – Council declines the SLRSP grant and pursues other funding opportunities to support the design and construction of the pedestrian bridge.
3. Do Not Proceed – Council decides not to pursue the pedestrian bridge project at this time.

Officers recommend Option 1 as the preferred course of action, as it offers the best opportunity to deliver a long-term benefit for the Bethanga community and future generations.

Sustainability Implications (s.9(2)(c)):

Economic

The bridge is expected to support increased community activity, including walking, recreation, and local events, which will benefit nearby businesses and contribute to the social and economic vitality of Bethanga.

Social

The new pedestrian bridge over Bethanga Creek will provide a safe, accessible crossing for people of all ages and abilities, including children, older residents, and those with mobility challenges. By separating pedestrians from vehicle traffic, it will significantly improve safety and encourage more local walking, cycling, and active recreation.

The bridge will also enhance community connectivity, linking key areas within Bethanga and providing easier access to nearby parks, community facilities, and recreational spaces. This improved access is expected to foster greater social interaction, support local events, and strengthen the sense of community, creating a more inclusive and vibrant environment for residents and visitors alike.

Community Engagement (s.9(2)(d)):

To date no community consultation has been undertaken to date specifically for the new Bethanga pedestrian bridge.

However, as part of the overall design process, extensive engagement with the Bethanga community will be undertaken to ensure the final outcome reflects the needs and aspirations of the community and delivers a result that the community can be proud of.

Innovation and Continuous Improvement (s.9(2)(e)):

The new Bethanga pedestrian bridge will provide a safe, dedicated crossing over Bethanga Creek, reducing reliance on the vehicle bridge. It shows Council's commitment to improving community safety and accessibility with modern, purpose-built infrastructure.

The project reflects continuous improvement by addressing community needs, supporting active transport, and creating a safer, more connected environment. It also uses good design and construction practices to ensure the bridge is durable and sustainable for the long term.

Collaboration (s.9(2)(f)):

While no community consultation has been undertaken to date specifically for the new Bethanga pedestrian bridge, Towong Shire Council is committed to a collaborative and inclusive design process. Extensive engagement with the Bethanga community will be undertaken to ensure the project reflects local needs, aspirations, and priorities.

Further community collaboration will continue throughout the delivery phase to ensure the bridge meets expectations and delivers a result that the community can be proud of, fostering a strong sense of ownership and connection to the project.

Financial Viability/Budget Impact (s.9(2)(g)):

Council has received an initial allocation of SLRSP funding of \$2 million. The need for a pedestrian bridge in Bethanga has been identified in the preparation of the Capital Works Budget 2025/26. Applying this funding to this project improves the financial viability of its construction. There is an opportunity cost to this decision, as it then cannot be allocated to other projects. In addition to the investment cost there is the ongoing maintenance and renewal costs. An asset of this type would typically be depreciated over 80 years, this is a proxy for the renewal costs, and as the asset is revalued, with the current replacement costs typically increasing over its lifetime, the dollar amount of depreciation continues to increase. It is noted that this is the consequence of all new infrastructure spend, this is not isolated to this project.

Regional, State and National Plans and Policies (s.9(2)(h)):

- Victorian State Government, Safer Local Roads and Streets Program (SLRSP)

Council Plans and Policies:

Council Plans:

This report supports the following *Council Plan 2025-2029 priorities*.

2. Asset Management - Maintain and improve our Shire's infrastructure to meet the levels of service established in consultation with our communities.

2.9 Seek funding to deliver upgrades of key transport routes and hazardous road alignments to improve efficiency and safety.

2.14 Continue to deliver the strategic footpath network improvement program in urban areas including access and egress for the elderly, school children and other critical paths.

Council Policies:

External Grants Policy - In accordance with Council's External Grants Policy, officers are required to seek formal Council approval for any grant applications relating to projects with a total value exceeding \$150,000, and/or where a Council contribution of \$50,000 or more is required that has not been allocated within the adopted annual budget. In this instance, this funding is not required to be applied for; Council received a \$2 million allocation along with 79 other Councils in Victoria. Despite not requiring a decision of Council to accept this funding, the decision to allocate this

funding to this project has an opportunity cost and also an ongoing cost impost for future budgets. On this basis, approval from Council to allocate this funding to this project is sought.

Transparency of Decision (s.9(2)(i)):

It is the officer's view that it is appropriate to consider this matter in a Council meeting that is open to the public.

Risk Assessment:

If Council proceeds with accepting the grant funding, risks include:

- **Project Delivery Risks:** Delays or unforeseen issues during design and construction could impact the project timeline and budget.
- **Ongoing Maintenance:** The costs for maintaining the new pedestrian bridge should be clearly defined to ensure its long-term upkeep.
- **Community Expectation Management:** With funding secured, community expectations for timely delivery and high-quality outcomes are elevated. Any delays or deviations from the approved plan may result in community dissatisfaction or reputational impact.

If Council chooses not to accept the grant funding, risks include:

- **Lost Opportunity:** Council would forgo \$546,000 + GST in State Government funding, requiring full Council funding for the project if it were to proceed later.
- **Safety and Accessibility Impacts:** Pedestrians would continue relying on the existing vehicle bridge as the only crossing point over Bethanga Creek, maintaining existing safety risks.
- **Cost Implications:** Deferring the project may increase future construction costs due to inflation and changes in market conditions.

Officer's View:

It is the officer's recommendation that Council accept the grant funding for the new Bethanga Pedestrian Bridge through the State Government's Safer Local Roads and Streets Program. The bridge will provide a safe crossing over Bethanga Creek and address the lack of pedestrian infrastructure along Bridge Street.

The project will improve safety, encourage walking, and make the area more accessible for the community. It aligns with Council's goals of supporting community wellbeing and continuous improvement.

By accepting the grant, Council can secure significant external funding, providing value for ratepayers and ensuring long-term benefits. The project is a high priority, delivering lasting social, safety, and accessibility benefits for Bethanga and surrounding communities.

Council Resolution:

**CR ANDERSON
CR WORTMANN**

THAT:

- 1. THE CHIEF EXECUTIVE OFFICER BE AUTHORISED TO ACCEPT \$546,000.00 PLUS GST FROM THE STATE GOVERNMENT'S SAFER LOCAL ROADS AND STREETS PROGRAM FOR THE DESIGN AND CONSTRUCTION OF A NEW PEDESTRIAN BRIDGE OVER BETHANGA CREEK, LOCATED ALONGSIDE THE EXISTING VEHICLE CROSSING ON BRIDGE STREET, BETHANGA; AND**
- 2. THE IMPACT ON FUTURE BUDGETS OF THE LONG-TERM RENEWAL AND MAINTENANCE COSTS OF THE ASSET BE NOTED.**

CARRIED

13 Land Use Planning

13.1 PA250031 16 Tankards Road Talgarno (DCP)

Disclosure of Interests (S.130):

This report was prepared by Mrs Margaret Fox, Contract Planning Officer.

At the time of preparation of this report, the officer did not have a general or material conflict of interest in any matter to which the report or advice relates.

Purpose of Report:

A decision is required in relation to an application for the subdivision of the land at 16 Tankards Road Talgarno into 23 lots, and the removal of native vegetation.

The application has received five objections, and it is considered appropriate that the application be presented to Council for a decision.

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

Summary:

Council has received a Planning Permit Application for the subdivision of the land formally known as Lots 1, 2 and 3 of TP246099R. The land is within the Rural Living zone Schedule 3.

The land is covered by the Development Plan Overlay Schedule 6, the Significant Landscape Overlay Schedule 1 and the Design and Development Overlay Schedule 1.

Schedule 6-2 of the Development Plan Overlay states that a permit may be granted to use or subdivide land, construct a building or construct or carry out works before a Development Plan has been prepared to the satisfaction of the Responsible Authority. It is considered the application to subdivide satisfies the intent of the Development Plan and the application to subdivide has been accepted.

The application has been assessed and there are several key considerations associated with the proposal which include:

- Lot layout yield and sensitivity based on land capability assessment
- Internal road layout and external road access including future road linkages
- The interface with the Murray River Road
- Areas of bushfire risk

- The topography of the land
- Impact on native vegetation
- The capacity of the proposed lots to manage wastewater

Recommendation:

That Planning Permit Application PA250031 be approved and a Notice of Decision be issued subject to the following conditions:

Compliance with documents approved under this permit

1. At all times what the permit allows must be carried out in accordance with the requirements of any document approved under this permit to the satisfaction of the Responsible Authority.

Commencement of permit

2. This permit will operate from the issued date of this permit.

Amended plans – Road Layout

3. Before the plan of subdivision is certified for stage 1, plans must be approved and endorsed by the Responsible Authority. The plans must:
 - a. Be prepared to the satisfaction of the Responsible Authority
 - b. Be drawn to scale with dimensions
 - c. Be submitted in electronic form
 - d. Be generally in accordance with the plans forming part of the application and identified as 1153 075- Tankards Plan Set Rev P 10/07/2025 but amended to show:
 - i. The alignment of Tankards Road reserve no less than 20 metres from any part of the dwelling at 41 Tankards Road.

Staged subdivision

4. The subdivision must proceed in the order of stages as shown on the approved and endorsed plan. The Responsible Authority may consent in writing to vary this requirement.

Amended plans – drainage

5. Before certification, an amended Plan of Subdivision must be prepared to the satisfaction of the Responsible Authority for endorsement by the Responsible Authority. The plan must be generally in accordance with the submitted Plan of Subdivision but amended to show:
 - a. Final drainage reserve sizes confirmed via the detailed civil plans and computations.
 - b. All public open space and service authority reserves (e.g. electrical kiosks, sewer pump stations, etc.)

- c. Drainage easements in accordance with the civil design plans required by conditions of this permit including the protection of and future maintenance requirements for any drainage infrastructure.
- d. Road splays in accordance with the detailed civil plans.

Construction Management Plan

6. Before certification of the Plan of Subdivision for each stage, a Construction Management Plan (CMP) must be prepared to the satisfaction of the Responsible Authority for endorsement by the Responsible Authority. The plans must be drawn to scale with dimensions. An A1 plan and an electronic copy (PDF) must be provided. The plan must include, but not be limited to, the following details:
 - a. Address occupational health and safety, traffic management, environmental controls and cultural protection measures to the satisfaction of the Responsible Authority.
 - b. The proposed route for construction vehicle access to the site including a program for the upgrade and maintenance works required along this route while works are in progress.
 - c. Measures to reduce the impact of noise, dust and other emissions created during the construction process.
 - d. All environmental and cultural protection measures identified on a drawing(s) drawn to scale and prepared in accordance with Melbourne Water standards for such drawings.
 - e. Measures to ensure that no mud, dirt, sand, soil, clay or stones are washed into or allowed to enter the storm water drainage system.
 - f. The means by which foreign material will be restricted from being deposited on public roads by vehicles associated with the building and works on the land to the satisfaction of the Responsible Authority.
 - g. How any recommendations of any approved Cultural Heritage Management Plan applying to the land have been addressed.
 - h. The location and method of any Tree Protection Zones.
 - i. Measures to ensure all machinery bought on the site is weed and pathogen free.
 - j. A truck wheel-wash must be installed and used or a similar arrangement employed so vehicles leaving the site do not deposit mud or other materials on roadways. All machinery wash down, lay down and personnel rest areas must be clearly fenced and located in disturbed areas.
 - k. Measures to ensure all contractors working on the site are inducted into an environmental management program for construction works.
 - l. Best practice erosion and sediment control techniques used to protect any native flora and fauna.

- m. Appropriate mechanisms for protecting environmental and heritage assets during the construction phase of subdivision.
- n. Landscaping, re-vegetation and construction works carried out on the site must be supervised by a person with recognised environmental qualifications.
- o. Hours of construction work. The CMP must provide that such hours are to be 7.00am to 6.00pm Monday to Friday and 7.00am to 1.00pm Saturday, with no construction on Sunday or public holidays. The CMP must provide that the hours of construction from Monday to Saturday (inclusive) may be extended with the consent of the Responsible Authority provided all adjoining residents are notified prior to the extended hours of construction. All deliveries, unloading and collection of materials associated with the construction phase of the development must occur within the hours of construction work, unless further permission is given in writing by the Responsible Authority.
- p. Location of the construction workers compound. The compound must be located a reasonable distance from any neighbouring residence to minimise amenity impacts. The compound must be used for the storage of building materials, parking for construction workers and as the location for the site offices and amenities.
- q. Management of all building and construction waste, including any measures to recycle materials generated during construction.
- r. Locations of cut and fill stockpiles. The gravel and any other approved soil-derived material used in the construction of pedestrian links and paths must be guaranteed Phytophthora free.
- s. A liaison officer for contact by residents and the Responsible Authority in the event of relevant queries or problems experienced.
- t. Timing of bulk earth works. The CMP must detail conditions that will cause bulk earth works to be suspended (for example after significant and prolonged rain event).
- u. Reporting requirements to demonstrate compliance with the latest revision of the following documents:
 - i. EPA guidelines for Major Construction Sites and Techniques for Sediment Pollution Control and other provisions of the approved EMP.
 - ii. Best Practice Environmental Management Guidelines for Urban Stormwater.
 - iii. Environmental Guidelines for Urban Stormwater (EPA Publication)
 - iv. Construction Techniques for Sediment Pollution Control (EPA Publication)

The Construction Management Plan, once endorsed, will form part of the permit. All works constructed or carried out must be in accordance with the approved Construction Management Plan. All care must be taken to

minimise the effect of construction activity on the amenity of the surrounding neighbourhood. Once endorsed the Construction Management Plan must not be altered except with the written consent of the Responsible Authority.

Civil works fees

7. Before the issue of a Statement of Compliance for each stage the developer must pay:
 - a. 0.75% of the total estimated cost of the civil and landscaping works of the project for the checking of engineering plans associated with the development by this permit,
 - b. 2.5% of the total estimated cost of the civil and landscaping works of the project for the supervision of works associated with the development approved by this permit,
 - c. A refundable bond of 5% of the total estimated cost of the civil works of the project for the purposes of ensuring any works defects are rectified during the 12 month defects liability period.
 - d. A refundable bond of 35% of the total cost of the landscaping works for the purposes of ensuring soft engineering (e.g. plantings) are maintained including weeding and replacement of missing plants during the 12 month defect liability period; and
 - e. 24 month defect liability bond for landscaping based on the schedule of works to be supplied to Towong Shire Council.

Landscaping

8. Before the issue of Statement of Compliance for each stage, a landscape plan must be prepared by a landscape architect or suitably qualified person/company and must be submitted to and approved by the Responsible Authority. The plans must be prepared to the satisfaction of the Responsible Authority. When approved, the plans will be endorsed and form part of the permit. The plans must be drawn to scale with dimensions. An A1 plan and an electronic copy (PDF) must be provided. The plans must show:
 - a. Street trees on both sides of roads/streets in accordance with and not exceeding the following average intervals:
 - i. Small trees (less than 10 metre canopy), at an 8-10 metre interval.
 - ii. Medium trees (10-15 metre canopy), at a 10-12 metre interval; and
 - iii. Large trees (canopy larger than 15 metres), at a 12-15 metre intervals
 - b. A schedule of proposed species that are to be planted on the site including scientific names;
 - c. The incorporation of locally indigenous species;
 - d. Quantities of all species to be planted on site including their size when mature; and

- e. A notation on the landscape plan providing that the permit holder will maintain all landscaping (including any replacement of dead or diseased plants) as per the endorsed landscape plan for a period of two years to the satisfaction of the Responsible Authority.
- f. The type of species to be used for street tree planting. All proposed street-tree planting to use semi-advanced trees, with minimum container size of 45 litres.
- g. Access to each lot in the subdivision.

