Agenda
Ordinary Meeting of Council

10:30 am, Wednesday 24 September 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.

Agenda for the Ordinary Meeting of Council to be held at 32 Towong Street, Tallangatta, Victoria on Wednesday 24 September 2025 commencing at 10:30 am

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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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 Councillor and Officer Presence at the Meeting

Councillor Attendance
Crs Whitehead, Anderson, Wortmann, Tolsher and Pitman

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

3 Apologies and Granting of Leave of Absence

4 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.

5 Confirmation of Minutes

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

Ordinary Council Meeting 27 August 2025
Special Council Meeting 3 September 2025

Recommendation:

That the Minutes of the Ordinary Council Meeting held on 27 August 2025, and the Special Council Meeting held on 3 September 2025 be confirmed.

6 Petitions and Joint Letters

Nil

7 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.

8 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 Records from the Informal Meeting of Councillors held on 27 August 2025 and 10 September 2025 are attached as follows:

1. Councillor Workshop Agenda - 13 Aug 2025 [**8.1.1** - 4 pages]
2. Councillor Workshop Agenda - 10 Sep 2025 [**8.1.2** - 3 pages]

Recommendation:

That the information be noted.

9 Organisational Improvement

9.1 Action Sheet Report (CEO-06/06/0010)

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 inform Councillors of the status of the resolutions from the Ordinary Council Meeting held on 27 August 2025.

Summary:

The attached report summarises the progress made in relation to the resolutions from the Ordinary Council meeting held on 27 August 2025.

Recommendation:

That the report be noted.

Attachment:

1. Action Sheet from Ordinary Council Meeting 27 August - Corryong [**9.1.1** - 23 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.

9.2 Quarterly Budget Report (DCOD)

Disclosure of Interests (S.130):

This report was prepared by Mr Dylan Howard, Manager Finance.

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 present the Quarterly Budget Report in accordance with the requirements of the *Local Government Act 2020*.

Summary:

The Quarterly Budget Report presented in the appendix shows a surplus of $5.6 million for the year end 30 June 2025 against a budgeted deficit of $1.98 million. The main reason for the significantly higher surplus is the higher amount of income received against budget, in particular Grants and other income. $3.3M in Financial Assistance Grants were received in the last week of June 2025 which were early payment of the 2025/26 year allocation and therefore resulted in a far higher surplus than budgeted for the year.

Recommendation:

That the report be noted.

Attachment:

1. Quarterly Budget Report 30 June 2025 [**9.2.1** - 8 pages]

Background/History:

This report provides a quarterly update on the financial performance of the organisation.

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

Section 97 of the *Local Government Act 2020* requires the following:

(1) As soon as practicable after the end of each quarter of the financial year, the Chief Executive Officer must ensure that a quarterly budget report is presented to the Council at a Council meeting which is open to the public.

(2) A quarterly budget report must include –

(1) a comparison of the actual and budgeted results to date; and
(2) an explanation of any material variations; and
(3) any other matters prescribed by the regulations.

This report meets the requirements of the *Act*.

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)):

Council has achieved a net operating surplus however timing issues played a large part in the final result due to accruals of DRFA insurance payments and operating grant income received in advance.

There are still deficits forecast for future years, which highlights the need for our operating results to be balanced into the future.

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:

Whilst the quarterly budget report presents a positive operating result and the cash position remains strong, a large portion of this is committed to projects (operating and capital) for which the funding was obtained.

Officer's View:

The organisation remains in a strong financial position with $35.6M of current assets against $9.2M of current liabilities, including $29M of cash and investments.

A significant portion of Council resources are committed to budgeted capital works and services such as flood recovery funding, early years and community projects. The presentation of the Long Term Financial Plan for 2025/26 - 2034/35 highlighted that into the future, Council remains dependent on the receipt of one-off grant funding to support renewal of its aging infrastructure into the future. Asset renewal is prioritised over new infrastructure spend.

9.3 Annual Financial Statements and Performance Statements (DCOD)

Disclosure of Interests (S.130):

This report was prepared by Mr Dylan Howard, Manager Finance.

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 draft Annual Financial Statements and Performance Statement for the year ended 30 June 2025 for review and in-principle approval.

Summary:

The *Local Government Act 2020* (LGA 2020) requires Council to prepare Financial Statements and a Performance Statement in respect of each financial year. The statements must be approved in principle by Council prior to submission to the auditor. Council officers have prepared the draft Financial Statements and a draft Performance Statement in line with legislative and regulatory requirements and they are now ready to be considered for in-principle approval.

Recommendation:

That:

1. The draft Annual Financial Statements and the draft Performance Statement for the year ended 30 June 2025 be approved in-principle; and
2. Two Councillors be authorised to certify the Financial Statements and the Performance Statement for the year ended 30 June 2025 on behalf of Council once any amendments or changes are made as requested by the Victorian Auditor General.

Attachment:

1. Towong Shire Council - Model Financials 24-25 V 2 [**9.3.1** - 57 pages]
2. Towong Shire Performance Statement 2024 25 V1 [**9.3.2** - 21 pages]

Background/History:

Legislative Context

Section 98 of the LGA 2020 requires Council to prepare an Annual Report in respect of each financial year, which must contain:

- *report of operations of the Council;*
- *an audited performance statement;*
- *audited financial statements;*
- *a copy of the auditor's report on the performance statement;*
- *a copy of the auditor's report on the financial statements under Part 3 of the Audit Act 1994;*
- *any other matters prescribed by the regulations.*

Items a), b) and c) are to take the form described by Section 98 of the LGA 2020 and any supporting regulations.

Section 99 of the LGA 2020 specifies that Council must prepare the financial statements and performance statement as soon as practicable after the end of the financial year. Council must pass a resolution approving the financial statements and the performance statement in principle prior to submitting them to the auditor. Council must ensure that the statements in their final form and after any changes recommended or agreed by the auditor have been made, are certified by two Councillors, prior to final certification by the auditor. The auditor must then submit reports on the statements to the Minister for Local Government, and the Mayor must present the Annual Report at a Council meeting open to the public.

Financial Statements

The financial statements show Council's financial performance, financial position and cash flows against the previous year.

Council achieved a surplus of $5.65 million for the year ended 30 June 2025, compared to a budgeted deficit of $1.98 million. The higher than anticipated result was primarily due to:

- Accruals of $1.5 million DRFA insurance settlement relating to the 2022 Floods;
- $3.3 Million (or 50%) of 2025/26 Financial Assistance Grants paid early.
- Non-recurrent grant income exceeding budget by $3 million.

Performance Statement

The Performance Statement provides an overview of Council's progress against key performance indicators. The Local Government Performance Reporting Framework (LGPRF) provides the basis of these indicators to enable a uniform Performance Statement across all Victorian councils.

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

The Financial Statements and the Performance Statement have been prepared in accordance with the requirements section 98 of the LGA 2020 and the associated *Local Government (Planning and Reporting) Regulations 2020*.

Both statements are now ready for consideration for approval in principle in accordance with section 99 of the LGA 2020.

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)):

The financial result for the year ended 30 June 2025 reflects a surplus.

Long term financial sustainability continues to remain dependent on the receipt of one-off grants to fund renewal of Council's aging infrastructure. The decrease in availability of state and federal funding is cause for concern in regard to our ability to attain such funding into the future.

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:

At the time of submitting this report the Financial Statements and the Performance Statement have been substantially reviewed by the auditor, however officers are still awaiting feedback as well as information to be supplied by Vision Super for inclusion regarding Defined Benefit liabilities. The information in this section is still outstanding and is therefore highlighted to identify this.

It is noted that this report relates to Council's in-principle approval only and that the final statements may still vary as any final auditor recommendations are addressed.

Officer's View:

The Financial Statements and Performance Statement for the financial year ending 30 June 2025 have been prepared in accordance with all relevant legislation and regulations and have been subject to substantial auditor review. It is the officer's recommendation that the Financial Statements and Performance Statement as presented be approved in principle.

9.4 Chief Executive Officer Leave Request (Mayor)

Disclosure of Interests (S.130):

This report was prepared by Cr Andrew Whitehead, Mayor.

At the time of preparation of this report, Cr Whitehead 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 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 that period.

Summary:

The Chief Executive Officer has requested Annual Leave for the period Monday 29 September 2025 to Monday 13 October 2025 inclusive.

The Chief Executive Officer has recommended that Mr Jamie Heritage, Director Infrastructure and Environment, be appointed to the role of Acting Chief Executive Officer for the period Monday 29 September 2025 to Monday 13 October 2025.

Recommendation:

That:

1. The Chief Executive Officer be granted Annual Leave for the period Monday 29 September 2025 to Monday 13 October 2025 inclusive; and

2. Mr Jamie Heritage, Director Infrastructure and Environment, be appointed to the role of Acting Chief Executive Officer for the period Monday 29 September 2025 to Monday 13 October 2025.

10 Community Wellbeing

10.1 Towong Shire Council - Reconciliation Action Plan (DCP)

Disclosure of Interests (S.130):

This report was prepared by Mr Michael Stanton, 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 present the Towong Shire Council draft Reflect Reconciliation Action Plan 2025/26 (RAP) and draft Flag Flying Policy for adoption.

Summary:

At its meeting in May 2024 Council resolved to provide in-principle approval of the draft RAP that had been developed.

Since that time there has been further development of the draft RAP with new staff coming into the organisation including Council's First Nations Cultural Awareness and Reconciliation Officer, which is a newly created position within Council.

There have also been some changes to the draft RAP in line with the intent of the document through feedback and further discussion with Reconciliation Australia.

Reconciliation Australia has provided conditional endorsement of the draft RAP, with conditions mainly around completing the document in line with The Reconciliation Australia Brand Guide, inclusion of its logos and artwork which are being sourced locally.

Many deliverables in the draft RAP have already been implemented or commenced, and this has also been noted by Reconciliation Australia and detailed in the document.

Recommendation:

That:

1. The draft Towong Shire Council Reflect Reconciliation Action Plan 2025-2026 as presented, be adopted;
2. The following Acknowledgement of Country wording be adopted for use at Council meetings, internal meetings with external representation, signage at community facing services, and Council facilities:
   "Towong Shire Council acknowledges all the Traditional Custodians throughout the Shire, we recognise their continued care of lands and waters, 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. The following Acknowledgement of Country wording be adopted for use in formal Council documents and at external Council hosted public events:
   "*Towong Shire Council acknowledges all the Traditional Custodians throughout the Shire, we recognise their continued care of lands and waters, their living knowledges and wisdom. We pay our respect to Elders past and present, we honour their stories, leadership and strength. We understand that their voice holds the knowledges that has carried them for thousands of years, we are committed to listening and working together to help build a stronger and more inclusive society."; and*
4. The draft Towong Shire Council Flag Flying Policy as presented, be adopted and implemented.

Attachment:

1. Draft Towong Shire Council Reflect RAP [**10.1.1** - 22 pages]
2. Draft Towong Shire Flag Flying Policy - September 2025 [**10.1.2** - 8 pages]

Background/History:

Council endorsed the draft RAP in May 2024 and since that time the document has been further developed and modified through several versions to the point where Reconciliation Australia has now conditionally endorsed the draft Reflect RAP.

The draft Reflect RAP inclusive of all deliverables from September 2025 to December 2026 forms Attachment 1 to this report. In all there are 44 deliverables listed in the RAP document across the following thirteen actions:

1. Establish and strengthen mutually beneficial relationships with Aboriginal and Torres Strait Islander stakeholders and organisations.

2. Build relationships through celebrating National Reconciliation Week (NRW).
3. Promote reconciliation through our sphere of influence.
4. Promote positive race relations through anti-discrimination strategies.
5. Increase understanding, value and recognition of Aboriginal and Torres Strait Islander cultures, histories, knowledge and rights through cultural learning.
6. Demonstrate respect to Aboriginal and Torres Strait Islander peoples by observing cultural protocols.
7. Build respect for Aboriginal and Torres Strait Islander cultures and histories by celebrating NAIDOC Week.
8. Improve employment outcomes by increasing Aboriginal and Torres Strait Islander recruitment, retention and professional development.
9. Increase Aboriginal and Torres Strait Islander supplier diversity to support improved economic and social outcomes.
10. Establish and maintain an effective RAP Working Group (RWG) to drive governance of the RAP.
11. Provide appropriate support for effective implementation of RAP commitments.
12. Build accountability and transparency through reporting RAP achievements, challenges and learnings both internally and externally.
13. Continue our reconciliation journey by developing our next RAP.

In relation to some of the actions and deliverables in the draft RAP, the following has been proposed and should be noted in considering this report:

Acknowledgement of Country:

The following Acknowledgement of Country wording is proposed to be used and communicated for use for Council meetings, other internal meetings with external representation, signage at community facing services, and Council facilities.

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

A longer version is also proposed which is only used for larger public events, which is:

"Towong Shire Council acknowledges all the Traditional Custodians throughout the Shire, we recognise their continued care of lands and waters, their living knowledges and wisdom. We pay our respect to Elders past and present, we honour their stories,

leadership and strength. We understand that their voice holds the knowledges that has carried them for thousands of years, we are committed to listening and working together to help build a stronger and more inclusive society."

The development of an Acknowledgement of Country and Welcome to Country Guidance Document regarding appropriate protocols and wording for events, meetings and public gatherings is a deliverable in the draft RAP and once developed will be communicated internally and externally.

Flag Flying Policy:

A draft Towong Shire Council Flag Flying Policy has been developed and is the second attachment to this report. If the policy is adopted, the necessary flag infrastructure will be established to enable implementation of the policy.

The draft Flag Flying Policy details the flag flying protocols associated with the flying of the Australian, Aboriginal, Torres Strait Islander, and other commemorative flags. The draft Policy further demonstrates Council's commitment to recognising the importance of the Aboriginal and Torres Strait Islander peoples historic and ongoing cultural contributions. The location of the Aboriginal and Torres Strait Islander flags alongside the Australian flag is a visible and important step in Council's Reconciliation journey.

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

The *Local Government Act 2020*

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

The actions listed in the draft Reflect RAP apply mainly to Council and its staff, but many are aimed at leading and educating the community in relation to Council's commitment to reconciliation. Council's commitment to this endeavour aligns with the community vision: "Towong Shire will be the ideal place to be: welcoming, vibrant, and diverse communities with quality facilities and services."

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

Social

Developing a RAP brings numerous social and economic advantages:

- Acknowledging First Nations History: A RAP aids in acknowledging historical injustices and ongoing challenges faced by First Nations peoples, demonstrating the commitment to understanding and addressing the impacts of colonisation.
- Commitment to Reconciliation: Creating a RAP marks a significant stride towards genuine reconciliation. It fosters structured engagement with First Nations communities, cultivates respectful relationships, and works towards shared goals, driving continuous improvement.
- Cultural Competence and Awareness: Engaging in the RAP process enhances staff cultural competence and awareness, leading to more inclusive practices and policies that better serve First Nations stakeholders and broaden the understanding of diverse perspectives and needs.
- Social Responsibility: Reconciliation aligns with principles of social responsibility and ethical business practices, fulfilling the obligation to positively contribute to the communities Council serves.
- Organisational Benefits: Implementing a RAP can enhance reputation, boost employee satisfaction, and strengthen relationships with First Nations stakeholders, yielding tangible benefits for the organisation

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

For the purposes of the Reflect RAP, Council staff and Councillors were the key groups engaged in the development of the document. The cultural awareness training conducted over recent months included information about the draft RAP, and the importance and benefits of its implementation.

The recent Reconciliation and NAIDOC week events have also included communicating details on Council's commitment to reconciliation and the process and intention of the Reflect RAP.

The RAP Working Group has been established in line with the actions and deliverables of the draft RAP. This group includes community representation.

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

Through the RAP process, Council staff have critically reflected on practices, policies, and relationships with First Nations peoples. By identifying areas for improvement and setting measurable goals for reconciliation, the RAP provides a framework for ongoing assessment and evaluation of progress.

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

Reconciliation Australia (RA) is a critical partner in developing RAPs. Reconciliation Australia has provided guidance, resources, and support throughout the RAP process and has recently conditionally approved the draft document.

In recent months Council staff have had held discussions and further developed relationships with a number of Traditional Owner Groups and other organisations to assist in the finalisation and implementation of the draft RAP. These groups and organisations include:

- Duduroa
- Jiatmathang Country
- Ngarigo
- Wolgal
- Duduroa Dhargal Aboriginal Corporation
- Albury Wodonga Aboriginal Health Service
- On-Country Pathways
- Murray Arts First Nations

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 will be monitored and managed within agreed budget allocations.

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

Victorian Aboriginal and Local Government Strategy

Council Plans and Policies:

Council Plans:
This report supports the following *Council Plan 2021-2025* priorities.

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

2.11 Support our communities to ensure that Shire places are welcoming to culturally and linguistically diverse (CALD) and LGBTIQA+ communities and are inclusive and connected

2.12 Build relationships and develop understanding of aboriginal people and consider the commitment to an ongoing reconciliation action plan process

Organisational Improvement - Maintain a high performing customer-centred organisation that works with the community to develop and deliver priorities.

6.7 Provide a safe and healthy workplace for all Councillors and staff in a continually evolving environment

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:

Committing to Reconciliation through the development of a RAP is now common practice for many organisations and there is a reputational risk to Council in not having a RAP or implementing the actions of it.

Equally it is important that actions involving community events, facilities and /or publicly visible are communicated to the community to mitigate any negative public reaction.

Officer's View:

The development of the Reflect Reconciliation Action Plan is a major milestone marking Council's commitment to reconciliation. The outcomes of the RAP should make the organisation more inclusive and welcoming to all First Nations communities.

10.2 Corryong Elyne Mitchell Library Internal Refurbishment Tender assessment - Contract 2025/26 - 001 (DCP)

Disclosure of Interests (S.130):

This report was prepared by Mr Michael Stanton, 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 information to support the assessment of tender submissions for the Corryong Elyne Mitchell Library Internal Refurbishment (Contract 2025/26 - 001) and seek Council approval to appoint the recommended contractor.

Summary:

This report outlines the tender process followed for the procurement of a suitable contractor to undertake the Corryong Library internal refurbishment.

The key elements of the Corryong Library project include minor demolition, lining existing walls, painting and finishing, joinery, lighting upgrade, minor power and technical upgrades, supply and install fixed fittings and equipment in accordance with Technical Specifications and Construction Drawings as prepared by Eames Architects.

Tenders for this project were invited via advertisement from 29 July 2025 and closed on 26 August 2025. Two (2) compliant tenders were received. This report provides a recommendation for the most suitable contractor to undertake the above works.

A comparative tender evaluation and assessment report for Contract No 2025/26 - 001 has been circulated to Councillors prior to this meeting. This evaluation provides all financial information and non-price scoring criteria and weightings.

Recommendation:

That:

1. Contract 2025/26 - 001 for the Corryong Elyne Mitchell Library Internal Refurbishment be awarded to QI Constructions Pty Ltd for the lump sum of $272,031 Excluding GST;

2. The Chief Executive Officer be authorised to sign and seal Contract No 2025/26 - 001 in accordance with Local Law 1 – Common Seal and Miscellaneous Penalties; and
3. The Chief Executive Officer be authorised to approve contract variations up to the value of the total allocated project budget.

Attachment:

Nil

Background/History:

The Corryong Library is a well-used community asset with good visitation numbers and a membership which is slowly increasing. The library operates as an important Community Hub facilitating community engagement through activities such as Story Time, Premier's Regarding Challenge (grant funded), book clubs, key social and inclusive events, school programs, author talks and ongoing Library initiatives.

The library was last upgraded 21 years ago and over time the interior has deteriorated, and is no longer meeting spatial, technological or functional community needs. Key issues include inflexibility, minimal acoustics and no delineation between loud and quiet spaces, spatial allocation, deterioration of materials and finishes and spaces being no longer fit for purpose.

Following the completion of community consultation, detailed designs and costings earlier this year Council has been successful in a grant application through the Victorian Government's 2024-25 Living Libraries Infrastructure Program (LLIP), with $320,000 from this program allocated to internally renovate and upgrade the interior of the Corryong Library.

As per the requirements of the LLIP there is no funding contribution required from Towong Shire Council towards this project therefore the funded amount of $320,000 forms the total budget for this project inclusive of this contract and a separate Request for Quotation (RFQ) process for loose furniture items which is being procured separately to this contract.

The tender prices submitted by both companies were above the allocated budget amount for this contract. Tender clarifications were sought from both companies in relation to several components of the project.

Under the "Conditions of Tendering" Towong Shire Council reserves the right to accept a Tender in part or in whole or to negotiate. Based on this provision and the allocated budget, negotiations with the lowest priced tenderer (Q1 Constructions Pty Ltd) have taken place, reducing the overall cost without changing the scope of the project.

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

The *Local Government Act 2020*

"A Council must comply with its Procurement Policy before entering into a contract for the purchase of goods or services or the carrying out of works"

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

In terms of achieving the best outcome for the municipal community, including future generations, two options are proposed for consideration:

Option 1 – Approve the tender as presented and award Contract No 2025/26 - 001 to Q1 Constructions Pty Ltd. **Recommended**

Option 2 – Retender the works. This will impact project timelines and potentially milestones associated with the funding agreement that has been established with Living Libraries Victoria. This option is not recommended.

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

Economic
This project will include the use of local contractors and suppliers providing a positive impact to the local economy.

Social
The Corryong Library is a well-used community asset, and the upgrades include improved and varied programming and learning spaces and activities further promoting the library as a social hub and focus for the community.

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

Prior to applying for funding for this project Eames Architects carried out community consultation on behalf of Council in February/March this year. This engagement included an online survey, a community collaboration day at the Corryong Library and specific key stakeholder engagement.

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

This project is an exercise in place making and purpose for the rural community of Corryong and the Upper Murray, ensuring the Corryong Library will continue to contribute to fostering and facilitating learning. Funds will be used to improve interior surface finishes, acoustic treatments, technology and access. The internal spaces will be redefined, converting currently deteriorating and inflexible internal fit-out into a purpose-built flexible library space providing more flexible community space for a variety of uses.

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

Collaboration for this project has occurred through recent consultation during the planning and design process with all stakeholders and the community whilst a specific working collaboration between Council staff, contracted Architects and Living Libraries Victoria representatives has also taken place.

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

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

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

Public Libraries Victoria Strategic Plan 2023 – 2027
Australian Library and Information Association – Strategic Plan 2024 - 2026
Standards and Guidelines for Australian Public Libraries – May 2021

Council Plans and Policies:

Council Plans:
This report supports the following *Council Plan 2021-2025* priorities.
2. Community Wellbeing - Encourage and support all people in our Shire to be healthy, happy, connected and resilient.
2.5 Review opportunities for communities to access library resources and connect through libraries

Council Policies:
Community Engagement Policy.
Procurement 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 project design and development and the tender process has included strong risk management assessment. The due diligence exercised through the evaluation process has served to mitigate any significant risks associated with project construction.

A risk for this project is the time frame available to spend the allocated grant funding. This risk will be mitigated through active management of project implementation and supervision of the contractor.

The appointment of an experienced contractor in similar type projects with strong referrals will facilitate the project being as low risk as possible.

Officer's View:

The references provided by Q1 Constructions Pty Ltd in its tender submission combined with their experience demonstrate that it will deliver good value and is a low risk to Council for this project. It is the officer's recommendation that Q1 Constructions Pty Ltd be awarded Contract No 2025/26 - 001 for the lump sum of $272,031 excluding GST.

11 Asset Management

11.1 Capital Works Report (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 provide a progress update as at 30 June 2025 for the 2024/25 Capital Works Program.

Summary:

This report presents the overall status of the capital works program to the end of June 2025 and includes updates on project status, progress, expenditure and completion risk. A detailed budget breakdown has been separately circulated to Councillors prior to the meeting.

Recommendation:

That the report be noted.

Attachment:

Nil

Background/History:

Council's 2024/25 Capital Works Program totals $25.4 million and includes 82 projects, comprising both new initiatives and carry-over works from previous years.

The 14 largest projects represent approximately 44% of the overall budget. Of these, one is currently in progress, four are under construction, eight have been completed, and two are either progressing or in the engage/design phase.

The remaining projects are on track to be completed within the 2025/26 financial year or as programmed. The Hanson Street, Corryong upgrade (Stage 1) is currently in the concept design stage with streetscape renders nearing completion, once

complete a community consultation session will be planned in the coming weeks. This project will be delivered over coming years through staged works.

Annual programs for resealing, guardrail replacement, gravel re-sheeting, and footpath renewal have also been finalised within the current financial year, ensuring the ongoing maintenance and improvement of Council's infrastructure network.

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 Capital program provide local economic stimulus through the employment of local contractors.

Social
Projects within the Capital program are prioritised in line with the Council Plan 2021-2025 to improve social amenity and economic outcomes across the Shire.

Environmental/Climate Change
The current dry weather conditions are favourable for project construction activities.

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

Community engagement activities have continued and are proposed across several capital projects, most notably there will be a significant amount of community engagement regarding the Hanson Street (western end) streetscape works.

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

The Capital Works Program provides a structured framework for the ongoing strategic enhancement and renewal of assets across the Shire.

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

Not Applicable.

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

As at 30 June 2025	$	%
Total Budget	$ 25,425.568.39	100
Year to Date spend (30 June 2025)	$ 13,023,000.00	51

Detailed budget and job closure analysis is included in the appendix to this report.

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

Not Applicable.

Council Plans and Policies:

Council Plans:

This report supports the following *Council Plan 2021-2025 priorities*.
1. Asset Management - Maintain and improve our Shire's infrastructure to meet the levels of service established in consultation with our communities.

1.1 Deliver 100% of the annual capital works program and bushfire recovery projects
1.3 Complete Stage 2 Great River Road
1.4 Continue the upgrade of Georges Creek Road
1.5 Complete upgrades of Hanson Street from Sugarloaf Road to Kiel Street
1.6 Complete the upgrade of the Stock Route in Corryong
1.7 Progressively deliver the upgrade of the unsealed sections of Lake Road
1.8 Investigate upgrade options for Wises Creek Road
1.10 Seek funding to deliver upgrades of key transport routes and hazardous road alignments to improve efficiency and safety
1.12 Continue to deliver the upgrade of unsealed streets in urban areas program
1.13 Complete the upgrade of the Corryong CBD
1.14.1 Complete streetscape upgrades in Dartmouth
1.14.2 Complete streetscape upgrades in Mitta Mitta
1.15.2 Investigate and plan for upgrades at Towong
1.15.3 Investigate and plan for upgrades at Cudgewa
1.17 Address long vehicle and overflow parking issues in CBD areas
1.19 Seek funding to deliver upgrades to town entrances and wayfinding signage across the shire
1.21 Increase the recreation opportunities for young families in Dartmouth
1.22 Review and deliver the strategic parks and playgrounds upgrade program to completion

1.25 Deliver the Corryong aerodrome 24-hour fuel project
1.27 Deliver annual asset inspection and renewal programs per asset management and road management plan requirements
1.28 Implement the maintenance program for Council's buildings

Council Policies:
Procurement 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:

Contractor availability has affected timelines for several road construction, social infrastructure and public open space construction projects, driven by strong demand for qualified contractors across the state. To address this, Council has continued to actively engage with local and regional contractors to encourage tender submissions and maintain competitive quotations for Council.

While recruitment has been challenging, some great strides have been made in this area. Efforts will continue into the new financial year to secure experienced project managers and technical assistants.

Officer's View:

The team has made significant progress in delivering the 2024/25 Capital Works Program, with outcomes this year exceeding those of previous financial years. As of 30 June 2025, year-to-date (YTD) expenditure totals $13.023 million, representing approximately 51% of the total capital budget.

A wide range of social infrastructure and road/bridge projects have been delivered, including the Corryong Skate Park, Cudgewa Avenue of Honour, Georges Creek/Great River Road Intersection, Georges Creek Road Widening, Great River Road (Stage 2), Springdale Road Bridge Replacement, Towong Walking Track, Donaldson Street Parking, Dartmouth Splash Pad, Spring Creek Bridge Replacement, and the Tallangatta Creek pedestrian crossing. The Lake Road seal extension (stage 1) has commenced, currently in the bulk earthworks phase with the culvert replacement at Bethanga Bay completed and commissioned for public use.

The Corryong CBD and Bellbridge Walking Track will be finalised in September 2025. Heavy Plant replacement has been procured and awaiting arrival, Spring Creek Road Bridge and Georges Creek Road were completed at the end of the financial year.

Looking ahead, Council has secured Roads to Recovery (R2R) funding to support delivery of the Yabba Road Bridge renewal project as part of the 2025/26 Capital Works Program.

11.2 Stabilisation of Major patches Contract (DIE)

Disclosure of Interests (S.130):

This report was prepared by Mr Syed Abdullah, Civil Asset Engineer.

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 award Contract No. 2025/26-019 for the Stabilisation of Major Patches for the 2025/26 year.

Summary:

This report demonstrates the procurement process undertaken in relation to the Major Patch Stabilisation Program and seeks approval to award the contract to the recommended tenderer.

Recommendation:

That:

- Contract No. 2025/26-019 be awarded to Szabolics Construction Pty Ltd for the Stabilisation of Major Patches for the year 2025/26 with the option of a further two, one-year extensions based on performance, up to the value of the annual stabilisation budget;

- The Chief Executive Officer be authorised to sign and seal Contract No. 2025/2026 - 019 in accordance with Local Law 1 – Common seal and Miscellaneous Penalties; and

- The Chief Executive Officer be authorised to approve the option for a further two, one-year extensions based on performance, up to the value of the annual stabilisation budget.

Attachment:

Nil

Background/History:

Major patching of Council roads is completed annually between October and April and is a key component of the capital works program.

The Request for Tender process was undertaken during 2024 and completed in April 2024. Tenders were sought for stabilisation works for major patches for a 2-year period (2024/25 and 2025/26) with the option of two one-year performance-based renewals (2026/27, 2027/28).

At the time of presenting the tender assessment to the Council Meeting in May 2024, approval was only sought for awarding of the contract for the 2024/25 year.

Based on the work performed and outcomes delivered by Szabolics Construction Pty Ltd during the 2024/25 year, this report seeks approval to award Contract No. 2025/2026 - 019 to Szabolics Construction Pty Ltd for the 2025/26 year. Authorisation is also sought for the Chief Executive Officer to approve a further two, one-year options, dependent on performance.

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

The *Local Government Act 2020*

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

Option 1 - Approve the tender as presented and award the contract to Szabolics Construction Pty Ltd for the year 2025/26 with the option of a further two, one year extensions based on performance.

Option 2 – Select a different tender submission to approve.

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

Economic
Major patching works are important to keep the Shire's roads within the agreed service levels and maintain a safe road network. This ensures that visitors and residents can access businesses within the local area and the region.

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)):

Budget requirements and availability have been confirmed, grant funding has been sought where possible, and all expenditure will be monitored and managed within agreed budget allocations. The budget to be used for these works will be the stabilisation of major patches budget.

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

Not applicable.

Council Plans and Policies:

Council Plans:
This report supports the following *Council Plan 2021-2025 priorities*.
1. Asset Management - Maintain and improve our Shire's infrastructure to meet the levels of service established in consultation with our communities.
1.1 Deliver 100% of the annual capital works program and bushfire recovery projects

Council Policies:
Procurement 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 references provided by Szabolics Construction Pty Ltd in their tender submission, along with previous experience on Council projects support the view that they will deliver good value and are a low risk to Council. They have undertaken similar works in the past and have also completed high quality work for Council for the past six years and surrounding municipalities.