Pre-Commencement Meeting and Notification of Commencement of Works

9. Thirty days prior to the commencement of works for each stage the landowner must:
 - a. Arrange a pre-commencement meeting with Towong Shire Council's Infrastructure Department.
 - b. Notify by mail all adjoining landowners of the anticipated commencement date. The letter must nominate and provide the contact details for the site supervisor.

Public works must be complete

10. Before the issue of a Statement of Compliance for each stage all public works must be completed in accordance with IDM standard drawings to the satisfaction of the Responsible Authority including:
 - a. All roads, paths, drainage, open space and other public infrastructure in accordance with the endorsed civil design plans.
 - b. Redundant infrastructure must be removed and the area reinstated to the satisfaction of the Responsible Authority including appropriate kerbing and channelling, footpath and landscaping.
 - c. Standard street lighting must be provided in accordance with the IDM 0 and the endorsed civil design plans.
 - d. All landscaping works in accordance with the endorsed landscape plan.
 - e. The boundary of the allotments abutting the area to be reserved for public open space must be fenced. Such fencing must be constructed to the standard required by the Responsible Authority and must be constructed so that the fence posts and rails are not exposed on the side of the land so reserved and must be compatible with other residential fences within the subdivision.
 - f. Any reserves must be cleared of all rubbish, weeds, debris and soil and must be landscaped to the satisfaction of the Responsible Authority. Such landscaping must be in accordance with a plan approved by the Responsible Authority.
 - g. A Permanent Mark sketch plan, including Relative Levels (RLs), as approved under the Survey Co-ordination Act 1958 and/or Surveying Act 2004 shall be completed and registered with Land Victoria. Such

registration shall be deemed not to have taken place until notarised advice has been forwarded to Towong Shire Council.

As constructed plans

11. Before the issue of a Statement of Compliance for each stage the following must be provided to the Responsible Authority:
 - a. Copies of the "as constructed" engineering roads, drainage, lighting, water reticulation and landscaping drawings as follows:
 - i. One A1 film tracing per drawing.
 - ii. Collated electronic PDF format.
 - b. "As constructed" digital data measurements of the drainage works in a GIS ready format. The format required is:
 - i. ESRI Shapefile format complying with Council's template (subset of D-Spec Digital Data Specification).
 - ii. Horizontal Datum: GDA94 on MGA94 Zone 55.
 - iii. Vertical Datum: AHD.
 - c. Location of any permanent survey marks.

Easements

12. All existing and proposed easements and sites for existing and 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.

Access to be constructed and maintained

13. All weather access to Lot 3 in TP89662R must be constructed and maintained continuously both during and post construction. The access must be provided on a permanent basis.

Exclusion area

14. No works are to occur within the title boundary of that part of Lot 2 in TP896562R that abuts the subject land.

Defect liability period – maintenance of public assets

15. All works to serve the subject land must be maintained for defects to the satisfaction of the Responsible Authority until asset ownership handover in accordance with the IDM.

Construction traffic and parking management plan

16. Provision for the parking of all contractors, subcontractors and staff vehicles must be provided within the subject land to the satisfaction of the Responsible Authority.

No pollutants to leave the site

17. No mud, dirt, sand, soil, clay, stones, oil, grease, scum, litter, chemicals, sediments, gross pollutants, animal waste or domestic waste shall be washed into, allowed to enter or discharged to the stormwater drainage system, receiving waters or surrounding land and road reserves, during the construction works hereby approved to the satisfaction of the Responsible Authority.

Native vegetation removal notification

18. Before works start, the permit holder must advise all persons undertaking the vegetation removal or works on site of all relevant permit conditions and associated statutory requirements or approvals.

Native vegetation removal plan

19. Before any native vegetation removal begins, plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will form part of this permit. The plans must include:
- a. A detailed description of the measures to be implemented to protect the native vegetation to be retained during construction works, and the person/s responsible for implementation and compliance. These measures must include the erection of a native vegetation protection fence around all native vegetation to be retained on the site, to the satisfaction of the Responsible Authority, including the tree protection zones of all native trees to be retained. All tree protection zones must comply with *AS4970-2025 Protection of Trees on Development Sites* to the satisfaction of the Responsible Authority.
 - b. An amended site plan, drawn to scale with dimensions and georeferencing (such as vicGrid94 co-ordinates), that clearly shows:
 - i. The location and identification of the land affected by this permit, including standard parcel identifiers for freehold land
 - ii. The location and area of all native vegetation present, including scattered trees, that are permitted to be removed under this permit.

Protection of patches of native vegetation and scattered trees

20. Before works start, a native vegetation protection fence must be erected around all patches of native vegetation and scattered trees to be retained on site. This fence must be erected around the patch of native vegetation at a minimum distance of 5m metres from retained native vegetation and/or at a radius of $12 \times$ the diameter at a height of 1.3 metres to a maximum of 15 metres but no less than 2 metres from the base of the trunk of tree. The fence must be constructed of star pickets and mesh or similar to the satisfaction of

the Responsible Authority. The fence must remain in place until all works are completed to the satisfaction of the Responsible Authority. Except with the written consent of the Responsible Authority, within the area of native vegetation to be retained and any tree protection zone associated with the permitted use and/or development, the following is prohibited:

- a. vehicular or pedestrian access
- b. trenching or soil excavation
- c. storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products
- d. entry and exit pits for underground services
- e. any other actions or activities that may result in adverse impacts to retained native vegetation.

Offset requirements

21. To offset the removal of 0.476 hectares of native vegetation the permit holder must secure a native vegetation offset in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (DELWP 2017) as specified below:
22. A general offset of 0.124 general habitat units:
 - a. located within the North East Catchment Management boundary or Towong Shire Council municipal district; and
 - b. with a minimum strategic biodiversity value of at least 0.595.

Offset evidence and timing

23. Prior to the issue of the Statement of Compliance, evidence that the required offset for each stage has been secured must be provided to the satisfaction of the Responsible Authority. This evidence is one or both of the following:
 - a. an established first party offset site including a security agreement signed by both parties, which includes a management plan detailing the 10 year management actions and ongoing management of the site and/or
 - b. credit extract(s) allocated to the permit from the Native Vegetation Credit Register. A copy of the offset evidence will be endorsed by the Responsible Authority and form part of this permit. Within 30 days of endorsement of the offset evidence by the Responsible Authority, a copy of the endorsed offset evidence must be provided to the Department of Energy Environment and Climate Action.

Monitoring and reporting for onsite offset implementation

24. In the event that a security agreement is entered into as per condition 20, the applicant must provide the annual offset site report to the statutory authority by the anniversary date of the execution of the offset security agreement, for

a period of 10 consecutive years. After the tenth year, the landowner must provide a report at the reasonable request of a statutory authority.

Mandatory condition – telecommunications agreement

25. The owner of the land must enter into an agreement with:

- a. a telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and
- b. a suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

Mandatory condition – telecommunications confirmation

26. Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:

- a. a telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the item; and
- b. a suitably qualified person that fibre-ready telecommunications facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

AusNet – plan of subdivision must be referred

27. The Plan of Subdivision must be submitted for certification and referred to AUSNET ELECTRICITY SERVICES PTY LTD in accordance with Section 8 of the Subdivision Act 1988.

AusNet – agreement to supply

28. The applicant must enter into an agreement with AUSNET ELECTRICITY SERVICES PTY LTD for the supply of electricity to each lot on the endorsed plan.

AusNet – agreement for rearrangement of existing supply

29. The applicant must enter into an agreement with AUSNET ELECTRICITY SERVICES PTY LTD for the rearrangement of the existing electricity supply system.

AusNet – agreement to rearrange point of supply

30. The applicant must enter into an agreement with AUSNET ELECTRICITY SERVICES PTY LTD for rearrangement of the points of supply to any existing installations affected by any private electric power line which would cross a boundary created by the subdivision, or by such means as may be agreed by AUSNET ELECTRICITY SERVICES PTY LTD.

AusNet – provision of easement

31. The applicant must provide easements satisfactory to AUSNET ELECTRICITY SERVICES PTY LTD for the purpose of "Power Line" in the favour of "AUSNET ELECTRICITY SERVICES PTY LTD" pursuant to Section 88 of the Electricity Industry Act 2000, where easements have not been otherwise provided, for all existing AUSNET ELECTRICITY SERVICES PTY LTD electric power lines and for any new power lines required to service the lots on the endorsed plan and/or abutting land.

AusNet – obtain easements

32. Obtain for the use of AUSNET ELECTRICITY SERVICES PTY LTD any other easement required to service the lots.

AusNet – adjust positioning of easement

33. The applicant must adjust the position of any existing AUSNET ELECTRICITY SERVICES PTY LTD easement to accord with the position of the electricity line(s) as determined by survey.

AusNet – setting aside of reserves

34. The applicant must set aside on the plan of subdivision Reserves for the use of AUSNET ELECTRICITY SERVICES PTY LTD for electric substations.

AusNet - provision of survey plans

35. The applicant must provide survey plans for any electric substations required by AUSNET ELECTRICITY SERVICES PTY LTD and for associated power lines and cables and execute leases for a period of 30 years, at a nominal rental with a right to extend the lease for a further 30 years. AUSNET ELECTRICITY SERVICES PTY LTD requires that such leases are to be noted on the title by way of a caveat or a notification under Section 88 (2) of the Transfer of Land Act prior to the registration of the plan of subdivision.

Ausnet - provision of copies of plan of subdivision as amended

36. The applicant must provide to AUSNET ELECTRICITY SERVICES PTY LTD a copy of the plan of subdivision submitted for certification that shows any amendments that have been required.

AusNet – agree to provide alternate power supply

37. The applicant must agree to provide alternative electricity supply to lot owners and/or each lot until such time as permanent supply is available to the development by AUSNET ELECTRICITY SERVICES PTY LTD. Individual generators must be provided at each supply point. The generator for temporary supply must be installed in such a manner as to comply with the Electricity Safety Act 1998.

AusNet – complete all necessary audits

38. The applicant must ensure that all necessary auditing is completed to the satisfaction of AUSNET ELECTRICITY SERVICES PTY LTD to allow the new network assets to be safely connected to the distribution network.

CFA – Section 173 Agreement

39. Before a statement of compliance is issued under the Subdivision Act 1988 the owner must enter into an agreement with the Responsible Authority under Section 173 of the Planning and Environment Act 1987. The agreement must state that if a dwelling is constructed on any lot, that the following must be implemented prior to occupancy of that dwelling and maintained to the satisfaction of the Responsible Authority on a continuing basis:
- a. A minimum of 20,000 litres of water (or lesser amount with written approval of CFA) must be provided for firefighting purposes and which meets the following requirements:
 - i. The tank must be on the same lot as the dwelling, be above ground and be constructed of concrete or metal.
 - ii. All fixed above-ground water pipes and fittings required for firefighting purposes must be made of corrosive resistant metal.
 - iii. The tank must incorporate a ball or gate valve (British Standard Pipe 65mm) and CFA coupling (64 mm CFA 3 thread per inch male fitting).
 - iv. The CFA coupling on the water tank must be within 4 metre of the access way and be unobstructed.
 - v. The location of the tank must be readily identifiable from the building or appropriate identification signage to the satisfaction of CFA must be provided.
 - vi. Any pipework and fittings must be a minimum of 65 mm (excluding the CFA coupling).

- b. Access to the dwelling and firefighting water supply within the lot must meet the following requirements:
 - i. The average grade must be no more than 1 in 7 (14.4%) (8.1 degrees) with a maximum of no more than 1 in 5 (20%) (11.3 degrees) for no more than 50 metres. Dips must have no more than a 1 in 8 (12%) (7.1 degree) entry and exit angle.
 - ii. Curves must have a minimum inner radius of 10 metres.
 - iii. The trafficable width must be a minimum of 3.5 metres, be of all-weather construction and have a minimum load limit of 15 tonnes.
 - iv. Encroachments must be clear for at least 0.5 metres on each side and 4 metres above the access way.
 - v. Where the distance to the dwelling or water supply outlet from the road exceeds 60 metres then a turning area for firefighting vehicles close to the dwelling must be provided by one of the following:
 - A turning circle with a minimum radius of 8 metres.
 - A driveway encircling the dwelling.
 - The provision of other vehicle turning heads – such as a T or Y head – which meet the specification of Austroads Design for an 8.8 metre service vehicle.
 - vi. Where the distance to the dwelling or water supply outlet from the road exceeds 200 metres then passing bay areas must be provided at least every 200 metres. The passing bays must be at least 20 metres long and have a minimum trafficable width of 200 metres.

CFA – Roads

40. Roads must be constructed to a standard so that they are accessible in all weather conditions and capable of accommodating a vehicle of 15 tonnes for the trafficable road width.
 - a. The average grade must be no more than 1 in 7 (14.4%) (8.1 degrees) with a maximum of no more than 1 in 5 (20%) (11.3 degrees) for no more than 50 meters. Dips must have no more than a 1 in 8 (12%) (7.1 degree) entry and exit angle.
 - b. Curves must have a minimum inner radius of 10 metres.
 - c. Have a minimum trafficable width of 3.5 metres and be clear of encroachments for at least 0.5 metres on each side and 4 metres above the access way.
 - d. Roads more than 60m in length from the nearest intersection must have a turning circle with a minimum radius of 8m (including roll-over kerbs if they are provided) T or Y heads of dimensions specified by the CFA may be used as alternatives.

DTP – No direct access

41. No direct access will be permitted from the subject land to the Murray River Road.

DTP – Functional layout plan required

42. Prior to the certification of the plan of subdivision for any stage a Functional Layout Plan must be submitted to and approved by the Head, Transport for Victoria showing:
- a. The intersection of Murray River Road and Tankards Road generally accordance with TrafficWorks Concept Layout Plan 220305-CTP-01 dated 2 December 2022 showing:
 - i. Basic Right Turn (BAR) Treatment
 - ii. Basic Left Turn (BAL) Treatment
 - iii. Realignment of Tankards Road
 - iv. Removal and reinstatement of existing accesses
 - v. Appropriate advisory warning signage
 - b. At the intersection of Murray River Road and Trewella Road:
 - i. A sealed bellmouth extending at least 10 metres from the road reserve boundary of Murray River Road.

DTP – submission of safety audit

43. A Functional Layout Stage Road Safety Audit must be submitted to and approved by the Head, Transport for Victoria. The road safety audit must be undertaken by a suitably qualified road safety auditor.

DTP – staging plan

44. Prior to certification of the plan of subdivision for stage 1, a staging plan must be submitted to and approved by the Head, Transport for Victoria. Once approved, the staging plan must be endorsed by the Responsible Authority and will then form part of the permit. The staging plan must:
- a. Be generally in accordance with the plans dated 13-02-2025, Revision N.
 - b. Identify all modifications using a red revision cloud.
 - c. Be accompanied by a cover letter explaining all amendments.
 - d. Be modified to include a notation:
 - e. An unsealed road connecting Tankards Road to Trewella Road in no later than before Statement of Compliance for Stage 4.

DTP – works to be completed

45. Prior to the issue of a Statement of Compliance for any stage, the following works must be completed to the satisfaction of and at no cost to the Head, Transport for Victoria:
- a. All works identified and generally in accordance with the approved Functional Layout Plan
 - b. Any works identified in the road safety audit
 - c. Any other works required.

GMW - plan of subdivision to be referred

46. Any Plan of Subdivision lodged for Certification must be referred to Goulburn Murray Rural Water Corporation pursuant to Section 8(1)(a) of the Subdivision Act.