Officer's View:

On the basis of the work performed and outcomes delivered during 2024/25, it is the officer's recommendation that Szabolics Construction Pty Ltd be awarded Contract No. 2025/2026-019 for the financial year 2025/26 and the Chief Executive Officer be authorised to approve a further two, one-year extensions, dependent upon performance.

12 Land Use Planning

12.1 PA25007 Cudgewa Valley Road Tintaldra (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:

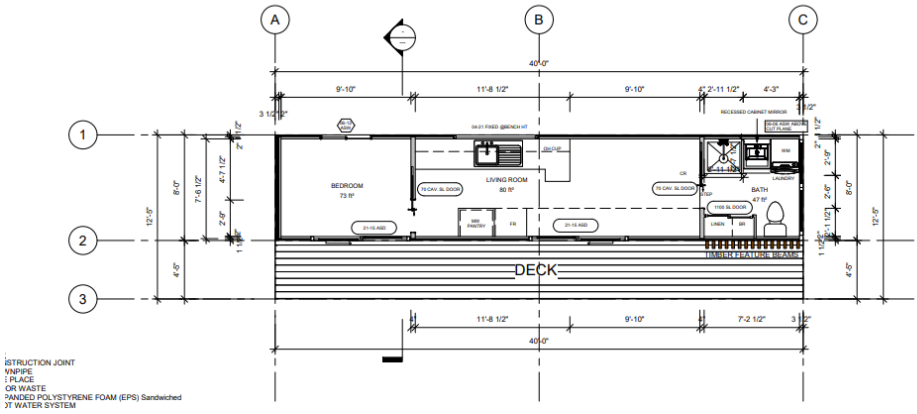
The purpose of this report is to seek a decision in relation to a Planning Permit Application PA250007 for the use and development of the land for a dwelling in the Farming Zone on land less than 40ha.

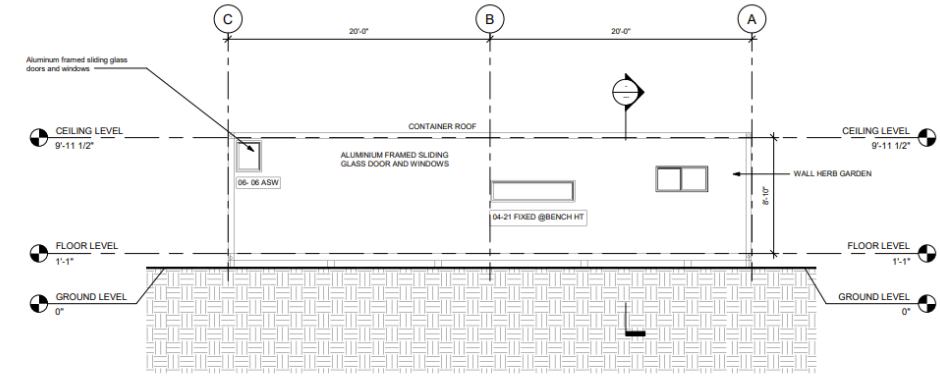
Summary:

A Planning Permit Application has been received for the use and development of the land for a dwelling and associated outbuildings. The land is formally known as Lot 1 on Title Plan 632537R. The land is within the Farming Zone and is subject to the Environmental significance overlay Schedule. The land is a small allotment of 1.29ha. The applicant is proposing to use the land for poultry egg production of no more than 100 poultry. The use of the land for egg production of up to 100 poultry is as of right and no planning permit is required for this use.

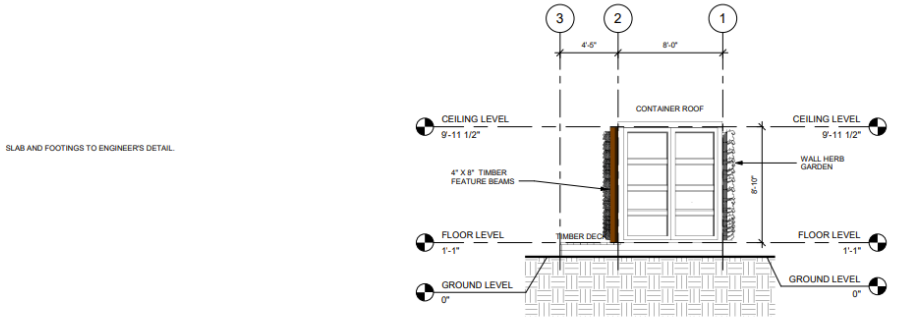
The proposal will result in a dwelling and ancillary outbuildings on a small, isolated parcel of land within the farming zone. The proposed dwelling will be constructed from shipping containers and will consist of a single bedroom kitchen, living room and bathroom. The dwelling will be located towards the western boundary of the allotment. Access to the dwelling is proposed via Cudgewa Valley Road.

The nearest dwelling is located on the opposite side of Murray River Road and is approximately 180m away from the proposed site.





1 ELEVATION 3
1 : 50



2 ELEVATION 4
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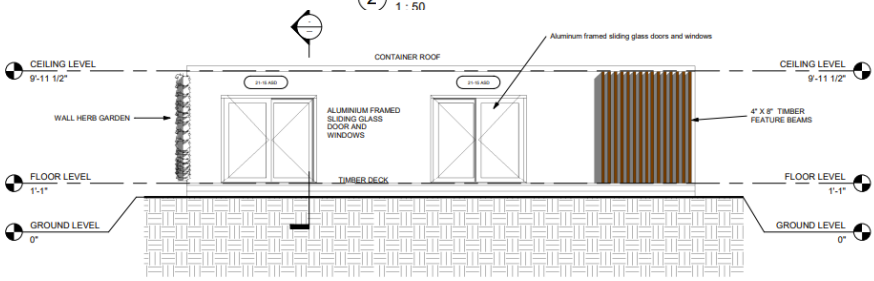
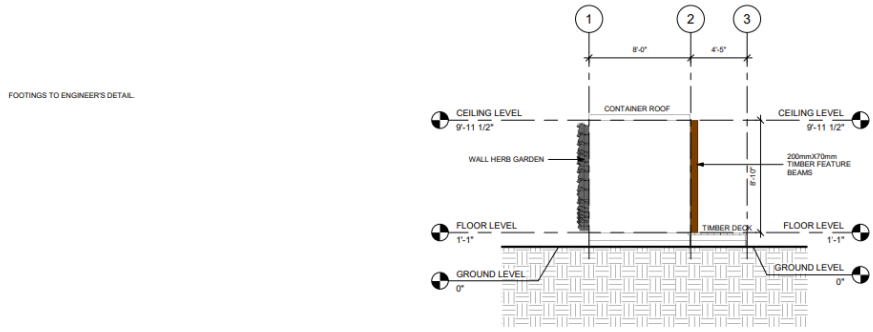


1 ELEVATION 1
1 : 50



2 ELEVATION 2
1 : 50

The application was referred to Goulburn Murray Water who consented to the issue of a planning permit subject to conditions.

The proposal was also advertised to adjoining and nearby landowners and one objection was received.

The application has been assessed. The following key considerations associated with the proposal are:

- The land is a small lot with limited prospect for a productive agricultural use
- Potential for conflicting land use
- Intensification of dwellings on small rural lots
- Visual impact of the development from the public realm
- Agricultural potential of the land

Recommendation:

That the proposed dwelling be approved subject to the following conditions:

Compliance with documents approved under this permit

- 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

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

Approved and endorsed plans – changes required

- Before the development starts plans must be approved and endorsed by the responsible authority. The plans must:
- Be prepared to the satisfaction of the responsible authority
- Be drawn to scale with dimensions
- Submitted electronic form
- Be generally in accordance with the Land Capability Assessments forming part of the application and identified as Land Capability Assessment and Management Plan Revision – December 2024 prepared by Land Capability Assessment Services but amended to reflect the additional wastewater from egg washing and the use of the land for poultry production.

Landscaping

- Before the dwelling is occupied, landscaping must be carried out to the satisfaction of the responsible authority. The landscaping must include:
- a five (5) metre wide screen planting along the boundaries with Murray River Road and Cudgewa Valley Road.
- The screen planting must consist of indigenous species of understorey shrubs, and trees
- The landscaping buffer must be fenced to prevent grazing

The landscaping must be maintained (including the replacement of any dead, diseased, or damaged plants) to the satisfaction of the responsible authority.

Dwelling (works to be completed before occupation)

- The dwelling must not be occupied until the following works have been completed to the satisfaction of the Responsible Authority:
- An all-weather access road has been constructed of adequate dimensions.
- Provision has been made to treat and retain all wastewater on-site in accordance with the EPA Code of Practice – Onsite Wastewater Management
- The dwelling has been connected to a potable water supply with adequate storage for domestic use as well as for firefighting purposes.
- The dwelling has been connected to an energy source.

Dwelling (agricultural use to commence)

- The dwelling must not be occupied until the agricultural use of the land (poultry farming) has commenced.

Dwelling access

- Access to the land must be located and constructed to the satisfaction of the responsible authority. Any access roads, clearings, or banks resulting from excavation must be stabilised by using retaining walls, terracing, revegetation, or other means of slope stabilization to the satisfaction of the responsible authority.

Dwelling Stormwater

- All stormwaters must be conveyed by means of drains to satisfactory points or areas of discharge approved by the responsible authority, so that it will have no detrimental effect on the environment or adjoining property owners.

Dwelling (minimum water supply)

- The water supply must have a minimum combined water capacity of 45,000 litres. 20,000L must always be in reserve exclusively for firefighting purposes. The following requirements apply to the 20,000 litres:
- Be stored in an above-ground water tank constructed of concrete or metal
- Have all fixed above-ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal.
- Include a separate outlet for occupant use if the supply is combined.
- Be readily identifiable from the building or appropriate identification signage.
- Be located within 60 metres of the outer edge of the approved building.
- The outlet/s of the water tank must be within four (4) metres of the access way and unobstructed.
- Incorporate a separate ball or gate valve (British Standard Pipe (BSP 65 millimetre) and coupling (64-millimetre CFA 3 thread per inch male fitting)
- Any pipework and fitting must be a minimum of 65 millimetres (excluding the CFA coupling).

External finishes to be muted tones

- The external finishes of dwelling and outbuildings including walls and roof materials must be of muted tones to the satisfaction of the Responsible Auth.

Goulburn Murray Water - Construction & Ongoing Activities

- All construction and ongoing activities must be in accordance with EPA Publication 1834.1 Civil Construction, Building and Demolition Guide (September 2023).

Goulburn Murray Water – Wastewater to be treated

- All wastewater from the dwelling must be treated to a standard of at least 20mg/L BOD and 30mg/L suspended solids using a package treatment plant or equivalent. The system must have a certificate of conformity issued by the relevant body (or equivalent approval) and be installed, operated and maintained in accordance with the relevant Australian Standard(s) and EPA Guideline for Onsite Wastewater Management, May 2024, as updated or replaced.

Goulburn Murray Water – Disposal area

- The wastewater disposal area must be in accordance with the setback distances set out in Table 4-10 of the EPA Guideline for Onsite Wastewater Management, May 2024, as updated or replaced.

Goulburn Murray Water – Wastewater Management System

- The wastewater management system must be appropriately designed to manage the potential volume of wastewater generated under full occupancy (based on a minimum 1 bedroom), including an appropriately sized disposal area based on a full water balance specific to the proposal and subject land in accordance with the requirements of the relevant Australian Standard(s) and EPA Guideline for Onsite Wastewater Management, May 2024, as updated or replaced.

Goulburn Murray Water - Wastewater Disposal Area Free of Stock

- The wastewater disposal area must be kept free of stock, buildings, driveways, and service trenching and must be planted with appropriate vegetation to maximise its performance. Stormwater must be diverted away. A reserve wastewater disposal field of equivalent size to the primary disposal field must be provided for use if the primary field requires resting or has failed.

Goulburn Murray Water – Stormwater

- Storm water must be discharged to a legal point as nominated by the Responsible Authority. All infrastructure and works to manage stormwater must be in accordance with the requirements of the Responsible Authority.

No buildings within 30 metres

- No buildings are to be constructed within 30 metres of any waterways or on any drainage lines.

Expiry (Development & Use)

- This permit will expire if one of the following circumstances applies:
- The development is not started within 2 years of the issued date of this permit.

- The development is not completed within 4 years of the issued date of this permit.
- The use does not start within 2 years of completion of the development.

  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. Farm management Plan [**12.1.1** - 18 pages]
2. 4. Dwelling Plans - Lot 1, R P 632537, Cudgewa Valley Road, Tintaldra VIC [**12.1.2** - 6 pages]
3. 3. Site Plan - Lot 1, R P 632537, Cudgewa Valley Road, Tintaldra VIC [**12.1.3** - 1 page]
4. FARM BUSINESS PLAN [**12.1.4** - 8 pages]

Background/History:

The subject site is triangular in shape with an area of approximately 1.29 ha. The land is flat with a small dam located towards the northern boundary with the Murray River Road. Historically the site was the location of the Tintaldra Primary School, however it has not been used for that purpose for an extended period. No buildings remain on the site. The land is located to the south of the township of Tintaldra is on the southwestern corner of the Murray River Road and Cudgewa Valley Road Tintaldra.

The proposal is to use the land for small scale poultry farming and use and develop the land for a modest one-bedroom dwelling and associated outbuildings to support the poultry farming. It is proposed to keep up to 100 poultry on the land. The use of the land for poultry farming of less than 100 birds does not trigger a planning permit.

The proposal will ensure that this low value land will be used for agriculture and maintained.

The application was advertised to adjoining and nearby landowners. One objection was received and two letters of support. The objector raised concerns regarding the following:

- Biosecurity issues between cattle grazing and the poultry farming
- Traffic concerns regarding the intersection of Murray River Road and Cudgewa Valley Road
- The proposed residence is not in keeping with the farming area and no bushfire design has been considered.

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 Farming Zone and the Environmental Significance Overlay Schedule 1.

Clause 35.07-1 identifies the use of the land for a dwelling as a section 1 use where the land is 40ha or more. The land is less than 40ha and therefore a planning permit is required.

Clause 35.07-4 identifies that a planning permit is required to construct or carry out of buildings or works associated with a use in Section 2.

Clause 35.07-6 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, including the disposal of effluent.*
- *How the use or development relates to sustainable land management.*
- *Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.*
- *How the use and development make use of existing infrastructure and services.*

Agricultural issues and the impacts from non-agricultural uses

- *Whether the use or development will support and enhance agricultural production.*
- *Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production.*
- *The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.*
- *The capacity of the site to sustain the agricultural use.*
- *The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure.*
- *Any integrated land management plan prepared for the site.*
- *Whether Rural worker accommodation is necessary having regard to:*
- *The nature and scale of the agricultural use.*
- *The accessibility to residential areas and existing accommodation, and the remoteness of the location.*
- *The duration of the use of the land for Rural worker accommodation.*

Accommodation issues

- *Whether the dwelling will result in the loss or fragmentation of productive agricultural land.*
- *Whether the dwelling will be adversely affected by agricultural activities on adjacent and nearby land due to dust, noise, odour, use of chemicals and farm machinery, traffic and hours of operation.*
- *Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.*
- *The potential for the proposal to lead to a concentration or proliferation of dwellings in the area and the impact of this on the use of the land for agriculture.*

Environmental issues

- *The impact of the proposal on the natural physical features and resources of the area, on soil and water quality.*
- *The impact of the use or development on the flora and fauna on the site and its surrounds.*
- *The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.*

- *The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.*

- *Design and siting issues*

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

Response

The proposal is consistent with the Municipal Planning Strategy and the Planning Policy Framework as discussed below. The application was referred to Goulburn Murray Water who consented to the issue of a planning permit subject to conditions. The applicant has supplied a Land Capability Assessment that demonstrates that all effluent generated by the dwelling can be disposed of onsite however, any planning permit issued for the proposal will include a condition requiring the submission of a revised Land Capability Assessment that considers the wastewater produced by the use of the land for poultry production.

The size of the land the and the previous use of the land for a school has resulted in a parcel of land with low agricultural value for the traditional agricultural uses that surround the subject site. The proposal will result in the land being used for agriculture. The applicant has submitted a Farm Management Plan that outlines how the land will be used for poultry production and sustainably managed.

The land is currently a vacant parcel of land that is not used for any agricultural purposes. The area containing the proposed dwelling, shed and effluent field will be permanently removed from agricultural production however the balance of the land will be re-established for the poultry production. It is not anticipated that the proposed dwelling will limit the operation and expansion of adjoining and nearby agricultural uses. The proposed dwelling will be setback from the southern boundary. Any permit issued for the proposal will require the application to plant a 5m wide vegetation buffer along the northern and eastern boundaries that will screen the site from the public realm.

The external finishes of any dwelling and outbuilding will be required to be clad in

muted tones to reduce the visual impact of the proposed dwelling.

A planning permit is triggered under the Environmental Significance Overlay Schedule 1. Clause 42.01-2 identifies a planning permit is required for buildings and works associated with the construction of a dwelling. Buildings and works associated with the construction of a shed that is to be used for agriculture does not require a planning permit. Clause 42.01-5 requires consideration of the following decision guidelines:

- *Unless it can be demonstrated that a proposed development, including subdivision, maintains the productive potential of high-quality agricultural land, there will be a presumption against granting a permit for that development.*
- *Buildings or works must be sited to avoid or minimise loss of good quality agricultural land. The suitability of high-quality agricultural land will be considered in the assessment of use and development proposals.*
- *Whether the proposal retains high quality agricultural land for food production.*
- *The proposed development, including buildings or works, must be sited to avoid impact to the environmental values and functions of floodplains, wetlands, and waterways.*
- *The proposed development must demonstrate compliance with the applicable Code of Practice, where relevant.*
- *The North East Catchment Management Authority may be consulted for comment on applications that have potential to impact on values and functions of floodplains, wetlands, and waterways.*

Response

The proposed dwelling will support the use of the land for free range poultry farming. The land is not currently used for agriculture, and the proposed use will reactivate the agricultural use.

The proposed dwelling will be located to the south of the land leaving the balance of the land to the north available for the poultry production. Further, any permit issued for the development will require the landowner to plant a five-metre-wide vegetation buffer along the northern and western boundaries to screen the development from the public realm.

The application was not referred to North East Catchment Management Authority as it was not considered that the proposal will have any impact on any floodplains, wetlands, and waterways.

Municipal Planning Strategy and Planning Policy Framework

Clause 02.03 sets out the strategic direction for Towong Shire to achieve its

aspirations. Clause 02.03-1 identifies Tintaldra as the oldest township of the Upper Murray area. It is a historic and picturesque village situated between corryong and Walwa on the Murray River Road. The strategic direction aims to facilitate development that contributes to a network of settlements that support each other in their service base and offer a variety and choice of lifestyle opportunities. The subject site is on the outskirts of Tintalda and the use of the land for poultry egg production, albeit on a small scale, will provide an additional offering to the community.

Clause 02.03-3 (Environmental risks and amenity) requires consideration of the impact of climate change and bushfire. The development has been designed to ensure sufficient defendable space will be able to be maintained around the dwelling. Any permit issued for the development will have requirements to maintain a minimum water supply of 20,000L for firefighting purposes.

Clause 02.03-4 (natural resource management) aims to protect high quality agricultural land and farmland for food production. As discussed above the proposal is in association with the use of the land for poultry production. Any permit issued for the development will require that the use of the land for poultry production be established before the dwelling can be occupied. Further consideration of the impact of the proposed development on the water catchments and water quality. The proposal was referred to Goulburn Murray Water who consented to the issue of a permit subject to conditions. The applicant provided a land capability assessment that demonstrated that all the effluent and wastewater from the dwelling can be disposed of on site. Further consideration of the impact of the use of the land for egg production will be required to be submitted before any works commence on the site.

Clause 0.03-6 (Housing) aims to encourage additional residential and rural living on the periphery of existing townships and settlements and close to urban facilities and services. The proposal is on the outskirts of Tintaldra.

Clause 11 provides the State and Regional direction for the development of settlements. Clause 11.01-1R (Settlement- Regional Victoria) aims to preserve and protect features of rural land and natural resources and features to enhance their contribution to settlements and landscapes. Clause 11.01-1L-04 aims to facilitate residential development within the existing town boundaries and protect high quality agricultural land at the margins of the town. The proposed site sits within the margins of the town; however, the land is not high-quality agricultural land and has been unused for some time. The development of the land for a dwelling is at odds with this policy in that the proposed dwelling will be outside the town boundary however; the proposal will result in the land being used for agriculture.

Clause 13 (Environmental risks and amenity) operates in much the same way as

Clause 02.03-3 and requires consideration of the impact of climate change and bushfire risk. As previously discussed, defendable space can be provided within the property boundary and any permit issued for the proposal will require the provision of a minimum water supply of 20,000L set aside for firefighting. It is anticipated that this will mitigate the concerns of the objector.

Clause 13.07-1S requires consideration of the amenity impacts the proposal will have on the adjoining and nearby land uses. To mitigate the visual impact of the proposal when viewed from the public realm it is proposed that any permit issued for the development will require the planting of a 5-metre-wide vegetation buffer around the perimeter of the land.

Clause 14.01-1S (Natural Resource Management – Protection of agricultural land) aims to protect productive agricultural land from unplanned loss due to permanent changes in land use. The land is a small allotment that is described as of low quality and has already been removed from agriculture. Clause 14.01-1L-01 aims to limit new residential use and development on high quality agricultural land and to ensure that dwelling on rural lots is compatible with the agricultural and environmental characteristics of the area. Clause 14.01-2S (sustainable agricultural land use) aims to encourage sustainable agricultural land use. The proposal was supported by a Farm Management Plan and Land Management Plan that demonstrates that the small-scale egg production can be established and maintained on the land.

Clause 14.02-2L (Effluent disposal and water quality) aims to ensure that effluent is not discharged off site and effluent disposal systems are designed to respond to the soil type and topography of the site. The application was supported by a Land Capability Assessment that demonstrated that all effluent associated with the dwelling could be disposed of on site. Any permit issued for the proposal will require the submission of a revised Land Capability Assessment that considers the wastewater generated from the egg production.

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

The proposal will re-establish a small-scale agricultural use for a small parcel of land that is of limited agricultural potential. The proposed dwelling is a modest one-bedroom dwelling. Consideration of the policies relating to land use conflict and the visual impact of the proposal from the public realm can be mitigated through the planting of a vegetation buffer.

The use of the land for egg production will be required to be established before the dwelling can be occupied.

It is considered the objectors concerns can be mitigated through conditions on any

permit issued for the proposal and, on balance, itis the officers view that the proposal is consistent with the municipal Planning Strategy and the Planning Policy Framework.

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

No economic, social or environment sustainability factors for the municipal district is required to be promoted through this report

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

The application was advertised, and one objection was received. There were two letters of support received. It is the officers view that the concerns of the objector relating to land use conflict, visual amenity and traffic management can be mitigated through permit conditions.

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 82 of the Planning and Environment Act 1987 to the Victorian Civil Administrative Tribunal. It is the officer's view that proceeding 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 proposal is consistent with the Planning Policy Framework as discussed above.

Council Plans and Policies:

Council Plans:
This report supports the following *Council Plan 2021-2025* priorities.
4. Land Use - Ensure that Council's planning, building and environmental health services support all aspects of liveability and sustainable population growth.

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 relevant law section outlines many of the sensitive considerations associated with the proposed use and development of the land for a dwelling. Upon assessment it is considered the proposal is consistent with the polices and can be supported.

The risk factors considered relate to the risk to:

- Land use compatibility
- Visual amenity
- Bushfire

Any permit issued for the use and development contains conditions that aim to mitigate these risks.

Officer's View:

It is the officer's view that the proposal is consistent with the requirements of the Towong Planning Scheme and that it is appropriate for a Notice of Decision to Grant be issued subject to conditions.

12.2 Land Use Planning Report (DCP)

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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:

The purpose of this report is to report on the activities of the Planning Team.

Summary:

This report summarises permit and development activity for the 2024/25 year and the period 1 July to 15 September 2025.

Recommendation:

That the report be noted.

Attachment:

1. 2022-2023 - Q 1 Planning Permit Activity in Victoria Online [**12.2.1** - 5 pages]
2. Report Planning Q1 2025 [**12.2.2** - 4 pages]

Background/History:

This report provides an overview of the number, location and nature of customer enquires received and resolved by the Planning Department, as well as the number, nature and location of all planning permit applications received and issued for the financial year to date as of 30 June 2025, the first quarter of the 2025/26 year, and the percentage of applications decided within the statutory timeframe.

The report also provides details of the quarter 1 survey responses from customers.

An important part of the attachments is the details of customer enquiries which remain high in number, with improvements to internal systems and processes making response times shorter and volumes more manageable.

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

Planning and Environment Act 1987

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

Not Applicable.

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

Planning permit applications are considered within the context of the Towong Shire Planning Scheme which gives effect to the long-term sustainability of the land in use across the Shire.

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

Not Applicable.

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

The Greenlight system went live in August 2024 and has been effective. The system allows for planning permit applications to be lodged online via Council's website. The use of the online portal has steadily increased, and improvements to internal systems and processes are taking effect. The planning team continue to work to refine the system and improve the reporting functionality.

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

Staff continue to work collaboratively with key stakeholders including Infrastructure, Environmental Health, Indigo Shire Council and E-Vis (the Greenlight provider) to share processes and procedures to improve useability and functionality.

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

All planning resources and expenses have been factored into the budget.

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

All land use planning decisions align with the Victorian Planning Provisions.

Council Plans and Policies:

Council Plans:

This report supports the following *Council Plan 2021-2025* 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 Support the rebuild process for fire impacted properties
4.11 Review statutory service processes to ensure an excellent customer experience

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:

No Applicable

Officer's View:

It is the officer's view the improvements that have been implemented in the Planning Department continue to provide an improved customer experience.

13 Environmental Sustainability

There are no Environmental Sustainability reports to present this meeting.

14 Economic and Tourism Development

There are no Economic and Tourism Development reports to present this meeting.

15 Councillor Reports

15.1 JK-47

Date of Meeting/Event:	Wednesday 17 September 2025
Key information presented/discussed at meeting:	The Day JK-47 Came to Tallangatta JK-47, a proud Indigenous rapper, brought his talent, wisdom, and warmth to the Tallangatta Memorial Hall in a day our community won't forget. Students from both local primary schools and the high school were in attendance, setting the stage for a truly special event. The day began with a smoking ceremony by Johnny Murray at the entrance of the hall, where all who gathered were invited to wash the smoke over themselves — a ritual to cleanse body, soul, and spirit before stepping inside. After a heartfelt welcome from two Tallangatta High School students, the hall was buzzing with anticipation. What stood out most was the genuine connection between Jacob (JK-47) and his young audience. His words were sincere, thoughtful, and powerful — delivered with honesty, humour, and heart. He spoke, rapped, and yarned with the kids, guiding them through messages that will stay with them for years to come: • Care for others. • Understand the power of your tongue • Change for the better.

	• Speak with love. Jacob reminded the students: • "I'm here for you." • "I'm here to tell yarns." • "You are the future — don't doubt it!" With his infectious smile and down-to-earth presence, JK-47 proved himself not just as a talented rapper, but as a positive role model for our young people.
Members Comments/Thoughts:	A huge thank you to Narelle Urquhart our First Nations Cultural Awareness and Reconciliation Officer and the team for making this inspiring visit possible. If you ever get the chance to see JK-47 in action, take it— you'll walk uplifted.
Action required by Council:	Nil
Cr name and date:	Cr Denise Anderson – 19 September 2025

Recommendation:

That the report be noted.

16 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.

17 Committee Minutes

There are no Committee Meeting minutes for review or confirmation this meeting.

18 Council Policies

There are no policies for review or adoption.

19 Sealing of Documents

Nil.

20 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.

21 Closure of Meeting

Council Meeting - 24 September 2025 Attachments

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Agenda
Councillor Workshop

Wednesday 13 August – Tallangatta

Attendees: Crs Whitehead, Tolsher, Anderson, Wortmann and Pitman
Juliana Phelps, CEO and officers as listed below

Apologies:

Disclosures of Conflicts of Interest:

9.30am **Councillor feedback/issues/questions:**

Cr Wortmann:
'New' Tallangatta 70th anniversary
Rascally rabbits in Granya
Enabling infrastructure – State Council motion
Penalty interest – non-payment of rates
Corryong Cemeteries Trust

Cr Tolsher:
Regional Energy Accord
Office signage

Cr Anderson:

Cr Pitman:

Cr Whitehead:
Automated weather station Corryong

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10.00am **Director Corporate and Organisational Development** *(Narelle Taylor)*

Briefing re: August Council Meeting reports
Quarterly Budget Report
Corryong Cemeteries Trust
Occupational Health and Safety

Updates:
Colac Colac Caravan Park
Rates notice
Council Plan
Long Term Financial Plan

12.00pm **Planning update** *(Margaret Fox)*

Murray River Road and Cudgewa Valley Road, Cudgewa
257 Drummond Road, Talgarno

12.20pm **Applicant - 257 Drummond Road, Talgarno**

Matthew Elliot (10 min)
Simon Hollis – Planning Consultant

12.30pm **Lunch**

1.00pm **Planning Scheme Amendment Update**

Caz Redding – Schemology
Katie Xiao - Tomkinsons

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2.00pm **Director Community and Planning** *(Mark Florence)*

**Michael Stanton and Danielle Brooke will be present for some of the items listed below*

Briefing re: August Council Meeting reports
Land Use Planning
Culture and Inclusion
Tallangatta Neighbourhood House

Updates:
Cudgewa Recreation Reserve – Lighting Tender
Tallandoon Tennis project
Bethanga Pavillion project announcement event
Granya Recreation Plan consultation
Bellbridge Container Café
Mitta Mountain Bike park
'Opening event' Rowen Park Lighting
Draft Municipal Health and Wellbeing Plan 2025-29
KISP report

4.00pm **Director Infrastructure and Environment** *(Jamie Heritage)*

Updates:
Asset Management Plan Review
Road Management/Road Register Plan Review
Corryong streetscape
Attree Centre trees

4.00pm **Chief Executive Officer** *(Juliana Phelps)*

Updates:
Hospital advocacy – next steps
Enterprise Agreement
Meeting with Indigo and Alpine Councils (2 Sept)
Meeting procedure training (tentative 10 Sept)
360 Review
CEO leave

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4.30pm **Councillor time**

5.00pm **Close**

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Agenda
Councillor Workshop

10 September 2025 Wednesday –Tallangatta

Attendees: Crs Whitehead, Tolsher, Anderson, Wortmann and Pitman
Juliana Phelps, CEO and officers as listed below

Apologies:

Disclosures of Conflicts of Interest:

9.30am **Councillor feedback/issues/questions:**

Cr Wortmann:
28 Aug – Future funding increased childcare/kindergarten facilities
3 Sep – Granya Recreation Reserve Plan

Cr Anderson:
7 Sep – Corryong Community Rally continuing momentum
7 Sep – Soft plastic disposal and costs
8 Sep – Eskdale mobile phone coverage

Cr Tolsher:

Cr Pitman:

Cr Whitehead:
8 Sep - Emergency Services Volunteer Fund Levy
Minister Health Correspondence

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10.00am **Kate Oliver – Maddocks** (3 hours)
Councillor training - Meeting procedures

Guests
Cr Gareth Graham – Alpine Shire Council
Cr Dave Byrne – Alpine Shire Council
Cr Peter Smith – Alpine Shire Council
Cr Greg Bourke – Indigo Shire Council
Annabel Harding – Governance Officer Indigo Shire Council

1.00pm **Lunch**

1.30pm **Director Infrastructure and Environment** *(Jamie Heritage)*

Galleon Park *(Natalie Butler)*
Lake Road
Hanson Street
Talgarno public toilet

2.00pm **Director Corporate and Organisational Development** *(Narelle Taylor)*

Quarterly Budget Report
Performance Reporting Graphs
Colac Colac Caravan Park
Domestic Animal Management Plan

2.30pm **Director Community and Planning** *(Mark Florence)*

RAP update *(Michael Stanton and Danielle Brooke)*

Pool Management Options *(Michael Stanton)*
Updates: - Bethanga Recreation Pavillion event
- Tallandoon Tennis Courts
- Bullioh Female Friendly project
- Cudgewa Recreation Reserve lighting project

Planning Scheme Amendments
Land Valuation
Upper Murray Beef Feasibility
KOSS
Neighbourhood House funding

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3.30pm **Chief Executive Officer** *(Juliana Phelps)*

Letter of Support – Alpine Shire Council – Emergency Declaration
Contribution – Lobbyist re: AW Hospital redevelopment
Meeting with AW Health Chair and CEO – 24 September 2025
HRLGN Secretariat
Rural Councils Victoria
CEO leave request

4.15pm **Councillor time**

5.00pm **Close**

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ACTION SHEET
FROM 27 AUGUST 2025 ORDINARY COUNCIL MEETING

ITEM	DESCRIPTION	RESPONSIBLE OFFICER	PROGRESS/ COMPLETE
5	**Confirmation of Minutes** That the Minutes of the Ordinary Council Meeting held on 23 July 2025, be confirmed.	Coordinator Governance and Compliance	Confirmed Minutes added to Council's website. Complete
9.2	**Long-term Financial Plan** That: 1. The Draft Long Term Financial Plan 2025-2035 be endorsed for public exhibition for a period of 28 days; 2. The Draft Long Term Financial Plan be presented and considered at a future council meeting taking into account all submissions made; and 3. If no submissions requesting changes are received, the Draft Long Term Financial Plan 2025-2035 be adopted without further resolution.	Director Corporate and Organisational Development	Complete
10.1	**Cudgewa Football Oval Lighting Project Tender** That: 1. Contract no. 2024/2025-055 for the supply of Cudgewa football oval lighting project be awarded to Positive Electrical Services for the lump sum of $261,857 excluding GST; 2. The Chief Executive Officer be authorised to sign and seal contract no. 2024/25-055 in accordance with local law 1 – common seal and miscellaneous	Manager Community Wellbeing	Complete

ACTION SHEET
FROM 27 AUGUST 2025 ORDINARY COUNCIL MEETING

	penalties; and 3. The Chief Executive Officer be authorised to approve contract variations up to the total value of the allocated budget.		
10.3	**<u>Funding Extension – ERV – Rebuild Services</u>** That: 1. Contract no. 2025/26 - 016 for the continuation of the rebuild support program and rebuild brokerage program, be awarded to Gateway Health for the sum of $560,000 excluding GST; 2. The procurement exemption for this contract be endorsed for the Chief Executive Officer to approve; 3. The Chief Executive Officer be authorised to sign and seal contract no. 2025/26 - 016 in accordance with local law 1 – common seal and miscellaneous penalties; and 4. The Chief Executive Officer be authorised to approve contract variations up to the value of the total allocated project budget.	Strategic Emergency Management Coordinator	In Progress
11.1	**<u>Plant Replacement Program Tender Evaluation Backhoe</u>** That: 1. Contract no. 2025/2026 – 003 for the supply of a cat 432 model backhoe be awarded to to William Adams for the lump sum of $192,656 net of trade in excluding GST; 2. The Chief Executive Officer be authorised to sign	Coordinator Circular Economy and Environment	Contract No. 2025/26-003 is awaiting signing and sealing.

ACTION SHEET
FROM 27 AUGUST 2025 ORDINARY COUNCIL MEETING

	and seal contract no. 2025/26-003 in accordance with local law 1 – common seal and miscellaneous penalties; and 3. The Chief Executive Officer be authorised to approve contract variations up to the total value of the allocated budget.		
11.2	**Road Management Plan** That: 1. The Draft Road Management Plan 2025-2029 be endorsed for public exhibition for a period of 28 days from 1 September 2025; 2. The Draft Road Management Plan 2025-2029 be presented and considered at a future ordinary council meeting taking into consideration all submissions made; and 3. If no submissions requesting changes are received, the Draft Road Management Plan 2025-2029 be adopted without further resolution.	Director Infrastructure	Complete
11.3	**Resealing of TSC Roads Contract 2024/25 - 058** That: 1. Contract no. 2024/25-058 for the resealing of Council roads be awarded to Szabolics Construction Pty Ltd for the lump sum of $686,415.00 excluding GST for the year 2025/2026. 2. The Chief Executive Officer be authorised to sign and seal contract no. 2024/25-058 in accordance with local law 1 – common seal and miscellaneous penalties; and 3. The Chief Executive Officer be authorised to approve contract variations up to the total value of	Director Infrastructure	Contract No. 2024/25-058 is awaiting signing and sealing.

ACTION SHEET
FROM 27 AUGUST 2025 ORDINARY COUNCIL MEETING

	the allocated project budget.		
12.1	**<u>PA25002 – 257 Drummond Road Talgarno</u>** That: Council approves planning permit PA25002 257 Drummond Road Talgarno and the proposed permit conditions on the following basis: 1. The proposal aligns with council's municipal strategic objectives by promoting land use diversity and supporting rural residential development in areas characterised by low to moderate agricultural value within a 40-minute commute of Albury/Wodonga. 2. The proposed re-subdivision would create two lots of approximately 6 hectares each, potentially suitable for specialised or niche agricultural opportunities. 3. The visual impacts resulting from the construction of dwellings and outbuildings can be effectively minimised through the implementation of landscaping along the western and southern boundaries of lot 1 and the southern and eastern boundaries of lot 2. Proposed permit 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 the permit. Layout not altered 3. The layout of the development must not be altered from the layout on the approved and endorsed plans without the written consent of the responsible authority. Amended plans required 4. Before the plan of subdivision is certified and the	Director Community and Planning	In Progress.

ACTION SHEET
FROM 27 AUGUST 2025 ORDINARY COUNCIL MEETING

	development starts amended 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 and submitted in electronic form c. Be generally in accordance with the plans forming part of the application but modified to show the following details: d. Areas to be set aside for the purposes of effluent disposal and marked on the plan as an effluent envelope. Dwellings - materials and colours schedule 5. Before the development starts, a schedule of construction materials, external finishes and colours must be approved and endorsed by the responsible authority. The schedule must: a. Be prepared to the satisfaction of the responsible authority b. Include the following: i. Paint samples ii. swatch samples of materials The responsible authority may consent in writing to vary these requirements and the details in an approved schedule. Dwellings (rural minimum water supply 6. The water supply to each dwelling must have a minimum combined water capacity of 45,000 litres. 20,000l must always be in reserve exclusively for firefighting purposes. The following requirements apply to the 20,000 litres: a. Be stored in an above-ground water tank constructed of concrete or metal b. Have all fixed above-ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal. c. Include a separate outlet for occupant use if the supply is combined. d. Be readily identifiable from the building or appropriate identification signage. e. Be located within 60 metres of the outer		

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	edge of the approved building. f. The outlet/s of the water tank must be within four (4) metres of the access way and unobstructed. g. Incorporate a separate ball or gate valve (british standard pipe (bsp 65 millimetre) and coupling (64-millimetre cfa 3 thread per inch male fitting) h. Any pipework and fitting must be a minimum of 65 millimetres (excluding the cfa coupling)." Dwellings - control of light spill 7. External lighting must be designed, baffled and located so as to prevent any adverse effect on adjoining land to the satisfaction of the responsible authority. Dwellings – rural stormwater 8. All stormwater must be conveyed by means of drains to satisfactory points or areas of discharge approved by the responsible authority, so that it will have no detrimental effect on the environment or adjoining property owners. Dwellings - excess building material) 9. Before the dwelling is occupied, the land must be cleared of all excess and unused building materials and debris to the satisfaction of the responsible authority. Dwellings – works to be completed before occupation 10. The dwellings must not be occupied until the following works have been completed to the satisfaction of the responsible authority: a. An all-weather access road has been constructed of adequate dimensions. b. Provision has been made to treat and retain all wastewater on-site in accordance with the epa code of practice – onsite wastewater management c. The dwellings have been connected to a potable water supply with adequate storage for domestic use as well as for fire fighting purposes.		

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	d. The dwellings have been connected to an energy source. Dwellings - dust control 11. The internal access road that services lot 1 must be maintained to avoid dust nuisance to any dwelling to the satisfaction of the responsible authority. Environmental health Reticulated sewerage 12. Before the development is occupied, reticulated sewerage must be provided to each lot and any existing buildings must be connected to the reticulated sewerage system to the satisfaction of the responsible authority. Discharge to epa approved on-site wastewater treatment system 13. Before the development is occupied, all sewage and sullage wastewater from the proposed development must be discharged into a new epa approved on-site wastewater treatment system to the satisfaction of the responsible authority. Epa approved on-site wastewater treatment system within property boundaries 14. Before the development is occupied, all sewage and sullage wastewater from the proposed development must be retained within the property boundaries of the subject land to the satisfaction of the responsible authority. Discharge to epa approved on-site secondary wastewater treatment system 15. Before the development is occupied, all sewage and sullage wastewater from the proposed development must be discharged into a new, epa approved, on-site secondary wastewater treatment system to the satisfaction of the responsible authority. The treated effluent must be disposed of via sub surface pressure compensating subsurface irrigation retaining all wastewater within the boundaries of the subject land to the satisfaction of the responsible authority. Wastewater envelope – protection during construction 16. Before the development starts, the area set aside		

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	for the wastewater envelope and purposes of distribution and absorption of wastewater must be protected to prevent soil disturbance during construction of the proposed development to the satisfaction of the responsible authority. Wastewater envelope required 17. A wastewater envelope approved by the responsible authority must be included on the endorsed plan. The envelope must observe all relevant setback distances detailed in the most current edition of the epa onsite wastewater and technical reference guidelines Wastewater envelope – section 173 agreement (subdivision) 18. Before the issue of statement of compliance, the owner must enter into a section 173 agreement with the responsible authority for wastewater envelopes designated on the endorsed plan to be registered on the title of the land. The on-site wastewater treatment system must not be installed outside of the area designated for the wastewater envelope without the prior written consent from the responsible authority. Landscape plan 19. Before the plan of subdivision is certified a landscape plan must be approved and endorsed by the responsible authority. The landscape plan must: a. Be prepared to the satisfaction of the responsible authority b. Be drawn to scale with dimensions and submitted in electronic form c. Be generally in accordance with the plans forming part of the application d. Include the following: i. Screen planting along the western and southern boundaries with the murray river road ii. planting schedule of all proposed trees shrubs and include botanical names, common names, pot sizes, sizes at maturity and quantities of each plant. Landscaping		

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	20. Before the issue of statement of compliance the landscaping works shown on the approved and endorsed plans must be carried out and completed to the satisfaction of the responsible authority. 21. The landscaping shown on the approved and endorsed plans must be maintained in accordance with the endorsed plans to the satisfaction of the responsible authority. Areas shown on the endorsed plan as landscaped must not be used for any other purpose and any dead, diseased or damaged plants must be replaced. New vehicular crossing (subdivision) 22. Before the issue of statement of compliance new vehicular crossings must be located and constructed to the satisfaction of the responsible authority. Any access roads, clearings, or banks resulting from excavation must be stabilised by using retaining walls, terracing, revegetation, or other means of slope stabilization to the satisfaction of the responsible authority. Telecommunications agreement 23. 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. Provision of telecommunications 24. 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:		

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	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 time; and b. A suitably qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the australian communications and media authority, unless the applicant can demonstrate that the land is in an area where the national broadband network will not be provided by optical fibre. Agreement for the connection of services The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity and gas (where it is proposed to be connected) services to each lot shown on the endorsed plan in accordance with the authority's requirements and relevant legislation at the time. Provision of easements 25. All existing and proposed easements and sites for existing or required utility services and roads on the land must be set aside in the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is to be created. Referrals to relevant authorities 26. The plan of subdivision submitted for certification under the *subdivision act 1988* must be referred to the relevant authority in accordance with section 8 of that act. Head of transport for victoria – no direct access 27. No direct vehicular access from the subject land to the murray river road is permitted. All access must be limited to drummond road. Goulburn murray water Construction & ongoing activities 28. All construction and ongoing activities must be in accordance with epa publication 1834.1 civil		

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	construction, building and demolition guide (september 2023). Application for certification must be referred 29. 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. Plan of subdivision to show exclusion zones 30. Any plan of subdivision submitted for certification must show exclusion zones that prevent future wastewater disposal areas from being located: a. 300 metres of the full supply level of lake hume (measured from the 192 mahd level), b. Within 60 metres of any dam, c. Within 40 metres of any drainage line. Wastewater to be treated All wastewater from the dwellings must be treated to a standard of at least 20mg/l bod and 30mg/l suspended solids using a package treatment plant or equivalent. The system must be an epa approved system, installed, operated and maintained in accordance with the epa guideline for on-site wastewater management, may 2024 and certificate of conformity. Pressure compensating sub-surface irrigation 31. All wastewater must be applied to land via pressure-compensating sub-surface irrigation installed along the contour. Disposal area 32. The wastewater disposal area must be located in accordance with the setback distances set out in table 4-10 of the epa guideline for onsite wastewater management, may 2024, as updated or replaced. Wastewater management 33. The wastewater management systems must be appropriately designed to manage the potential volume of wastewater generated under full occupancy, including an appropriately sized wastewater disposal area based on a full water balance specific to the proposal and subject land. Wastewater area free of stock 34. The wastewater disposal areas must be kept free of stock, buildings, driveways, paths, car parking and		

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	service trenching and must be planted with appropriate vegetation to maximise its performance. Stormwater 35. Stormwater must be diverted away. Unless disposal is by subsurface irrigation methods, a reserve wastewater disposal field of equivalent size to the primary disposal field must be provided for use in the event that the primary field requires resting or has failed. Sheds not to contain bedrooms 36. The sheds must not contain bedrooms (or rooms that could be used as bedrooms) or any facilities with the potential to produce wastewater, including toilets, kitchens or other food preparation facilities. Encroachment on treatment system 37. The sheds must not encroach on the wastewater treatment system or disposal area, or breach the minimum setback distances specified in the relevant australian standard(s) and epa guideline for onsite wastewater management, may 2024, as updated or replaced. Stormwater runoff 38. Stormwater run-off from the shed roof must not be directed towards the disposal area. Expiry – subdivision 39. This permit as it relates to development (subdivision) will expire if one of the following circumstances applies: a. The plan of subdivision has not been certified under the *subdivision act 1988* within 2 years of the issued date of this permit. b. A statement of compliance is not issued within 5 years of the date of certification. c. 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. Expiry – development & use 40. This permit will expire if one of the following circumstances applies:		

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	a. The development is not started within 2 years of the issued date of this permit b. The development is not completed within 4 years of the issued date of this permit. c. 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.		
12.2	**PA240059 – Omeo Highway Mitta Mitta Mountain Bike Trail** That the planning permit application PA240059 be approved subject to the following conditions: Instrument of agreement: 1. Works must not commence until a suitable tenure and management type, and formal instrument of agreement has been agreed by both DEECA and the Towong shire council. 2. This agreement will articulate all governance and regulatory matters to effect appropriate management of the defined land area to be the responsibility of Towong Shire, and the activities of the proposal. 3. If appointment of the Towong Shire Council through an agreed tenure type, all costs associated with the appointment of the Towong Shire Council through a licence agreement (survey and plan preparation) must be borne by Towong Shire Council. 4. In the event that an agreement cannot be reached between DEECA and Towong Shire Council, this permit cannot be executed. Compliance with documents approved under this permit	Director Community and Planning	In Progress

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	5. 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 This permit will operate from the issued date of this permit. Approved and endorsed plans 6. Before the use commences, a multi-agency emergency response plan 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. Show the following details: i. Details of the agencies engaged in the preparation of the plan ii. Preparedness arrangements including but not limited to iii. Communication planning iv. Access arrangements – omeo highway and ottos road v. Response arrangements vi. Control, command & coordination vii. Incident command post viii. safety & risk assessment ix. Activation of response x. Injured persons xi. Media communications xii. Staging areas xiii. aircraft management xiv. Responder information xv. Briefings, debriefings and review xvi. Contact lists xvii. maps of emergency access Buffer around private land		

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	7. No tracks or trails are to be constructed with 20m of the land described as ca a8 parish of dorchap and ca a7 parish of dorchap (also known as ottos road mitta mitta). A 20m buffer must be maintained at all times. Runoff control 8. Polluted and/or sediment laden run-off must not be discharged directly or indirectly into any waterways or drainage lines. Ongoing soil erosion control 9. All works must be undertaken in a manner that minimises soil erosion to greatest extent practicable, and any exposed areas of soil must be stabilised to prevent soil erosion, to the satisfaction of the responsible authority. Environmental weeds 10. No environmental weeds referred to in the advisory list of environmental weeds in Victoria m. White, d. Cheal g.w. Carr et al. April 2018 may be planted on or allowed to invade the site. Review of traffic & carparking demand 11. Within 6 months of the commencement of the use of the land a traffic and carparking assessment must be undertaken. The assessment must include the following: a. Carparking demand assessment b. Traffic movement assessment c. Incident report including all traffic related incidents within 100m of the entrance to the mill campground and ottos road. Bushfire protection measures 12. The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defendable space, water supply and access, must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed. Goulburn Murray water – construction activities 13. All construction activities must be in accordance with the EPA publication 1834.1 civil construction,		

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	building and demolition guide (September 2023) and there must be no transport of sediment or other materials to waterways either during or following construction. Goulburn Murray water works within waterways 14. Proposed works must be undertaken in accordance with the relevant works on a waterway permit as issued by the north east catchment management authority. <u>Department of energy, environment and climate action (DEECA) - native vegetation</u> Native vegetation permitted to be removed, destroyed or lopped 15. The native vegetation identified in native vegetation removal report id: rge_2024_003 and permitted to be removed, destroyed or lopped under this permit is 3.055 hectares of native vegetation, which is comprised of: a. 3.055 hectares of native vegetation, including zero (0) large trees. Native vegetation offsets 16. To offset the removal of 3.055 hectares of native vegetation, the permit holder must secure a native vegetation offset in accordance with guidelines for the removal, destruction or lopping of native vegetation (DELWP 2017). The permit holder must secure the following offsets: 17. A general offset of 1.431 general habitat units located within the north east catchment management boundary or Towong Shire municipal area, with a minimum strategic biodiversity value of at least 0.582. 18. Within six (6) months of the completion of the works, a follow up assessment of the actual impacts from the construction works on native vegetation, including retained trees and associated tree protection zones (tpz), must be conducted by an appropriately qualified and experienced arborist, to identify any discrepancies from the current native vegetation removal report associated with this permit (nvr report id no. Rge_2024_003). The		

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	arborist's assessment report must be provided to the responsible authority and DEECA. 19. Within six (6) months of the completion of the project, the offset requirements can be reconciled with the written agreement of the responsible authority and DEECA. Offset evidence 20. Before any native vegetation is removed, evidence that the offset required by this permit has been secured, must be provided to the satisfaction of the responsible authority. The offset must be in the form of a credit extract(s) allocated to the permit from the native vegetation credit register. 21. A copy of the offset evidence will be endorsed by the responsible authority and form part of this permit. Construction environmental management plan 22. Before any works start, including removal of native vegetation, a construction environmental management plan (CEMP) must be prepared to the satisfaction of the responsible authority and submitted to and approved by the responsible authority in consultation with DEECA. When approved, the CEMP will form part of this permit. The CEMP must include (but not necessarily be limited to) details regarding the following: 23. Measures to be implemented to protect the native vegetation and other biodiversity values to be retained on the work/impact site and on land directly adjoining the work/impact site, during and post construction works. These measures must include the erection of native vegetation protection fencing around all native vegetation to be retained on site, including the tree protection zones of all native trees to be retained in accordance with as 4970-2009 protection of trees on development sites. 24. Details for the implementation of recommendations and mitigation measures from the native vegetation		

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	report: detailed assessment (red-gum environmental consulting 23 February 2024) to mitigate impacts on biodiversity. 25. Details for the implementation of the recommendations, methods and techniques in accordance with the arboricultural impact assessment and tree protection plan (high country arborist reports, 29 January 2025) to avoid and minimise impacts of construction works on retained trees, including works within structural root zones (srzs) and tree protection zones (tpzs). 26. Identification of all stockpiles, storage, parking and vehicle/machinery storage locations and appropriate management requirements for these – all to be located within the identified facility development and impact areas. 27. Details of management measures to be implemented before, during and after the construction phase, including weed control, sediment control, erosion and drainage management, rehabilitation and stabilisation of the site and impacted areas, vehicle/plant hygiene requirements. 28. Measures to protect aquatic habitats and vegetation outside of the construction footprint from the impacts of sediment run-off, erosion, work-related debris, and construction activities, with appropriate control measures in accordance with all relevant epa victoria guidelines (epa publications 175, 275, 480, 960, and 1834). All erosion and sediment control measures should be established prior to the commencement of works and be monitored regularly throughout the entire duration of construction, particularly after heavy rain events. 29. Details regarding the retention of habitat features such as coarse woody debris and rocks etc, and relocation (if necessary) into adjoining areas of		

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	native vegetation. 30. The CEMP should also include details and requirements regarding fauna management. 31. Pre-clearance surveys must be undertaken by a qualified ecologist and within an appropriate timeframe, before impacts occur, e.g. 2 weeks or less, in accordance with the recommendations of the detailed assessment (red-gum environmental consulting 23 February 2024). 32. Native fauna salvage, handling or relocation to be conducted by an appropriated qualified, experienced and licensed handler. 33. Details pertaining to timing of works to avoid impacts during key times such as breeding and nesting periods. 34. Monitoring and reporting requirements for all aspects and actions identified in the endorsed CEMP. 35. Identification of persons responsible for all aspects and actions identified in the endorsed CEMP. 36. All persons undertaking works on site must be fully briefed on all aspects and requirements of the endorsed CEMP. All works constructed or carried out must be in accordance with the endorsed CEMP, to the satisfaction of the responsible authority. Protection of native vegetation to be retained 37. Before works start, native vegetation protection fencing must be erected around or along native vegetation to be retained on and in the direct vicinity of the work site/footprint. This fencing must be erected in accordance with the as 4970-2009 protection of trees on development sites. The fence must be constructed of highly visible, durable materials to the satisfaction of the responsible authority. The protective fence must remain in		

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	place until all works are completed to the satisfaction of the responsible authority. 38. Except with the written consent of the responsible authority within the area of native vegetation to be retained and any tree or vegetation protection zone associated with the permitted use and/or development, the following is prohibited: a. Vehicular or machinery 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 the provision of underground services e. Any other actions or activities that may result in adverse impacts to retained native vegetation. Other conditions 39. Before any works start, including native vegetation removal, an operational and trail management plan must be prepared to the satisfaction of the responsible authority and submitted to and approved by the responsible authority in consultation with the department of energy, environment and climate action, Hume region. When approved, the trail management plan will form part of this permit. The trail management plan may be generally in accordance with the trail management plan (Mitta valley inc) and must include (but is not necessarily limited to) details regarding the following: a. Trail and surrounding area management and responsibilities b. Maintenance requirements, including schedule of works c. Site environmental values d. Ongoing biodiversity matters; vegetation management, sediment control, management of pest plants and animals, e. Regular monitoring and reporting, identifying any potential hazards and compliance requirements f. Event management g. Transport arrangements to and from the site for patrons, to ensure that impacts on road traffic are		

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	minimised on event days. h. Car parking locations i. Contingency provisions in the event of traffic accidents, breakdowns and illegal parking on road reserves on event days. j. Appropriate signage and traffic measures between the site and car parking areas k. How patron numbers will be controlled and monitored l. Staffing and other measures which are designed to ensure the orderly arrival and departure of patrons. m. The location for emergency vehicle access and width of emergency vehicle assess and location of an emergency assembly area. n. Road signage on event days o. Management structure, roles, responsibilities, powers and procedures p. A compliant hotline for the duration of the event in relation to patron and security issues. q. Post closure rehabilitation standards 40. If the trail and associated infrastructure is no longer required or closed, the subject site must be rehabilitated to the satisfaction of the department of energy, environment and climate action, hume region. Bushfire and emergency management 41. Prior to commencement of use of the mountain bike park, an operational emergency management plan (OEMP) must be prepared to the satisfaction of the responsible authority and the department of energy, environment and climate action. The emp must include (but not limited to): a. Access controls b. Bushfire and user safety c. Evacuation procedures d. Any other matters raised in consultation with deeca relating to the protection of human life on the site. Expiry – development and use 42. This permit will expire if one of the following circumstances applies: e. The development is not started within 2 years of the issued date of this permit		

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	f. The development is not completed within 4 years of the issued date of this permit. g. The use does not start within 2 years of completion of the development 43. In accordance with section 69 of the planning & environment act 1987, an application may be submitted to the responsible authority for an extension of the periods referred to in this condition. <u>Permit notes</u> Goulburn Murray water 44. The subject property is located within an area of cultural heritage sensitivity. Should the activity associate with proposed development require a cultural heritage management plan (chmp), planning permits, licences and work authorities cannot be issued unless a chmp has been approved for the activity. North east catchment management authority 45. In the vicinity of the proposed bike trails, deep gully (along the western side of the site) and a tributary, along with an unnamed waterway draining north toward the mitta river, are gazetted by the authority to be designated waterways under the *water act 1989*. 46. A works on waterways permit must be obtained from the authority in accordance with by-law no 2024/01 waterways protection prior to commencing any works in, on or over designated waterways (such as landscaping, access crossings, stormwater outlets, etc.). Department of energy environment and climate action Public land 47. Before any works on public land start, if any flora species listed as protected under the *flora and fauna guarantee (ffg) act 1988* are to be removed, a permit to take protected flora will be required. To obtain a permit to take protected flora or for further information, please contact, Hume natural environment program -		

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	hume_nep@deeca.vic.gov.au. **48.** The granting of this permit does not exempt the holder of a permit from the requirements of other commonwealth and state legislation or policy.		

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Quarterly Budget Report as at 30 June 2025

SUMMARY INCOME STATEMENT

	ACTUAL (YTD)	ADOPTED BUDGET 2024/25	VARIANCE	ACTUAL vs BUDGET %
Income				
Rates & Charges	10,702,379	10,596,000	106,379	101%
Statutory Fees & Fines	259,419	368,000	(108,581)	70%
User Fees	1,268,819	1,121,000	147,819	113%
Grants - Operating	14,155,152	10,170,000	3,985,152	139%
Grants - Capital	6,679,237	3,390,000	3,289,237	197%
Contributions - Monetary	135,782	-	135,782	
Net Gain / Loss on PIPE	(198,703)	-	(198,703)	
Fair Value Adjustment to Investment Properties	-	-	-	
Other Income	4,452,658	2,023,000	2,429,658	220%
Total Income	37,454,743	27,668,000	9,786,743	135%
Expenses				
Employee Costs	10,900,752	11,945,000	(1,044,248)	91%
Material and Services	13,745,771	10,709,000	3,036,771	128%
Depreciation	6,840,436	6,562,000	278,436	104%
Finance Costs	17,556	16,000	1,556	110%
Other Expenses	298,585	434,000	(135,415)	69%
Total Expenses	31,803,100	29,666,000	2,137,100	107%
Surplus/(Deficit)	5,651,643	(1,998,000)	7,649,643	

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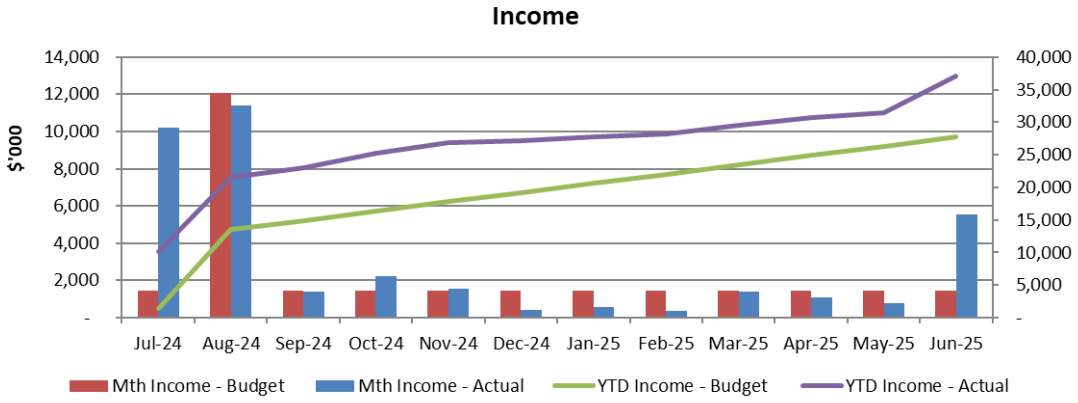
INCOME



Note 1:

Income for the June quarter amounted to $7.7M, bringing the full year to a record high of $37.4M. Highlights for the quarter included:

- $3.3M in 2025/26 financial assistance grants paid in advance
- $1.7M in Natural Disaster Reimbursements (1.5M accrued)
- $314K accrued for AGL Hydro Revenue in Lieu of rates
- Recognition of grant income that were tied to expended amounts, including accrual of some final milestone grants relating to completed capital projects.

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GRANT INCOME

	Note	YTD (Actual) $'000	YTD (Budget) $'000	YTD (Variance) $'000	YTD (Variance) %	2024/25 Full Year (Budget) $'000	2024/25 Full Year (Achieved) %
Recurrent	1	11,056	8,986	2,070	23%	8,986	123%
Non-Recurrent	2	9,778	4,573	5,205	114%	4,573	214%
Total		**20,834**	**13,559**	**7,275**	**54%**	**13,559**	**154%**

Major Grant income for 2024/25:

Type	Name	Received	
Recurrent Operating	Financial Assistance Grants - General	5,912	*
Recurrent Operating	Financial Assistance Grants - Local Roads	3,543	*
Recurrent Operating	Kindergarten (Various)	981	
Non Recurrent Operating	Resilience and Recovery	934	**
Non Recurrent Capital	Corryong Stock Route	826	
Non Recurrent Capital	LRCI Grant	736	
Non Recurrent Capital	Corryong Skate Park	617	
Non Recurrent Capital	Omeo Highway, Mitta	563	

*Includes advance payment of 50% of 2025/26 allotment
** Grant received in prior years but expended amounts recognized as income in FY24/25

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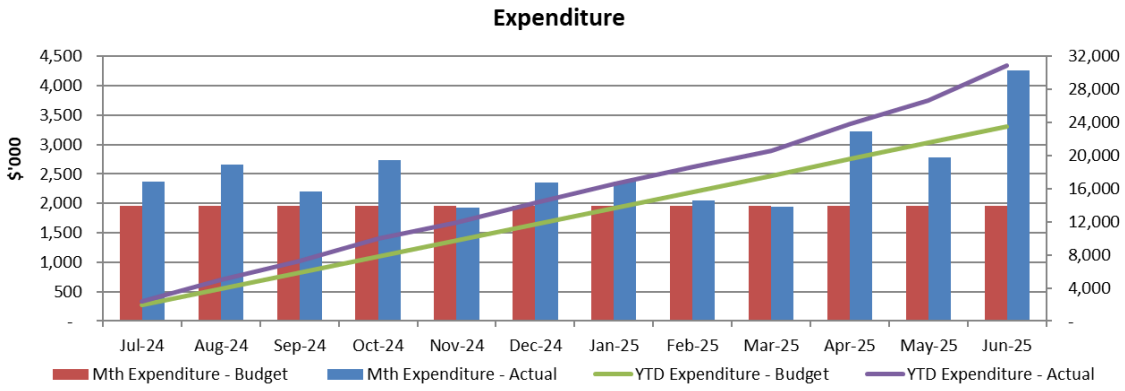
EXPENDITURE



Expenditure for the quarter exceeded $10M to push past the full year budget and finish very close to the forecast from the prior quarter. Highlights for the quarter:

- $3.3 million in employee costs.
- $224K in operating expenses related to the Tallangatta and Corryong swimming pool based on finalisation of accounts for the year.
- $133K to near finalisation of Rowen Park Lighting Project.
- $98K in Election expenditure relating to November Council Elections

Council finished the year having employed 109.1 equivalent FTE against a budget of 125 which is the main contributor to falling short of the full year wages budget by $1.04M.