GMW – building envelopes

47. Any Plan of Subdivision submitted for certification must show either building envelopes or building exclusion zones which ensure that future buildings cannot be located within 30 metres of any waterway.

GMW – wastewater envelopes

48. Any Plan of Subdivision submitted for certification must show either wastewater envelopes (both primary and reserve fields) or wastewater exclusion zones that prevent future wastewater disposal areas from being located:
- a. Within 100 metres of any waterway (including dams on a waterways)
 - b. Within 60 metres of any dam
 - c. Within 40 metres of any drainage line
 - d. Within 300m of the Full Supply Level of Lake Hume (measured from 192.0 metres AHD level)

GMW – stormwater

49. All stormwater discharged from the site must meet the urban run-off objectives and Standard C25 as specified in Clause 56.07-4 of the Victorian Planning Provisions. All infrastructure and works to manage stormwater must be in accordance with the requirements of the Responsible Authority.

GMW - existing wastewater system

50. The existing on-site wastewater treatment and disposal systems for proposed new Lot 5 must be wholly contained within the boundaries of the new lot created by subdivision.

GMW – civil construction works

51. All works within the subdivision must be in accordance with EPA Publication 1834.1 Civil Construction, Building and Demolition Guide (September 2023).

Expiry

52. This permit as it relates to development (subdivision) will expire if one of the following circumstances applies:
- a. The plan of subdivision for the first stage has not been certified under the Subdivision Act 1988 within 2 years of the issued date of this permit.

- b. All stages of the plan of subdivision have not been certified within six years of the issued date of this permit.
- c. A statement of compliance is not issued within 5 years of the date of certification of a particular stage of subdivision.

In accordance with Section 69 of the Planning and Environment Act 1987, an application may be submitted to the Responsible Authority for an extension of the periods referred to in this condition.

Attachment:

1. Bushfire Development Report - REV 2 [**13.1.1** - 50 pages]
2. 220305- CT P-01- P 2 [**13.1.2** - 1 page]
3. 220305- CT P-01- P 1- Swept Paths [**13.1.3** - 6 pages]
4. TIAR - Tankards Rd [**13.1.4** - 21 pages]
5. NVR Report V 2 [**13.1.5** - 45 pages]
6. 1153 075 - Tankards Plan Set Rev P (1) [**13.1.6** - 11 pages]

Background/History:

The subject site is located approximately 3km from the township of Bellbridge. The land is an irregular shaped allotment of 67.36 hectares, which has been used for grazing purposes. The northern portion of the land exhibits a fall from the east down towards the west with the southern portion consisting of two hilltops and a ridgeline. The balance of the land falls to the southeast.

The site is accessed via an existing entrance to Tankards Road from the Murray Valley Highway. The entrance will be required to be upgraded to Department of Transport & Planning standards. There are existing unused road reserves that link to Trewella Road to the south. These road reserves will be utilised to provide a fire access track that will link the land to Trewella Road.

Watercourses transect all the proposed lots apart from lots 15, 16, 20, 22 and 23. The waterways will be included as drainage easements vested to Council.

The land is surrounded by similarly zoned land that is currently being used for grazing.

Relevant Law (s.9(2)(a)):

The Planning & Environment Act 1987 provides the overarching standard process for assessing a planning permit application.

The Towong Planning Scheme sets out the planning permit triggers that require a planning permit application.

A planning permit is triggered under the Rural Living Zone Schedule 3.

Clause 35.03-3 identifies that a planning permit is required to subdivide. Clause 35.03- states:

A permit is required to subdivide land.

Each lot must be at least the area specified for the land in a schedule to this zone. If no area is specified, each lot must be at least 2 hectares.

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

- *The subdivision is the re-subdivision of existing lots and the number of lots is not increased.*
- *The number of lots is no more than the number the land could be subdivided into in accordance with a schedule to this zone.*

The subdivision is by a public authority or utility service provider to create a lot for a utility installation.

Clause 35.03-5 requires consideration of the following decision guidelines:

General issues

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *Any Regional Catchment Strategy and associated plan applying to the land.*
- *The capability of the land to accommodate the proposed use or development.*
- *Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.*

Agricultural issues

- *The capacity of the site to sustain the agricultural use.*
- *Any integrated land management plan prepared for the site.*
- *The potential for the future expansion of the use or development and the impact of this on adjoining and nearby agricultural and other land uses.*

Environmental issues

- *The impact on the natural physical features and resources of the area and in particular any impact caused by the proposal on soil and water quality and by the emission of noise, dust and odours.*
- *The impact of the use or development on the flora, fauna and landscape features of the locality.*
- *The need to protect and enhance the biodiversity of the area, including the need to retain vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.*
- *The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.*

Design and siting issues

- *The impact of the siting, design, height, bulk, colours and materials to be used, on the natural environment, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts.*
- *The impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance.*
- *The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.*
- *Whether the use or development will require traffic management measures.*

Response

The proposal aligns with the Municipal Planning Strategy and Planning Policy Framework. It seeks to subdivide the land into 23 lots across five stages:

- **Stage 1:** Four lots along existing Tankards Road
- **Stage 2:** Five lots, a reserve, and new road construction
- **Stage 3:** Six lots and road extension, including access upgrades to Murray River Road (subject to VicRoads approval)
- **Stage 4:** Six lots, further road extension, court bowl, and fire track to Trewella Road
- **Stage 5:** Two lots with a sealed rural road ending in a T-head with bollards

Lot sizes range from 1.88ha to 4.85ha. A Land Capability Assessment confirms each lot can manage on-site wastewater via secondary treatment systems. Referrals to Goulburn Murray Water, Department of Transport & Planning (DTP), Country Fire Authority (CFA), and AusNet Services resulted in conditional consents.

Building envelopes are sited to avoid land use conflicts and steep terrain, with no placement on hilltops. Any future development proposed for the land will require further planning permission that will consider the bulk, form and the contributing factors to landslip and erosion.

Eight trees will be removed for road construction, with a 0.124 General Habitat Unit offset secured. Most vegetation is retained within lots.

Bushfire risk has been assessed per Clause 53.02-5. Building envelopes provide 50m defensible space (Bushfire Attack Level (BAL) 12.5), with future dwellings to meet BAL 29. CFA conditions require a Section 173 Agreement outlining water supply, access, and road standards.

The site's access to Murray River Road will be upgraded to DTP standards. Internal roads meet Australian Standards for emergency vehicles and will be sealed, except for the fire track. A Traffic Impact Assessment recommends upgrades to Tankards Road and intersection improvements with Murray Valley Highway.

Unused road reserves will be used to improve connectivity and emergency access. The subdivision design avoids ridgelines and integrates with surrounding land uses.

The land is subject to the Design and Development Overlay Schedule 1 and the Significant Landscape Overlay Schedule 1. No planning permit is triggered under these overlays for the subdivision of the land.

The land is also subject to the Development Plan Overlay Schedule 6. Clause 43.04-2 states:

A permit must not be granted to use or subdivide land, construct a building or construct or carry out works until a development plan has been prepared to the satisfaction of the Responsible Authority.

This does not apply if a schedule to this overlay specifically states that a permit may be granted before a development plan has been prepared to the satisfaction of the Responsible Authority.

A permit granted must:

- *Be generally in accordance with the development plan.*
- *Include any conditions or requirements specified in a schedule to this overlay.*

Schedule 6 2.0 states:

A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the Responsible Authority.

A development plan may be prepared and implemented in stages, by agreement with the Responsible Authority.

Council has consented to the application to subdivide the land before the development plan is prepared.

The consideration of an application to subdivide the land prior to a development plan being prepared allows for the notification of the proposal to adjoining and nearby owners and occupiers.

Pursuant to Clause 52.17 Native Vegetation, a planning permit is triggered for the removal or destruction of native vegetation. As discussed above the applicant has provided detail of measures undertaken to minimise the vegetation removal. Eight trees are proposed to be removed with a value of 0.124 General Habitat Units. The applicant has demonstrated that the offsets can be secured.

Municipal Planning Strategy and Planning Policy Framework

Clause 02.01 (Municipal Planning Strategy) in relation to the settlement patterns within Towong Shire recognises that the area exhibits modest settlement growth, in the western portion within easy commuting distance of Albury-Wodonga. The scheme recognises Council's aspirations to encourage population growth in the 'peri urban area' within a 40-minute commute of Albury-Wodonga.

Clause 02.03-2 (Environmental and landscape values) considers the importance of the Lake Hume environment, which recognises the need to protect the land for its landscape significance and aquatic health. Clause 02.03-4 (Natural resource management) also reiterates the necessity of protecting water quality, particularly given the location being within a Declared Special Water Catchment.

The importance of protecting native vegetation for its biodiversity value is also an objective of Clause 02.03-2.

The unique scenic character of the Towong Shire is noted in Clause 02.03-5 (Built environment and heritage), as well as the importance of protecting archaeological sites, trees and other significant places that have aesthetic, cultural or social significance.

Clause 02.03-6 (Housing) recognises that most owners have sufficient land zoned to accommodate future growth.

The proposal seeks to facilitate the realisation and development of existing Rural Living-zoned land to support rural living opportunities near Bellbridge and within the 40-minute commute to Albury/Wodonga.

The proposal recognises the sensitive interface with Lake Hume to the west and the farming land to the east. The plan has responded appropriately to the area by positioning building envelopes to provide defensible space. While best practice is to create roads that act as a buffer with the farming land, it isn't feasible due to the topography.

Clause 11 (Settlement) of the Towong Planning Scheme provides the context of how planning sits within the Shire and must anticipate and respond to the needs of both existing and future communities. Clause 11.01-1R (Settlement Hume) identifies the need to support growth and developments within regional cities, such as Shepparton, Wangaratta, Wodonga, and Benalla. Clause 11.02-1S (Supply of urban land) and 11.02-3S (Sequencing of development) seek to ensure a sufficient supply of land available to accommodate residential uses and that a sequential approach is taken to the expansion of urban areas.

The proposal provides the opportunity for an under-utilised site to be subdivided and additional vacant land in an area set aside for rural lifestyle development.

Clause 12 of the Towong Planning Scheme provides the policy basis concerning 'Environmental and Landscape Values'. The policy contained in Clause 12.01 (Biodiversity) focuses on protecting Victoria's biodiversity, particularly from the unnecessary removal, destruction or lopping of native vegetation. Clause 12.03-1S (River and riparian corridors, waterways, lakes, wetlands, and billabongs) seeks to ensure that water bodies such as lakes are not detrimentally impacted by land development, which can alter water flow and quality. It also seeks to encourage water systems to be promoted and valued as places for recreation, amenity, and natural and cultural significance. Clause 12.05-2S (Landscapes) recognizes the importance of protecting and enhancing significant landscapes and open spaces.

The subject site is located near the edge of Lake Hume and only features a few scattered eucalyptus trees. The supporting documentation provided with the application has demonstrated that consideration has been given to ensuring that the water runoff from the site can be appropriately treated before entering Lake Hume.

The Biodiversity Assessment has identified the native vegetation that would need to be removed to facilitate the development and individual trees that can be retained. As a result, eight trees are proposed to be removed.

Clause 13 (Environmental risk and amenity) highlights the importance of planning for all potential environmental hazards. In areas more prone to environmental risks, planning should strengthen the resilience and safety of communities by adopting a

best practice environmental and risk management approach.

Clause 13.02 (Bushfire) aims to prioritise protecting human life over all other policy considerations and direct population growth and development to low-risk locations.

Clause 13.07 (Amenity, human health, and safety) aims to ensure that the use or development of land is compatible with adjoining and nearby land use. The role of planning, in these environmental risk prone regions, should aim to avoid or minimise both natural and human-made environmental hazards, environmental degradation and amenity conflicts.

The land does not contain overlays identifying any increased risk from bushfire or flooding. It is noted that a Bushfire Assessment has been prepared for the site, that was referred to the CFA who consented to the issue of a planning permit subject to conditions.

Objectors expressed concern regarding the proximity of the proposed road reserve to the dwelling at 41 Tankards Road. To address this, the applicant has agreed to realign the road to provide a 20-metre buffer, with Council facilitating a land exchange to enable the adjustment.

The policies contained in Clause 14 focus on 'Natural Resource Management'. In a similar context to the policies contained in Clause 12.03, Clause 14.02-1S (Catchment planning and management) seeks to promote the protection of catchment, waterways, and water bodies. The strategies provided within the policy focus on encouraging sensitive approaches to the management and treatment of runoff from constructions sites and developed areas.

The proposal has been accompanied by a Land Capability Assessment that identified suitable location on the land for effluent fields. It further proposed the use of secondary treatment systems.

Specific requirements concerning site management will be addressed through conditions on any planning permit issued for the proposal.

Clause 15 outlines policies about 'Built Environment and Heritage'. Clause 15.01-6S (Design for rural areas) encourages development that respects valued areas of rural character. The policy seeks to ensure that the siting, scale, and appearance of development protects and enhances rural character and protects the visual amenity of valued rural landscapes and character areas along township approaches and sensitive tourist routes. Furthermore, the design and siting of development should minimise the visual impact on surround natural scenery and landscape features including ridgelines, hill tops, waterways, lakes, and wetland.

Clause 18 concerning 'Land Use and Transport' focuses on the need for an integrated approach to transport and shift towards promoting more efficient and sustainable forms of commuting and movement. Clause 18.01-1S (Land use and transport integration) seeks to ensure that the transport system and networks provide appropriate access to social, economic, and cultural infrastructure and opportunities. It also seeks to ensure that transport provision does not disrupt amenities. The policies contained at Clause 18.02 (Movement networks) seek to encourage the establishment and connection of safe and efficient walking and cycling pathways which reduce the reliance on vehicles for short trips.

The proposal provides for an appropriate level of connectivity and road layout design within a rural setting. The plan provides access to the Murray River Road and a fire track connection to Trewella Road. The proposal allows access to the Lake Hume foreshore and community facilities at nearby Bellbridge via connections into the existing road network.

Options – Best Outcomes for the Community (s.9(2)(b)):

The approval of the application to subdivide the land into 23 lots and the removal of native vegetation is a significant step in unlocking land which can service rural living opportunities and further impact on Towong Shire's attraction to new residents. This application and the recently adopted Development Plan for a 90-lot subdivision in nearby Bellbridge, promotes the Shire as an alternative housing location.

Sustainability Implications (s.9(2)(c)):

The proposal is considered to meet the sustainability policies of the Planning Policy Framework. The site has some sensitivities that have informed the proposed subdivision configuration and layout. Overall, it is considered that the application for subdivision of the land can provide an acceptable response to wastewater management, retention of trees and the provision of appropriate defensible space.

Community Engagement (s.9(2)(d)):

Notice of the application to subdivide the land was given to adjoining and adjacent landowners and occupiers. Five objections were received that raised concerns regarding the following:

Nature of Objection	Response
Use of Licensed Land: The proponent plans to use a section of Tankards Road covered by an existing general licence (3001524) held by another party, without showing alternatives or ensuring the licence can be revoked. The proponent already has substantial road frontage (322.73m) that could be used for access instead.	The licenced land in question is an unused road reserve. When a road reserve is required for the purposes of a road, the licence can be ended to allow for the activation of the road.
Impact on Residents: The proposed road design would direct vehicle lights into the master bedroom of 41 Tankards Road, disturbing a long-established local family. The use of the licensed road reserve is seen as objectionable and insensitive.	The road layout has been modified to ensure the path of the road does not impact an existing shed that is located within the road reserve. The design will result in a bend in the road rather than a right turn. The applicant has proposed a further realignment of the road reserve that will position the road reserve a minimum of 20m from the dwelling.
Fire Safety Concerns: The alternative escape route (an unsealed road to Trewella Road) is only planned for Stage 5, leaving 21 lots without a secondary fire escape for years. The proposed route is steep, rocky, and impractical for most vehicles, and would require tree removal not addressed in the proposal. The local fire brigade agrees this is unacceptable.	The application was referred to the CFA who consented to the issue of a planning permit subject to conditions. No concerns were raised by the CFA in relation to the suitability of the road layout or staging. DTP have required the construction of the connection between Tankards Road and Trewella Road to occur no later than stage 4.