At 30 June 2025 vacant positions at this time that were in the recruitment process included:

- Early Years Centre Managers – 3 positions
- Early Childhood roles (multiple positions)
- Early Years Coordinator
- Early Years and Family Services Administration Officer
- Customer Service Officer – Corryong
- Team Leader Customer Service
- Community Development Officer – Neighbourhood House

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OPERATING RESULT

	Jun-25 QTR (Actual) $'000	Jun-25 QTR (Budget) $'000	YTD (Actual) $'000	YTD (Budget) $'000	YTD (Variance) $'000	YTD (Variance) %	2024/25 Full Year FY (Budget) $'000	2024/25 Full Year FY (Achieved) %
Income	7,431	4,268	37,455	27,668	9,787	35%	27,668	135%
Expenditure	10,261	5,871	31,803	29,666	(2,137)	-7%	29,666	107%
Surplus/ (Deficit)	(2,830)	(1,603)	5,652	(1,998)	7,650	(383%)	(1,998)	

Council finished the 2024/25 full year with a surplus of $5.6 million against a budget of 1.98M deficit.

Full year expenditure of $31.8M has a variance of $2M more than adopted budget. This $2M in variance in large part can be explained by $3M higher expenditure on material and services and $1M shortfall variance to the wages budget, which is savings to offset some of the higher external contractor costs and unbudgeted items.

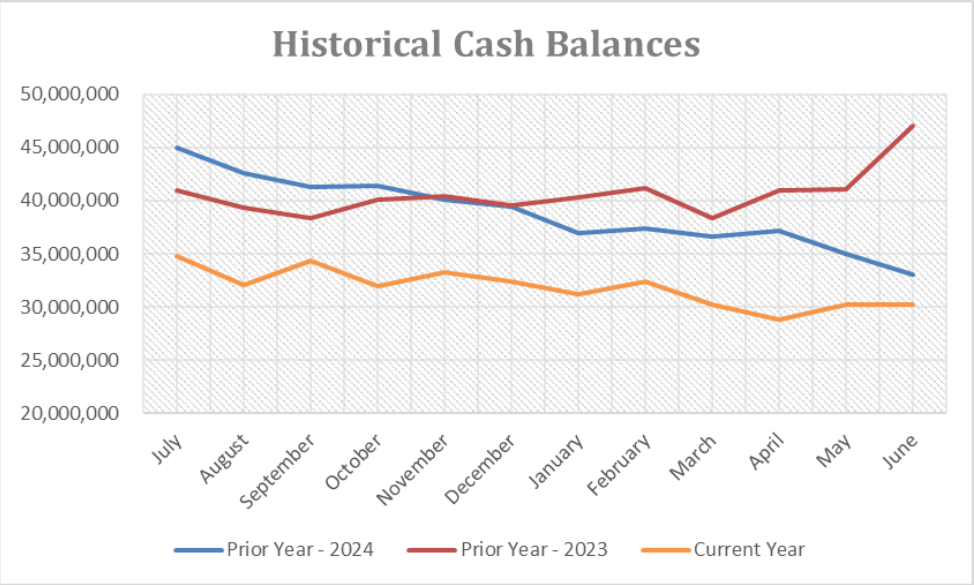
CASH POSITION

Total cash and investments as at quarter end was **$28.76 million**

towongshire

Current 12 Month Term Deposit Interest Yield: 4.25% p.a

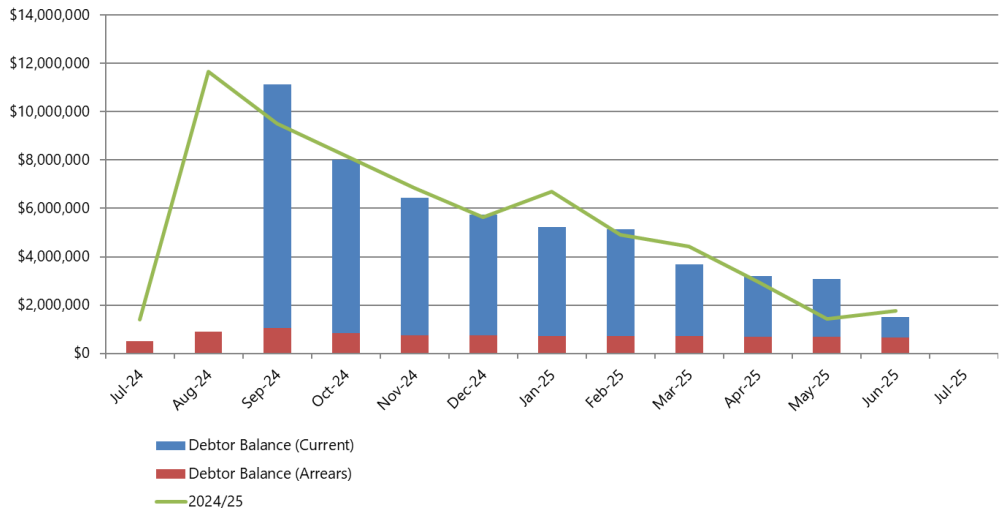
Current Cash & Investments ($M)		
Total Cash	$	6,159
Total Investments < 12 months	$	22,596
Total Investments > 12 months	$	-
	$	28,755
Interest Received YTD ($,000)	$	1,537



RECEIVABLES

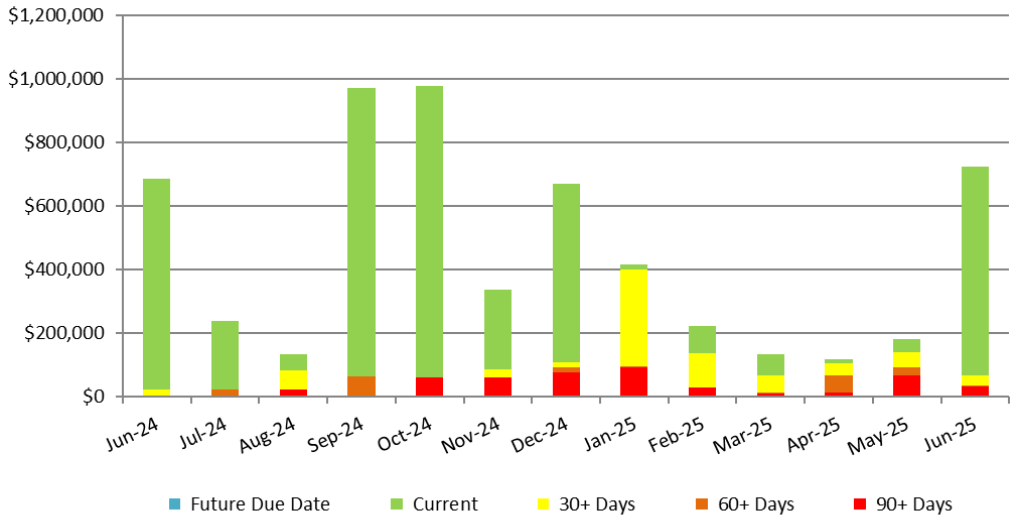
Rates debtors

Rates debtors continued its decline month by month, finishing at $1.7M for the year. Reducing the overdue arrears has been highlighted as a critical role with the recently advertised rates officer role.



Sundry Debtors

The Sundry Debtors finished up on $723K for the year which included a $500K final milestone grant (paid in July). Balances older than 90+ days amount to 1% of Council's sundry debtors.



CAPITAL WORKS

Capital Works Quarterly Budget prepared and presented separately in a Capital Works report to Council presented quarterly.

VICTORIA State Government | Government Services

Local Government Model Financial Report

2024-25

LOCAL GOVERNMENT VICTORIA

Towong Shire Council
ANNUAL FINANCIAL REPORT

For the Year Ended 30 June 2025

Towong Shire Council
Financial Report
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Towong Shire Council
Financial Report
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Certification of the Financial Statements

In my opinion, the accompanying financial statements have been prepared in accordance with the *Local Government Act 2020,* the *Local Government (Planning and Reporting) Regulations 2020,* the Australian Accounting Standards and other mandatory professional reporting requirements.

Narelle Taylor
Principal Accounting Officer

Dated : 20/09/2025
Tallangatta

In our opinion, the accompanying financial statements present fairly the financial transactions of the Towong Shire Council for the year ended 30 June 2025 and the financial position of the Council as at that date.

At the date of signing, we are not aware of any circumstances that would render any particulars in the financial statements to be misleading or inaccurate.

We have been authorised by the Council and by the *Local Government (Planning and Reporting) Regulations 2020* to certify the financial statements in their final form.

Peter Tolsher
Deputy Mayor
Dated : 20/09/2025
Tallangatta

Andrew Whitehead
Mayor
Dated : 20/09/2025
Tallangatta

Juliana Phelps
Chief Executive Officer
Dated : 20/09/2025
Tallangatta

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Comprehensive Income Statement
For the Year Ended 30 June 2025

	Note	2025 $'000	2024 $'000
Income / Revenue			
Rates and charges	3.1	10,702	10,568
Statutory fees and fines	3.2	259	310
User fees	3.3	1,269	1,250
Grants - operating	3.4	14,155	3,245
Grants - capital	3.4	6,679	5,269
Contributions - monetary	3.5	136	72
Net gain (or loss) on disposal of property, infrastructure, plant and equipment	3.6	(199)	16
Fair value adjustments for investment property	6.4	-	25
Share of net profits (or loss) of associates and joint ventures	6.3	-	-
Other income	3.7	4,454	4,991
Total income / revenue		**37,455**	**25,746**
Expenses			
Employee costs	4.1	10,901	10,485
Materials and services	4.2	13,746	10,615
Depreciation	4.3	6,840	6,832
Borrowing costs	4.4	18	23
Other expenses	4.5	300	263
Total expenses		**31,804**	**28,218**
Surplus/(deficit) for the year		**5,651**	**(2,472)**
Other comprehensive income			
Items that will not be reclassified to surplus or deficit in future periods			
Net asset revaluation gain/(loss)	6.2	11,312	913
Share of other comprehensive income of associates and joint ventures	6.3	-	-
Total other comprehensive income		**11,312**	**913**
Total comprehensive result		**16,963**	**(1,559)**

The above comprehensive income statement should be read in conjunction with the accompanying notes.

Balance Sheet
As at 30 June 2025

	Note	2025 $'000	2024 $'000
Assets			
Current assets			
Cash and cash equivalents	5.1 (a)	6,159	5,052
Trade and other receivables	5.1 (c)	3,806	3,327
Other financial assets	5.1 (b)	22,596	26,536
Inventories	5.2 (a)	381	464
Prepayments	5.2 (b)	339	66
Non-current assets classified as held for sale	6.1	-	62
Other assets	5.2 (b)	2,379	1,223
Total current assets		**35,660**	**36,730**
Non-current assets			
Investments in associates, joint arrangements and subsidiaries	6.3	43	43
Property, infrastructure, plant and equipment	6.2	291,143	274,135
Investment property	6.4	1,275	1,275
Total non-current assets		**292,461**	**275,453**
Total assets		**328,121**	**312,183**
Liabilities			
Current liabilities			
Trade and other payables	5.3 (a)	4,869	2,092
Trust funds and deposits	5.3 (b)	739	886
Contract and other liabilities	5.3 (c)	1,364	5,426
Provisions	5.5	2,226	1,781
Interest-bearing liabilities	5.4	2	-
Total current liabilities		**9,201**	**10,185**
Non-current liabilities			
Provisions	5.5	783	824
Total non-current liabilities		**783**	**824**
Total liabilities		**9,984**	**11,009**
Net assets		**318,137**	**301,174**
Equity			
Accumulated surplus		135,054	129,403
Reserves	9.1	183,083	171,771
Total Equity		**318,137**	**301,174**

The above balance sheet should be read in conjunction with the accompanying notes.

Statement of Changes in Equity
For the Year Ended 30 June 2025

2025	Note	Total $'000	Accumulated Surplus $'000	Revaluation Reserve $'000
Balance at beginning of the financial year		301,173	129,403	171,770
Surplus/(deficit) for the year		5,651	5,651	-
Net asset revaluation gain/(loss)	6.2	11,312	-	11,312
Transfers to other reserves	9.1	-	-	-
Transfers from other reserves	9.1	-	-	-
		318,136	135,054	183,082
Balance at end of the financial year		**318,136**	**135,054**	**183,082**

2024		Total $'000	Accumulated Surplus $'000	Revaluation Reserve $'000
Balance at beginning of the financial year		302,732	131,875	170,857
Surplus/(deficit) for the year		(2,472)	(2,472)	-
Net asset revaluation gain/(loss)	6.2	913	-	913
Transfers to other reserves	9.1	-	-	-
Transfers from other reserves	9.1	-	-	-
		301,173	129,403	171,770
Balance at end of the financial year		**301,173**	**129,403**	**171,770**

The above statement of changes in equity should be read in conjunction with the accompanying notes.

Statement of Cash Flows
For the Year Ended 30 June 2025

	Note	2025 Inflows/ (Outflows) $'000	2024 Inflows/ (Outflows) $'000
Cash flows from operating activities			
Rates and charges		10,248	10,373
Statutory fees and fines		259	310
User fees		1,215	1,782
Grants - operating		13,370	2,239
Grants - capital		8,175	3,223
Contributions - monetary		136	51
Interest received		1,624	1,968
Dividends received		-	-
Trust funds and deposits taken		-	-
Other receipts		2,425	2,584
Net GST refund/payment		88	22
Employee costs		(10,925)	(10,469)
Materials and services		(16,461)	(10,326)
Short-term, low value and variable lease payments		-	-
Trust funds and deposits repaid		(147)	(737)
Other payments		(317)	(263)
Net cash provided by/(used in) operating activities		**9,689**	**757**
Cash flows from investing activities			
Payments for property, infrastructure, plant and equipment		(12,655)	(13,649)
Proceeds from sale of property, infrastructure, plant and equipment		151	35
Payments for investments		-	-
Proceeds from sale of investments		3,940	4,422
Loans and advances made		-	-
Payments of loans and advances		-	-
Net cash provided by/(used in) investing activities		**(8,564)**	**(9,192)**
Cash flows from financing activities			
Finance costs		(18)	(23)
Proceeds from borrowings		-	-
Repayment of borrowings		-	-
Interest paid - lease liability		-	-
Repayment of lease liabilities		-	-
Net cash provided by/(used in) financing activities		**(18)**	**(23)**
Net increase (decrease) in cash and cash equivalents		1,107	(8,458)
Cash and cash equivalents at the beginning of the financial year		5,052	13,510
Cash and cash equivalents at the end of the financial year		**6,159**	**5,052**

Financing arrangements 5.6

The above statement of cash flows should be read in conjunction with the accompanying notes.

Statement of Capital Works
For the Year Ended 30 June 2025

	Note	2025 $'000	2024 $'000
Property			
Land		85	71
Land improvements		199	912
Total land		284	983
Buildings		479	1,178
Heritage buildings		-	-
Building improvements		550	-
Leasehold improvements		-	-
Total buildings		1,029	1,178
Total property		1,313	2,161
Plant and equipment			
Heritage plant and equipment		-	-
Plant, machinery and equipment		1,569	457
Fixtures, fittings and furniture		63	-
Computers and telecommunications		19	24
Library books		-	11
Total plant and equipment		1,651	492
Infrastructure			
Roads		5,919	6,568
Bridges		1,947	569
Footpaths and cycleways		772	1,082
Drainage		130	72
Recreational, leisure and community facilities		-	176
Waste management		92	258
Parks, open space and streetscapes		1,137	2,031
Walking Tracks		-	-
Off street car parks		-	-
Other infrastructure		62	241
Total infrastructure		10,059	10,996
Total capital works expenditure		13,023	13,649
Represented by:			
New asset expenditure		2,466	2,570
Asset renewal expenditure		5,963	4,035
Asset expansion expenditure		-	-
Asset upgrade expenditure		4,594	7,044
Total capital works expenditure		13,023	13,649

The above statement of capital works should be read in conjunction with the accompanying notes.

Notes to the Financial Report
For the Year Ended 30 June 2025

Note 1 OVERVIEW

Introduction

The Towong Shire Council was established by an Order of the Governor in Council on 18 November 1994 and is a body corporate.
The Council's main office is located at 32 Towong Street, Tallangatta, Victoria.

Statement of compliance

These financial statements are a general purpose financial report that consists of a Comprehensive Income Statement, Balance Sheet, Statement of Changes in Equity, Statement of Cash Flows, Statement of Capital Works and Notes accompanying these financial statements. The general purpose financial report complies with the Australian Accounting Standards (AAS), other authoritative pronouncements of the Australian Accounting Standards Board, the *Local Government Act 2020*, and the *Local Government (Planning and Reporting) Regulations 2020*.

The Council is a not-for-profit entity and therefore applies the additional AUS paragraphs applicable to a not-for-profit entity under the Australian Accounting Standards.

Accounting policy information

1.1 Basis of accounting

Accounting policies are selected and applied in a manner which ensures that the resulting financial information satisfies the concepts of relevance and reliability, thereby ensuring that the substance of the underlying transactions or other events is reported. Specific accounting policies applied are disclosed in sections where the related balance or financial statement matter is disclosed.

The accrual basis of accounting has been used in the preparation of these financial statements, except for the cash flow information, whereby assets, liabilities, equity, income and expenses are recognised in the reporting period to which they relate, regardless of when cash is received or

The financial statements are based on the historical cost convention unless a different measurement basis is specifically disclosed in the notes to the financial statements.

The financial statements have been prepared on a going concern basis. The financial statements are in Australian dollars. The amounts presented in the financial statements have been rounded to the nearest thousand dollars unless otherwise specified. Minor discrepancies in tables between totals and the sum of components are due to rounding.

Judgements, estimates and assumptions are required to be made about the carrying values of assets and liabilities that are not readily apparent from other sources. The estimates and associated judgements are based on professional judgement derived from historical experience and various other factors that are believed to be reasonable under the circumstances. Actual results may differ from these estimates.

Revisions to accounting estimates are recognised in the period in which the estimate is revised and also in future periods that are affected by the revision. Judgements and assumptions made by management in the application of AAS's that have significant effects on the financial statements and estimates relate to:
- the fair value of land, buildings, infrastructure, plant and equipment (refer to Note 6.2)
- the determination of depreciation for buildings, infrastructure, plant and equipment (refer to Note 6.2)
- the determination of employee provisions (refer to Note 5.5)
- the determination of landfill provisions (refer to Note 5.5)
- the determination of whether performance obligations are sufficiently specific so as to determine whether an arrangement is within the scope of AASB 15 Revenue from Contracts with Customers or AASB 1058 Income of Not-for-Profit Entities (refer to Note 3)
- the determination, in accordance with AASB 16 Leases, of the lease term, the estimation of the discount rate when not implicit in the lease and whether an arrangement is in substance short-term or low value (refer to Note 5.8)
- whether or not AASB 1059 Service Concession Arrangements: Grantors is applicable
- other areas requiring judgements

Unless otherwise stated, all accounting policies are consistent with those applied in the prior year. Where appropriate, comparative figures have been amended to accord with current presentation, and disclosure has been made of any material changes to comparatives.

Goods and Services Tax (GST)

Income and expenses are recognised net of the amount of associated GST. Receivables and payables are stated inclusive of the amount of GST receivable or payable. The net amount of GST recoverable from, or payable to, the taxation authority is included with other receivables or payables in the balance sheet.

Notes to the Financial Report
For the Year Ended 30 June 2025

Note 2 ANALYSIS OF OUR RESULTS

2.1 Performance against budget

The performance against budget notes compare Council's financial plan, expressed through its annual budget, with actual performance. The *Local Government (Planning and Reporting) Regulations 2020* requires explanation of any material variances. Council has adopted a materiality threshold of the lower of 10 percent or $100,000 where further explanation is warranted. Explanations have not been provided for variations below the materiality threshold unless the variance is considered to be material because of its nature.

These notes are prepared to meet the requirements of the *Local Government Act 2020* and the *Local Government (Planning and Reporting) Regulations 2020*.

2.1.1 Income / Revenue and expenditure

	Budget 2025 $'000	Actual 2025 $'000	Variance $'000	Variance %	Ref
Income / Revenue					
Rates and charges	10,596	10,702	106	1.00%	
Statutory fees and fines	368	259	(109)	-29.51%	**1**
User fees	1,121	1,269	148	13.19%	**2**
Grants - operating	10,170	14,155	3,985	39.18%	**3**
Grants - capital	3,390	6,679	3,289	97.02%	**4**
Contributions - monetary	-	136	136	100.00%	**5**
Net gain/(loss) on disposal of property, infrastructure, plant and equipment	-	(199)	(199)	100.00%	**6**
Other income	2,023	4,454	2,431	120.15%	**7**
Total income / revenue	27,667	37,455	9,787	35.37%	
Expenses					
Employee costs	11,945	10,901	1,044	8.74%	
Materials and services	10,709	13,746	(3,037)	-28.36%	**8**
Depreciation	6,562	6,840	(278)	-4.23%	
Finance costs	16	18	(2)	-9.73%	
Other expenses	434	300	134	30.97%	**9**
Total expenses	29,665	31,804	(2,138)	-7.21%	
Surplus/(deficit) for the year	(1,998)	5,651	7,649	-382.86%	

Notes to the Financial Report
For the Year Ended 30 June 2025

(i) Explanation of material variations

1	Statutory fees and fines	Income from Building permits were down $140K on budget due to lower than expected activities. All other statutory fees were close to budget with Town Planning fees ($107K) amounting for the largest proportion of income received.
2	User fees	User fees exceeded budget due to increased childcare fees and higher one off general income, both combining for almost $1.1M of income received. Resource recovery income was down $47K on budget.
3	Grants - operating	Operating grant income exceeded budget by 40% in large part due to higher expenditure on related grant projects resulting in an increased grant income recognised. Early payments of 2025-2026 Financial Assistance Grants also contributed significantly to budget being exceeded.
4	Grants - capital	Finalisation of projects such as Great River Road, Corryong Skate Park, Corryong Stock Route and Omeo Highway saw Council receive final milestone grant inflows. Grants not previously budget for such as Corryong Library Refurbishment, factored in the budget being exceeded.
5	Contributions - monetary	Community contributions towards some non council assets such as sports and recreation projects exceeded budget, in some cases the year after it was previously budgeted to be received.
6	Net gain/(loss) on disposal of property, infrastructure, plant and equipment	Loss on disposal of assets for $0 residual value was recognised to make way for asset upgrades or replacements such as Corryong Skatepark.
7	Other income	Accruing for disaster recovery income far exceeded budget after announcements was made post year end, that payment would be made in advance and approved amounts revealed. Due to slower than expected expenditure on capital projects, interest received on funds invested exceeded budget.
8	Materials and services	$1.8M of expenditure was incurred on costs relating to disaster funding related works as urgent repairs were needed to be prioritised. Community projects that were not previously budget for at time of Budget Adoption, contributed in large part to exceeding expediture however these were generally backed by grant funding. Staff vacancy resulted in higher than expected expenditure on external staffing such as consultants and contract workers.
9	Other expenses	Expenses for community contributions were down on budget due to delays in projects, pushing out the contributions into the following year. Excluding this, the Audit fees and Councillor allowances expenditure were close to budget.

Notes to the Financial Report
For the Year Ended 30 June 2025

2.1.2 Capital works

	Budget 2025 $'000	Actual 2025 $'000	Variance $'000	Variance %	Ref
Property					
Land	-	85	85	100.00%	
Land improvements	-	199	199	100.00%	1
Total land	-	284	284	100.00%	
Buildings	1,716	479	(1,237)	-72.09%	2
Building improvements	-	550	550	100.00%	3
Total buildings	1,716	1,029	(687)	-40.03%	
Total property	1,716	1,313	(403)	-23.49%	
Plant and equipment					
Plant, machinery and equipment	2,836	1,569	(1,267)	-44.69%	4
Fixtures, fittings and furniture	-	63	63	100.00%	
Computers and telecommunications	212	19	(193)	-90.86%	5
Total plant and equipment	3,048	1,651	(1,397)	-45.85%	
Infrastructure					
Roads	10,269	5,919	(4,350)	-42.36%	6
Bridges	2,309	1,947	(362)	-15.66%	7
Footpaths and cycleways	1,638	772	(866)	-52.88%	8
Drainage	70	130	60	85.19%	
Waste management	1,221	92	(1,129)	-92.43%	9
Parks, open space and streetscapes	2,061	1,137	(924)	-44.83%	10
Other infrastructure	262	62	(200)	-76.42%	12
Total infrastructure	17,830	10,059	(7,771)	-43.58%	
Total capital works expenditure	22,594	13,023	(9,571)	-42.36%	
Represented by:					
New asset expenditure	3,685	2,466	(1,219)	-33.08%	
Asset renewal expenditure	9,855	5,963	(3,892)	-39.49%	
Asset upgrade expenditure	9,054	4,594	(4,460)	-49.26%	
Total capital works expenditure	22,594	13,023	(9,571)	-42.36%	

Notes to the Financial Report
For the Year Ended 30 June 2025

(i) Explanation of material variations

Variance Ref	Item	Explanation
1	Land Improvements	This year, Council invested $199,000 in important land improvement capital works projects, including upgrades to the EYLC Building Blocks ($23,000), renewal of local playgrounds ($145,000), and works at the Corryong Airport ($8,000) helping to keep our community facilities safe, welcoming and well-maintained.
2	Building	Council invested in buildings in 2024/25, including upgrades to the Talgarno Toilet Block ($43,686) and the Bellbridge Container Café ($158,235), enhancing community amenities and public facilities.
3	Building Improvements	With ongoing demand for Council-owned and managed buildings, Council invested in a range of building improvements and renewals, including the Corryong Weighbridge ($30,000), general building upgrades ($296,127), the Tallangatta Swimming Pool ($2,491), Tallangatta Office ($47,045), RRC's Water Tanks ($59,140), Roy Williams Park Toilet Block ($1,591), and RRC's Toilets, supporting the continued maintenance and functionality of key community facilities.
4	Plant, Machinery and Equipment	This year, Council continued to invested in plant, machinery and equipment, including Fleet Replacement ($131,356), Plant Replacement ($1,315,169), Minor Tools ($6,161) and ERC Trailers ($116,000), ensuring the ongoing efficiency, safety and reliability of Council operations.
5	Computers and Telecommunications	In response to technological advancements, Council invested $19,371 in IT equipment, upgrading computers and telecommunications systems to support efficient and reliable operations across its services.
6	Roads	To maintain Council-managed roads to acceptable standards, Council invested in a range of road infrastructure projects, including the Cudgewa Avenue of Honour ($120,706), digouts and major patching ($939,305), paving construction on Wises Creek Road, Talgarno ($362,510), Georges Creek Road Stage 6 ($462,152), Mitta Streetscape Stage 2 ($248,543), the Annual Reseal Program ($600,219), Donaldson Street Carpark ($33,734), Dartmouth Recreation Reserve driveway renewal ($29,362), gravel road sealing at Granya Sparrow and Legge Streets ($102,190), Ferry Lane sealing ($99,256), and Great River Road capital costs ($128,719), supporting safe and reliable transport networks across the municipality.
7	Bridges	Council continues to invest in the management of bridge infrastructure following recent flood event years. Projects include the Little Snowy Creek Road Bridge Replacement ($16,420), Tallangatta Creek Crossing ($586,525), replacement of major culverts and bridges ($169,504), Springdale Road Bridge ($646,035), and Lake Road Bridge ($528,962), enhancing the safety, reliability, and resilience of the municipality's transport network.
8	Footpaths & Cycleways	Council invested in the replacement and ongoing management of the Shire's footpaths and cycleways, including Great River Road Stage 2 ($22,576), the Bellbridge Walking Path upgrade and exercise equipment ($314,033), footpath replacements ($67,890), Stage 2 of the Towong Walking Track ($103,688), and the reseal of the Rail Trail from Tallangatta to Sandy Creek Bridge ($250,000), enhancing safety, accessibility, and recreational opportunities for the community.
9	Waste Management	In line with our ongoing obligations for the current and future management of waste facilities, Council invested $92,413 in waste management infrastructure, including the capping of Cell 2 at the Corryong Resource Recovery Centre, ensuring safe, sustainable, and compliant operations for the community.

Notes to the Financial Report
For the Year Ended 30 June 2025

10	Parks, Open Space and Streetscapes	In 2024/25, Council invested in parks, open space, and streetscape improvements, including Outdoor Dining at Bethanga Playground ($5,080) and the Dartmouth Splash Park ($383,333), enhancing recreational opportunities and community amenity across the municipality.
11	Other Infrastructure	As part of the ongoing upgrade and replacement of critical infrastructure across the Shire, Council invested $61,769 in other infrastructure works, including guardrail replacements, enhancing safety and resilience throughout the municipality's transport network.

Notes to the Financial Report
For the Year Ended 30 June 2025

2.2 Analysis of Council results by program

Council delivers its functions and activities through the following programs.

2.2.1 Asset Management

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

Community Wellbeing

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

Economic and Tourism Development

Expand economic and employment opportunities across our Shire in a sustainable way.

Land-use Planning

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

Environmental Sustainability

Integrate sustainable environmental management practices into all of our activities.

Organisational Improvement

Maintain a high performing customer-centred organisation that works with the community to develop and deliver priorities.

Relief and Recovery

Coordinate services to meet the relief and recovery needs of our communities following the 2019/20 bushfires.

Notes to the Financial Report
For the Year Ended 30 June 2025

2.2.2 Summary of income / revenue, expenses, assets and capital expenses by program

2025	Income / Revenue $'000	Expenses $'000	Surplus/ (Deficit) $'000	Grants included in income / revenue $'000	Total assets $'000
Asset Management	9,348	12,868	(3,520)	9,459	249,247.15
Community Wellbeing	4,195	5,546	(1,351)	3,083	14,836.00
Economic & Tourism Development	13	879	(867)	1	9,575.48
Land-use Planning	376	985	(608)	172	-
Environmental Sustainability	3,975	5,911	(1,936)	67	2,027.53
Organisational Improvement	17,394	4,404	12,990	5,915	55,294.82
Relief & Recovery	2,155	1,270	885	2,137	74.09
	37,455	31,862	5,593	20,834	331,055

2024	Income / Revenue $'000	Expenses $'000	Surplus/ (Deficit) $'000	Grants included in income / revenue $'000	Total assets $'000
Asset Management	5,558	14,226	(8,668)	5,353	238,298
Community Wellbeing	3,075	3,933	(858)	2,093	13,399
Economic & Tourism Development	152	1,019	(867)	130	8,648
Land-use Planning	258	1,025	(767)	6	-
Environmental Sustainability	3,041	2,504	537	38	1,831
Organisational Improvement	12,989	4,154	8,835	228	49,940
Relief & Recovery	673	1,357	(684)	666	67
	25,746	28,218	(2,472)	8,514	312,183

Notes to the Financial Report
For the Year Ended 30 June 2025

Note 3 FUNDING FOR THE DELIVERY OF OUR SERVICES

3.1 Rates and charges

	2025 $'000	2024 $'000

Council uses capital improved values (CIV) as the basis of valuation of all properties within the municipal district. The CIV of a property is the value of the land and capital improvements on the land.