Traffic and Road Safety: The entrance from Tankards Road to Murray River Road is considered unsafe, even with proposed modifications, due to high traffic speeds and limited visibility. A "No Right Turn" sign is suggested as a minimum safety measure.	The application was referred to DTP who consented subject to conditions. Council can recommend traffic calming measures however this will be at the discretion of DTP who will also oversee and approve any changes to the entrance to the Murray River Road. The DTP conditions require the construction of left and right turning.
Zoning and Land Use: While the site is zoned for rural living, the surrounding area is primarily used for farming and conservation. The development is not seen as consistent with the local town plan.	Planning must consider the zoning of the land as it is at the time of the application. The land is surrounded by land zoned rural living and it is anticipated that further subdivision will occur. The zoning of the land is consistent with the existing Rural Settlement Strategy.
Boundary and Access Issues: There are concerns about encroachment on a 17m² parcel owned by a neighbouring client (Lot 2 TP896562R), and the need to maintain access to Lot 3 TP89662R for farming operations and water infrastructure. The current plan does not address these access needs.	Conditions will be placed on the planning permit for Lot 3 that the applicant is to provide an all weather access to the land both during and post construction. The land will be further surveyed as part of the subdivision process. The applicant has been made aware of the 17sqm title (Lot 2) and is aware that there is no consent to construct the subdivision over this parcel of land. The 17sqm parcel is not required for the subdivision and will not prevent access to any of the proposed lots.

Traffic Report Deficiencies: The traffic report is considered inadequate, lacking provisions for school bus stops and not accounting for increased traffic or recent accidents. More comprehensive studies and turning lanes are requested.	The traffic report was reviewed by DTP who have consented to the modifications to the entrance to Tankards Road and included right and left turning treatments. All other roads will be required to be constructed in accordance with the Infrastructure Design Manual.
Single Access Point Risk: The development currently provides only one access route, posing a significant safety risk in emergencies, especially bushfires. A second access via Trewella Road should be constructed in Stage 1, not delayed to Stage 5.	The secondary access proposed as part of stage 5 is a fire access track only. All traffic will be directed to the Tankards Road entrance. The application was referred to the CFA who did not raise any concerns with the timing of the creation of the access.
Development Intensity: The number of proposed lots (23) is considered excessive for the area's topography and rural character. Some building envelopes are too close to a creek, violating zoning requirements	The lot size is consistent with the minimum lot size listed in the schedule to the zone. The setback distances for development from waterways is a planning permit trigger. The application was referred to Goulburn Murray Water who consented to the location of the building envelopes. North East Catchment Management Authority provided comment on the proposal as part of the previous application with no concerns. It is proposed that the waterway be secured on title as a drainage easement.

Environmental Impact: Concerns include downstream effects on water quality, increased runoff, erosion, and loss of access for emergency or maintenance work due to the creek's location.	The impact on water quality has been addressed in the Land Capability Assessment. The application was referred to Goulburn Murray Water who require that all septic systems are to have a secondary treatment system. Future development will require further planning permission and the requirement to provide appropriate wastewater management systems will form part of any future planning permits issued.
Infrastructure Limitations: Existing electricity, telephone, and internet infrastructure are already at capacity. The development should not proceed without upgrades to critical services.	Any planning permit issued for the subdivision will include conditions requiring the applicant to enter into agreements with the various authorities for the provision of power and telecommunications infrastructure.
Legal and Procedural Issues: The application is criticised for including land not under the applicant's control, lacking proper surveys, and providing inconsistent or inadequate documentation. There are calls for rejection until all legal, technical, and procedural requirements are met.	The unused road reserves are set aside for the purpose of roads. Council has been advised that the land has been surveyed. The application has been referred to all referral authorities who have consented to the issue of a planning permit subject to conditions and in the applications current form.

Innovation and Continuous Improvement (s.9(2)(e)):

Not Applicable.

Collaboration (s.9(2)(f)):

Not Applicable.

Financial Viability/Budget Impact (s.9(2)(g)):

As with all planning matters, there is a risk that this matter may be appealed pursuant to Section 149 of the *Planning and Environment Act 1987* to the Victorian Civil Administrative Tribunal (VCAT). It is the officer's view that proceedings to VCAT would have a budgetary impact. It is not possible to quantify this now.

Regional, State and National Plans and Policies (s.9(2)(h)):

The proposed subdivision of the land into 23 lots and the removal of native vegetation has been assessed in accordance with all Planning Scheme and Policy provisions and is consistent with these provisions.

Council Plans and Policies:

Council Plans:

This report supports the following *Council Plan 2025-2029* priorities.

4. Land Use - Ensure that Council's planning, building and environmental health services support all aspects of liveability and sustainable population growth.

4.1 Facilitate the development and management of land and properties through the delivery of quality Land Use Planning, Building, Environmental Health, and Compliance Services.

Council Policies:

The proposal is consistent with the Municipal Strategic Statement as discussed above.

Transparency of Decision (s.9(2)(i)):

It is the officer's view that it is appropriate to consider this matter in a Council meeting that is open to the public.

Risk Assessment:

The application assessment has considered all relevant elements of the Planning Scheme and Policy provisions, and risks associated with various items have been assessed and considered.

Officer's View:

It is the officer's view that for all the reasons articulated in the assessment and in this report, the application for the subdivision of the land and the removal of native vegetation be approved and a Notice of Decision to Grant be issued subject to the conditions include in this report.

Item covered at 12.19pm after meeting restarted after recess.

Council Resolution:

**CR ANDREW WHITEHEAD
CR DAVID WORTMANN**

THAT PLANNING PERMIT APPLICATION PA250031 BE APPROVED AND A NOTICE OF DECISION BE ISSUED SUBJECT TO THE FOLLOWING CONDITIONS:

COMPLIANCE WITH DOCUMENTS APPROVED UNDER THIS PERMIT

- 1. AT ALL TIMES WHAT THE PERMIT ALLOWS MUST BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF ANY DOCUMENT APPROVED UNDER THIS PERMIT TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.**

COMMENCEMENT OF PERMIT

- 2. THIS PERMIT WILL OPERATE FROM THE ISSUED DATE OF THIS PERMIT.**

AMENDED PLANS – ROAD LAYOUT

- 3. BEFORE THE PLAN OF SUBDIVISION IS CERTIFIED FOR STAGE 1, PLANS MUST BE APPROVED AND ENDORSED BY THE RESPONSIBLE AUTHORITY. THE PLANS MUST:**
 - a. BE PREPARED TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY**
 - b. BE DRAWN TO SCALE WITH DIMENSIONS**
 - c. BE SUBMITTED IN ELECTRONIC FORM**
 - d. BE GENERALLY IN ACCORDANCE WITH THE PLANS FORMING PART OF THE APPLICATION AND IDENTIFIED AS 1153 075- TANKARDS PLAN SET REV P 10/07/2025 BUT AMENDED TO SHOW:**
 - i. THE ALIGNMENT OF TANKARDS ROAD RESERVE NO LESS THAN 20 METRES FROM ANY PART OF THE DWELLING AT 41 TANKARDS ROAD.**

STAGED SUBDIVISION

- 4. THE SUBDIVISION MUST PROCEED IN THE ORDER OF STAGES AS SHOWN ON THE APPROVED AND ENDORSED PLAN. THE RESPONSIBLE AUTHORITY MAY CONSENT IN WRITING TO VARY THIS REQUIREMENT.**

AMENDED PLANS – DRAINAGE

- 5. BEFORE CERTIFICATION, AN AMENDED PLAN OF SUBDIVISION MUST BE PREPARED TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY FOR ENDORSEMENT BY THE RESPONSIBLE AUTHORITY. THE PLAN MUST BE GENERALLY IN ACCORDANCE WITH THE SUBMITTED PLAN OF SUBDIVISION BUT AMENDED TO SHOW:**
- a. FINAL DRAINAGE RESERVE SIZES CONFIRMED VIA THE DETAILED CIVIL PLANS AND COMPUTATIONS.**
 - b. ALL PUBLIC OPEN SPACE AND SERVICE AUTHORITY RESERVES (E.G. ELECTRICAL KIOSKS, SEWER PUMP STATIONS, ETC.)**
 - c. DRAINAGE EASEMENTS IN ACCORDANCE WITH THE CIVIL DESIGN PLANS REQUIRED BY CONDITIONS OF THIS PERMIT INCLUDING THE PROTECTION OF AND FUTURE MAINTENANCE REQUIREMENTS FOR ANY DRAINAGE INFRASTRUCTURE.**
 - d. ROAD SPLAYS IN ACCORDANCE WITH THE DETAILED CIVIL PLANS.**

CONSTRUCTION MANAGEMENT PLAN

- 6. BEFORE CERTIFICATION OF THE PLAN OF SUBDIVISION FOR EACH STAGE, A CONSTRUCTION MANAGEMENT PLAN (CMP) MUST BE PREPARED TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY FOR ENDORSEMENT BY THE RESPONSIBLE AUTHORITY. THE PLANS MUST BE DRAWN TO SCALE WITH DIMENSIONS. AN A1 PLAN AND AN ELECTRONIC COPY (PDF) MUST BE PROVIDED. THE PLAN MUST INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING DETAILS:**
- a. ADDRESS OCCUPATIONAL HEALTH AND SAFETY, TRAFFIC MANAGEMENT, ENVIRONMENTAL CONTROLS AND CULTURAL PROTECTION MEASURES TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.**
 - b. THE PROPOSED ROUTE FOR CONSTRUCTION VEHICLE ACCESS TO THE SITE INCLUDING A PROGRAM FOR THE UPGRADE AND MAINTENANCE WORKS REQUIRED ALONG THIS ROUTE WHILE WORKS ARE IN PROGRESS.**
 - c. MEASURES TO REDUCE THE IMPACT OF NOISE, DUST AND OTHER EMISSIONS CREATED DURING THE CONSTRUCTION PROCESS.**
 - d. ALL ENVIRONMENTAL AND CULTURAL PROTECTION MEASURES IDENTIFIED ON A DRAWING(S) DRAWN TO SCALE AND**

PREPARED IN ACCORDANCE WITH MELBOURNE WATER STANDARDS FOR SUCH DRAWINGS.

- e. MEASURES TO ENSURE THAT NO MUD, DIRT, SAND, SOIL, CLAY OR STONES ARE WASHED INTO OR ALLOWED TO ENTER THE STORM WATER DRAINAGE SYSTEM.**
- f. THE MEANS BY WHICH FOREIGN MATERIAL WILL BE RESTRICTED FROM BEING DEPOSITED ON PUBLIC ROADS BY VEHICLES ASSOCIATED WITH THE BUILDING AND WORKS ON THE LAND TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.**
- g. HOW ANY RECOMMENDATIONS OF ANY APPROVED CULTURAL HERITAGE MANAGEMENT PLAN APPLYING TO THE LAND HAVE BEEN ADDRESSED.**
- h. THE LOCATION AND METHOD OF ANY TREE PROTECTION ZONES.**
- i. MEASURES TO ENSURE ALL MACHINERY BOUGHT ON THE SITE IS WEED AND PATHOGEN FREE.**
- j. A TRUCK WHEEL-WASH MUST BE INSTALLED AND USED OR A SIMILAR ARRANGEMENT EMPLOYED SO VEHICLES LEAVING THE SITE DO NOT DEPOSIT MUD OR OTHER MATERIALS ON ROADWAYS. ALL MACHINERY WASH DOWN, LAY DOWN AND PERSONNEL REST AREAS MUST BE CLEARLY FENCED AND LOCATED IN DISTURBED AREAS.**
- k. MEASURES TO ENSURE ALL CONTRACTORS WORKING ON THE SITE ARE INDUCTED INTO AN ENVIRONMENTAL MANAGEMENT PROGRAM FOR CONSTRUCTION WORKS.**
- l. BEST PRACTICE EROSION AND SEDIMENT CONTROL TECHNIQUES USED TO PROTECT ANY NATIVE FLORA AND FAUNA.**
- m. APPROPRIATE MECHANISMS FOR PROTECTING ENVIRONMENTAL AND HERITAGE ASSETS DURING THE CONSTRUCTION PHASE OF SUBDIVISION.**
- n. LANDSCAPING, RE-VEGETATION AND CONSTRUCTION WORKS CARRIED OUT ON THE SITE MUST BE SUPERVISED BY A PERSON WITH RECOGNISED ENVIRONMENTAL QUALIFICATIONS.**
- o. HOURS OF CONSTRUCTION WORK. THE CMP MUST PROVIDE THAT SUCH HOURS ARE TO BE 7.00AM TO 6.00PM MONDAY TO FRIDAY AND 7.00AM TO 1.00PM SATURDAY, WITH NO CONSTRUCTION ON SUNDAY OR PUBLIC HOLIDAYS. THE CMP MUST PROVIDE THAT THE HOURS OF CONSTRUCTION FROM MONDAY TO SATURDAY (INCLUSIVE) MAY BE EXTENDED WITH THE CONSENT OF THE RESPONSIBLE AUTHORITY PROVIDED ALL ADJOINING RESIDENTS ARE NOTIFIED PRIOR TO THE EXTENDED HOURS OF CONSTRUCTION. ALL DELIVERIES, UNLOADING AND COLLECTION OF MATERIALS ASSOCIATED WITH THE CONSTRUCTION PHASE OF THE DEVELOPMENT MUST OCCUR**

WITHIN THE HOURS OF CONSTRUCTION WORK, UNLESS FURTHER PERMISSION IS GIVEN IN WRITING BY THE RESPONSIBLE AUTHORITY.