The valuation base used to calculate general rates for 2024/25 was $3,540 million (2023/24 $3,545 million).

General rates	7,185	7,008
Municipal charge	1,350	1,315
Kerbside collection charge	1,446	1,506
Waste facilities management charge	405	404
Supplementary rates and rate adjustments	-	-
Interest on rates and charges	-	-
Revenue in lieu of rates	316	334
Total rates and charges	**10,702**	10,568

The date of the general revaluation of land for rating purposes within the municipal district was 1 January 2024 and the valuation was first applied in the rating year commencing 1 July 2024.

Annual rates and charges are recognised as income when Council issues annual rates notices. Supplementary rates are recognised when a valuation and reassessment is completed and a supplementary rates notice issued.

3.2 Statutory fees and fines

Infringements and costs	11	20
Health registration fees	46	27
Town planning fees	118	94
Land information certificates	11	10
Permits	74	158
Total statutory fees and fines	**259**	310

Statutory fees and fines (including parking fees and fines) are recognised as income when the service has been provided, the payment is received, or when the penalty has been applied, whichever first occurs.

3.3 User fees

Children's program fees	929	908
External private works	1	-
Refuse disposal fees	53	111
Saleyard dues	11	16
Septic tank fees	13	24
Swimming pool fees	43	39
Other fees and charges	219	152
Total user fees	**1,269**	**1,250**

User fees by timing of revenue recognition		
User fees recognised over time	-	-
User fees recognised at a point in time	1,269	1,250
Total user fees	**1,269**	**1,250**

User fees are recognised as revenue at a point in time, or over time, when (or as) the performance obligation is satisfied. Recognition is based on the underlying contractual terms.

Notes to the Financial Report
For the Year Ended 30 June 2025

	2025 $'000	2024 $'000
3.4 Funding from other levels of government		
Grants were received in respect of the following:		
Summary of grants		
Commonwealth funded grants	12,662	3,002
State funded grants	8,173	5,512
Total grants received	20,834	8,514
(a) Operating Grants		
Recurrent - Commonwealth Government		
Financial Assistance Grants - General Purpose	5,912	163
Financial Assistance Grants - Local Roads	3,543	100
Recurrent - State Government		
Family and Children	1,403	1,304
Community	122	120
Emergency Services	60	-
School Crossing Supervisors	16	15
Total recurrent operating grants	11,056	1,702
Non-recurrent - Commonwealth Government		
Economic development	-	81
Family and children	422	-
Non-recurrent - State Government		
Community	170	273
Family and children	139	363
Environment	51	38
Waste	16	20
Bushfire relief & recovery	2,042	524
Economic Devolopment	1	54
Information Technology	164	-
Other Infrastructure	27	-
Emergency Support	66	190
Total non-recurrent operating grants	3,098	1,543
Total operating grants	14,155	3,245
(b) Capital Grants		
Recurrent - Commonwealth Government		
Roads to recovery	-	2,322
Recurrent - State Government		
Other Grant	-	-
Total recurrent capital grants	-	2,322
Non-recurrent - Commonwealth Government		
Emergency Support	30	
Infrastructure	2,754	336
Non-recurrent - State Government		
Other Infrastructure	3,895	2,611
Total non-recurrent capital grants	6,679	2,947
Total capital grants	6,679	5,269

Notes to the Financial Report
For the Year Ended 30 June 2025

(c) Recognition of grant income

Before recognising funding from government grants as revenue the Council assesses whether there is a contract that is enforceable and has sufficiently specific performance obligations in accordance with *AASB 15 Revenue from Contracts with Customers*. When both these conditions are satisfied, the Council:
- identifies each performance obligation relating to revenue under the contract/agreement
- determines the transaction price
- recognises a contract liability for its obligations under the agreement
- recognises revenue as it satisfies its performance obligations, at the point in time or over time when services are rendered.

Where the contract is not enforceable and/or does not have sufficiently specific performance obligations, the Council applies *AASB 1058 Income of Not-for-Profit Entities*.

Grant revenue with sufficiently specific performance obligations is recognised over time as the performance obligations specified in the underlying agreement are met. Where performance obligations are not sufficiently specific, grants are recognised on the earlier of receipt or when an unconditional right to receipt has been established. Grants relating to capital projects are generally recognised progressively as the capital project is completed. The following table provides a summary of the accounting framework under which grants are recognised.

Income recognised under AASB 1058 *Income of Not-for-Profit Entities*		
General purpose	11,848	4,827
Specific purpose grants to acquire non-financial assets	4,210	-
Other specific purpose grants	68	402
Revenue recognised under AASB 15 *Revenue from Contracts with Customers*		
Specific purpose grants	4,708	3,286
	20,834	8,514

	2025 $'000	2024 $'000
(d) Unspent grants received on condition that they be spent in a specific manner		
Operating		
Balance at start of year	3,236	**4,395**
Received during the financial year and remained unspent at balance date	260	23
Received in prior years and spent during the financial year	- 2,132	- 1,182
Balance at year end	**1,364**	**3,236**
Capital		
Balance at start of year	2,206	**5,939**
Received during the financial year and remained unspent at balance date	-	463
Received in prior years and spent during the financial year	- 2,206	- 4,196
Balance at year end	**-**	**2,206**

Unspent grants are determined and disclosed on a cash basis.

Notes to the Financial Report
For the Year Ended 30 June 2025

3.5 Contributions	**2025 $'000**	**2024 $'000**
Monetary	136	72
Total contributions	**136**	**72**

Monetary and non monetary contributions are recognised as income at their fair value when Council obtains control over the contributed asset.

3.6 Net gain/(loss) on disposal of property, infrastructure, plant and equipment

Proceeds of sale	151	35
Written down value of assets disposed	(350)	(19)
Total net gain/(loss) on disposal of property, infrastructure, plant and equipment	**(199)**	**16**

The profit or loss on sale of an asset is determined when control of the asset has passed to the buyer.

3.7 Other income

Interest	1,537	1,875
Interest on rates	122	153
Shared Services	189	114
Other rent	101	157
Insurance reimbursement	4	1,589
Disaster recovery funding arrangement	1,865	996
Other	636	107
Total other income	**4,454**	**4,991**

Interest is recognised as it is earned.

Other income is measured at the fair value of the consideration received or receivable and is recognised when Council gains control over the right to receive the income.

Notes to the Financial Report
For the Year Ended 30 June 2025

Note 4 THE COST OF DELIVERING SERVICES

	2025 $'000	2024 $'000
4.1 (a) Employee costs		
Wages and salaries	8,601	8,221
WorkCover	203	219
Annual leave and long service leave	1,016	1,076
Superannuation	1,063	956
Fringe benefit tax	18	14
Total employee costs	**10,901**	**10,485**

(b) Superannuation

Council made contributions to the following funds:

Defined benefit fund		
Employer contributions to Local Authorities Superannuation Fund (Vision Super)	13	27
Employer contributions - other funds	-	-
	13	27
Employer contributions payable at reporting date.	-	-
Accumulation funds		
Employer contributions to Local Authorities Superannuation Fund (Vision Super)	330	312
Employer contributions - other funds	733	722
	1,063	1,034
Employer contributions payable at reporting date.	130	117

Contributions made exclude amounts accrued at balance date. Refer to note 9.3 for further information relating to Council's superannuation obligations.

4.2 Materials and services

Materials and services	10,195	4,016
Contract payments	552	3,541
Maintenance-building, towns, parks and gardens	1,653	2,016
Plant and equipment maintenance	1,117	826
Utilities	228	216
Total materials and services	**13,746**	10,615

Expenses are recognised as they are incurred and reported in the financial year to which they relate.

4.3 Depreciation

Property	1,352	1,249
Plant and equipment	821	827
Infrastructure	4,667	4,756
Total depreciation	**6,840**	**6,832**

Refer to note 5.2(c), 5.8 and 6.2 for a more detailed breakdown of depreciation and amortisation charges and accounting policy.

Notes to the Financial Report
For the Year Ended 30 June 2025

4.4 Borrowing costs

Bank fees	18	23
Total borrowing costs	**18**	**23**

Borrowing costs are recognised as an expense in the period in which they are incurred, except where they are capitalised as part of a qualifying asset constructed by Council.

4.5 Other expenses

Auditors' remuneration - VAGO - audit of the financial statements, performance statement and grant acquittals	96	72
Councillors' allowances	203	191
Total other expenses	**300**	**263**

Notes to the Financial Report
For the Year Ended 30 June 2025

Note 5 INVESTING IN AND FINANCING OUR OPERATIONS

5.1 Financial assets	2025 $'000	2024 $'000
(a) Cash and cash equivalents		
Cash on hand	1	1
Cash at bank	5,615	499
Money market call accounts	544	4,553
Total cash and cash equivalents	6,159	5,052
(b) Other financial assets		
Current		
Term deposits	22,596	26,536
Total current other financial assets	22,596	26,536
Non-current		
Term deposits	-	-
Total non-current other financial assets	-	-
Total other financial assets	22,596	26,536
Total cash and cash equivalents and other financial assets	28,755	31,588

Cash and cash equivalents include cash on hand, deposits at call, and other highly liquid investments with original maturities of three months or less, net of outstanding bank overdrafts.

Other financial assets are valued at fair value, at balance date. Term deposits are measured at original cost. Any unrealised gains and losses on holdings at balance date are recognised as either a revenue or expense.

Other financial assets include term deposits and those with original maturity dates of three to 12 months are classified as current, whilst term deposits with maturity dates greater than 12 months are classified as non-current.

Notes to the Financial Report
For the Year Ended 30 June 2025

(c) Trade and other receivables	**2025 $'000**	**2024 $'000**
Current		
Statutory receivables		
Rates debtors	1,897	1,599
Walwa Waste Water Supply debtors scheme	65	69
Fire Service Property Levy debtors	250	189
Net GST receivable	854	766
Other debtors		
Sundry Debtors	740	704
Total current trade and other receivables	3,806	3,327
Non-current		
Total non-current trade and other receivables	-	-
Total trade and other receivables	**3,806**	3,327

Short term receivables are carried at invoice amount. An allowance for expected credit losses is recognised based on past experience and other objective evidence of expected losses. Long term receivables are carried at amortised cost using the effective interest rate method.

(d) Ageing of Receivables

The ageing of the Council's trade and other receivables (excluding statutory receivables) that are not impaired was:

Current (not yet due)	687	679
Past due by up to 30 days	4	2
Past due between 31 and 180 days	24	23
Past due between 181 and 365 days	-	-
Past due by more than 1 year	9	-
Total trade and other receivables	724	704

Notes to the Financial Report
For the Year Ended 30 June 2025

5.2 Non-financial assets

(a) Inventories	2025 $'000	2024 $'000
Inventories held for distribution	381	464
Total inventories	**381**	**464**

Inventories held for distribution are measured at cost, adjusted when applicable for any loss of service potential. All other inventories, including land held for sale, are measured at the lower of cost and net realisable value. Where inventories are acquired for no cost or nominal consideration, they are measured at current replacement cost at the date of acquisition.

(b) Other assets

Prepayments	339	66
Other	2,379	1,223
Total other assets	**2,718**	**1,289**

Notes to the Financial Report
For the Year Ended 30 June 2025

5.3 Payables, trust funds and deposits and contract and other liabilities	**2025**	**2024**
	$'000	**$'000**
(a) Trade and other payables		
Current		
Non-statutory payables		
Trade payables	3,941	1,409
Accrued wages	171	147
Accrued expenses	500	276
Other payable	211	218
Net GST payable	46	42
Total current trade and other payables	**4,869**	**2,092**
(b) Trust funds and deposits		
Current		
Refundable deposits	2	38
Fire services levy	436	310
Retention amounts	300	538
Total current trust funds and deposits	**739**	**886**
(c) Contract and other liabilities		
Contract liabilities		
Current		
Grants received in advance - operating	1,364	3,237
Grants received in advance - capital	-	2,189
Total contract liabilities	**1,364**	**5,426**
Total contract and other liabilities	1,364	5,426

Trust funds and deposits
Amounts received as deposits and retention amounts controlled by Council are recognised as trust funds until they are returned, transferred in accordance with the purpose of the receipt, or forfeited. Trust funds that are forfeited, resulting in council gaining control of the funds, are to be recognised as revenue at the time of forfeit.
Contract liabilities
Contract liabilities reflect consideration received in advance from customers in respect of grant funding to deliver specified works on behalf of the funding body. Grants received in advance for capital and operating projects are to be recognised when the specific obligations for the grant agreement have been fulfilled. Contract liabilities are derecognised and recorded as revenue when promised goods and services are transferred to the customer. Refer to Note 3.

Purpose and nature of items

Fire Service Levy - Council is the collection agent for fire services levy on behalf of the State Government. Council remits amounts received on a quarterly basis. Amounts disclosed here will be remitted to the state government in line with that process.

Retention Amounts - Council has a contractual right to retain certain amounts until a contractor has met certain requirements or a related warrant or defect period has elapsed. Subject to the satisfactory completion of the contractual obligations, or the elapsing of time, these amounts will be paid to the relevant contractor in line with Council's contractual obligations.

Notes to the Financial Report
For the Year Ended 30 June 2025

5.4 Interest-bearing liabilities

	2025	2024
	$'000	$'000
Current		
Other borrowings - secured	2	-
Total current interest-bearing liabilities	**2**	**-**
Total	**2**	**-**

Borrowings are initially measured at fair value, being the cost of the interest bearing liabilities, net of transaction costs. The measurement basis subsequent to initial recognition depends on whether the Council has categorised its interest-bearing liabilities as either financial liabilities designated at fair value through the profit and loss, or financial liabilities at amortised cost. Any difference between the initial recognised amount and the redemption value is recognised in net result over the period of the borrowing using the effective interest method.
The classification depends on the nature and purpose of the interest bearing liabilities. The Council determines the classification of its interest bearing liabilities based on contractual repayment terms at every balance date.

5.5 Provisions

	Employee	Landfill restoration	Other	Total
2025	**$ '000**	**$ '000**	**$ '000**	**$ '000**
Balance at beginning of the financial year	1,895	710	-	2,605
Additional provisions	147	417	112	676
Amounts used	(82)	(190)	-	(272)
Balance at the end of the financial year	**1,960**	**937**	**112**	**3,009**
Provisions - current	1,702	412	112	2,226
Provisions - non-current	258	525	-	783
2024				
Balance at beginning of the financial year	1,835	741	-	2,576
Additional provisions	979	-	-	979
Amounts used	(919)	(31)	-	(950)
Change in the discounted amount arising because of time and the effect of any change in the discount rate	-	-	-	-
Balance at the end of the financial year	**1,895**	**710**	**-**	**2,605**
Provisions - current	1,668	113	-	1,781
Provisions - non-current	227	597	-	824

Notes to the Financial Report
For the Year Ended 30 June 2025

(a) Employee provisions	2025 $'000	2024 $'000
Current provisions expected to be wholly settled within 12 months		
Annual leave	141	548
Long service leave	230	181
Flexi time	77	77
	448	806
Current provisions expected to be wholly settled after 12 months		
Annual leave	564	137
Long service leave	690	725
	1,254	862
Total current employee provisions	**1,702**	1,668
Non-current		
Long service leave	258	227
Annual leave	-	-
Total non-current employee provisions	**258**	227
Aggregate carrying amount of employee provisions:		
Current	1,702	1,668
Non-current	258	227
Total aggregate carrying amount of employee provisions	**1,960**	1,895

The calculation of employee costs and benefits includes all relevant on-costs and are calculated as follows at reporting date.

Annual leave

A liability for annual leave is recognised in the provision for employee benefits as a current liability because the Council does not have an unconditional right to defer settlement of the liability. Liabilities for annual leave are measured at:
- nominal value if the Council expects to wholly settle the liability within 12 months
- present value if the Council does not expect to wholly settle within 12 months.

Liabilities that are not expected to be wholly settled within 12 months of the reporting date are recognised in the provision for employee benefits as current liabilities, measured at the present value of the amounts expected to be paid when the liabilities are settled using the remuneration rate expected to apply at the time of settlement.

Long service leave

Liability for long service leave (LSL) is recognised in the provision for employee benefits. Unconditional LSL is disclosed as a current liability as the Council does not have an unconditional right to defer settlement. Unconditional LSL is measured at nominal value if expected to be settled within 12 months or at present value if not expected to be settled within 12 months. Conditional LSL that has been accrued, where an employee is yet to reach a qualifying term of employment, is disclosed as a non-current liability and measured at present value.

Key assumptions:		
- discount rate	4.20%	4.35%
- index rate	4.25%	4.45%

Notes to the Financial Report
For the Year Ended 30 June 2025

(b) Landfill restoration	**2025**	**2024**
	$'000	**$'000**
Current	412	113
Non-current	525	597
	937	**710**

Council is obligated to restore Corryong Landfill site to a particular standard. The forecast life of the site is based on current estimates of remaining capacity and the forecast rate of infill. The provision for landfill restoration has been calculated based on the present value of the expected cost of works to be undertaken. The expected cost of works has been estimated based on current understanding of work required to reinstate the site to a suitable standard. Accordingly, the estimation of the provision required is dependent on the accuracy of the forecast timing of the work, work required and related costs.
Council reviews the landfill restoration provision on an annual basis, including the key assumptions listed below.

Key assumptions:		
- discount rate	4.20%	4.35%
- index rate	4.25%	4.45%

(c) Other provisions		
Current	112	-
Non-current	-	-
	112	**-**

Key assumptions:		
- discount rate	4.20%	4.35%
- index rate	4.25%	4.45%

5.6 Financing arrangements

The Council has the following funding arrangements in place as at 30 June 2025.

Bank guarantees (Westpac Banking Corporation)	96	146
Credit card facilities (Westpac Banking Corporation)	50	25
Total facilities	146	171
Used facilities	101	152
Unused facilities	**45**	**19**

Notes to the Financial Report
For the Year Ended 30 June 2025

5.7 Commitments

The Council has entered into the following commitments. Commitments are not recognised in the Balance Sheet. Commitments are disclosed at their nominal value and presented inclusive of the GST payable.

(a) Commitments for expenditure

2025	Not later than 1 year	Later than 1 year and not later than 2 years	Later than 2 years and not later than 5 years	Later than 5 years	Total
	$'000	$'000	$'000	$'000	$'000
Operating					
Garbage collection	940	968	3,083	908	5,899
Town Maintenance Contracts	307	614	-	-	921
Environmental Services Contracts	225	-	-	-	225
Landfill Site Lease	31	-	-	-	31
Total	1,503	1,582	3,083	908	7,076
Capital					
Landfill Capping Works	426	-	-	-	426
Plant Replacements	557	-	-	-	557
Construction of Town Toilet Blocks	473	-	-	-	473
Total	1,456	-	-	-	1,456

2024	Not later than 1 year	Later than 1 year and not later than 2 years	Later than 2 years and not later than 5 years	Later than 5 years	Total
	$'000	$'000	$'000	$'000	$'000
Operating					
Landfill site lease	44	-	-	-	44
Garbage Management	913	940	2,993	1,966	6,812
Total	957	940	2,993	1,966	6,856
Capital					
Bridges	547	-	-	-	547
Roads	196	-	-	-	196
Parks and Open Space	267	-	-	-	267
Total	1,010	-	-	-	1,010

Notes to the Financial Report
For the Year Ended 30 June 2025

(b) Operating lease receivables

Operating lease receivables

The Council has entered into commercial property leases on its investment property, consisting of surplus freehold office complexes. These properties held under operating leases have remaining non-cancellable lease terms of between 1 and 10 years. All leases include a CPI based revision of the rental charge annually.

Future undiscounted minimum rentals receivable under non-cancellable operating leases are as follows:

	2025	2024
	$'000	$'000
Not later than one year	20	20
	20	20

5.8 Leases

At inception of a contract, Council assesses whether a contract is, or contains, a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. To identify whether a contract conveys the right to control the use of an identified asset, it is necessary to assess whether:

- The contract involves the use of an identified asset;
- Council has the right to obtain substantially all of the economic benefits from use of the asset throughout the period of use; and
- Council has the right to direct the use of the asset.

This policy is applied to contracts entered into, or changed, on or after 1 July 2019.

As a lessee, Council recognises a right-of-use asset and a lease liability at the lease commencement date. The right-of-use asset is initially measured at cost which comprises the initial amount of the lease liability adjusted for:

· any lease payments made at or before the commencement date less any lease incentives received; plus

· any initial direct costs incurred; and

· an estimate of costs to dismantle and remove the underlying asset or to restore the underlying asset or the site on which it is located.

The right-of-use asset is subsequently depreciated using the straight-line method from the commencement date to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term. The estimated useful lives of right-of-use assets are determined on the same basis as those of property, plant and equipment. In addition, the right-of-use asset is periodically reduced by impairment losses, if any, and adjusted for certain measurements of the lease liability.

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, an appropriate incremental borrowing rate. Generally, Council uses an appropriate incremental borrowing rate as the discount rate.

Lease payments included in the measurement of the lease liability comprise the following:

· Fixed payments

· Variable lease payments that depend on an index or a rate, initially measured using the index or rate as at the commencement date;

· Amounts expected to be payable under a residual value guarantee; and

· The exercise price under a purchase option that Council is reasonably certain to exercise, lease payments in an optional renewal period if Council is reasonably certain to exercise an extension option, and penalties for early termination of a lease unless Council is reasonably certain not to terminate early.

When the lease liability is remeasured in this way, a corresponding adjustment is made to the carrying amount of the right-of-use asset, or is recorded in profit or loss if the carrying amount of the right-of-use asset has been reduced to zero.

Under *AASB 16 Leases*, Council as a not-for-profit entity has elected not to measure right-of-use assets at initial recognition at fair value in respect of leases that have significantly below-market terms.

Notes to the Financial Report
For the Year Ended 30 June 2025

Note 6 ASSETS WE MANAGE

6.1 Non current assets classified as held for sale	2025 $'000	2024 $'000
Cost of acquisition	-	62
Total non current assets classified as held for sale	**-**	**62**

Non-current assets classified as held for sale (including disposal groups) are measured at the lower of its carrying amount and fair value less costs of disposal, and are not subject to depreciation. Non-current assets, disposal groups and related liabilities and assets are treated as current and classified as held for sale if their carrying amount will be recovered through a sale transaction rather than through continuing use. This condition is regarded as met only when the sale is highly probable and the asset's sale (or disposal group sale) is expected to be completed within 12 months from the date of classification.

Notes to the Financial Report
For the Year Ended 30 June 2025

6.2 PROPERTY, INFRASTRUCTURE, PLANT AND EQUIPMENT

Summary of property, infrastructure, plant and equipment

	Carrying amount 30 June 2024 $'000	Additions $'000	Reclassifications $'000	Revaluation $'000	Depreciation $'000	Disposal $'000	Write-off $'000	Transfers $'000	Carrying amount 30 June 2025 $'000
Property	46,805	85	-	-	(1,352)	(30)	-	3,339	48,847
Plant and equipment	3,992	-	-	-	(821)	(245)	(75)	1,642	4,494
Infrastructure	216,828	-	-	11,313	(4,667)	-	-	5,501	228,975
Work in progress	6,510	12,820	-	-	-	-	-	(10,482)	8,848
	274,136	12,905	-	11,313	(6,840)	(275)	(75)	-	291,143

Summary of Work in Progress	Opening WIP $'000	Additions $'000	Write-off $'000	Reclassification $'000	Transfers $'000	Closing WIP $'000
Property	432	1,988	-	1,407	(3,339)	488
Plant and equipment	2	1,668	-	-	(1,642)	28
Infrastructure	6,076	9,164	-	(1,407)	(5,501)	8,333
Total	6,510	12,820	-	-	(10,482)	8,849

Notes to the Financial Report
For the Year Ended 30 June 2025

(a) Property

	Land - specialised	Land - non specialised	Land improvements	Total Land & Land Improvements	Heritage buildings	Buildings - specialised	Buildings - non specialised	Building improvements	Leasehold improvements	Total Buildings	Work In Progress	Total Property
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
At fair value 1 July 2024	10,904	8,128	-	**19,032**	-	43,322	-	-	-	**43,322**	432	**62,786**
Accumulated depreciation at 1 July 2024	-	-	-	**-**	-	(15,548)	-	-	-	**(15,548)**	-	**(15,548)**
Rounding	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
	10,904	8,128	-	19,032	-	27,773	-	-	-	27,773	432	**47,237**
Movements in fair value												
Additions	-	85	-	**85**	-	-	-	-	-	**-**	1,988	**2,073**
Reclassifications	-	-	-	**-**	-	-	-	-	-	**-**	1,407	**1,407**
Revaluation	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Disposal	-	-	-	**-**	-	(90)	-	-	-	**(90)**	-	**(90)**
Write-off	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Transfers	-	-	-	**-**	-	3,339	-	-	-	**3,339**	(3,339)	**0**
Impairment losses recognised in operating result	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
	-	85	-	**85**	-	3,249	-	-	-	**3,249**	56	**3,389**
Movements in accumulated depreciation												
Depreciation and amortisation	-	-	-	**-**	-	(1,352)	-	-	-	**(1,352)**	-	**(1,352)**
Reclassifications	-	-	-		-	-	-	-	-	**-**	-	**-**
Accumulated depreciation of disposals	-	-	-	**-**	-	60	-	-	-	**60**	-	**60**
Revaluation	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Transfers	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
	-	-	-	-	-	(1,292)	-	-	-	(1,292)	-	(1,292)
At fair value 30 June 2025	10,904	8,213	-	**19,117**	-	46,571	-	-	-	**46,571**	488	**66,175**
Accumulated depreciation at 30 June 2025	-	-	-	**-**	-	(16,840)	-	-	-	**(16,840)**	-	**(16,840)**
Carrying amount	**10,904**	**8,213**	**-**	**19,117**	**-**	**29,731**	**-**	**-**	**-**	**29,731**	**488**	**49,335**

Notes to the Financial Report
For the Year Ended 30 June 2025

(b) Plant and Equipment

	Heritage plant and equipment	Plant machinery and equipment	Fixtures fittings and furniture	Computers and telecomms	Library books	Work In Progress	Total plant and equipment
	$'000	$'000	$'000	$'000	$'000	$'000	$'000
At fair value 1 July 2024	-	9,503	30	798	228	2	**10,567**
Accumulated depreciation at 1 July 2024	-	(5,725)	(26)	(677)	(141)	-	**(6,570)**
	-	3,778	4	121	87	2	**3,997**
Movements in fair value							
Additions	-	-	2	-	-	1,668	**1,670**
Reclassifications	-	-	-	-	-	-	**-**
Revaluation	-	-	-	-	-	-	**-**
Disposal	-	(710)	-	-	-	-	**(710)**
Write-off	-	-	-	(75)	-	-	**(75)**
Transfers	-	1,619	2	22	-	(1,642)	**0**
Impairment losses recognised in operating result	-	-	-	-	-	-	**-**
	-	909	3	(54)	-	26	**884**
Movements in accumulated depreciation							
Depreciation and amortisation	-	(714)	(1)	(83)	(23)	-	**(821)**
Accumulated depreciation of disposals	-	390	-	75	-	-	**466**
Impairment losses recognised in operating result	-	-	-	-	-	-	**-**
Transfers	-	-	-	-	-	-	**-**
	-	(324)	(1)	(7)	(23)	-	**(355)**
At fair value 30 June 2025	-	10,412	32	744	228	28	**11,444**
Accumulated depreciation at 30 June 2025	-	(6,049)	(27)	(684)	(164)	-	**(6,925)**
Carrying amount	**-**	**4,362**	**5**	**60**	64	28	**4,522**

Notes to the Financial Report
For the Year Ended 30 June 2025

(c) Infrastructure

	Roads	Bridges	Footpaths and cycleways	Drainage	Kerb & Channel	Waste Management	Parks open space and streetscapes	Guardrail	Off street car parks	Other Infrastructure	Work In Progress	Total Infrastructure
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
At fair value 1 July 2024	237,889	64,069	9,135	9,449	9,859	605	4,052	941	-	-	6,076	**342,075**
Accumulated depreciation at 1 July 2024	(78,546)	(25,847)	(2,416)	(5,090)	(5,009)	(558)	(1,432)	(314)	-	-	-	**(119,211)**
	159,378	38,220	6,720	4,360	4,849	46	2,624	633	-	-	6,076	**222,906**
Movements in fair value												
Additions	-	-	-	-	-	-	-	-	-	-	9,164	**9,164**
Contributions	-	877	(877)	-	-	-	-	-	-	-	(1,407)	**(1,407)**
Revaluation	(8,892)	-	(139)	-	5,645	-	-	-	-	-	-	**(3,386)**
Disposal	-	-	-	-	-	-	-	-	-	-	-	**-**
Write-off	-	-	-	-	-	-	-	-	-	-	-	**-**
Transfers	2,901	811	529	146	-	-	1,053	62	-	-	(5,501)	**(0)**
Impairment losses recognised in operating result	-	-	-	-	-	-	-	-	-	-	-	**-**
	(5,991)	1,688	(487)	146	5,645	-	1,053	62	-	-	2,256	**4,372**
Movements in accumulated depreciation												
Depreciation and amortisation	(3,139)	(523)	(379)	(94)	(108)	(8)	(397)	(18)	-	-	-	**(4,667)**
Reclassifications	-	-	-	-	-	-	-	-	-	-	-	**-**
Accumulated depreciation of disposals	-	-	-	-	-	-	-	-	-	-	-	**-**
Revalution	17,083	-	(556)	-	(1,829)	-	-	-	-	-	-	**14,699**
Transfers	-	-	-	-	-	-	-	-	-	-	-	**-**
	13,944	(523)	(935)	(94)	(1,937)	(8)	(397)	(18)	-	-	-	**10,031**
At fair value 30 June 2025	231,898	65,756	8,648	9,595	15,505	605	5,105	1,003	-	-	8,333	**346,447**
Accumulated depreciation at 30 June 2025	(64,602)	(26,370)	(3,351)	(5,184)	(6,945)	(566)	(1,829)	(332)	-	-	-	**(109,180)**
Carrying amount	167,295	39,386	5,297	4,411	8,559	39	3,276	671	-	-	8,333	**237,269**

Notes to the Financial Report
For the Year Ended 30 June 2025

Acquisition
The purchase method of accounting is used for all acquisitions of assets, being the fair value of assets provided as consideration at the date of acquisition plus any incidental costs attributable to the acquisition. Fair value is the price that would be received to sell an asset (or paid to transfer a liability) in an orderly transaction between market participants at the measurement date. Refer also to Note 8.4 for further disclosure regarding fair value measurement.

Where assets are constructed by Council, cost includes all materials used in construction, direct labour, borrowing costs incurred during construction, and an appropriate share of directly attributable variable and fixed overheads.

In accordance with Council's policy, the threshold limits have applied when recognising assets within an applicable asset class and unless otherwise stated are consistent with the prior year.

	Depreciation Period	**Threshold Limit**
Asset recognition thresholds and depreciation periods		**$'000**
Buildings		
buildings	50 years	5,000
Plant and Equipment		
Vehicles & Mowers	5 years	1,000
Utilities	8 years	1,000
Trucks - less than 3.5t	12 years	1,000
Trucks - greater than 3.5t	15 years	1,000
Other Plant and Equipment	9-15 years	1,000
Minor tools	3 years	1,000
Office furniture and telecommunications	3 years	1,000
Library	8 years	1,000
Infrastructure		
Bridges - decks and substructure	119 years	10,000
Bridges - added features	80 years	10,000
Bridges - major culverts	100 years	10,000
Drainage underground	100 years	10,000
Footpaths	70 years	10,000
Guardrails	40 years	10,000
Roads - kerb, channel and minor culverts and other	90 years	10,000
Roads - sealed pavements	70 years	10,000
Roads - unsealed pavements	30 years	10,000
Roads - sealed formations	200 years	10,000
Roads - unsealed formations	200 years	10,000
Sealed Surfaces (seal only)	15 years	10,000
Street lighting and streetscape	10 years	10,000

Land under roads
Council recognises land under roads it controls at fair value.

Depreciation and amortisation
Buildings, land improvements, plant and equipment, infrastructure, and other assets having limited useful lives are systematically depreciated over their useful lives to the Council in a manner which reflects consumption of the service potential embodied in those assets. Estimates of remaining useful lives and residual values are made on a regular basis with major asset classes reassessed annually. Depreciation rates and methods are reviewed annually.

Where assets have separate identifiable components that are subject to regular replacement, these components are assigned distinct useful lives and residual values and a separate depreciation rate is determined for each component.

Road earthworks are not depreciated on the basis that they are assessed as not having a limited useful life.

Straight line depreciation is charged based on the residual useful life as determined each year.

Depreciation periods used are listed above and are consistent with the prior year unless otherwise stated.

Repairs and maintenance
Where the repair relates to the replacement of a component of an asset and the cost exceeds the capitalisation threshold the cost is capitalised and depreciated. The carrying value of the replaced asset is expensed.

Notes to the Financial Report
For the Year Ended 30 June 2025

Valuation of land and buildings

Valuation of land and buildings were undertaken in the 2023 financial year by Marcus Hann of LG Valuations, a qualified independent valuer. The valuation of land and buildings is at fair value, being market value based on highest and best use permitted by relevant land planning provisions. Where land use is restricted through existing planning provisions the valuation is reduced to reflect this limitation. This adjustment is an unobservable input in the valuation. The adjustment has no impact on the comprehensive income statement.

Specialised land is valued at fair value using site values adjusted for englobo (undeveloped and/or unserviced) characteristics, access rights and private interests of other parties and entitlements of infrastructure assets and services. This adjustment is an unobservable input in the valuation. The adjustment has no impact on the comprehensive income statement.

Any significant movements in the unobservable inputs for land and land under roads will have a significant impact on the fair value of these assets.

The date and type of the current valuation is detailed in the following table.

Details of the Council's land and buildings and information about the fair value hierarchy as at 30 June 2025 are as follows:

	Level 1	Level 2	Level 3	Date of Valuation	Type of Valuation
Land	-	5,227	2,901	Jun-23	Full revaluation
Specialised land	-	-	10,904	Jun-23	Full revaluation
Buildings - Specialised	-	-	24,903	Jun-23	Full revaluation
	-	-	-		
Total	-	5,227.00	38,708.00		

Valuation of infrastructure

Valuation of infrastructure assets has been determined in accordance with an independent valuation undertaken by Peter Moloney of Moloney Asset Management.

The date and type of the current valuation is detailed in the following table.

The valuation is at fair value based on current replacement cost less accumulated depreciation as at the date of valuation.

Details of the Council's infrastructure and information about the fair value hierarchy as at 30 June 2025 are as follows:

	Level 1	Level 2	Level 3	Date of Valuation	Type of Valuation
Roads	-	-	159,377.00	Jun-25	Full revaluation
Bridges	-	-	38,220.00	Jun-23	Full revaluation
Footpaths and cycleways	-	-	6,720.00	Jun-23	Full revaluation
Drainage	-	-	4,360.00	Jun-22	Full revaluation
Kerb & Channel	-	-	4,849.00	Jun-23	Full revaluation
Parks, open space and streetscapes	-	-	2,623.00	Jun-23	Full revaluation
Guardrail	-	-	632.14	Jun-23	Full revaluation
	-	-	-		
Total	-	-	216,781.14		

Notes to the Financial Report
For the Year Ended 30 June 2025

Description of significant unobservable inputs into level 3 valuations

Specialised land and land under roads is valued using a market based direct comparison technique. Significant unobservable inputs include the extent and impact of restriction of use and the market cost of land per square metre. The extent and impact of restrictions on use varies and results in a reduction to surrounding land values between 5% and 95%. The market value of land varies significantly depending on the location of the land and the current market conditions. Currently land values range between $.95 and $3,486.10 per square metre.

Specialised buildings are valued using a current replacement cost technique. Significant unobservable inputs include the current replacement cost and remaining useful lives of buildings. Current replacement costs were determined by LG Valuations in 2023. The remaining useful lives of buildings are determined on the basis of the current condition of buildings and vary from 10 years to 50 years. Replacement cost is sensitive to changes in market conditions, with any increase or decrease in cost flowing through to the valuation. Useful lives of buildings are sensitive to changes in expectations or requirements that could either shorten or extend the useful lives of buildings.

Infrastructure assets are valued based on the current replacement cost. Significant unobservable inputs include the current replacement cost and remaining useful lives of infrastructure. The remaining useful lives of infrastructure assets are determined on the basis of the current condition of the asset and vary from 0 years to 200 years. Replacement cost is sensitive to changes in market conditions, with any increase or decrease in cost flowing through to the valuation. Useful lives of infrastructure are sensitive to changes in use, expectations or requirements that could either shorten or extend the useful lives of infrastructure assets.

	2025	**2024**
Reconciliation of specialised land	**$'000**	**$'000**
Land under roads	10,904	10,904
Total specialised land	**10,904**	**10,904**

Notes to the Financial Report
For the Year Ended 30 June 2025

6.3 Investments in associates, joint arrangements and subsidiaries	2025 $'000	2024 $'000
(a) Investments in associates		
MomentumOne Shared Services Pty Ltd	43	43
MomentumOne Shared Services P/L		
Background		
Council has a 50% interest held in MomentumOne Shared Services Pty Ltd		
Fair value of Council's investment in MomentumOne Shared Services P/L	**43**	43
Council's share of accumulated surplus/(deficit)		
Council's share of accumulated surplus(deficit) at start of year	43	43
Council's share of accumulated surplus(deficit) at end of year	**43**	43
Movement in carrying value of specific investment		
Carrying value of investment at start of year	43	43
Share of surplus(deficit) for year	-	-
Share of asset revaluation	-	-
Distributions received	-	-
Carrying value of investment at end of year	**43**	43

Associates are all entities over which Council has significant influence but not control or joint control. Investments in associates are accounted for using the equity method of accounting, after initially being recognised at cost.

Investments in joint arrangements are classified as either joint operations or joint ventures depending on the contractual rights and obligations each investor has, rather than the legal structure of the joint arrangement.

For joint operations, Council recognises its direct right to, and its share of jointly held assets, liabilities, revenues and expenses of joint operations.

Interests in joint ventures are accounted for using the equity method. Under this method, the interests are initially recognised in the consolidated balance sheet at cost and adjusted thereafter to recognise Council's share of the post-acquisition profits or losses and movements in other comprehensive income in profit or loss and other comprehensive income respectively.

MomentumOne Shared Services Pty Ltd was estabilished on 29 October 2015 as a joint venture between Alpine Shire Council and Towong Shire Council with each Council holding a 50% share in the company and will share 50% of the post-acquisition gains or losses.

Notes to the Financial Report
For the Year Ended 30 June 2025

6.4 Investment property	2025 $'000	2024 $'000
Balance at beginning of financial year	1,275	1,250
Additions	-	-
Disposals	-	-
Fair value adjustments	-	25
Balance at end of financial year	1,275	1,275

Investment property is held to generate long-term rental yields. Investment property is measured initially at cost, including transaction costs. Costs incurred subsequent to initial acquisition are capitalised when it is probable that future economic benefit in excess of the originally assessed performance of the asset will flow to the Council. Subsequent to initial recognition at cost, investment property is carried at fair value, determined annually by independent valuers. Changes to fair value are recorded in the comprehensive income statement in the period that they arise.

Valuation of investment property
Valuation of investment property has been determined in accordance with an independent valuation by Marcus Hann, LG Valuation Services Pyt Ltd, ABN 77 095 763 623 who has recent experience in the location and category of the property being valued. The valuation is at fair value, based on the current market value for the properties as at 30 June 2024 and 30 June 2025.

Notes to the Financial Report
For the Year Ended 30 June 2025

Note 7 PEOPLE AND RELATIONSHIPS

7.1 Council and key management remuneration

(a) Related Parties

Parent entity

Towong Shire Council is the parent entity.

Subsidiaries and Associates

Interests in subsidiaries and associates are detailed in Note 6.3.

(b) Key Management Personnel
Key management personnel (KMP) are those people with the authority and responsibility for planning, directing and controlling the activities of Towong Shire Council. The Councillors, Chief Executive Officer and Directors are deemed KMP.

Details of KMP at any time during the year are:

Councillors	Cr Andrew Whitehead - Mayor Cr Peter Tolsher - Deputy Mayor (13/11/24 - 30/6/25) Cr Denise Anderson Cr David Wortmann Cr Jon Pitman (13/11/24 - 30/6/25) Cr Aaron Scales (1/7/24 - 26/10/24) Cr Peter Dikschei (1/7/24 - 26/10/24)
Key Management Personnel	Juliana Phelps - Chief Executive Officer Narelle Taylor - Director - Corporate and Organisational Development Mark Florence - Director - Community and Planning Jamie Heritage - Director - Infrastructure and Environment (11/11/24 - 30/6/24) Rachael Gadd - Director - Infrastructure and Environment (1/7/24 - 6/8/25)

	2025 No.	2024 No.
Total Number of Councillors	7	5
Total of Chief Executive Officer and other Key Management Personnel	5	5
Total Number of Key Management Personnel	12	10

(c) Remuneration of Key Management Personnel

Remuneration comprises employee benefits including all forms of consideration paid, payable or provided by Council, or on behalf of the Council, in exchange for services rendered. Remuneration of Key Management Personnel and Other senior staff is disclosed in the following categories.

Short-term employee benefits include amounts such as wages, salaries, annual leave or sick leave that are usually paid or payable on a regular basis, as well as non-monetary benefits such as allowances and free or subsidised goods or services.
Other long-term employee benefits include long service leave, other long service benefits or deferred compensation.

Post-employment benefits include pensions, and other retirement benefits paid or payable on a discrete basis when employment has ceased.
Termination benefits include termination of employment payments, such as severance packages.

	2025 $	2024 $
Total remuneration of key management personnel was as follows:		
Short-term employee benefits	975	1,124
Other long-term employee benefits	7	6
Post-employment benefits	83	98
Termination benefits	16	-
Total	1,081	1,228

The numbers of key management personnel whose total remuneration from Council and any related entities, fall within the following bands:

	2025 No.	2024 No.
$10,000 - $19,999	3	-
$20,000 - $29,999	2	2
$30,000 - $39,999	2	2
$40,000 - $49,999	-	-
$80,000 - $89,999	1	1
$90,000 - $99,999	1	-
$140,000 - $149,000	-	1
$190,000 - $199,000	-	1
$150,000 - $159,999	-	-
$160,000 - $169,999	-	-
$170,000 - $179,999	1	-
$180,000 - $189,999	1	-
$210,000 - $219,999	-	2
$270,000 - $279,999	-	1
$290,000 - $300,000	1	-
	12	10

Notes to the Financial Report
For the Year Ended 30 June 2025

7.2 Related party disclosure	2025 $'000	2024 $'000
(a) Transactions with related parties		
During the period Council entered into the following transactions with related parties.		
Income		
Fees and charges to entitles controlled by KMP (1)	9	13
Grants received from entity controlled by KMP (2)	3	24
Total Income	12	37
Expenses		
Grants paid to entities controlled by KMP	-	-
Purchases of materials or services from entities controlled by KMP (3)	178	171
Total Expenses	**178**	**171**
Total Transactions	**190**	**208**

(1) Councils pays insurance premiums on behalf of assets controlled by community groups and invoices for reimbursement. In this case, insurance reimbursements were charged to Corryong Recreation Reserve, in which Cr Whitehead is on the board of. MomentumOne Shared Services Pty Ltd is a joint venture, 50% owned by Towong Shire Council and 50% by Alpine Shire Council, Ms Phelps sits on the board as a director. Income received from MomentumOne is for reimbursement of Council employee time spent on works for said entity.

(2) The CEO is a member of the Tourism North East board of directors. Income was received in the form of a grant to cover costs that Council had conducted on behalf of Tourism North East.

(3) Membership Fees were paid to Rural Councils Victoria & Tourism North East, Ms Phelps is a board member of both. Membership fees were also paid to Municipal Association of Victoria in which Cr Scales is a director of. Small costs for catering/hall hire were incurred towards Corryong Recreation Reserve and Towong Soldiers Memorial Hall.

(b) Outstanding balances with related parties

There are no balance outstanding at the end of the reporting period in relation to transactions with related parties

(c) Loans to/from related parties

There are no loans in existence at balance date that have been made, guaranteed or secured by the council to a related party.

(d) Commitments to/from related parties

There are no outstanding commitments in existence at balance date that have been made, guaranteed or secured by the council to a related party.

Notes to the Financial Report
For the Year Ended 30 June 2025

Note 8 MANAGING UNCERTAINTIES

8.1 Contingent assets and liabilities

Contingent assets and contingent liabilities are not recognised in the Balance Sheet, but are disclosed and if quantifiable, are measured at nominal value. Contingent assets and liabilities are presented inclusive of GST receivable or payable, respectively.

(a) Contingent assets

Contingent assets are possible assets that arise from past events, whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Council.
<<At balance date the Council was impacted by three significant storms in October 2024, December 2024 and January 2025. These storms led to clean-up and recovery activities costing council $1.7 million. Council has lodged claims with the Victorian State Government for assessment in line with the Diasater Recovery Funding Arrangements 2018. At June 2025 eight claims across the three events totalling $670,450 are undergoing formal assessment. The amount repayable will not be known until later in the 2025-26 financial year>>.

(b) Contingent liabilities

Contingent liabilities are:
- possible obligations that arise from past events, whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Council; or
- present obligations that arise from past events but are not recognised because:
- it is not probable that an outflow of resources embodying economic benefits will be required to settle the obligation; or
- the amount of the obligation cannot be measured with sufficient reliability.

Superannuation

Council has obligations under a defined benefit superannuation scheme that may result in the need to make additional contributions to the scheme, matters relating to this potential obligation are outlined below. As a result of the volatility in financial markets the likelihood of making such contributions in future periods exists.

Landfill

Council operates a landfill. Council will have to carry out site rehabilitation works in the future. At balance date Council is unable to accurately assess the financial implications of such works.

Insurance claims

Council are not aware of any insurance claims being made against itself. Council also has no major legal matters that could have a material impact on future operations.

Legal matters

Council has no major legal matters that could have a material impact on future operations.

Liability Mutual Insurance

Council is a participant of the MAV Liability Mutual Insurance (LMI) Scheme. The LMI scheme provides public liability and professional indemnity insurance cover. The LMI scheme states that each participant will remain liable to make further contributions to the scheme in respect of any insurance year in which it was a participant to the extent of its participant's share of any shortfall in the provision set aside in respect of that insurance year, and such liability will continue whether or not the participant remains a participant in future insurance years.

(c) Guarantees for loans to other entities

The amount disclosed for financial guarantee in this note is the nominal amount of the underlying loan that is guaranteed by the Council, not the fair value of the financial guarantee.

Financial guarantee contracts are not recognised as a liability in the balance sheet unless the lender has exercised their right to call on the guarantee or Council has other reasons to believe that it is probable that the right will be exercised.

Notes to the Financial Report
For the Year Ended 30 June 2025

8.2 Change in accounting standards

Certain new Australian Accounting Standards and interpretations have been published that are not mandatory for the 30 June 2025 reporting period. Council assesses the impact of these new standards. As at 30 June 2025 there were no new accounting standards or interpretations issued by the AASB which are applicable for the year ending 30 June 2025 that are expected to impact Council.
In September 2024 the Australian Accounting Standards Board (AASB) issued two Australian Sustainability Reporting Standards (ASRS). This followed Commonwealth legislation establishing Australia's sustainability reporting framework. Relevant entities will be required to undertake mandatory reporting of climate-related disclosures in future financial years. Public sector application issues remain under consideration and Council will continue to monitor developments and potential implications for future financial years.

8.3 Financial instruments

(a) Objectives and policies

The Council's principal financial instruments comprise cash assets, term deposits, receivables (excluding statutory receivables), payables (excluding statutory payables) and bank and borrowings. Details of the material accounting policy information and methods adopted, including the criteria for recognition, the basis of measurement and the basis on which income and expenses are recognised, in respect of each class of financial asset, financial liability and equity instrument is disclosed in the notes of the financial statements. Risk management is carried out by senior management under policies approved by the Council. These policies include identification and analysis of the risk exposure to Council and appropriate procedures, controls and risk minimisation.

(b) Market risk

Market risk is the risk that the fair value or future cash flows of council financial instruments will fluctuate because of changes in market prices. The Council's exposure to market risk is primarily through interest rate risk with only insignificant exposure to other price risks and no exposure to foreign currency risk.

Interest rate risk

Interest rate risk refers to the risk that the value of a financial instrument or cash flows associated with the instrument will fluctuate due to changes in market interest rates. Council's interest rate liability risk arises primarily from long term loans and borrowings at fixed rates which exposes council to fair value interest rate risk / Council does not hold any interest bearing financial instruments that are measured at fair value, and therefore has no exposure to fair value interest rate risk. Cash flow interest rate risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in market interest rates. Council has minimal exposure to cash flow interest rate risk through its cash and deposits that are at floating rates.

Investment of surplus funds is made with approved financial institutions under the *Local Government Act 2020*. Council manages interest rate risk by adopting an investment policy that ensures:

- diversification of investment product;
- monitoring of return on investment; and
- benchmarking of returns and comparison with budget.

There has been no significant change in the Council's exposure, or its objectives, policies and processes for managing interest rate risk or the methods used to measure this risk from the previous reporting period.

Interest rate movements have not been sufficiently significant during the year to have an impact on the Council's year end result.

Notes to the Financial Report
For the Year Ended 30 June 2025

(c) Credit risk

Credit risk is the risk that a contracting entity will not complete its obligations under a financial instrument and cause Council to make a financial loss. Council have exposure to credit risk on some financial assets included in the balance sheet. Particularly significant areas of credit risk exist in relation to outstanding fees and fines as well as loans and receivables from sporting clubs and associations. To help manage this risk:

- council have a policy for establishing credit limits for the entities council deal with;
- council may require collateral where appropriate; and
- council only invest surplus funds with financial institutions which have a recognised credit rating specified in council's investment policy.

Receivables consist of a large number of customers, spread across the ratepayer, business and government sectors. Credit risk associated with the council's financial assets is minimal because the main debtor is secured by a charge over the rateable property.

There are no material financial assets which are individually determined to be impaired.
Council may also be subject to credit risk for transactions which are not included in the balance sheet, such as when council provide a guarantee for another party. Details of our contingent liabilities are disclosed in Note 8.1(b).

The maximum exposure to credit risk at the reporting date to recognised financial assets is the carrying amount, net of any allowance for impairment of those assets, as disclosed in the balance sheet and notes to the financial statements. Council does not hold any collateral.

(d) Liquidity risk

Liquidity risk includes the risk that, as a result of council's operational liquidity requirements it will not have sufficient funds to settle a transaction when required or will be forced to sell a financial asset at below value or may be unable to settle or recover a financial asset.
To help reduce these risks Council:

- have a liquidity policy which targets a minimum and average level of cash and cash equivalents to be maintained;
- have readily accessible standby facilities and other funding arrangements in place;
- have a liquidity portfolio structure that requires surplus funds to be invested within various bands of liquid instruments;
- monitor budget to actual performance on a regular basis; and
- set limits on borrowings relating to the percentage of loans to rate revenue and percentage of loan principal repayments to rate revenue.

The Council's maximum exposure to liquidity risk is the carrying amounts of financial liabilities as disclosed on the face of the balance sheet and the amounts related to financial guarantees disclosed in Note 8.1(c), and is deemed insignificant based on prior periods' data and current assessment of risk.

There has been no significant change in Council's exposure, or its objectives, policies and processes for managing liquidity risk or the methods used to measure this risk from the previous reporting period.

With the exception of borrowings, all financial liabilities are expected to be settled within normal terms of trade. Details of the maturity profile for borrowings are disclosed at Note 5.4.

Unless otherwise stated, the carrying amounts of financial instruments reflect their fair value.

(e) Sensitivity disclosure analysis

Taking into account past performance, future expectations, economic forecasts, and management's knowledge and experience of the financial markets, Council believes the following movements are 'reasonably possible' over the next 12 months:

- A parallel shift of 0.5% and -1.5% in market interest rates (AUD) from year-end rates of 4.35%.

These movements will not have a material impact on the valuation of Council's financial assets and liabilities, nor will they have a material impact on the results of Council's operations.

Notes to the Financial Report
For the Year Ended 30 June 2025

8.4 Fair value measurement

Fair value hierarchy

Council's financial assets and liabilities are not valued in accordance with the fair value hierarchy , Council's financial assets and liabilities are measured at amortised cost.

Council measures certain assets and liabilities at fair value where required or permitted by Australian Accounting Standards. AASB 13 Fair value measurement, aims to improve consistency and reduce complexity by providing a definition of fair value and a single source of fair value measurement and disclosure requirements for use across Australian Accounting Standards.

Council has considered the amendments to AASB 13 Fair Value Measurement that apply for the 2024-25 financial year as a result of AASB 2022-10 Amendments to Australian Accounting Standards - Fair Value Measurement of Non-Financial Assets of Not-for-Profit Public Sector Entities. For assets, where the Council adopts a current replacement cost approach to determine fair value, the Council now considers the inclusion of site preparation costs, disruption costs and costs to restore another entity's assets in the underlying valuation.
The AASB 13 amendments apply prospectively, comparative figures have not been restated.

The AASB 13 amendments have not resulted in any material impacts to Council's financial statements.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within a fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities
Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable; and
Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

For the purpose of fair value disclosures, Council has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.

In addition, Council determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

Revaluation

Subsequent to the initial recognition of assets, non-current physical assets, other than plant and equipment, are measured at their fair value, being the price that would be received to sell an asset (or paid to transfer a liability) in an orderly transaction between market participants at the measurement date. (For plant and equipment carrying amount is considered to approximate fair value given short useful lives). At balance date, the Council reviewed the carrying value of the individual classes of assets measured at fair value to ensure that each asset materially approximated its fair value. Where the carrying value materially differed from the fair value at balance date, the class of asset was revalued.

Fair value valuations are determined in accordance with a valuation hierarchy. Changes to the valuation hierarchy will only occur if an external change in the restrictions or limitations of use of an asset result in changes to the permissible or practical highest and best use of the asset. In addition, Council undertakes a formal revaluation of land, buildings, and infrastructure assets on a regular basis ranging from < > to < > years. The valuation is performed either by experienced council officers or independent experts. The following table sets out the frequency of revaluations by asset class.

Asset class	**Revaluation frequency**
Land	5 years
Buildings	5 years
Roads	5 years
Bridges	5 years
Footpaths and cycleways	5 years
Drainage	5 years
Recreational, leisure and community facilities	5 years
Waste management	5 years
Parks, open space and streetscapes	5 years
Aerodromes	5 years
Other infrastructure	5 years

Where the assets are revalued, the revaluation increases are credited directly to the asset revaluation reserve except to the extent that an increase reverses a prior year decrease for that class of asset that had been recognised as an expense in which case the increase is recognised as revenue up to the amount of the expense. Revaluation decreases are recognised as an expense except where prior increases are included in the asset revaluation reserve for that class of asset in which case the decrease is taken to the reserve to the extent of the remaining increases. Within the same class of assets, revaluation increases and decreases within the year are offset.

Impairment of assets

At each reporting date, the Council reviews the carrying value of its assets to determine whether there is any indication that these assets have been impaired. If such an indication exists, the recoverable amount of the asset, being the higher of the asset's fair value less costs of disposal and value in use, is compared to the assets carrying value. Any excess of the assets carrying value over its recoverable amount is expensed to the comprehensive income statement, unless the asset is carried at the revalued amount in which case, the impairment loss is recognised directly against the revaluation surplus in respect of the same class of asset to the extent that the impairment loss does not exceed the amount in the revaluation surplus for that same class of asset.

8.5 Events occurring after balance date

No matters have occurred after balance date that require disclosure in the financial report.

Notes to the Financial Report
For the Year Ended 30 June 2025

Note 9 OTHER MATTERS

9.1 Reserves (a) Asset revaluation reserves	Balance at beginning of reporting period $'000	Increase (decrease) $'000	Share of increase (decrease) on revaluations by an associate $'000	Balance at end of reporting period $'000
2025				
Property				
Land and land improvements	17,907	-	-	17,907
Buildings	7,685	-	-	7,685
	25,592	-	-	25,592
Infrastructure				
Roads	101,908	8,191	-	110,099
Bridges	33,981	-	-	33,981
Footpaths and cycleways	1,450	(695)	-	755
Drainage	4,068	-	-	4,068
Recreational, leisure and community facilities	4,681	-	-	4,681
Waste management	91	-	-	91
Parks, open space and streetscapes	-	-	-	-
Kerb and channels	-	3,816	-	3,816
Offstreet car parks	-	-	-	-
Other infrastructure	-	-	-	-
	146,179	11,312	-	157,491
Total asset revaluation reserves	**171,771**	**11,312**	**-**	**183,083**
2024				
Property				
Land and land improvements	16,994	913	-	17,907
Buildings	7,685	-	-	7,685
	24,679	913	-	25,592
Infrastructure				
Roads	101,908	-	-	101,908
Bridges	33,981	-	-	33,981
Footpaths and cycleways	1,450	-	-	1,450
Drainage	4,068	-	-	4,068
Kerb and channel	4,681	-	-	4,681
Guardrail	91	-	-	91
	146,179	-	-	146,179
Total asset revaluation reserves	**170,858**	**913**	**-**	**171,771**

The asset revaluation reserve is used to record the increased (net) value of Council's assets over time.

Notes to the Financial Report
For the Year Ended 30 June 2025

	Balance at beginning of reporting period $'000	Transfer from accumulated surplus $'000	Transfer to accumulated surplus $'000	Balance at end of reporting period $'000
(b) Other reserves				
2025				
Accumulated Surplus	129,403	-	5,651	135,054
Total Other reserves	**129,403**	**-**	**5,651**	**135,054**
2024				
Accumulated Surplus	131,875	-	(2,472)	129,403
Total Other reserves	**131,875**	**-**	**(2,472)**	**129,403**

Notes to the Financial Report
For the Year Ended 30 June 2025

9.2 Reconciliation of cash flows from operating activities to surplus/(deficit)	2025 $'000	2024 $'000
Surplus/(deficit) for the year	5,651	(2,472)
Non-cash adjustments:		
Profit/(loss) on disposal of property, infrastructure, plant and equipment	199	(16)
Depreciation	6,840	6,832
Amortisation		
Financing activities included in operating result	18	23
Fair value adjustments for investment property	-	(25)
Contributions - Non-monetary assets	-	-
Other	-	-
Change in assets and liabilities:	-	-
(Increase)/decrease in trade and other receivables	(479)	(378)
(Increase)/decrease in other assets	(273)	384
(Increase)/decrease in prepayments	(1,156)	(14)
Increase/(decrease) in inventories	(83)	(112)
Increase/(decrease) in trade and other payables	2,777	296
(Decrease)/increase in unearned income /revenue	(4,062)	(3,053)
(Decrease)/increase in trust fund & deposits	(147)	(737)
(Decrease)/increase in provisions	404	29
(insert other relevant items)	-	-
Net cash provided by/(used in) operating activities	**9,689**	**757**

9.3 Superannuation

Council makes [all/the majority] of its employer superannuation contributions in respect of its employees to the Local Authorities Superannuation Fund (the Fund). This Fund has two categories of membership, accumulation and defined benefit, each of which is funded differently. Obligations for contributions to the Fund are recognised as an expense in the Comprehensive Income Statement when they are made or due.

Accumulation

The Fund's accumulation category, Vision MySuper/Vision Super Saver, receives both employer and employee contributions on a progressive basis. Employer contributions are normally based on a fixed percentage of employee earnings (for the year ended 30 June 2025, this was 11.5% as required under Superannuation Guarantee (SG) legislation (2024: 11.0%)).

Defined Benefit

Council does not use defined benefit accounting for its defined benefit obligations under the Fund's Defined Benefit category. This is because the Fund's Defined Benefit category is a pooled multi-employer sponsored plan.

There is no proportional split of the defined benefit liabilities, assets or costs between the participating employers as the defined benefit obligation is a floating obligation between the participating employers and the only time that the aggregate obligation is allocated to specific employers is when a call is made. As a result, the level of participation of Council in the Fund cannot be measured as a percentage compared with other participating employers. Therefore, the Fund Actuary is unable to allocate benefit liabilities, assets and costs between employers for the purposes of AASB 119.

Funding arrangements

Council makes employer contributions to the Defined Benefit category of the Fund at rates determined by the Trustee on the advice of the Fund Actuary. As at 30 June 2024, an interim actuarial investigation was held as the Fund provides lifetime pensions in the Defined Benefit category. The vested benefit index (VBI) of the Defined Benefit category as at 30 June 2024 (of which Council is a contributing employer) was 105.4%. The financial assumptions used to calculate the VBI were:

Net investment returns 5.6% pa
Salary information 3.5% pa
Price inflation (CPI) 2.7% pa

As at 30 June 2025, an interim actuarial investigation is underway as the Fund provides lifetime pensions in the Defined Benefit category. It is expected to be completed by 31 October 2025. The VBI is used as the primary funding indicator. Because the VBI was above 100%, the 30 June 2024 actuarial investigation determined the Defined Benefit category was in a satisfactory financial position and that no change was necessary to the Defined Benefit category's funding arrangements from prior years.

Notes to the Financial Report
For the Year Ended 30 June 2025

Employer contributions

(a) Regular contributions

On the basis of the results of the 2024 interim actuarial investigation conducted by the Fund Actuary, Council makes employer contributions to the Fund's Defined Benefit category at rates determined by the Fund's Trustee. For the year ended 30 June 2025, this rate was 11.5% of members' salaries (11.0% in 2023/24). This rate is expected to increase in line with any increases in the SG contribution rate and was reviewed as part of the 30 June 2023 triennial valuation.

In addition, Council reimburses the Fund to cover the excess of the benefits paid as a consequence of retrenchment above the funded resignation or retirement benefit.