- p. LOCATION OF THE CONSTRUCTION WORKERS COMPOUND. THE COMPOUND MUST BE LOCATED A REASONABLE DISTANCE FROM ANY NEIGHBOURING RESIDENCE TO MINIMISE AMENITY IMPACTS. THE COMPOUND MUST BE USED FOR THE STORAGE OF BUILDING MATERIALS, PARKING FOR CONSTRUCTION WORKERS AND AS THE LOCATION FOR THE SITE OFFICES AND AMENITIES.**
- q. MANAGEMENT OF ALL BUILDING AND CONSTRUCTION WASTE, INCLUDING ANY MEASURES TO RECYCLE MATERIALS GENERATED DURING CONSTRUCTION.**
- r. LOCATIONS OF CUT AND FILL STOCKPILES. THE GRAVEL AND ANY OTHER APPROVED SOIL-DERIVED MATERIAL USED IN THE CONSTRUCTION OF PEDESTRIAN LINKS AND PATHS MUST BE GUARANTEED PHYTOPHTHORA FREE.**
- s. A LIAISON OFFICER FOR CONTACT BY RESIDENTS AND THE RESPONSIBLE AUTHORITY IN THE EVENT OF RELEVANT QUERIES OR PROBLEMS EXPERIENCED.**
- t. TIMING OF BULK EARTH WORKS. THE CMP MUST DETAIL CONDITIONS THAT WILL CAUSE BULK EARTH WORKS TO BE SUSPENDED (FOR EXAMPLE AFTER SIGNIFICANT AND PROLONGED RAIN EVENT).**
- u. REPORTING REQUIREMENTS TO DEMONSTRATE COMPLIANCE WITH THE LATEST REVISION OF THE FOLLOWING DOCUMENTS:**
 - i. EPA GUIDELINES FOR MAJOR CONSTRUCTION SITES AND TECHNIQUES FOR SEDIMENT POLLUTION CONTROL AND OTHER PROVISIONS OF THE APPROVED EMP.**
 - ii. BEST PRACTICE ENVIRONMENTAL MANAGEMENT GUIDELINES FOR URBAN STORMWATER.**
 - iii. ENVIRONMENTAL GUIDELINES FOR URBAN STORMWATER (EPA PUBLICATION)**
 - iv. CONSTRUCTION TECHNIQUES FOR SEDIMENT POLLUTION CONTROL (EPA PUBLICATION)**

THE CONSTRUCTION MANAGEMENT PLAN, ONCE ENDORSED, WILL FORM PART OF THE PERMIT. ALL WORKS CONSTRUCTED OR CARRIED OUT MUST BE IN ACCORDANCE WITH THE APPROVED CONSTRUCTION MANAGEMENT PLAN. ALL CARE MUST BE TAKEN TO MINIMISE THE EFFECT OF CONSTRUCTION ACTIVITY ON THE AMENITY OF THE SURROUNDING NEIGHBOURHOOD. ONCE ENDORSED THE CONSTRUCTION MANAGEMENT PLAN MUST NOT BE ALTERED EXCEPT WITH THE WRITTEN CONSENT OF THE RESPONSIBLE AUTHORITY.

CIVIL WORKS FEES

7. BEFORE THE ISSUE OF A STATEMENT OF COMPLIANCE FOR EACH STAGE THE DEVELOPER MUST PAY:

- a. **0.75% OF THE TOTAL ESTIMATED COST OF THE CIVIL AND LANDSCAPING WORKS OF THE PROJECT FOR THE CHECKING OF ENGINEERING PLANS ASSOCIATED WITH THE DEVELOPMENT BY THIS PERMIT,**
- b. **2.5% OF THE TOTAL ESTIMATED COST OF THE CIVIL AND LANDSCAPING WORKS OF THE PROJECT FOR THE SUPERVISION OF WORKS ASSOCIATED WITH THE DEVELOPMENT APPROVED BY THIS PERMIT,**
- c. **A REFUNDABLE BOND OF 5% OF THE TOTAL ESTIMATED COST OF THE CIVIL WORKS OF THE PROJECT FOR THE PURPOSES OF ENSURING ANY WORKS DEFECTS ARE RECTIFIED DURING THE 12 MONTH DEFECTS LIABILITY PERIOD.**
- d. **A REFUNDABLE BOND OF 35% OF THE TOTAL COST OF THE LANDSCAPING WORKS FOR THE PURPOSES OF ENSURING SOFT ENGINEERING (E.G. PLANTINGS) ARE MAINTAINED INCLUDING WEEDING AND REPLACEMENT OF MISSING PLANTS DURING THE 12 MONTH DEFECT LIABILITY PERIOD; AND**
- e. **24 MONTH DEFECT LIABILITY BOND FOR LANDSCAPING BASED ON THE SCHEDULE OF WORKS TO BE SUPPLIED TO TOWONG SHIRE COUNCIL.**

LANDSCAPING

8. BEFORE THE ISSUE OF STATEMENT OF COMPLIANCE FOR EACH STAGE, A LANDSCAPE PLAN MUST BE PREPARED BY A LANDSCAPE ARCHITECT OR SUITABLY QUALIFIED PERSON/COMPANY AND MUST BE SUBMITTED TO AND APPROVED BY THE RESPONSIBLE AUTHORITY. THE PLANS MUST BE PREPARED TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY. WHEN APPROVED, THE PLANS WILL BE ENDORSED AND FORM PART OF THE PERMIT. THE PLANS MUST BE DRAWN TO SCALE WITH DIMENSIONS. AN A1 PLAN AND AN ELECTRONIC COPY (PDF) MUST BE PROVIDED. THE PLANS MUST SHOW:

- a. **STREET TREES ON BOTH SIDES OF ROADS/STREETS IN ACCORDANCE WITH AND NOT EXCEEDING THE FOLLOWING AVERAGE INTERVALS:**
 - i. **SMALL TREES (LESS THAN 10 METRE CANOPY), AT AN 8-10 METRE INTERVAL.**
 - ii. **MEDIUM TREES (10-15 METRE CANOPY), AT A 10-12 METRE INTERVAL; AND**

iii. LARGE TREES (CANOPY LARGER THAN 15 METRES), AT A 12-15 METRE INTERVALS

- b. A SCHEDULE OF PROPOSED SPECIES THAT ARE TO BE PLANTED ON THE SITE INCLUDING SCIENTIFIC NAMES;**
- c. THE INCORPORATION OF LOCALLY INDIGENOUS SPECIES;**
- d. QUANTITIES OF ALL SPECIES TO BE PLANTED ON SITE INCLUDING THEIR SIZE WHEN MATURE; AND**
- e. A NOTATION ON THE LANDSCAPE PLAN PROVIDING THAT THE PERMIT HOLDER WILL MAINTAIN ALL LANDSCAPING (INCLUDING ANY REPLACEMENT OF DEAD OR DISEASED PLANTS) AS PER THE ENDORSED LANDSCAPE PLAN FOR A PERIOD OF TWO YEARS TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.**
- f. THE TYPE OF SPECIES TO BE USED FOR STREET TREE PLANTING. ALL PROPOSED STREET-TREE PLANTING TO USE SEMI-ADVANCED TREES, WITH MINIMUM CONTAINER SIZE OF 45 LITRES.**
- g. ACCESS TO EACH LOT IN THE SUBDIVISION.**

PRE-COMMENCEMENT MEETING AND NOTIFICATION OF COMMENCEMENT OF WORKS

9. THIRTY DAYS PRIOR TO THE COMMENCEMENT OF WORKS FOR EACH STAGE THE LANDOWNER MUST:

- a. ARRANGE A PRE-COMMENCEMENT MEETING WITH TOWONG SHIRE COUNCIL'S INFRASTRUCTURE DEPARTMENT.**
- b. NOTIFY BY MAIL ALL ADJOINING LANDOWNERS OF THE ANTICIPATED COMMENCEMENT DATE. THE LETTER MUST NOMINATE AND PROVIDE THE CONTACT DETAILS FOR THE SITE SUPERVISOR.**

PUBLIC WORKS MUST BE COMPLETE

10. BEFORE THE ISSUE OF A STATEMENT OF COMPLIANCE FOR EACH STAGE ALL PUBLIC WORKS MUST BE COMPLETED IN ACCORDANCE WITH IDM STANDARD DRAWINGS TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY INCLUDING:

- a. ALL ROADS, PATHS, DRAINAGE, OPEN SPACE AND OTHER PUBLIC INFRASTRUCTURE IN ACCORDANCE WITH THE ENDORSED CIVIL DESIGN PLANS.**
- b. REDUNDANT INFRASTRUCTURE MUST BE REMOVED AND THE AREA REINSTATED TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY INCLUDING APPROPRIATE KERBING AND CHANNELLING, FOOTPATH AND LANDSCAPING.**
- c. STANDARD STREET LIGHTING MUST BE PROVIDED IN ACCORDANCE WITH THE IDM 0AND THE ENDORSED CIVIL DESIGN PLANS.**

- d. ALL LANDSCAPING WORKS IN ACCORDANCE WITH THE ENDORSED LANDSCAPE PLAN.**
- e. THE BOUNDARY OF THE ALLOTMENTS ABUTTING THE AREA TO BE RESERVED FOR PUBLIC OPEN SPACE MUST BE FENCED. SUCH FENCING MUST BE CONSTRUCTED TO THE STANDARD REQUIRED BY THE RESPONSIBLE AUTHORITY AND MUST BE CONSTRUCTED SO THAT THE FENCE POSTS AND RAILS ARE NOT EXPOSED ON THE SIDE OF THE LAND SO RESERVED AND MUST BE COMPATIBLE WITH OTHER RESIDENTIAL FENCES WITHIN THE SUBDIVISION.**
- f. ANY RESERVES MUST BE CLEARED OF ALL RUBBISH, WEEDS, DEBRIS AND SOIL AND MUST BE LANDSCAPED TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY. SUCH LANDSCAPING MUST BE IN ACCORDANCE WITH A PLAN APPROVED BY THE RESPONSIBLE AUTHORITY.**
- g. A PERMANENT MARK SKETCH PLAN, INCLUDING RELATIVE LEVELS (RLS), AS APPROVED UNDER THE SURVEY CO-ORDINATION ACT 1958 AND/OR SURVEYING ACT 2004 SHALL BE COMPLETED AND REGISTERED WITH LAND VICTORIA. SUCH REGISTRATION SHALL BE DEEMED NOT TO HAVE TAKEN PLACE UNTIL NOTARISED ADVICE HAS BEEN FORWARDED TO TOWONG SHIRE COUNCIL.**

AS CONSTRUCTED PLANS

11. BEFORE THE ISSUE OF A STATEMENT OF COMPLIANCE FOR EACH STAGE THE FOLLOWING MUST BE PROVIDED TO THE RESPONSIBLE AUTHORITY:

- a. COPIES OF THE "AS CONSTRUCTED" ENGINEERING ROADS, DRAINAGE, LIGHTING, WATER RETICULATION AND LANDSCAPING DRAWINGS AS FOLLOWS:**
 - i. ONE A1 FILM TRACING PER DRAWING.**
 - ii. COLLATED ELECTRONIC PDF FORMAT.**
- b. "AS CONSTRUCTED" DIGITAL DATA MEASUREMENTS OF THE DRAINAGE WORKS IN A GIS READY FORMAT. THE FORMAT REQUIRED IS:**
 - i. ESRI SHAPEFILE FORMAT COMPLYING WITH COUNCIL'S TEMPLATE (SUBSET OF D-SPEC DIGITAL DATA SPECIFICATION).**
 - ii. HORIZONTAL DATUM: GDA94 ON MGA94 ZONE 55.**
 - iii. VERTICAL DATUM: AHD.**
- c. LOCATION OF ANY PERMANENT SURVEY MARKS.**

EASEMENTS

12. ALL EXISTING AND PROPOSED EASEMENTS AND SITES FOR EXISTING AND 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.

ACCESS TO BE CONSTRUCTED AND MAINTAINED

13. ALL WEATHER ACCESS TO LOT 3 IN TP89662R MUST BE CONSTRUCTED AND MAINTAINED CONTINUOUSLY BOTH DURING AND POST CONSTRUCTION. THE ACCESS MUST BE PROVIDED ON A PERMANENT BASIS.

EXCLUSION AREA

14. NO WORKS ARE TO OCCUR WITHIN THE TITLE BOUNDARY OF THAT PART OF LOT 2 IN TP896562R THAT ABUTS THE SUBJECT LAND.

DEFECT LIABILITY PERIOD – MAINTENANCE OF PUBLIC ASSETS

15. ALL WORKS TO SERVE THE SUBJECT LAND MUST BE MAINTAINED FOR DEFECTS TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY UNTIL ASSET OWNERSHIP HANDOVER IN ACCORDANCE WITH THE IDM.

CONSTRUCTION TRAFFIC AND PARKING MANAGEMENT PLAN

16. PROVISION FOR THE PARKING OF ALL CONTRACTORS, SUBCONTRACTORS AND STAFF VEHICLES MUST BE PROVIDED WITHIN THE SUBJECT LAND TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.

NO POLLUTANTS TO LEAVE THE SITE

17. NO MUD, DIRT, SAND, SOIL, CLAY, STONES, OIL, GREASE, SCUM, LITTER, CHEMICALS, SEDIMENTS, GROSS POLLUTANTS, ANIMAL WASTE OR DOMESTIC WASTE SHALL BE WASHED INTO, ALLOWED TO ENTER OR DISCHARGED TO THE STORMWATER DRAINAGE SYSTEM, RECEIVING WATERS OR SURROUNDING LAND AND ROAD RESERVES, DURING THE CONSTRUCTION WORKS HEREBY APPROVED TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.

NATIVE VEGETATION REMOVAL NOTIFICATION

18. BEFORE WORKS START, THE PERMIT HOLDER MUST ADVISE ALL PERSONS UNDERTAKING THE VEGETATION REMOVAL OR WORKS ON SITE OF ALL RELEVANT PERMIT CONDITIONS AND ASSOCIATED STATUTORY REQUIREMENTS OR APPROVALS.

NATIVE VEGETATION REMOVAL PLAN

19. BEFORE ANY NATIVE VEGETATION REMOVAL BEGINS, PLANS TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY MUST BE SUBMITTED TO AND APPROVED BY THE RESPONSIBLE AUTHORITY. WHEN APPROVED, THE PLANS WILL BE ENDORSED AND WILL FORM PART OF THIS PERMIT. THE PLANS MUST INCLUDE:

- a. A DETAILED DESCRIPTION OF THE MEASURES TO BE IMPLEMENTED TO PROTECT THE NATIVE VEGETATION TO BE RETAINED DURING CONSTRUCTION WORKS, AND THE PERSON/S RESPONSIBLE FOR IMPLEMENTATION AND COMPLIANCE. THESE MEASURES MUST INCLUDE THE ERECTION OF A NATIVE VEGETATION PROTECTION FENCE AROUND ALL NATIVE VEGETATION TO BE RETAINED ON THE SITE, TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY, INCLUDING THE TREE PROTECTION ZONES OF ALL NATIVE TREES TO BE RETAINED. ALL TREE PROTECTION ZONES MUST COMPLY WITH *AS4970-2025 PROTECTION OF TREES ON DEVELOPMENT SITES* TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.**
- b. AN AMENDED SITE PLAN, DRAWN TO SCALE WITH DIMENSIONS AND GEOREFERENCING (SUCH AS VICGRID94 CO-ORDINATES), THAT CLEARLY SHOWS:**
 - i. THE LOCATION AND IDENTIFICATION OF THE LAND AFFECTED BY THIS PERMIT, INCLUDING STANDARD PARCEL IDENTIFIERS FOR FREEHOLD LAND**
 - ii. THE LOCATION AND AREA OF ALL NATIVE VEGETATION PRESENT, INCLUDING SCATTERED TREES, THAT ARE PERMITTED TO BE REMOVED UNDER THIS PERMIT.**

PROTECTION OF PATCHES OF NATIVE VEGETATION AND SCATTERED TREES

20. BEFORE WORKS START, A NATIVE VEGETATION PROTECTION FENCE MUST BE ERECTED AROUND ALL PATCHES OF NATIVE VEGETATION AND SCATTERED TREES TO BE RETAINED ON SITE. THIS FENCE MUST BE ERECTED AROUND THE PATCH OF NATIVE VEGETATION AT A MINIMUM DISTANCE OF 5M METRES FROM RETAINED NATIVE VEGETATION AND/OR AT A RADIUS OF $12 \times$ THE DIAMETER AT A HEIGHT OF 1.3 METRES TO A MAXIMUM OF 15 METRES BUT NO LESS THAN 2 METRES FROM THE BASE OF THE TRUNK OF TREE. THE FENCE MUST BE CONSTRUCTED OF STAR PICKETS AND MESH OR SIMILAR TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY. THE FENCE MUST REMAIN IN PLACE UNTIL ALL WORKS ARE COMPLETED TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY. EXCEPT WITH THE WRITTEN CONSENT OF THE RESPONSIBLE AUTHORITY, WITHIN THE