(b) Funding calls

If the Defined Benefit category is in an unsatisfactory financial position at an actuarial investigation or the Defined Benefit category's VBI is below its shortfall limit at any time other than the date of the actuarial investigation, the Defined Benefit category has a shortfall for the purposes of SPS 160 and the Fund is required to put a plan in place so that the shortfall is fully funded within three years of the shortfall occurring. The Fund monitors its VBI on a quarterly basis and the Fund has set its shortfall limit at 98% from 26 July 2024 (previously 97%).

In the event that the Fund Actuary determines that there is a shortfall based on the above requirement, the Fund's participating employers (including Council) are required to make an employer contribution to cover the shortfall.

Using the agreed methodology, the shortfall amount is apportioned between the participating employers based on the pre-1 July 1993 and post-30 June 1993 service liabilities of the Fund's Defined Benefit category, together with the employer's payroll at 30 June 1993 and at the date the shortfall has been calculated.

Due to the nature of the contractual obligations between the participating employers and the Fund, and that the Fund includes lifetime pensioners and their reversionary beneficiaries, it is unlikely that the Fund will be wound up.

If there is a surplus in the Fund, the surplus cannot be returned to the participating employers.
In the event that a participating employer is wound-up, the defined benefit obligations of that employer will be transferred to that employer's successor.

The 2024 interim actuarial investigation surplus amounts

An actuarial investigation is conducted annually for the Defined Benefit category of which Council is a contributing employer. Generally, a full actuarial investigation is conducted every three years and interim actuarial investigations are conducted for each intervening year. An interim investigation was conducted as at 30 June 2024 while a full investigation was conducted as at 30 June 2023.

The Fund's actuarial investigation identified the following for the Defined Benefit category of which Council is a contributing employer:

	2024 (Interim) $m	2023 (Triennial) $m
- A VBI Surplus	108.4	84.7
- A total service liability surplus	141.4	123.6
- A discounted accrued benefits surplus	156.7	141.9

The VBI surplus means that the market value of the fund's assets supporting the defined benefit obligations exceed the vested benefits that the defined benefit members would have been entitled to if they had all exited on 30 June 2024.

The total service liability surplus means that the current value of the assets in the Fund's Defined Benefit category plus expected future contributions exceeds the value of expected future benefits and expenses as at 30 June 2024.

The discounted accrued benefit surplus means that the current value of the assets in the Fund's Defined Benefit category exceeds the value of benefits payable in the future but accrued in respect of service to 30 June 2024.

Notes to the Financial Report
For the Year Ended 30 June 2025

The 2025 interim actuarial investigation

An interim actuarial investigation is being conducted for the Fund's position as at 30 June 2025 as the Fund provides lifetime pensions in the Defined Benefit category. It is anticipated that this actuarial investigation will be completed by October 2025. The last interim actuarial investigation conducted prior to 30 June 2025 was at 30 June 2024. The VBI of the Defined Benefit category at that date was 105.4%. The financial assumptions used to calculate the 30 June 2024 VBI were:

Net investment returns 5.6% pa
Salary information 3.5% pa
Price inflation (CPI) 2.7% pa

Council was notified of the 30 June 2024 VBI during August 2024.
Because the VBI was above 100%, the Defined Benefit category was in a satisfactory financial position at 30 June 2024 and it is expected that the actuarial investigation will recommend that no change will be necessary to the Defined Benefit category's funding arrangements from prior years.

The 2023 triennial investigation

The last triennial actuarial investigation conducted prior to 30 June 2023 was at 30 June 2020. This actuarial investigation was completed by 31 December 2020. The financial assumptions for the purposes of that investigation was:

	2020 Triennial investigation	2023 Triennial investigation
Net investment return	5.6% pa	5.7% pa
Salary inflation	2.5% pa for two years and 2.75% pa thereafter	3.50% pa
Price inflation	2.0% pa	2.8% pa

Superannuation contributions

Contributions by Council (excluding any unfunded liability payments) to the above superannuation plans for the financial year ended 30 June 2024 are detailed below:

Scheme	Type of Scheme	Rate	2025 $'000	2024 $'000
Vision super	Defined benefits	11.5% (2024:11.0%)	13	27
Vision super	Accumulation	11.5% (2024:11.0%)	330	312
Other Funds	Accumulation	11.00%		
			733	722

[In addition to the above contributions, Council has paid unfunded liability payments to Vision Super totalling $[insert amount paid during the 2024/25 year] (2023/24 $[insert amount paid during the 2023/24 year]).

There were [$relevant amount/no] contributions outstanding and [$relevant amount/no] loans issued from or to the above schemes as at 30 June 2025.

The expected contributions to be paid to the Defined Benefit category of Vision Super for the year ending 30 June 2026 is $(insert estimated amount to be paid).

Notes to the Financial Report
For the Year Ended 30 June 2025

Note 10 CHANGE IN ACCOUNTING POLICY

There have been no changes to accounting policies in the 2024-25 year.

Towong Shire Council

Performance Statement

For the year ended 30 June 2025

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Certification of the Performance Statement

In my opinion, the accompanying performance statement has been prepared in accordance with the *Local Government Act 2020* and the Local Government (Planning and Reporting) Regulations 2020.

_____
Narelle Taylor CA
Principal Accounting Officer
Dated:

In our opinion, the accompanying performance statement of the *(council name)* for the year ended 30 June 2024 presents fairly the results of council's performance in accordance with the *Local Government Act 2020* and the Local Government (Planning and Reporting) Regulations 2020.
The performance statement contains the relevant performance indicators, measures and results in relation to service performance, financial performance and sustainable capacity.
At the date of signing, we are not aware of any circumstances that would render any particulars in the performance statement to be misleading or inaccurate.
We have been authorised by the council and by the Local Government (Planning and Reporting) Regulations 2020 to certify this performance statement in its final form.

_____
Andrew Whitehead
Mayor
Dated:

_____
Denise Anderson
Deputy Mayor
Dated:

_____
Ms Juliana Phelps
Chief Executive Officer
Dated:

Victorian Auditor – General's Office Audit Report

Section 1. Description of municipality

Towong Shire is located in far north-eastern Victoria and possesses some of Australia's most pristine environment. Wilderness areas, lakes, rivers and streams create diverse landscapes that are enjoyed by around 6,000 residents and many more visitors across an area of 6,600 square kilometres.

The economy of the region revolves around a rich agricultural sector, tourism and timber production and processing. Approximately two-thirds of businesses located in the Shire are in the agriculture and forestry industries.

Like many rural areas, Towong Shire's small population and vast geographic area presents Council with a significant challenge to adequately fund the maintenance and renewal of community assets. Council is taking actions to address this situation through strategies that promote economic and population growth as well as by implementing innovative methods to reduce costs wherever it can. Council is confident that this approach delivers best value to the community and will secure a long-term future for the organisation.

Section 2. Service performance indicators

For the year ended 30 June 2025

	Results					
	2022	2023	2024	2025		Comments
	Actual	Actual	Actual	Target as per budget	Actual	
Aquatic Facilities ***Utilisation*** *Utilisation of aquatic facilities* [Number of visits to aquatic facilities / Municipal population]	1.12	1.37	1.73	1.75	1.85	Council operates two outdoor seasonal swimming pools. There were 11,551 visits recorded in 2024/25 compared to 10,804 in 2023/24; compared to 8,480 in 2022/23 and 6,783 in 2021/22.
Animal Management ***Health and safety*** *Animal management prosecutions* [Number of successful animal management prosecutions / Number of animal management prosecutions] x 100	0%	0%	0%	100%	0%	There have been no animal prosecutions in 2024/25.

Food Safety ***Health and safety*** *Critical and major non-compliance outcome notifications* *[Number of critical non-compliance outcome notifications and major non-compliance notifications about a food premises followed up / Number of critical non-compliance outcome notifications and major non-compliance notifications about a food premises] x100*	100.00%	100.00%	100.00%	100%	84.62%	There were thirteen critical or major non-compliance outcome notifications issued in 2023/24. Eleven of these were followed up. The expected result for 2025/26 reporting is 100%. This compares four notifications in 2023/24; two in 2022/23 and eleven in 2021/22.
Governance ***Satisfaction*** *Satisfaction with community consultation and engagement (community satisfaction rating out of 100 with the consultation and engagement efforts of Council)*	54	53	46	52	47	Satisfaction with Council's decisions improved one point in compared to the prior year. State-wide average was 50. It is likely that a complex capital project which continued to receive a lot of community attention impacted on a lower than desired score. Council have put a lot of effort in recent times to engage the community for the Council Plan. We are working hard to improve on these scores into the future.
Libraries ***Participation*** *Library membership* *[percentage of the population that are registered library members] x100*	New for 2023/24	New for 2023/24	17.99%	20%	19.54%	Council operates two static libraries in its main centres of Corryong and Tallangatta. These libraries service our small, dispersed population which is spread over 6,635 square kilometres. Many residents reside outside the two main centres where the static libraries are located and may access other library services in neighbouring municipalities. We are happy with an improved result from prior year and anticipate a continued increase with the recent successful grant application to redevelop the Corryong Library.

Maternal and Child Health (MCH) Participation *Participation in the MCH service* *[Number of children who attend the MCH service at least once (in the year) / Number of children enrolled in the MCH service] x100*	75.83%	89.13%	84.89%	90%	84.51%	226 children attended the service at least once during 2024/25. The participation rate is on par with previous years.
Participation *Participation in the MCH service by Aboriginal children* *[Number of Aboriginal children who attend the MCH service at least once (in the year) / Number of Aboriginal children enrolled in the MCH service] x100*	84.62%	91.67%	100%	100%	87.50%	There were eight children who identify as having an Aboriginal or Torres Strait Islander background who are registered with the MCH service. Seven of these children attended the service at least once in 2024/25.
Roads ***Condition*** *Sealed local roads below the intervention level* *(percentage of sealed local roads that are below the renewal intervention level set by Council and not requiring renewal)*	100%	100%	97.52%	100%	99.37%	The increase in the number of roads that have reached intervention may be the result of the extremely wet weather that has been experienced over the last few years.
Statutory Planning ***Service standard*** *Planning applications decided within the relevant required time* *(percentage of planning application decisions made within the relevant required time)*	53.54%	58.65%	89.23%	90%	66.67%	Planning applications have continued to be made within appropriate time frames. Applications decided in timeframes has seen a change due to the assessment of a number of larger applications which have required additional stakeholder engagement to achieve good planning outcomes.

Waste Management ***Waste diversion*** *Kerbside collection waste diverted from landfill* *[Weight of recyclables and green organics collected from kerbside bins / Weight of garbage, recyclables and green organics collected from kerbside bins] x100*	48.62%	30.81%	40.45%	50.00%	57.47%	The total amount of garbage and recyclables collected by Council in 2024/25 was 2,166.13 tonnes. 1,244.93 tonne of this waste was made up of recyclable and green organics waste. The introduction of the FOGO bin services has contributed to the improved diversion from landfill.

Section 3. Financial performance indicators

For the year ended 30 June 2025

Dimension/indicator/ measure	2022	2023	2024	2025		2026	2027	2028	2029	Material Variations and Comments
	Actual	Actual	Actual	Target As per budget	Actual	Forecast	Forecast	Forecast	Forecast	
Efficiency										
Expenditure level *Expenses per property assessment* *[Total expenses / Number of property assessments]*	$4,754.09	$5,685.15	$6,207.22	$6,246.00	$6,988.35	$6,443.57	$6,626.86	$6,815.70	$7,017.23	Higher materials & service costs due to increased costs of building and spending of unbudgeted grants during the year. The number of property assessments has remained relatively stable. A 12% increase on prior year when we know that some of these unbudgeted expenditure is largely backed by grant income has Council unconcerned. Despite this swing, Council places a large emphasis on its financial sustainability.
Revenue level										

Average rate per property assessment *[Sum of all general rates and municipal charges / Number of property assessments]*	$1,745.91	$1,780.92	$1,830.84	N/A	$1,875.41	$1,921.83	$1,970.35	$2,020.11	$2,076.17	No material changes on four-year averages. The 2.5% increase on prior year is close to the rate cap of 3%.
Liquidity ***Working capital*** *Current assets compared to current liabilities* *[Current assets / Current liabilities] x100*	488.06%	364.20%	360.63%	179.00%	387.61%	252.64%	248.91%	255.86%	261.91%	On par with previous years. Slower than budgeted capital works expenditure meant that cash in bank was not utilised as much as intended, resulting in a higher than target working capital ratio.
Unrestricted cash *Unrestricted cash compared to current liabilities* *[Unrestricted cash / Current liabilities] x100*	178.75%	183.02%	112.19%	N/A	216.37%	207.65%	207.10%	213.66%	219.29%	Higher amounts of cash on hand required to fund carried forward capital works which has decreased the unrestricted cash amounts.
Obligations ***Loans and borrowings***										

Loans and borrowings compared to rates *[Interest bearing loans and borrowings / Rate revenue] x100*	0.00%	0.00%	0.00%	0.00%	0.02%	0.00%	0.00%	0.00%	0.00%	Council had no borrowings owing at year end.
Loans and borrowings repayments compared to rates *[Interest and principal repayments on interest bearing loans and borrowings / Rate revenue] x100*	0.18%	0.17%	0.22%	N/A	0.19%	0.00%	0.00%	0.00%	0.00%	Council had no borrowings owing at year end. The incremental percentages reflect bank and finance charges related to having these services.
Indebtedness *Non-current liabilities compared to own source revenue* *[Non-current liabilities / Own source revenue] x100*	7.79%	6.52%	4.80%	N/A	4.72%	2.54%	2.45%	2.38%	2.32%	Own source revenue is more than previous year due to increased income from General Rates & Municipal charges as well as interest and insurance reimbursements & disaster recovery arrangements.
Asset renewal and upgrade										

Asset renewal and upgrade compared to depreciation *[Asset renewal and asset upgrade expense / Asset depreciation] x100*	120.04%	158.79%	162.16%	100%	154.34%	175.35%	83.10%	68.30%	67.56%	Spike in asset renewals because of highest capital spendings in recent years, especially expenditure on asset renewals due to bushfire and flooding events.
Operating position ***Adjusted underlying result*** *Adjusted underlying surplus (or deficit)* *[Adjusted underlying surplus (deficit)/ Adjusted underlying revenue] x100*	15.08%	2.68%	(24.16%)	N/A	(3.41%)	(2.85%)	(1.38%)	(1.46%)	(1.95%)	Council has achieved net accumulated surpluses in the prior four years which are budgeted to be utilised in the forecast periods. We continue to advocate for capital grants to sustain our ageing assets.
Stability										

Rates concentration *Rates compared to adjusted underlying revenue* *[Rate revenue / Adjusted underlying revenue] x100*	37.56%	37.76%	46.50%	38.00%	30.11%	33.24%	32.65%	32.54%	32.61%	This indicator is impacted largely by the timing of receipt of the Federal Financial Assistance Grants. In the prior year, no advance payment was received however in 2024/25 we received 50% of the 2025/26 allocation.
Rates effort *Rates compared to property values* *[Rate revenue / Capital improved value of rateable properties in the municipality] x100*	0.56%	0.38%	0.30%	N/A	0.26%	0.27%	0.26%	0.25%	0.24%	No material movements. There was a small overall change in property values in the shire, contributed in large part to stability following two years of high growth.

Section 4. Sustainable capacity indicators

For the year ended 30 June 2025

Indicator / measure [formula]	Results 2022	2023	2024	2025	Comments
	Actual	Actual	Actual	Actual	
Population *Expenses per head of municipal population*	$3,543.06	$4,168.07	$4,519.94	$5,099.25	Higher materials & service costs due to increased costs of building and spending of unbudgeted grants during the year. The number of property assessments has remained relatively stable. An increase on prior year when we know that some of these unbudgeted expenditure is largely backed by grant income has Council unconcerned. Despite this swing, Council places a large emphasis on its financial sustainability.
Infrastructure per head of municipal population *[Value of infrastructure / Municipal population]*	$36,556.23	$39,997.41	$40,862.31	$43,614.88	Slightly higher capital expenditure for the year has increased the value of infrastructure. The Municipal population has remained relatively stable.

Population density per length of road *[Municipal population / Kilometres of local roads]*	5.13	5.23	6.59	6.58	No material movements
Own-source revenue *Own-source revenue per head of municipal population* *[Own-source revenue / Municipal population]*	$2,071.96	$2,238.74	$2,748.68	$2,661.38	No material movements
Recurrent grants *Recurrent grants per head of municipal population* *[Recurrent grants / Municipal population]*	$1,375.10	$1,411.99	$644.56	$1,772.65	This indicator is impacted largely by the timing of receipt of the Federal Financial Assistance Grants. In the prior year, no advance payment was received however in 2024/25 we received 50% of the 2025/26 allocation.

Disadvantage *Relative Socio-Economic Disadvantage* *[Index of Relative Socio-Economic Disadvantage by decile]*	5	5	5	5	
Workforce turnover *Percentage of staff turnover* [Number of permanent staff resignations and terminations / Average number of permanent staff for the financial year] x100	25.9%	30.0%	21.1%	26.7%	Staff turnover is in line with four year averages. Council expects the turnover percentage to decrease in the coming years despite some upcoming fixed term contracts expiring.

Section 5. Notes to the accounts

5.1. Basis of preparation

Council is required to prepare and include a performance statement within its annual report. The performance statement includes the results of the prescribed, service performance, financial performance and sustainable capacity indicators and measures together with a description of the municipal district, an explanation of material variations in the results and notes to the accounts. This statement has been prepared to meet the requirements of the *Local Government Act 2020* and *Local Government (Planning and Reporting) Regulations 2020*.

Where applicable the results in the performance statement have been prepared on accounting bases consistent with those reported in the Financial Statements. The other results are based on information drawn from council information systems or from third parties (e.g., Australian Bureau of Statistics or the Council's satisfaction survey provider).

The performance statement presents the actual results for the current year and the previous three years, along with the current year's target, if mandated by *the Local Government (Planning and Reporting) Regulations 2020*. Additionally, for the prescribed financial performance indicators and measures, the performance statement includes the target budget for the current year and the results forecast for the period 2024-25 to 2027-28 by the council's financial plan.

The *Local Government (Planning and Reporting) Regulations 2020* requires explanation of any material variations in the results contained in the performance statement. Council has adopted materiality thresholds relevant to each indicator and measure and explanations have not been provided for variations below the materiality thresholds unless the variance is considered to be material because of its nature.

5.2. Definitions

Key term	Definition
Aboriginal children	means a child who is an Aboriginal person
Aboriginal person	has the same meaning as in the Aboriginal Heritage Act 2006
adjusted underlying revenue	means total income other than: • non-recurrent grants used to fund capital expenditure; and • non-monetary asset contributions; and • contributions to fund capital expenditure from sources other than those referred to above
adjusted underlying surplus (or deficit)	means adjusted underlying revenue less total expenditure
annual report	means an annual report prepared by a council under section 98 of the Act
asset renewal expenditure	means expenditure on an existing asset or on replacing an existing asset that returns the service capability of the asset to its original capability
asset upgrade expenditure	means expenditure that— (a) enhances an existing asset to provide a higher level of service; or (b) extends the life of the asset beyond its original life
critical non-compliance outcome notification	means a notification received by council under section 19N(3) or (4) of the *Food Act 1984* , or advice given to council by an authorized officer under that Act, of a deficiency that poses an immediate serious threat to public health
current assets	has the same meaning as in the Australian Accounting Standards
current liabilities	has the same meaning as in the Australian Accounting Standards
food premises	has the same meaning as in the *Food Act 1984*
intervention level	means the level set for the condition of a road beyond which a council will not allow the road to deteriorate and will need to intervene
local road	means a sealed or unsealed road for which the council is the responsible road authority under the *Road Management Act 2004*
major non-compliance outcome notification	means a notification received by a council under section 19N(3) or (4) of the *Food Act 1984*, or advice given to council by an authorized officer under that Act, of a deficiency that does not pose an immediate serious threat to public health but may do so if no remedial action is taken
MCH	means the Maternal and Child Health Service provided by a council to support the health and development of children within the municipality from birth until school age
non-current liabilities	means all liabilities other than current liabilities
own-source revenue	means adjusted underlying revenue other than revenue that is not under the control of council (including government grants)
population	means the resident population estimated by council
rate revenue	means revenue from general rates, municipal charges, service rates and service

	charges
relative socio-economic disadvantage	in relation to a municipal district, means the relative socio-economic disadvantage, expressed as a decile for the relevant financial year, of the area in which the municipal district is located according to the Index of Relative Socio-Economic Disadvantage of SEIFA
restricted cash	means cash, cash equivalents and financial assets, within the meaning of the Australian Accounting Standards, not available for use other than for a purpose for which it is restricted, and includes cash to be used to fund capital works expenditure from the previous financial year
SEIFA	means the Socio-Economic Indexes for Areas published from time to time by the Australian Bureau of Statistics on its Internet site
unrestricted cash	means all cash and cash equivalents other than restricted cash

5.3. Other Matters

Overview of 2024

During the financial year council experienced growth in residents and demand for services. Extensive capital works were undertaken to improve infrastructure.

Towong Shire Council

Reconciliation Action Plan 2025–2029

RECONCILIATION ACTION PLAN
REFLECT

towongshire

Front Cover Art: Name of artist

Details about the image used on the front cover will be added here

Acknowledgement of Traditional Owners

Towong Shire Council acknowledges all the Traditional Custodians throughout the Shire, we recognise their continued care of lands and waters, their living knowledges and wisdom. We pay our respect to Elders past and present, we honour their stories, leadership and strength. We understand that their voice holds the knowledges that has carried them for thousands of years, we are committed to listening and working together to help build a stronger and more inclusive society.

Message from the Mayor

We are extremely proud to present Towong Shire Council's first Reconciliation Action Plan (RAP) on behalf of our fellow Shire Councillors, staff and volunteers.

Our journey to this point has been long and winding, beginning in 2024 when Council made a formal commitment to reconciliation. We then commenced working on and shaping our Reflect RAP, carefully considering how to best approach and commence our reconciliation journey.

Central to this process was undertaking a period of listening with First Nations people in our organisation and community. By taking the time to learn from those who generously gave their knowledge and perspectives so that we could grow our understanding, Council understands that we have a unique opportunity to contribute with the healing journey that recognises the truth of our past and the hope of our future, and has been able to truly reflect on its journey so far and present this Reflect RAP.

Council's commitment to building trust, recognition, understanding and respect First Nations communities encapsulates the foundations of our Reflect RAP and has grown in strength during this process. Stepping into our role as a local government in leading reconciliation efforts within our community, as we walk with First Nations people towards Reconciliation. The Towong Shire Council Plan 2025-2029 sets the strategic direction for all of Council's work and places Reconciliation prominently.

Respectful consultation with Registered Aboriginal Parties and other key First Nations partners, will continue to be paramount across all facets of Council's work. There is much work to be done towards Reconciliation and this Reflect RAP provides us the road map to progress on our path. We will continue to be guided by the principles in our Community Vision, Council Plan, and be informed by the Victorian Aboriginal and Local Government Strategy 2021-2026.

As an organisation we look forward to continuing to listen and deepen our understanding of First Nations perspectives, histories and cultures. Together we can achieve a more equal and united respectful future.

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Our Vision for Reconciliation

A community that recognises the immense contribution of or First Nations people. A place of shared responsibility for our future, whilst recognising our past. A united community that lives out true Reconciliation through our words and actions, that give our Aboriginal and Torres Strait Islander community a deep sense of place.

Our shire is on a journey of understanding First Nations languages, stories, and cultural knowledges. Through this process we hope to cultivate respect and understanding, whilst celebrating the wisdom and strength that our First Nations people have carried through millennia.

Message from Reconciliation Australia

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About Organisation

Towong Shire, in far North East Victoria, enjoys some of Australia's most pristine environments. Our unique wilderness areas, lakes, rivers and streams create diverse landscapes. Towong Shire is one of the smallest Council's in Victoria but is enjoyed by around 6,046* residents and many more visitors across a large area of 6,635 square kilometres.

Our municipality includes many diverse townships and localities including Bellbridge, Bullioh, Berringama, Bethanga, Biggara, Burrowye Corryong, Cudgewa, Dartmouth, Eskdale, Granya, Guys Forest, Koetong, Lucyvale, Mitta Mitta, Mt Alfred, Nariel, Old Tallangatta, Shelley, Talgarno, Tallandoon, Tallangatta, Tallangatta Valley, Thologolong, Tintaldra, Towong and Walwa.

The economy of the region revolves around a rich agricultural sector, tourism and timber production and processing. Approximately two-thirds of businesses in the Shire are in the agricultural and forestry industries

Towong Shire Council comprises five Councillors, including a Mayor and Deputy Mayor. The Council's workforce consists of 166 employees and many valued volunteers who actively enrich the community and enhance the Council's service provision. Information on the number of Aboriginal and/or Torres Strait Islander within the organisation is not collected at this time, we will work to understand and engage with this respectfully and in a culturally safe way through the implementation of this RAP. As a local government authority, we are governed by the Local Government Act 2020, whilst the Council's operations and performance are measured against the strategic objectives set out in the Council Plan 2025-2029 which are listed under the following:

1. Asset Management
2. Community Wellbeing
3. Economic and Tourism Development
4. Land Use
5. Environmental Sustainability
6. Organisational Improvement

We are structured around three main Directorates: Infrastructure and Environment, Corporate and Organisational Development, and Community and Planning. Our main office is situated in Tallangatta with a smaller office within the Library at Corryong, whilst we have Council depots located at both Tallangatta and Corryong.

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Our Mission and Values

Towong Shire Council is led by the Community Vision, Council Mission and Council Values which have been recently developed as part of the development of the Council Plan 2025 – 2029.

Community Vision

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

Council Mission

To provide strong leadership and to work with our communities to enhance their social, economic and environmental wellbeing.

Our Values

Underpin our approach to work and will also steer the development of the Reflect RAP.

Respect:
We will listen and consider other perspectives and treat each other with courtesy.

Integrity:
We will be honest with strong moral principles.

Pride:
We will always take care in what we do.

Teamwork:
We will help others achieve by being positive, enthusiastic and confident.

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About Towong Shire

Towong Shire, in far Northeast Victoria, enjoys some of Australia's most pristine environments. Our unique wilderness areas, lakes, rivers and streams create diverse landscapes that are enjoyed by around 6,223 residents and many more visitors across an area of 6,635 square kilometres

Our municipality includes many diverse townships and localities including Bellbridge, Bullioh, Berringama, Bethanga, Biggara, Burrowye, Corryong, Cudgewa, Dartmouth, Eskdale, Granya, Guys Forest, Koetong, Lucyvale, Mitta Mitta, Mt Alfred, Nariel, Old Tallangatta, Shelley, Talgarno, Tallandoon, Tallangatta, Tallangatta Valley, Thologolong, Tintaldra, Towong and Walwa.

The region's economy revolves around a prosperous agricultural sector, tourism, and timber production and processing. Approximately two-thirds of businesses in the Shire are in these industries.

112 people across 49 families identified as Aboriginal and/or Torres Strait Islander in the 2021 ABS Census data for Towong's local government area. This represents 1.8% of the population compared to the state average of 1% of the population who identify as being an Aboriginal and/or Torres Strait Islander person. 8.4% of the Towong population chose not to declare if they identify as being Aboriginal and/or Torres Strait Islander at the last census. Council acknowledges population statistics may underrepresent First Nations' connection to regions.

Key organisations offering crucial services and support to First Nations peoples residing in Towong and the Northeast include the Albury Wodonga Aboriginal Health Service, Mungabareena Aboriginal Corporation, Murray Arts, and Victorian Aboriginal Child Care Agency. These entities frequently collaborate with us to enhance our service delivery, such as implementing specialised cultural curriculum in our early years programs and facilitating artist participation in various projects throughout the municipality. We eagerly anticipate furthering our relationships with these stakeholders and others as we progress through the RAP process.

In addition to service provision, many First Nations groups are connected to Towong Shire. They include:

- Duduroa Dhargal Aboriginal Corporation – Working with the Corporation to build stronger relationship with traditional owner group to establish best practices, cultural understanding of the region both historical and current.
- Albury Wodonga Aboriginal Health service (AWAHS). District health, dentist, wellbeing. Have engaged to help establish stronger connections to First Nations people within the Shire to better service wellbeing.
- Mungabareena Aboriginal Corporation. Housing, family, wellbeing and early years.
- Woomera Aboriginal Corporation. Housing, early education, out home care.
- On-Country Pathways – We have connecting to the wider First Nations community by establishing relationships with the aim to increase employment opportunities across the Shire.
- MAMA Indigenous Community Officer. Arts and community programs. In partnership with we have customised indigenous arts and creative spaces.
- Indigeekare Services. NDIS providers amongst other services.
- We recognise the need to build strong relationships with First Nations or Aboriginal and Torres Strait Islander organisations and other emerging groups who may have a connection to Towong Shire.

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Our RAP

The Reconciliation Action Plan (RAP) is a crucial framework for organisations like Towong Shire Council, which are committed to contributing positively to the reconciliation efforts between Aboriginal and Torres Strait Islander peoples and non-Indigenous Australians.

Towong Shire Council is developing a RAP as the leadership team and Councillors acknowledge the potential to improve community well-being with a public commitment to reconciliation. This aligns with our Community Vision: "*Towong Shire will be the ideal place to be: welcoming, vibrant and diverse communities with quality facilities and services*".

Our current Council Plan 2021-2025 contains the following priority:

2.12 Build relationships and develop an understanding of Aboriginal and Torres Strait Islander people and consider the commitment to an ongoing reconciliation action plan process

The development of a RAP is key to achieving this priority and Mark Florence, Towong Shires Director Community and Planning will serve as the internal RAP Champion, advocating for the RAP both within the organisation and in external settings. In this role Mark will help foster accountability, and support the successful implementation of RAP commitments across all areas of Council operations.