AREA OF NATIVE VEGETATION TO BE RETAINED AND ANY TREE PROTECTION ZONE ASSOCIATED WITH THE PERMITTED USE AND/OR DEVELOPMENT, THE FOLLOWING IS PROHIBITED:

- a. VEHICULAR OR PEDESTRIAN ACCESS**
- b. TRENCHING OR SOIL EXCAVATION**
- c. STORAGE OR DUMPING OF ANY SOILS, MATERIALS, EQUIPMENT, VEHICLES, MACHINERY OR WASTE PRODUCTS**
- d. ENTRY AND EXIT PITS FOR UNDERGROUND SERVICES**
- e. ANY OTHER ACTIONS OR ACTIVITIES THAT MAY RESULT IN ADVERSE IMPACTS TO RETAINED NATIVE VEGETATION.**

OFFSET REQUIREMENTS

21. TO OFFSET THE REMOVAL OF 0.476 HECTARES OF NATIVE VEGETATION THE PERMIT HOLDER MUST SECURE A NATIVE VEGETATION OFFSET IN ACCORDANCE WITH THE GUIDELINES FOR THE REMOVAL, DESTRUCTION OR LOPPING OF NATIVE VEGETATION (DELWP 2017) AS SPECIFIED BELOW:

22. A GENERAL OFFSET OF 0.124 GENERAL HABITAT UNITS:

- a. LOCATED WITHIN THE NORTH EAST CATCHMENT MANAGEMENT BOUNDARY OR TOWONG SHIRE COUNCIL MUNICIPAL DISTRICT; AND**
- b. WITH A MINIMUM STRATEGIC BIODIVERSITY VALUE OF AT LEAST 0.595.**

OFFSET EVIDENCE AND TIMING

23. PRIOR TO THE ISSUE OF THE STATEMENT OF COMPLIANCE, EVIDENCE THAT THE REQUIRED OFFSET FOR EACH STAGE HAS BEEN SECURED MUST BE PROVIDED TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY. THIS EVIDENCE IS ONE OR BOTH OF THE FOLLOWING:

- a. AN ESTABLISHED FIRST PARTY OFFSET SITE INCLUDING A SECURITY AGREEMENT SIGNED BY BOTH PARTIES, WHICH INCLUDES A MANAGEMENT PLAN DETAILING THE 10 YEAR MANAGEMENT ACTIONS AND ONGOING MANAGEMENT OF THE SITE AND/OR**
- b. CREDIT EXTRACT(S) ALLOCATED TO THE PERMIT FROM THE NATIVE VEGETATION CREDIT REGISTER. A COPY OF THE OFFSET EVIDENCE WILL BE ENDORSED BY THE RESPONSIBLE AUTHORITY AND FORM PART OF THIS PERMIT. WITHIN 30 DAYS OF ENDORSEMENT OF THE OFFSET EVIDENCE BY THE RESPONSIBLE AUTHORITY, A COPY OF THE ENDORSED OFFSET EVIDENCE MUST BE PROVIDED TO THE DEPARTMENT OF ENERGY ENVIRONMENT AND CLIMATE ACTION.**

MONITORING AND REPORTING FOR ONSITE OFFSET IMPLEMENTATION
24. IN THE EVENT THAT A SECURITY AGREEMENT IS ENTERED INTO AS PER CONDITION 20, THE APPLICANT MUST PROVIDE THE ANNUAL OFFSET SITE REPORT TO THE STATUTORY AUTHORITY BY THE ANNIVERSARY DATE OF THE EXECUTION OF THE OFFSET SECURITY AGREEMENT, FOR A PERIOD OF 10 CONSECUTIVE YEARS. AFTER THE TENTH YEAR, THE LANDOWNER MUST PROVIDE A REPORT AT THE REASONABLE REQUEST OF A STATUTORY AUTHORITY.

MANDATORY CONDITION – TELECOMMUNICATIONS AGREEMENT
25. THE OWNER OF THE LAND MUST ENTER INTO AN AGREEMENT WITH:

- a. A TELECOMMUNICATIONS NETWORK OR SERVICE PROVIDER FOR THE PROVISION OF TELECOMMUNICATION SERVICES TO EACH LOT SHOWN ON THE ENDORSED PLAN IN ACCORDANCE WITH THE PROVIDER'S REQUIREMENTS AND RELEVANT LEGISLATION AT THE TIME; AND**
- b. A SUITABLY QUALIFIED PERSON FOR THE PROVISION OF FIBRE READY TELECOMMUNICATION FACILITIES TO EACH LOT SHOWN ON THE ENDORSED PLAN IN ACCORDANCE WITH ANY INDUSTRY SPECIFICATIONS OR ANY STANDARDS SET BY THE AUSTRALIAN COMMUNICATIONS AND MEDIA AUTHORITY, UNLESS THE APPLICANT CAN DEMONSTRATE THAT THE LAND IS IN AN AREA WHERE THE NATIONAL BROADBAND NETWORK WILL NOT BE PROVIDED BY OPTICAL FIBRE.**

MANDATORY CONDITION – TELECOMMUNICATIONS CONFIRMATION
26. BEFORE THE ISSUE OF A STATEMENT OF COMPLIANCE FOR ANY STAGE OF THE SUBDIVISION UNDER THE SUBDIVISION ACT 1988, THE OWNER OF THE LAND MUST PROVIDE WRITTEN CONFIRMATION FROM:

- a. A TELECOMMUNICATIONS NETWORK OR SERVICE PROVIDER THAT ALL LOTS ARE CONNECTED TO OR ARE READY FOR CONNECTION TO TELECOMMUNICATIONS SERVICES IN ACCORDANCE WITH THE PROVIDER'S REQUIREMENTS AND RELEVANT LEGISLATION AT THE ITEM; AND**
- b. A SUITABLY QUALIFIED PERSON THAT FIBRE-READY TELECOMMUNICATIONS FACILITIES HAVE BEEN PROVIDED IN ACCORDANCE WITH ANY INDUSTRY SPECIFICATIONS OR ANY STANDARDS SET BY THE AUSTRALIAN COMMUNICATIONS AND MEDIA AUTHORITY UNLESS THE APPLICANT CAN DEMONSTRATE THAT THE LAND IS IN AN AREA WHERE THE NATIONAL BROADBAND NETWORK WILL NOT BE PROVIDED BY OPTICAL FIBRE.**

AUSNET – PLAN OF SUBDIVISION MUST BE REFERRED
27.THE PLAN OF SUBDIVISION MUST BE SUBMITTED FOR CERTIFICATION
AND REFERRED TO AUSNET ELECTRICITY SERVICES PTY LTD IN
ACCORDANCE WITH SECTION 8 OF THE SUBDIVISION ACT 1988.

AUSNET – AGREEMENT TO SUPPLY
28.THE APPLICANT MUST ENTER INTO AN AGREEMENT WITH AUSNET
ELECTRICITY SERVICES PTY LTD FOR THE SUPPLY OF ELECTRICITY TO
EACH LOT ON THE ENDORSED PLAN.

AUSNET – AGREEMENT FOR REARRANGEMENT OF EXISTING SUPPLY
29.THE APPLICANT MUST ENTER INTO AN AGREEMENT WITH AUSNET
ELECTRICITY SERVICES PTY LTD FOR THE REARRANGEMENT OF THE
EXISTING ELECTRICITY SUPPLY SYSTEM.

AUSNET – AGREEMENT TO REARRANGE POINT OF SUPPLY
30.THE APPLICANT MUST ENTER INTO AN AGREEMENT WITH AUSNET
ELECTRICITY SERVICES PTY LTD FOR REARRANGEMENT OF THE POINTS
OF SUPPLY TO ANY EXISTING INSTALLATIONS AFFECTED BY ANY
PRIVATE ELECTRIC POWER LINE WHICH WOULD CROSS A BOUNDARY
CREATED BY THE SUBDIVISION, OR BY SUCH MEANS AS MAY BE
AGREED BY AUSNET ELECTRICITY SERVICES PTY LTD.

AUSNET – PROVISION OF EASEMENT
31.THE APPLICANT MUST PROVIDE EASEMENTS SATISFACTORY TO
AUSNET ELECTRICITY SERVICES PTY LTD FOR THE PURPOSE OF “POWER
LINE” IN THE FAVOUR OF “AUSNET ELECTRICITY SERVICES PTY LTD”
PURSUANT TO SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000,
WHERE EASEMENTS HAVE NOT BEEN OTHERWISE PROVIDED, FOR ALL
EXISTING AUSNET ELECTRICITY SERVICES PTY LTD ELECTRIC POWER
LINES AND FOR ANY NEW POWER LINES REQUIRED TO SERVICE THE
LOTS ON THE ENDORSED PLAN AND/OR ABUTTING LAND.

AUSNET – OBTAIN EASEMENTS
32.OBTAIN FOR THE USE OF AUSNET ELECTRICITY SERVICES PTY LTD ANY
OTHER EASEMENT REQUIRED TO SERVICE THE LOTS.

AUSNET – ADJUST POSITIONING OF EASEMENT
33.THE APPLICANT MUST ADJUST THE POSITION OF ANY EXISTING
AUSNET ELECTRICITY SERVICES PTY LTD EASEMENT TO ACCORD WITH
THE POSITION OF THE ELECTRICITY LINE(S) AS DETERMINED BY SURVEY.

AUSNET – SETTING ASIDE OF RESERVES

34.THE APPLICANT MUST SET ASIDE ON THE PLAN OF SUBDIVISION RESERVES FOR THE USE OF AUSNET ELECTRICITY SERVICES PTY LTD FOR ELECTRIC SUBSTATIONS.

AUSNET - PROVISION OF SURVEY PLANS

35.THE APPLICANT MUST PROVIDE SURVEY PLANS FOR ANY ELECTRIC SUBSTATIONS REQUIRED BY AUSNET ELECTRICITY SERVICES PTY LTD AND FOR ASSOCIATED POWER LINES AND CABLES AND EXECUTE LEASES FOR A PERIOD OF 30 YEARS, AT A NOMINAL RENTAL WITH A RIGHT TO EXTEND THE LEASE FOR A FURTHER 30 YEARS. AUSNET ELECTRICITY SERVICES PTY LTD REQUIRES THAT SUCH LEASES ARE TO BE NOTED ON THE TITLE BY WAY OF A CAVEAT OR A NOTIFICATION UNDER SECTION 88 (2) OF THE TRANSFER OF LAND ACT PRIOR TO THE REGISTRATION OF THE PLAN OF SUBDIVISION.

AUSNET - PROVISION OF COPIES OF PLAN OF SUBDIVISION AS AMENDED

36.THE APPLICANT MUST PROVIDE TO AUSNET ELECTRICITY SERVICES PTY LTD A COPY OF THE PLAN OF SUBDIVISION SUBMITTED FOR CERTIFICATION THAT SHOWS ANY AMENDMENTS THAT HAVE BEEN REQUIRED.

AUSNET – AGREE TO PROVIDE ALTERNATE POWER SUPPLY

37.THE APPLICANT MUST AGREE TO PROVIDE ALTERNATIVE ELECTRICITY SUPPLY TO LOT OWNERS AND/OR EACH LOT UNTIL SUCH TIME AS PERMANENT SUPPLY IS AVAILABLE TO THE DEVELOPMENT BY AUSNET ELECTRICITY SERVICES PTY LTD. INDIVIDUAL GENERATORS MUST BE PROVIDED AT EACH SUPPLY POINT. THE GENERATOR FOR TEMPORARY SUPPLY MUST BE INSTALLED IN SUCH A MANNER AS TO COMPLY WITH THE ELECTRICITY SAFETY ACT 1998.

AUSNET – COMPLETE ALL NECESSARY AUDITS

38.THE APPLICANT MUST ENSURE THAT ALL NECESSARY AUDITING IS COMPLETED TO THE SATISFACTION OF AUSNET ELECTRICITY SERVICES PTY LTD TO ALLOW THE NEW NETWORK ASSETS TO BE SAFELY CONNECTED TO THE DISTRIBUTION NETWORK.

CFA – SECTION 173 AGREEMENT

39.BEFORE A STATEMENT OF COMPLIANCE IS ISSUED UNDER THE SUBDIVISION ACT 1988 THE OWNER MUST ENTER INTO AN AGREEMENT WITH THE RESPONSIBLE AUTHORITY UNDER SECTION 173 OF THE PLANNING AND ENVIRONMENT ACT 1987.

THE AGREEMENT MUST STATE THAT IF A DWELLING IS CONSTRUCTED ON ANY LOT, THAT THE FOLLOWING MUST BE IMPLEMENTED PRIOR TO OCCUPANCY OF THAT DWELLING AND MAINTAINED TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY ON A CONTINUING BASIS:

- a. **A MINIMUM OF 20,000 LITRES OF WATER (OR LESSER AMOUNT WITH WRITTEN APPROVAL OF CFA) MUST BE PROVIDED FOR FIREFIGHTING PURPOSES AND WHICH MEETS THE FOLLOWING REQUIREMENTS:**
 - i. **THE TANK MUST BE ON THE SAME LOT AS THE DWELLING, BE ABOVE GROUND AND BE CONSTRUCTED OF CONCRETE OR METAL.**
 - ii. **ALL FIXED ABOVE-GROUND WATER PIPES AND FITTINGS REQUIRED FOR FIREFIGHTING PURPOSES MUST BE MADE OF CORROSIVE RESISTANT METAL.**
 - iii. **THE TANK MUST INCORPORATE A BALL OR GATE VALVE (BRITISH STANDARD PIPE 65MM) AND CFA COUPLING (64 MM CFA 3 THREAD PER INCH MALE FITTING).**
 - iv. **THE CFA COUPLING ON THE WATER TANK MUST BE WITHIN 4 METRE OF THE ACCESS WAY AND BE UNOBSTRUCTED.**
 - v. **THE LOCATION OF THE TANK MUST BE READILY IDENTIFIABLE FROM THE BUILDING OR APPROPRIATE IDENTIFICATION SIGNAGE TO THE SATISFACTION OF CFA MUST BE PROVIDED.**
 - vi. **ANY PIPEWORK AND FITTINGS MUST BE A MINIMUM OF 65 MM (EXCLUDING THE CFA COUPLING).**
- b. **ACCESS TO THE DWELLING AND FIREFIGHTING WATER SUPPLY WITHIN THE LOT MUST MEET THE FOLLOWING REQUIREMENTS:**
 - i. **THE AVERAGE GRADE MUST BE NO MORE THAN 1 IN 7 (14.4%) (8.1 DEGREES) WITH A MAXIMUM OF NO MORE THAN 1 IN 5 (20%) (11.3 DEGREES) FOR NO MORE THAN 50 METRES. DIPS MUST HAVE NO MORE THAN A 1 IN 8 (12%) (7.1 DEGREE) ENTRY AND EXIT ANGLE.**
 - ii. **CURVES MUST HAVE A MINIMUM INNER RADIUS OF 10 METRES.**
 - iii. **THE TRAFFICABLE WIDTH MUST BE A MINIMUM OF 3.5 METRES, BE OF ALL-WEATHER CONSTRUCTION AND HAVE A MINIMUM LOAD LIMIT OF 15 TONNES.**
 - iv. **ENCROACHMENTS MUST BE CLEAR FOR AT LEAST 0.5 METRES ON EACH SIDE AND 4 METRES ABOVE THE ACCESS WAY.**
 - v. **WHERE THE DISTANCE TO THE DWELLING OR WATER SUPPLY OUTLET FROM THE ROAD EXCEEDS 60 METRES THEN A**

TURNING AREA FOR FIREFIGHTING VEHICLES CLOSE TO THE DWELLING MUST BE PROVIDED BY ONE OF THE FOLLOWING:

- **A TURNING CIRCLE WITH A MINIMUM RADIUS OF 8 METRES.**
- **A DRIVEWAY ENCIRCLING THE DWELLING.**
- **THE PROVISION OF OTHER VEHICLE TURNING HEADS – SUCH AS A T OR Y HEAD – WHICH MEET THE SPECIFICATION OF AUSTROADS DESIGN FOR AN 8.8 METRE SERVICE VEHICLE.**

vi. WHERE THE DISTANCE TO THE DWELLING OR WATER SUPPLY OUTLET FROM THE ROAD EXCEEDS 200 METRES THEN PASSING BAY AREAS MUST BE PROVIDED AT LEAST EVERY 200 METRES. THE PASSING BAYS MUST BE AT LEAST 20 METRES LONG AND HAVE A MINIMUM TRAFFICABLE WIDTH OF 200 METRES.

CFA – ROADS

40. ROADS MUST BE CONSTRUCTED TO A STANDARD SO THAT THEY ARE ACCESSIBLE IN ALL WEATHER CONDITIONS AND CAPABLE OF ACCOMMODATING A VEHICLE OF 15 TONNES FOR THE TRAFFICABLE ROAD WIDTH.

- a. **THE AVERAGE GRADE MUST BE NO MORE THAN 1 IN 7 (14.4%) (8.1 DEGREES) WITH A MAXIMUM OF NO MORE THAN 1 IN 5 (20%) (11.3 DEGREES) FOR NO MORE THAN 50 METERS. DIPS MUST HAVE NO MORE THAN A 1 IN 8 (12%) (7.1 DEGREE) ENTRY AND EXIT ANGLE.**
- b. **CURVES MUST HAVE A MINIMUM INNER RADIUS OF 10 METRES.**
- c. **HAVE A MINIMUM TRAFFICABLE WIDTH OF 3.5 METRES AND BE CLEAR OF ENCROACHMENTS FOR AT LEAST 0.5 METRES ON EACH SIDE AND 4 METRES ABOVE THE ACCESS WAY.**
- d. **ROADS MORE THAN 60M IN LENGTH FROM THE NEAREST INTERSECTION MUST HAVE A TURNING CIRCLE WITH A MINIMUM RADIUS OF 8M (INCLUDING ROLL-OVER KERBS IF THEY ARE PROVIDED) T OR Y HEADS OF DIMENSIONS SPECIFIED BY THE CFA MAY BE USED AS ALTERNATIVES.**

DTP – NO DIRECT ACCESS

41. NO DIRECT ACCESS WILL BE PERMITTED FROM THE SUBJECT LAND TO THE MURRAY RIVER ROAD.

DTP – FUNCTIONAL LAYOUT PLAN REQUIRED

42. PRIOR TO THE CERTIFICATION OF THE PLAN OF SUBDIVISION FOR ANY STAGE A FUNCTIONAL LAYOUT PLAN MUST BE SUBMITTED TO AND APPROVED BY THE HEAD, TRANSPORT FOR VICTORIA SHOWING:

- a. THE INTERSECTION OF MURRAY RIVER ROAD AND TANKARDS ROAD GENERALLY ACCORDANCE WITH TRAFFICWORKS CONCEPT LAYOUT PLAN 220305-CTP-01 DATED 2 DECEMBER 2022 SHOWING:**
 - i. BASIC RIGHT TURN (BAR) TREATMENT**
 - ii. BASIC LEFT TURN (BAL) TREATMENT**
 - iii. REALIGNMENT OF TANKARDS ROAD**
 - iv. REMOVAL AND REINSTATEMENT OF EXISTING ACCESSES**
 - v. APPROPRIATE ADVISORY WARNING SIGNAGE**
- b. AT THE INTERSECTION OF MURRAY RIVER ROAD AND TREWELLA ROAD:**
 - i. A SEALED BELLMOUTH EXTENDING AT LEAST 10 METRES FROM THE ROAD RESERVE BOUNDARY OF MURRAY RIVER ROAD.**

DTP – SUBMISSION OF SAFETY AUDIT

43. A FUNCTIONAL LAYOUT STAGE ROAD SAFETY AUDIT MUST BE SUBMITTED TO AND APPROVED BY THE HEAD, TRANSPORT FOR VICTORIA. THE ROAD SAFETY AUDIT MUST BE UNDERTAKEN BY A SUITABLY QUALIFIED ROAD SAFETY AUDITOR.

DTP – STAGING PLAN

44. PRIOR TO CERTIFICATION OF THE PLAN OF SUBDIVISION FOR STAGE 1, A STAGING PLAN MUST BE SUBMITTED TO AND APPROVED BY THE HEAD, TRANSPORT FOR VICTORIA. ONCE APPROVED, THE STAGING PLAN MUST BE ENDORSED BY THE RESPONSIBLE AUTHORITY AND WILL THEN FORM PART OF THE PERMIT. THE STAGING PLAN MUST:

- a. BE GENERALLY IN ACCORDANCE WITH THE PLANS DATED 13-02-2025, REVISION N.**
- b. IDENTIFY ALL MODIFICATIONS USING A RED REVISION CLOUD.**
- c. BE ACCOMPANIED BY A COVER LETTER EXPLAINING ALL AMENDMENTS.**
- d. BE MODIFIED TO INCLUDE A NOTATION:**
- e. AN UNSEALED ROAD CONNECTING TANKARDS ROAD TO TREWELLA ROAD IN NO LATER THAN BEFORE STATEMENT OF COMPLIANCE FOR STAGE 4.**

DTP – WORKS TO BE COMPLETED

45. PRIOR TO THE ISSUE OF A STATEMENT OF COMPLIANCE FOR ANY STAGE, THE FOLLOWING WORKS MUST BE COMPLETED TO THE SATISFACTION OF AND AT NO COST TO THE HEAD, TRANSPORT FOR VICTORIA:

- a. ALL WORKS IDENTIFIED AND GENERALLY IN ACCORDANCE WITH THE APPROVED FUNCTIONAL LAYOUT PLAN**
- b. ANY WORKS IDENTIFIED IN THE ROAD SAFETY AUDIT**
- c. ANY OTHER WORKS REQUIRED.**

GMW - PLAN OF SUBDIVISION TO BE REFERRED

46. ANY PLAN OF SUBDIVISION LODGED FOR CERTIFICATION MUST BE REFERRED TO GOULBURN MURRAY RURAL WATER CORPORATION PURSUANT TO SECTION 8(1)(A) OF THE SUBDIVISION ACT.

GMW – BUILDING ENVELOPES

47. ANY PLAN OF SUBDIVISION SUBMITTED FOR CERTIFICATION MUST SHOW EITHER BUILDING ENVELOPES OR BUILDING EXCLUSION ZONES WHICH ENSURE THAT FUTURE BUILDINGS CANNOT BE LOCATED WITHIN 30 METRES OF ANY WATERWAY.

GMW – WASTEWATER ENVELOPES

48. ANY PLAN OF SUBDIVISION SUBMITTED FOR CERTIFICATION MUST SHOW EITHER WASTEWATER ENVELOPES (BOTH PRIMARY AND RESERVE FIELDS) OR WASTEWATER EXCLUSION ZONES THAT PREVENT FUTURE WASTEWATER DISPOSAL AREAS FROM BEING LOCATED:

- a. WITHIN 100 METRES OF ANY WATERWAY (INCLUDING DAMS ON A WATERWAYS)**
- b. WITHIN 60 METRES OF ANY DAM**
- c. WITHIN 40 METRES OF ANY DRAINAGE LINE**
- d. WITHIN 300M OF THE FULL SUPPLY LEVEL OF LAKE HUME (MEASURED FROM 192.0 METRES AHD LEVEL)**

GMW – STORMWATER

49. ALL STORMWATER DISCHARGED FROM THE SITE MUST MEET THE URBAN RUN-OFF OBJECTIVES AND STANDARD C25 AS SPECIFIED IN CLAUSE 56.07-4 OF THE VICTORIAN PLANNING PROVISIONS. ALL INFRASTRUCTURE AND WORKS TO MANAGE STORMWATER MUST BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPONSIBLE AUTHORITY.

GMW - EXISTING WASTEWATER SYSTEM

50. THE EXISTING ON-SITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS FOR PROPOSED NEW LOT 5 MUST BE WHOLLY CONTAINED WITHIN THE BOUNDARIES OF THE NEW LOT CREATED BY SUBDIVISION.

GMW – CIVIL CONSTRUCTION WORKS

51. ALL WORKS WITHIN THE SUBDIVISION MUST BE IN ACCORDANCE WITH EPA PUBLICATION 1834.1 CIVIL CONSTRUCTION, BUILDING AND DEMOLITION GUIDE (SEPTEMBER 2023).

EXPIRY

52. THIS PERMIT AS IT RELATES TO DEVELOPMENT (SUBDIVISION) WILL EXPIRE IF ONE OF THE FOLLOWING CIRCUMSTANCES APPLIES:

- a. THE PLAN OF SUBDIVISION FOR THE FIRST STAGE HAS NOT BEEN CERTIFIED UNDER THE SUBDIVISION ACT 1988 WITHIN 2 YEARS OF THE ISSUED DATE OF THIS PERMIT.**
- b. ALL STAGES OF THE PLAN OF SUBDIVISION HAVE NOT BEEN CERTIFIED WITHIN SIX YEARS OF THE ISSUED DATE OF THIS PERMIT.**
- c. A STATEMENT OF COMPLIANCE IS NOT ISSUED WITHIN 5 YEARS OF THE DATE OF CERTIFICATION OF A PARTICULAR STAGE OF SUBDIVISION.**

IN ACCORDANCE WITH SECTION 69 OF THE PLANNING AND ENVIRONMENT ACT 1987, AN APPLICATION MAY BE SUBMITTED TO THE RESPONSIBLE AUTHORITY FOR AN EXTENSION OF THE PERIODS REFERRED TO IN THIS CONDITION.

CARRIED

14 Environmental Sustainability

14.1 Forestry Report (DIE)

Disclosure of Interests (S.130):

This report was prepared by Mr Stephen Sjoberg, Technical Officer Environment.

At the time of preparation of this report, the officer did not have a general or material conflict of interest in any matter to which the report or advice relates.

Purpose of Report:

The purpose of this report is to provide a biannual update on forestry and related activities, including a summary of timber harvesting that has been conducted on private land across the Shire.

Summary:

Large areas of pine plantations are spread across the Shire, whether located within state forests and on privately owned land. Where timber harvesting operations occur on private land, Council is responsible for ensuring compliance, as timber production is a defined land use in the Victoria Planning Provisions and associated planning schemes.

Recommendation:

That the report be noted.

Attachment:

Nil

Background/History:

Council has a responsibility to ensure environmental compliance relating to forestry operations occurring on private land across the Shire. Compliance work involves inspecting and auditing forestry operations, liaising with forestry owners and the local community.

Council has received 25 timber harvesting plans since March 2025.

During this period 1060 Ha of plantation has been harvested, producing an estimated 165,263 m³ of timber. Of this, 83,270 m³ (50.3%) of the volume is clear fall and 81,993 (49.6%) m³ of the volume is thinning.

The inspections below were completed as part of Council's oversight of forestry operations:

- 12 inspections of harvesting operations;
- 12 Timber Harvesting Plan (THP) reviews;
- 8 post haulage road inspections.

Major harvesting operations include those conducted by Hancock Victorian Plantations (HVP) in the Shelley Railway, Koetong (Emu), Burrowye and Lucyvale areas.

The emergence of fleabane weed (*Enigeron bonarlensis*) is noticeable in the recently harvested areas. HVP do not apply herbicides for control as fleabane is not a declared or restricted weed in Victoria. It is considered best practice to retain the fleabane as it offers a level of shelter for the newly planted pine seedlings. As the trees become established they outcompete the fleabane.

When reviewing THPs the following factors are considered:

- Risk of soil erosion and mitigation strategies such as using booms or hay bales to slow the rate of water runoff. Constructing windrows to reduce wind and water erosion and degradation of water courses.
- HVP provides Rare, Threatened Species and Communities (RATSAC) assessments and set out exclusion zones and modify harvest methods accordingly.
- Roads used for harvest operations are returned to pre-harvest condition by the operator. School bus operators are considered when planning timber haulage.
- Traffic control is deployed where required, such as night harvesting or harvesting close to a road.
- Restricting harvest operations in wet weather when harvesting steep terrain.

HVP conduct blackberry and feral deer control programs. Council has requested and is awaiting cost estimates pertaining to the damage/loss in production caused by introduced plants and animals.

Relevant Law (s.9(2)(a)):

All forestry activities were conducted in accordance with the *Code of Practice for Timber Production 2014* (the Code). The Code outlines the environmental standards for planning and conducting commercial timber harvesting operations and is referenced by the Victorian Planning Provisions.

Options – Best Outcomes for the Community (s.9(2)(b)):

Not Applicable.

Sustainability Implications (s.9(2)(c)):

The presence of a viable private plantation industry contributes to the Shire's economic and environmental sustainability.

Community Engagement (s.9(2)(d)):

The Towong Shire Plantations Committee meets twice yearly and provides a forum for forestry related community issues to be raised and discussed between plantation owners and community representatives. Council representatives have attended these meetings.

Innovation and Continuous Improvement (s.9(2)(e)):

Not Applicable.

Collaboration (s.9(2)(f)):

Council officers liaise with the following organisations and groups in relation to planned forestry activities:

- Towong Shire Plantation Committee
- Department Jobs, Skills, Industry and Regions
- Parks Victoria
- Department of Energy, Environment and Climate A
- Hancock Victorian Plantations
- VicForests

Financial Viability/Budget Impact (s.9(2)(g)):

Not Applicable.

Regional, State and National Plans and Policies (s.9(2)(h)):

Forestry activities are undertaken in accordance with the following regional, state and national plans:

- *Code of Practice for Timber Production 2014*
- *North East Regional Catchment Strategy 2021-27*
- *NE Waterway Strategy 2014*
- *North East Community Support Plan 2017*

Council Plans and Policies:

Council Plans:
Not applicable.

Council Policies:
Not applicable.

Transparency of Decision (s.9(2)(i)):

It is the officer's view that it is appropriate to consider this matter in a Council meeting that is open to the public.

Risk Assessment:

Not Applicable.

Officer's View:

It is the officer's view that forestry operations are progressing across the Shire in compliance with legislative requirements. Council's oversight has ensured the appropriate standards are maintained for commercial timber harvesting operations on private land.

Council Resolution:

**CR ANDERSON
CR WORTMANN**

THAT THE REPORT BE NOTED.

CARRIED

15 Economic and Tourism Development

15.1 Economic Development and Tourism Update - June 2025 - November 2025 (DCP)

Disclosure of Interests (S.130):

This report was prepared by Kerissa Heritage, Acting Manager Community Wellbeing.

At the time of preparation of this report, the officer did not have a general or material conflict of interest in any matter to which the report or advice relates.

Purpose of Report:

The purpose of this report is to provide a biannual update on Economic Development activities. The attached report provides a detailed account of the activities in this space.

Summary:

This report outlines the key activities undertaken by the Economic Development team between 1 June 2025 and 30 November 2025. During this period, the team focused on a range of strategic initiatives across the tourism and agriculture sectors, aimed at enhancing regional development, community engagement, and economic resilience.

Tourism

- Continued progressing the High Country Rail Trail project towards investment-ready status;
- Completed the Bellbridge Container Café project;
- Completed the Hanson Street Mural Project, and initiated Hanson Street improvement activities;
- Progressed various projects at the Corryong, Tallangatta and Eskdale Visitor Information Centres;
- Completed photography and videography works initiated by both Council and Tourism North East;
- Continued advocacy for and engagement with businesses to encourage participation in the Australian Tourism Data Warehouse Onboarding Program;
- Fabricated and installed numerous tourism interpretive signs across the Shire;
- Led the delivery of major events – Run Upper Murray and Corryong's 150 Year Celebration;
- Actively supported Mitta Valley Inc. To progress the Mitta Mountain Bike Park with significant milestones reached.

Agriculture

- Advocacy at both a state and federal level for Towong farmers regarding the challenging conditions;
- Engaged with stakeholders to align service delivery with needs and expectations, and developed draft plans for implementation.
- Participation at quarterly AVD meetings, UMP+ workshops, and Ag Vic and other agricultural events in the Shire.

Recommendation:

That the report be noted.

Attachment:

1. Towong Shire Riverine Plains Agriculture Officer June- November 2025 Report [15.1.1 - 2 pages]
2. Economic Development and Tourism Report June 2025 November 2025 Attachment [15.1.2 - 7 pages]

Background/History:

This report is provided bi-annually.

Relevant Law (s.9(2)(a)):

Not applicable.

Options – Best Outcomes for the Community (s.9(2)(b)):

Economic and tourism development activities are aimed at supporting the economic prosperity of the community.

Sustainability Implications (s.9(2)(c)):

Economic and tourism development activities help to provide for the ongoing economic sustainability of the Shire.

Community Engagement (s.9(2)(d)):

During the reporting period, the Economic Development team undertook a range of engagement activities to support the planning and delivery of key tourism and agriculture initiatives:

- Engaged with key stakeholders regarding the Bellbridge Container Café project;
- Undertook landowner consultation in relation to environmental reporting for the High Country Rail Trail;
- Engaged with the Community Stakeholder Project Steering Group regarding an opening for the Hanson Street Murals, as well as engaged them in the development of videos featuring the murals;
- Maintained visitor engagement through the Corryong Visitor Information Centre;
- Engaged all residents and landowners impacted by the Run Upper Murray event, and coordinated with emergency services to support event planning and safety;
- Collaborated with various community groups to deliver the Corryong 150 Years Celebration;
- Maintained ongoing engagement with Towong farming residents through various channels.

Innovation and Continuous Improvement (s.9(2)(e)):

The Economic Development team's activities from 1 June 2025 to 30 November reflect Towong Shire Council's strong commitment to innovation and continuous improvement across both tourism and agriculture sectors.

Tourism

Council has demonstrated a strong commitment to innovation and continuous improvement through initiatives that integrate technology, creative placemaking, and strategic digital engagement. The introduction of QR-coded plaques on Hanson Street murals, supported by professional videography, reflects an innovative approach to combining public art with interactive storytelling.

The Australian Tourism Data Warehouse (ATDW) onboarding program, which offered free memberships to local operators, removed cost barriers and significantly strengthened the region's digital presence. Additionally, the Bellbridge Container Café project exemplifies creative placemaking by transforming a road reserve into a vibrant community space, complemented by a community-informed mural and landscaping to enhance amenity. These initiatives highlight Council's proactive approach to leveraging technology, fostering partnerships, and delivering creative solutions that continuously improve tourism promotion and community engagement.

Agriculture

Riverina Plains activities demonstrate innovation and continuous improvement by proactively adapting services to meet evolving challenges and farmer needs. Extensive stakeholder consultation identified priority knowledge gaps, leading to the development of targeted workshops on soil and pasture management and succession planning.

Collaboration with the Victoria Drought Resilience Adoption and Innovation Hub connects local farmers to cutting-edge practices and broader networks, ensuring access to innovative solutions. Additionally, coordinated communication with multiple stakeholders reduces duplication and streamlines resource sharing, improving efficiency and responsiveness. These actions reflect a forward-thinking approach that leverages partnerships and strategic planning to enhance resilience and long-term productivity.

Collaboration (s.9(2)(f)):

During the reporting period, the Economic Development team actively collaborated with a range of community groups, businesses, and regional organisations to support the delivery of key projects and initiatives. Key collaborations included:

- Collaboration with the various community groups, including the Mitta Mitta Swimming Pool Committee, Eskdale Progress Association, and Tallangatta Heritage Group, regarding content for interpretive signage;
- The Eskdale Progress Association assisted in refining the scope for revitalising the Eskdale Visitor Information Centre;
- Mat Dore Coaching collaborated with Council to deliver Run Upper Murray Trail and to commence planning for the 2026 Pub to Pelican marathon;
- Collaboration with the Man from Snowy River Tourism Association, Corryong Memorial Hall Committee, Corryong Health, The Man from Snowy River Museum, Sacred Heart School and Parish, Corryong Preschool, Corryong College, Corryong Rotary, Corryong Red Cross, and the Corryong Lions Club to deliver the Corryong 150 Years Celebration.

In the agricultural sector, Riverina Plains worked in partnership with several organisations to deliver workshops and provide valuable information to the Towong farming community. These partners included:

- Alpine Valleys Dairy;
- Upper Murray Landcare;
- Mitta to Murray Landcare Network;
- Mitta Valley Landcare Group;
- Agmate Rural Services;
- Yenda Producers Co-operative;

- Costello Rural Corryong;
- Ag Warehouse Corryong.

Financial Viability/Budget Impact (s.9(2)(g)):

Budget requirements and availability have been confirmed, grant funding has been sought where possible and all expenditure is being monitored and managed within agreed budget allocations.

Regional, State and National Plans and Policies (s.9(2)(h)):

- Victoria's High Country Destination Management Plan 2023-2033
- North East Victoria Cycling Optimisation Plan
- The Hume Strategy for Sustainable Communities 2010-20
- Hume Regional Growth Plan - Visit Victoria Visitor Economy Strategy Action Plan 2016-20
- Lake Hume Land and On-Water Management Plan
- Goulburn Murray Water Corporate Plan 2019-20 to 2023-24
- Hume Regional Growth Plan 2014 - Goulburn Murray Water, Corporate Plan 2021-22 to 2025-26
- Regional Development Victoria Ovens, Murray Regional Partnership 2019-20
- Victoria State Government, Victoria's Climate Change Strategy 2021

Council Plans and Policies:

Council Plans:

This report supports the following *Council Plan 2025-2029* priorities.

3. Economic and Tourism Development - Expand economic and employment opportunities across our Shire in a sustainable way.
 - 3.2 Continue to support Mitta Valley Inc plan, and develop the Mitta Valley Mountain Bike Park.
 - 3.5 Seek funding to extend the High Country Rail Trail from Berringama to Colac Colac.
 - 3.9 Establish a container café and Council service hub in Bellbridge.
 - 3.11 Seek opportunities to apply the destination brands across the Shire.
 - 3.12 Revitalise the Eskdale Visitor Information Centre and amenities block.
 - 3.15 Expand the reach of tourism marketing and promotional materials, with a particular focus on the Lake Hume and Mitta Valley.
 - 3.25 Collaborate with other partners and stakeholders to support and strengthen existing and developing farming and agricultural industry groups across the Shire.

- 3.26 Partner with key stakeholders to seek funding to strengthen the capability of developing or expanding agricultural innovations and initiatives.

Council Policies:

Not applicable.

Transparency of Decision (s.9(2)(i)):

It is the officer's view that it is appropriate to consider this matter in a Council meeting that is open to the public.

Risk Assessment:

Not applicable.

Officer's View:

The Economic Development team continues to deliver strongly on Council Plan objectives.

Council Resolution:

**CR WHITEHEAD
CR WORTMANN**

THAT THE REPORT BE NOTED.

CARRIED

16 Councillor Reports

An opportunity is provided for Councillors to table or present a Delegate's report.

There were no Councillor reports presented.

17 Urgent Business

In accordance with Council's Governance Rules, matters of urgent business can only be considered if:

- a) It relates to or arises out of a matter which has arisen since distribution of the agenda; and
- b) It cannot safely or conveniently be deferred until the next Council meeting; and
- c) The Council resolves to admit an item considered to be urgent business.

There were no items of Urgent business.

18 Committee Minutes

18.1 Audit and Risk Committee Minutes - November 2025 (DCOD)

Disclosure of Interests (S.130):

This report was prepared by Ms Narelle Taylor, Director Corporate and Organisational Development.

At the time of preparation of this report, the officer did not have a general or material conflict of interest in any matter to which the report or advice relates.

Purpose of Report:

The purpose of this report is to present the unconfirmed minutes from the Audit and Risk Committee.

Summary:

As per section 8 of the Council Audit and Risk Committee Charter, the minutes of an Audit and Risk Committee meeting must be forwarded to the next ordinary meeting of Council, including a report explaining specific recommendations and key outcomes.

An Audit and Risk Committee meeting was held on 13 November 2025. The unconfirmed minutes were circulated to Councillors prior to the meeting.

Attachments:

18.1.1 ARC Minutes 13NOV2025 (Confidential attachment)

The minutes of the meeting are considered confidential under Section 3(1) of the Local Government Act 2020 due to: (f) Personal information, being information which if released would result in the unreasonable disclosure of information about any person or their personal affairs.

Resolutions made by the Committee, other than those 'for noting' were as follows:

Risk Management

That the committee provide any feedback and advice regarding the adequacy of processes undertaken in regard to High Priority Items over the period.

Initiatives and Innovation

That feedback on draft policies be submitted for review:

- Fit for Work Policy
- Drug and Alcohol Policy

Financial and Performance Reporting

That:

1. The Statutory Financial Statements and external auditors update be noted and endorsed by the ARC,
2. The Information Technology policies and documentation timeline be presented to the next ARC meeting.

Internal Audit Progress Report

That:

1. The Early Years Policy Framework, implementation and awareness across the Early Years team be subject of the next internal audit,
2. Council consider the overarching review of the Child Safe Standards across the entire organisation.

Policy Review

That feedback provided by the Committee be received for consideration:

- Procurement Policy
- Fraud and Corrupt Conduct Policy and Procedure

Future Agenda Items

That future agenda items include a report to be presented from functional managers responsible for each risk area in the strategic risk register.

Future Meeting Dates

That the meeting dates for 2026 be confirmed:

- Thursday 12 February 2026
- Thursday 14 May 2026
- Thursday 13 August 2026
- Thursday 12 November 2026.

Recommendation:

That the unconfirmed Audit and Risk Committee Minutes and Resolutions from the 13 November 2025 meeting be noted.

Council Resolution:

**CR WHITEHEAD
CR ANDERSON**

**THAT THE UNCONFIRMED AUDIT AND RISK COMMITTEE MINUTES AND
RESOLUTIONS FROM THE 13 NOVEMBER 2025 MEETING BE NOTED.**

CARRIED

18.2 OHS Committee Minutes - November 2025 (DCOD)

Disclosure of Interests (S.130):

This report was prepared by Ms Narelle Taylor, Director Corporate and Organisational Development.

At the time of preparation of this report, the officer did not have a general or material conflict of interest in any matter to which the report or advice relates.

Purpose of Report:

The purpose of this report is to provide the Occupational Health and Safety Committee meeting minutes.

Summary:

The unconfirmed minutes of the Occupational Health and Safety Committee meeting held on 27 November 2025 have been provided to Councillors prior to the meeting.

Recommendation:

That the unconfirmed minutes of the Occupational Health and Safety Committee meeting held on 27 November 2025 be noted.

Council Resolution:

**CR WHITEHEAD
CR ANDERSON**

THAT THE UNCONFIRMED MINUTES OF THE OCCUPATIONAL HEALTH AND SAFETY COMMITTEE MEETING HELD ON 27 NOVEMBER 2025 BE NOTED.

CARRIED

19 Council Policies

19.1 Policies for Adoption (DCOD)

The following policies were tabled for review at the 26 November 2025 Council Meeting:

- Public Interest Disclosure Policy
- Fraud and Corrupt Conduct Policy

Attachment:

1. Policy Review Public Interest Disclosure NOV2025 [**19.1.1** - 7 pages]
2. Policy Review Fraud and Corrupt Conduct NOV2025 [**19.1.2** - 9 pages]

Please note the recommended changes are shown in colored text.

Recommendation:

That the following policies be adopted, with the Chief Executive Officer authorised to make minor administrative changes where necessary:

- Public Interest Disclosure Policy
- Fraud and Corrupt Conduct Policy

Council Resolution:

**CR ANDERSON
CR WORTMANN**

THAT THE FOLLOWING POLICIES BE ADOPTED, WITH THE CHIEF EXECUTIVE OFFICER AUTHORISED TO MAKE MINOR ADMINISTRATIVE CHANGES WHERE NECESSARY:

- 1. PUBLIC INTEREST DISCLOSURE POLICY**
- 2. FRAUD AND CORRUPT CONDUCT POLICY**

CARRIED

20 Sealing of Documents

Nil

21 Confidential

Section 66 of the *Local Government Act 2020* declares that meetings are to be open to the public unless the following specified circumstances apply:

1. *A Council or delegated committee must keep a meeting open to the public unless the Council or delegated committee considers it necessary to close the meeting to the public because a circumstance specified in subsection (2) applies.*
2. *The circumstances are –*
 - a) *the meeting is to consider confidential information; or*
 - b) *security reasons; or*
 - c) *it is necessary to do so to enable the meeting to proceed in an orderly manner.*
3. *If the circumstance specified in subsection (2)(b) or (2)(c) applies, the meeting can only be closed to the public if the Council or delegated committee has made arrangements to enable the proceedings of the meeting to be viewed by members of the public as the meeting is being held.*
4. *For the purposes of subsection (3), the arrangements may include provision to view the proceedings on the Internet or on closed circuit television.*
5. *If a Council or delegated committee determines that a meeting is to be closed to the public to consider confidential information, the Council or delegated committee must record in the minutes of the meeting that are available for public inspection –*
 - a) *the ground or grounds for determining to close the meeting to the public by reference to the grounds specified in the definition of confidential information in section 3(1); and*
 - b) *an explanation of why the specified ground or grounds applied.*

As defined in section 3(1) of the Local Government Act 2020 "confidential information" means the following information

- a. *Council business information, being information that would prejudice the Council's position in commercial negotiations if prematurely released;*
- b. *Security information, being information that if released is likely to endanger the security of Council property or the safety of any person;*

- c. *Land use planning information, being information that if prematurely released is likely to encourage speculation in land values;*
- d. *Law enforcement information, being information which if released would be reasonably likely to prejudice the investigation in an alleged breach of the law or the fair trial or hearing of any person;*
- e. *Legal privileged information, being information to which legal professional privilege or client legal privilege applies;*
- f. *Personal information, being information which if released would result in the unreasonable disclosure of information about any person or their personal affairs;*
- g. *Private commercial information, being information provided by a business, commercial or financial undertaking that –*
 - (i) *relates to trade secrets; or*
 - (ii) *if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage;*
- h. *Confidential meeting information, being the records of meetings closed to the public under section 66(2)(a);*
- i. *Internal arbitration information, being information specified in section 145;*
- j. *Councillor Conduct Panel confidential information, being information specified in section 169;*
- k. *Information prescribed by the regulations to be confidential information for the purposes of this definition; and*

Information that was confidential information for the purposes of section 77 of the Local Government Act 1989.

Nil

22 Closure of Meeting

There being no further business, the Mayor declared the meeting closed, the time being 1:03 pm.

Mayor