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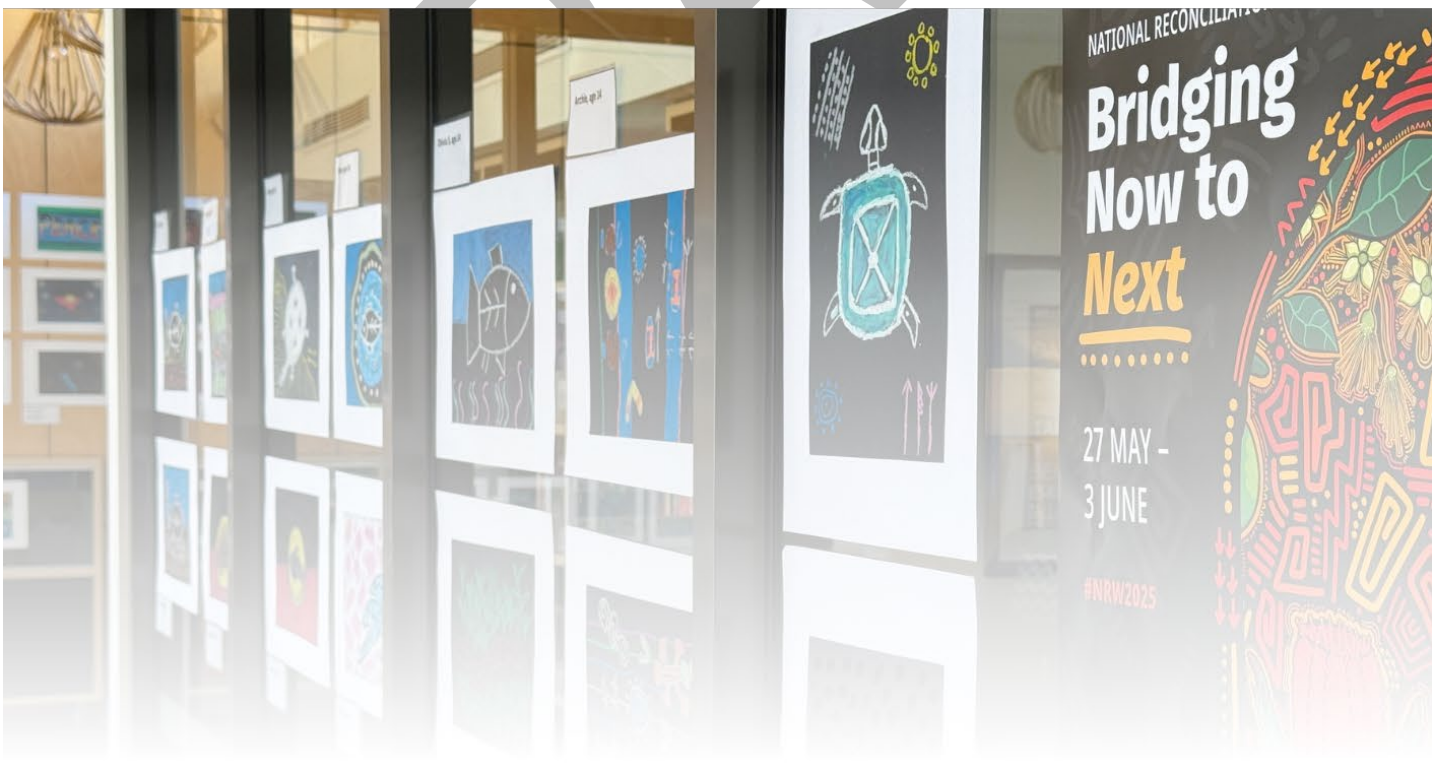

Developing and implementing a RAP is not just a choice but necessary to demonstrate our commitment to inclusivity and social responsibility. Here are the reasons why we are creating a RAP:

- Acknowledgement of First Nations peoples histories A RAP supports us in acknowledging the historical injustices and ongoing in-equities experienced by Aboriginal and Torress Strait Islander peoples Indigenos Australians. By recognising this history, we can demonstrate our commitment to understanding and addressing the impacts of colonisation.
- Commitment to reconciliation: Developing a RAP is not just a step but a significant leap towards a genuine commitment to reconciliation between First Nations Peoples and non-Indigenous Australians. It provides a structured approach for engaging with Aboriginal and Torres Strait Islander communities, building respectful relationships, and working towards shared goals, inspiring us to do better and be better.
- Cultural Competence and Awareness: Engaging in the RAP process empowers our staff to increase their cultural competence and awareness of First Nations cultures, histories, and perspectives. This heightened understanding not only enriches our knowledge but also leads to more inclusive practices and policies that better meet the needs of Aboriginal and Torres Strait Islander stakeholders, enlightening us about our community's diverse perspectives and needs.
- Social Responsibility: Acting on reconciliation aligns with principles of social responsibility and ethical business practices. We are responsible for contributing positively to the communities in which we work, and reconciliation efforts are a crucial aspect of fulfilling this responsibility.
- Business Benefits: Implementing a RAP can lead to various benefits for us as an organisation, including, increased employee engagement and satisfaction, enhanced relationships with Aboriginal and Torres Strait Islander Indigenous stakeholders and incorporating further First Nations skills and ingenuity across Towong Shire.

As part of a broader consultation process, Council staff and Councillors were the key groups engaged in the development of the document.

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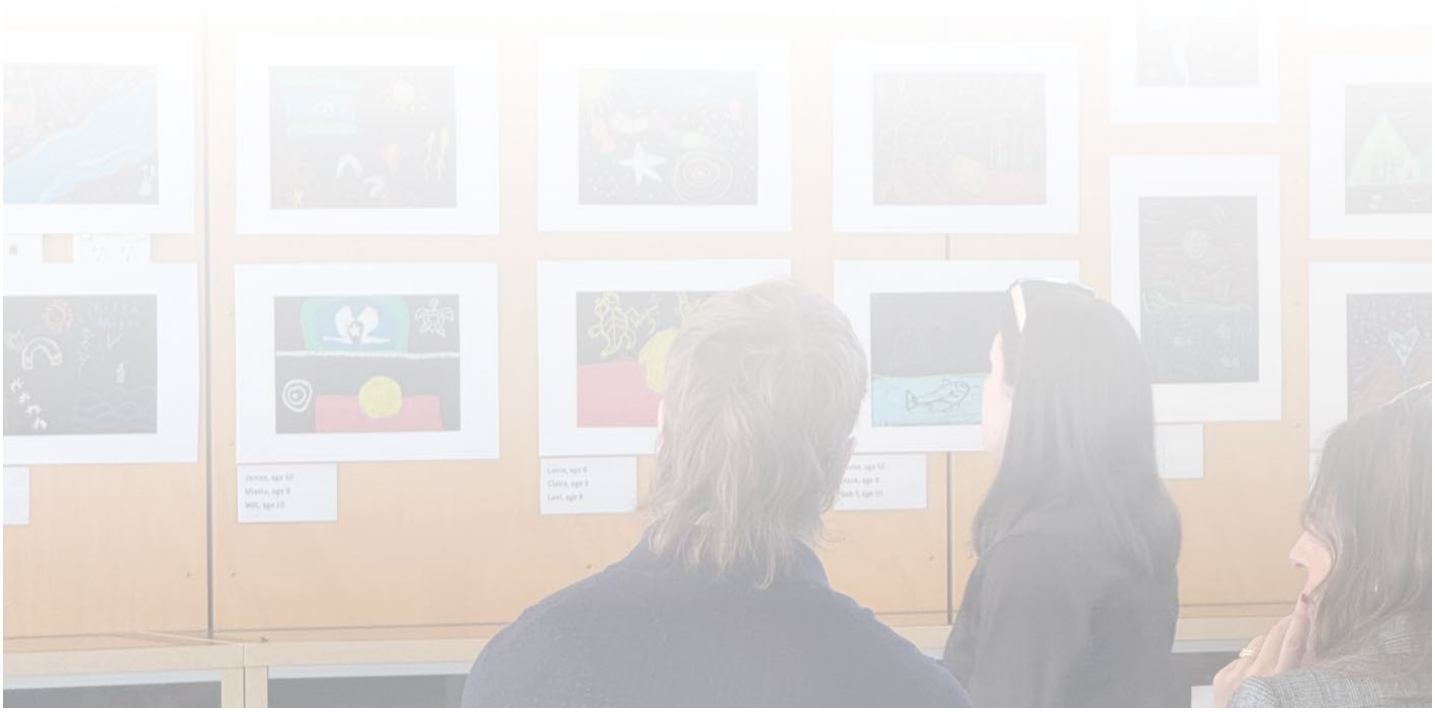
How will we implement and monitor the RAP?

A RAP Working Group consisting of representatives internal and external of the Shire is to be established and assist in the coordination of its implementation.

A Draft Terms of Reference for the RAP Working Party has been developed and includes external representation from a First Nations Traditional Owner Elder, and a First Nations Community member elected via an Expression of Interest process. The Elder will also be engaged by Towong Shire Council for specific advice and consultancy to assist in delivery of some actions within the Reflect RAP.

Progress on the implementation will be tracked in a live document to demonstrate achievements to the Community, Council and staff. As part of a new Structure within Towong Shire the implementation the RAP will be led through the Community and Planning Directorate, with an invitation for Aboriginal and Torres Strait Islander staff to be involved where they feel comfortable and willing and Council's Cultural Awareness and Reconciliation Officer who commenced in December 2024. Additional resources and budget have been allocated by Towong Shire to support activities, resources and training initiatives identified in the RAP actions. Noting the period of this RAP is September 2025 through to December 26, several deliverables listed have already been fully or partially actioned.

In summary, undertaking a Reconciliation Action Plan demonstrates our commitment to reconciliation and social responsibility through improved relationships and cultural understanding.



RECONCILIATION ACTION PLAN

REFLECT

Actions and Deliverables

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Reconciliation Australia provides the framework template for this action plan. Each area has a theme, with subsequent actions and deliverables associated with the theme. Towong Shire Council have included specific additional actions through the development and consultation of this document.

Responsibility Abbreviations:

- Senior Management Team
- Director Community and Planning
- Manager Community Wellbeing
- Manager People and Safety

Senior Community Development Officer – Culture and Inclusion

First Nations Cultural Awareness and Reconciliation Officer

IT & GIS Officer

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Relationships

Actions	Deliverable	Timeline	Responsibility
1. Establish and strengthen mutually beneficial relationships with Aboriginal and Torres Strait Islander stakeholders and organisations.	1.1 Identify Aboriginal and Torres Strait Islander stakeholders and organisations within our local area or sphere of influence.	September 2025	First Nations Cultural Awareness and Reconciliation Officer
	1.2 Research best practice and principles that support partnerships with Aboriginal and Torres Strait Islander stakeholders and organisations.	September-2025	First Nations Cultural Awareness and Reconciliation Officer
	1.3 Develop Engagement Guidelines to ensure Aboriginal and Torres Strait Islander people are appropriately consulted for relevant Council projects.	May 2026	Manager Community Wellbeing (Lead) First Nations Cultural Awareness and Reconciliation Officer (Support)
2. Build relationships through celebrating National Reconciliation Week (NRW).	2.1 Circulate Reconciliation Australia's NRW resources and reconciliation materials to our staff.	May 2026 / Annually	First Nations Cultural Awareness and Reconciliation Officer Senior Community Development Officer – Culture and Inclusion
	1.4 RAP Working Group members to participate in an external NRW event.	May 2026 / Annually	First Nations Cultural Awareness and Reconciliation Officer
	2.3 Encourage and support staff and senior leaders to participate in at least one external event to recognise and celebrate NRW.	May 2026 / Annually	Director Community and Planning (Lead) First Nations Cultural Awareness and Reconciliation Officer (Support)

3. Promote reconciliation through our sphere of influence.	3.1 Communicate our commitment to reconciliation to all staff.	September 2025	Director Community and Planning
	3.2 Identify external stakeholders that our organisation can engage with on our reconciliation journey.	September 2025	First Nations Cultural Awareness and Reconciliation Officer Senior Community Development Officer – Culture and Inclusion
	2.4 Identify RAP and other like-minded organisations that we could approach to collaborate with on our reconciliation journey.	September 2025	First Nations Cultural Awareness and Reconciliation Officer Senior Community Development Officer – Culture and Inclusion
4. Promote positive race relations through anti-discrimination strategies.	4.1 Research best practice and policies in areas of race relations and anti-discrimination.	October 2025	First Nations Cultural Awareness and Reconciliation Officer Manager People and Safety
	4.2 Conduct a review of HR policies and procedures to identify existing anti-discrimination provisions, and future needs.	October 2025	First Nations Cultural Awareness and Reconciliation Officer Manager People and Safety
	4.3 Review all Council policies to ensure they are culturally inclusive and respectful of Aboriginal and Torres Strait Islander cultures.	October 2025	First Nations Cultural Awareness and Reconciliation Officer Manager People and Safety
	4.4 Ensure Council decision making processes include cultural considerations. For example, interprofessional collaboration with Traditional Owner groups when identifying sites, names and signage.	February 2026	Director Community and Planning

Respect

Action	Deliverable	Timeline	Responsibility
5. Increase understanding value and recognition of Aboriginal and Torres Strait Islander cultures, histories, knowledge and rights through cultural learning.	5.1 Conduct a review of cultural learning and/or needs within our organisation.	November 2025	First Nations Cultural Awareness and Reconciliation Officer
	5.2 Deliver Aboriginal and Torres Strait Islander cultural competency training to all Council staff members and Councillors (where possible)	September 2025	First Nations Cultural Awareness and Reconciliation Officer
	5.3 Incorporate Aboriginal and Torres Strait Islander cultural competency training into Towong Shires staff orientation program.	October 2025	First Nations Cultural Awareness and Reconciliation Officer
	5.4 Develop information which can be communicated internally and externally for increasing understanding, value and recognition of Aboriginal and Torres Strait Islander cultures, histories, knowledge and rights within our organisation.	October 2025	First Nations Cultural Awareness and Reconciliation Officer Senior Community Development Officer – Culture and Inclusion
6. Demonstrate respect to Aboriginal and Torres Strait Islander peoples by observing cultural protocols.	6.1 Develop an understanding of the local Traditional Owners or Custodians of the lands and waters within our organisation's operational area.	October 2025	First Nations Cultural Awareness and Reconciliation Officer Manager People and Safety
	5.5 Increase staff's understanding of the purpose and significance behind cultural protocols, including Acknowledgement of Country and Welcome to Country protocols.	September 2025	Director Community and Planning (Lead) First Nations Cultural Awareness and Reconciliation Officer (Support)
	5.6 Develop a Towong Shire Council Acknowledgement of Country and Welcome to Country Guidance Document for staff regarding appropriate protocols and wording for events, meetings and public gatherings.	October 2025	First Nations Cultural Awareness and Reconciliation Officer Senior Community Development Officer – Culture and Inclusion

	5.7 Implement Council's Acknowledgement of Country in all Council staff email and letter correspondence.	October 2025	First Nations Cultural Awareness and Reconciliation Officer IT & GIS Officer
	5.8 Develop a Council flag flying policy to implement permanent display of the Aboriginal and Torres Strait Islander flags.	November 2025	Manager Community Wellbeing (Lead) First Nations Cultural Awareness and Reconciliation Officer (Support)
	5.9 Install signage articulating Council's Acknowledgement of Country at appropriate community-facing services	December 2025	First Nations Cultural Awareness and Reconciliation Officer Senior Community Development Officer – Culture and Inclusion
6. Build respect for Aboriginal and Torres Strait Islander cultures and histories by celebrating NAIDOC Week.	7.1 Raise awareness and share information amongst our staff about the meaning of NAIDOC Week.	July 2025 and 2026	First Nations Cultural Awareness and Reconciliation Officer Senior Community Development Officer – Culture and Inclusion
	5.10 Introduce our staff to NAIDOC Week by promoting external events in our local area.	July 2025 and 2026	First Nations Cultural Awareness and Reconciliation Officer Senior Community Development Officer – Culture and Inclusion
	7.3 RAP Working Group to participate in an external NAIDOC Week event.	July 2026	First Nations Cultural Awareness and Reconciliation Officer Senior Community Development Officer – Culture and Inclusion

Opportunities

Action	Deliverable	Timeline	Responsibility
8. Improve employment outcomes by increasing Aboriginal and Torres Strait Islander recruitment, retention and professional development.	8.1 Consult with a First Nations Cultural Advisor to identify culturally safe and respectful approaches to understanding and supporting Aboriginal and Torres Strait Islander staff to self-identify within the organisation if they wish to.	November 2025	First Nations Cultural Awareness and Reconciliation Officer Manager People and Safety
	8.2 Establish a Towong Shire Indigenous staff network	March 2026	First Nations Cultural Awareness and Reconciliation Officer Manager People and Safety
	8.3 Effectively advertise job vacancies to reach Aboriginal and Torres Strait Islander people.	October 2025	First Nations Cultural Awareness and Reconciliation Officer Manager People and Safety
	8.4 Develop a business case for Aboriginal and Torress Strait Islander employment within our organisation	November 2025	First Nations Cultural Awareness and Reconciliation Officer Manager People and Safety

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9. Increase Aboriginal and Torres Strait Islander supplier diversity to support improved economic and social outcomes.	9.1 Develop a business case for procurement from Aboriginal and Torres Strait Islander owned businesses.	March 2026	Manager Community Wellbeing (Lead) First Nations Cultural Awareness and Reconciliation Officer (Support)
	9.2 Investigate Supply Nation membership.	June 2026	Manager Community Wellbeing (Lead) First Nations Cultural Awareness and Reconciliation Officer (Support)
	9.3 Commission a First Nations artist to promote and celebrate Aboriginal and Torres Strait Islander cultures across Council's public spaces and publications	September 2025	First Nations Cultural Awareness and Reconciliation Officer

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Governance

Action	Deliverable	Timeline	Responsibility
10. Establish and maintain an effective RAP Working Group (RWG) to drive governance of the RAP.	10.1 Form a RWG to govern RAP implementation.	September 2025	Manager Community Wellbeing First Nations Cultural Awareness and Reconciliation Officer
	10.2 Draft a Terms of Reference for the RWG.	September 2025	Manager Community Wellbeing First Nations Cultural Awareness and Reconciliation Officer
	10.3 Establish Aboriginal and Torres Strait Islander representation on the RWG.	September 2025	First Nations Cultural Awareness and Reconciliation Officer
11. Provide appropriate support for effective implementation of RAP commitments	11.1 Define resource needs for RAP implementation.	January 2026 annually	Manager Community Wellbeing First Nations Cultural Awareness and Reconciliation Officer
	11.2 Engage senior leaders in the delivery of RAP commitments.	December 2025	Director Community and Planning (Lead) Manager Community Wellbeing (Support)
	11.3 Maintain a senior leader to champion our RAP internally.	September 2025 (on-going)	Director Community and Planning
	11.4 Define appropriate systems and capability to track, measure and report on RAP commitments.	October 2025	Manager Community Wellbeing Senior Community Development Officer – Culture and Inclusion

12. Build accountability and transparency through reporting RAP achievements, challenges and learnings both internally and externally.	12.1 Contact Reconciliation Australia to verify that our primary and secondary contact details are up to date, to ensure we do not miss out on important RAP correspondence.	September 2025 annually	Senior Community Development Officer – Culture and Inclusion (Lead) Manager Community Wellbeing (Support)
	12.2 Contact Reconciliation Australia to request our unique link, to access the online RAP Impact Survey.	August / September 2025 annually	Senior Community Development Officer – Culture and Inclusion (Lead) Manager Community Wellbeing (Support)
	12.3 Complete and submit the annual RAP Impact Survey to Reconciliation Australia.	September 2026 annually	Senior Community Development Officer – Culture and Inclusion (Lead) Manager Community Wellbeing (Support)
13. Continue our reconciliation journey by developing our next RAP.	13.1 Register via Reconciliation Australia's website to begin developing our next RAP.	July 2026	Senior Community Development Officer – Culture and Inclusion (Lead) Manager Community Wellbeing (Support)

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Contact details:

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Flag Flying Policy

Responsible officer:	Director Corporate and Organisational Development
Key Result Area:	Culture and Inclusion
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1. Introduction and Purpose

Towong Shire Council (Council) is seeking to enhance the display and recognition of its connection and inclusiveness to the nation, its First Nations Peoples, and other community cohorts.

The demonstration of Council's commitment to nationhood, and inclusiveness can be seen through the flying of flags at the Tallangatta and Corryong Council offices.

This policy specifies the flags to be flown at each of the flagpole sites and sets the organisational framework to ensure that Council complies with the Australian National Flag Protocols issued by the Department of the Prime Minister and Cabinet and this is also an action from Council's Reconciliation Action Plan (RAP) which is the framework to guide Council's commitment towards reconciliation across the Shire

As an expression of its governance responsibilities, Council flies the Australian Flag at both the Tallangatta and Corryong Council offices. Council is responsible for ensuring that the flags are displayed with due diligence, dignity and attention to position.

2. Scope

This Policy applies to Council's two main flagpoles sites:

- Tallangatta Council Office at Towong Street, Tallangatta.
- Corryong Council Office / Elyne Mitchell Library, Hanson Street, Corryong.

3. Objectives

Council must strictly adhere to Government flag protocols and as such, will display and fly official flags during daylight hours during the business week (Monday to Friday) at the Tallangatta and Corryong Council Offices.

Civic flags provide an important vehicle for people to express identity and pride and tell a story through their colours, badges and symbols.

The policy does not include the display of promotional flags or banners around the towns nor flags and ensigns displayed on private or commercial property.

4. Policy Details

When more than one flag is flying, the Australia National flag must be flown at all times and takes precedence in Australia over all other flags when it is flown in company with other flags. However, according to the Department of the Prime Minister and Cabinet protocols, the other flags may be interchanged with alternative flags as appropriate.

The correct precedence or order for flying flags in the community is:

1. Australian National Flag.
2. National flags of other nations.
3. State and territory flags.
4. Aboriginal Flag and Torres Strait Islander Flag, or other flag prescribed by the Flags ACT 1953.
5. Ensigns or pennants (including local government, private organisations, sporting clubs and community groups).

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Flags will be displayed by following the rules of precedence starting from the left-hand side. The Australian National flag will therefore be flown on the far left of a person facing the building, with the next two flags flown on its right in order of correct precedence or order, as per the following examples:

4.1 Normal Days

On normal days the Australian National flag, the Australian Aboriginal flag and the Torres Strait Islander flag will be flown in that order.

This is the default position for Towong Shire Council.

On certain days, the order and type of flag may be changed as detailed below and governed by the protocols issed by the Department of the Prime Minister and Cabinet

4.2 IDAHOBIT Day, Pride Month (June) and Wear Purple Day

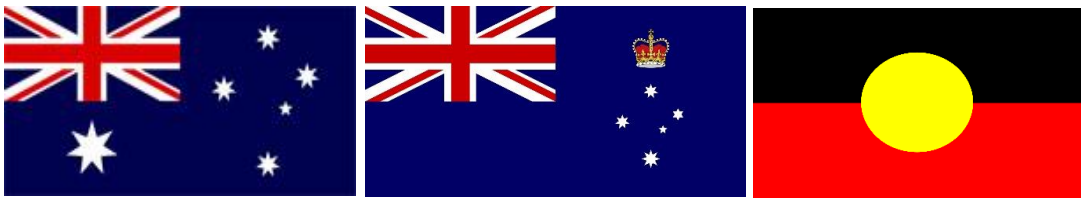
At these times Council will fly the Australian National flag, Australian Aboriginal flag and the Progress Pride Flag.

4.3 Other Occasions

From time to time there may be the need to display other flags temporarily (visiting dignitary, Victorian Government elected representative or other unique event not covered in this policy), or to make minor variations to this policy.

This will be authorised at the discretion of the CEO and will follow the protocols as issued by the Department of the Prime Minister and Cabinet - Protocol and the Australian Flags Act (1953).

For example, a visiting Victorian Premier, Government Minister or elected representative may require the need or request for the Victorian State flag to be flown, and the order of flags flown would then be as follows:



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4.4 Flying Flags at Half-Mast

Flags are flown in the half-mast position as a sign of mourning. The Department of the Prime Minister and Cabinet provides notices to Council when all flags must be flown at half mast, such as on the death of a member of the Royal family, the head of state, Governor-General or distinguished Australian citizen. Set dates of mourning where flags are flown at half-mast include:

- 25 April (Anzac Day) – Flags to be flown at half-mast until noon then returned to the peak position.
- 11 November (Remembrance Day) – Flags to be flown at the peak until 10.30am, at half-mast from 10.30am – 11.02am and moved back to the peak from 11.02am.

When flying the Australian National flag at half-mast with other flags, all flags in the set will be flown in the same position. Unless all flags on display can be raised and lowered simultaneously, the Australian National Flag should be raised first and lowered last.

At the discretion of the CEO, flags can be flown at half-mast on the death of a local citizen or on the day, or part of the day of their funeral.

Towong staff are to ensure that the requirements of the Protocol and the Australian Flags Act (1953) of the day are followed in respect of commemorative and ceremonial events according to the nature of the activity and other special requests.

5. Responsibilities

Responsibility	Role/Position
Oversee that this Policy is communicated and distributed across all Directorates and functions of Council.	Directors
Oversee effective implementation of the Policy throughout departments including specific communication on the tasks associated with changing, raising and lowering of flags.	Director Corporate and Organisational Development
Oversee the tasks associated with changing, raising and lowering of flags.	Delegated staff within the Customer Service and/or Library teams.
Advice for changing, lowering or raising flags as per details outlined in Section 4.3 (Other Occasions) of this Policy.	Chief Executive Officer
Continually improve this policy and advise on its implementation as relevant.	Director Community and Planning

6. Human Rights

The policy gives regard to relevant legislation, principles of natural justice and procedural fairness, community values and Council's resource capacity. It is considered that this policy supports the rights identified in the *Charter of Human Rights and Responsibilities Act (2006)*.

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7. Relevant Legislation and Policies

This policy should be read in conjunction with all other relevant Council policies and procedures, as well as relevant legislative requirements.

Related legislation includes:

- *Local Government Act 2020*
- *Australian Flags Act 1953*

Other related guidelines or policies include:

- *Policy Management Procedure*
- *Towong Shire Council Reconciliation Action Plan – 2025*

Authorised by: _____

Juliana Phelps
Chief Executive Officer

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Appendix 1 – Elements of the Flags

The Australian National Flag

The Australian National Flag flew for the first time on 3 September 1901. The Australian flag consists of three elements:

1. The Union Jack – The Union Jack is the flag of Great Britain and Northern Ireland. On the Australian flag it is placed In the upper left-hand quarter nearest the flagpole to acknowledge the history of British settlement in Australia.
2. The Commonwealth Star – Also referred to as Federation Star is situated under the Union Jack and has seven points representing Australia's six states and one (which was added in 1908) to represent Commonwealth territories.
3. The Southern Cross – On the right-hand side of the Australian flag, four seven-pointed stars arranged in a cross, together with a smaller five-pointed star represent the Southern Cross. The Southern Cross is a constellation that can be easily seen in the night skies of the Southern Hemisphere. It was a common feature of many of the early unofficial Australian flags.

The Australian Aboriginal Flag

The Australian Aboriginal Flag was first raised on 9 July 1971. The flag was designed by Mr Harold Thomas, an aboriginal artists from the Northern Territory. In January 2022, the Prime Minister announced the copyright of the Austrlian Aboriginal Flag was transfererd from My Harold Thomas to the Commonwealth of Australia.

The flag, is divided horizontally into equal halves of black (top) and red (bottom), and has a yellow circle in the centre. The black symbolises the Aborginal people, the red represents the earth and the colours of ochre used in Aboriginal ceremonies, and the circle of yellow represents the sun, the constant renewer of life.

The flag is flown througout Australia. It is popularly recognised as the flag of the Aborignal peoples of Australia.

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The Torres Strait Islander Flag

The Torres Strait Islander Flag was adopted in May 1992 and it's origin is attributed to the late Mr Bernard Namok of Thursday Island.

The flag has three horizontal panels, the top and bottom panels are green representing the land the middle blue panel reprsents the sea, and the black symbolisies the people. In the centre of the flag is a white Dhari (traditional headdress), which is a symbol for all Torres Strait Islanders. Underneath the Dhari is a white five-pointed star, which represent the island groups and the white represents peace.

The flag stands for the unity and identity of all Torres Strait Islander peoples of Australia.

Victorian State Flag

The Victorian flag was proclaimed by the Governor in 1870. The flag includes the Union Jack in the top-left corner and the five stars of the Southern Cross. An imperial crown was added above the Southern Cross in 1877 and in 1901 with the assession of Edward VII, this crown was replavced with the crown of St Edward and not changed since.

The Southern Cross stars differ from those on the Australian National Flag as they have differing numbers of points to show their varying brightness.

Source
Australian Flags Booklet – Department of the Prime Minister and Cabinet
Australian Government - 2022

The Pride Progress Flag

The LGBTQ+ Progress Pride flag is an updated version of the traditional rainbow flag. It was designed in 2018, in response to a need for a more inclusive symbol that acknowledges the diversity within the LGBTQ+ community.

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The Progress Pride flag features the traditional rainbow stripes but includes movement and a few new colors.

Pink and turquoise re-appear in this flag, but they have a different significance than they did in the original Pride Flag. The chevron of light blue, pink, and white stripes represents transgender and nonbinary individuals. Meanwhile, the black and brown stripes represent people of color within the LGBTQ+ community.

These new additions are in the shape of an arrow on the left pointing to the right, which represents forward movement and the need for continued progress.

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FARM MANAGEMENT PLAN

CeAly Co

Free-Range Eggs

Lot 1, Cudgewa Valley Rd

Tintaldra

Plan Objective:

This Farm Management Plan is drawn to provide an assessment of current agricultural activities and identify future improvements that will benefit the agricultural production values of the property, and identify benefits of the proposed dwelling at Lot 1 Cudgewa Valley Road, Tintaldra. This plan is for establishing and managing a free-range egg farm, constructing a dwelling and shedding to support the free-range egg farm and producing eggs for sale. Future plans include the possibility of moving across to the niche market of organic free-range eggs, a market demand that is growing.

Property Details:

Proponents:	Colleen Cervi & Andrew Keel
Property Address:	Lot 1, Cudgewa Valley Rd, Tintaldra
Property Description(s):	Lot 1 TP 632537R 1.2 Ha (3.2 acres)
Local Authority:	Towong
Zoning / Overlay(s):	Farming Zone Schedule to the Farming Zone
	Environmental Significance Overlay {ESO)
	Environmental Significance Overlay, Schedule 1 (ESOl)
	Schedule 1 Designated Bushfire Prone Area
Current Use:	Unused

Proposal Overview:

Sustainable Free-Range Eggs are one of the most desirable forms of egg for purchasers, with purchasers wanting to support better quality life for animals while reducing their carbon footprint. This proposal calls for the introduction of a sustainable free-range chicken farm to produce eggs for the market, with possible expansion into niche organic markets in the future. With one of the proponents being a First Nations person, they would also like to in the future, form a pathway for First Nations Youth to gain experience and knowledge about free range chicken farming through hands on work experience.

The presence of a resident in a dwelling is seen as an important part of the successful and productive management and monitoring the poultry. The eggs will be produced by industry best practice management to ensure a premium product and return. This plan is for a staged farm development, establishing a productive sustainable free-range egg farm and producing high quality sustainably farmed eggs for sale.

Free range chicken farming is high-value agriculture and often returns greater revenues than larger-scale agricultural enterprises. Free range egg production suits smaller properties as it allows for low labour inputs, higher returns per acre and less environmental impact than other businesses. Egg production is an enduring product, enjoying sustained demand in a consumer-based market. In the future, CeAly Co Free range eggs will also value add by diversifying into the niche regenerative organic market, however the poultry and market base need to be established first.

The proponents have purchased the property and will develop the enterprise subject to the permit to construct a dwelling. This is their first free range egg production venture, but they have 30 years' experience in other agricultural ventures.

The property has been used for education, with a school based there until 1952. Since then, it has been leased to various enterprises. In 2022 it was sold to a local who only had horses to keep the grass down, at no point was it part of a farming enterprise.

It is currently sitting vacant pending direction. The property has fair soil quality, no modern agricultural grasses, and no farm infrastructure. Pastoral production is estimated to be 1 cow and calf to 3 acres of land (information sourced from the local livestock agent in Corryong). A notional agricultural production value of $1000-2000 per annum could be assigned to the current production. The development of the enterprise calls for the investment in the agricultural infrastructure of over $35 000 and the investment of a dwelling and storage container. After the initial development period, the livestock will produce 250 dozen eggs per week 12 000 dozen per year for sale. This will provide an agricultural return of $102 000 each year, and this is conservative. Siting a dwelling on the property means that the property can be confidently improved, knowing that those improvements can be effectively utilised to increase productive value. A resident also means that livestock can be monitored for health and welfare and rotated from coops to paddocks and through the paddocks to ensure maximum feed utilisation. This enterprise is seen as a great example of high-value livestock production contained within the Farming Zone while contributing to the local aesthetic of agriculture.

The justifications for a dwelling on a small lot farm are the same as justifications for any farming property.

The management times and tasks can be similar:

• Pest Animal Control: Probably the biggest issue on a free-range chicken farm. Foxes, wild cats and local unrestrained dogs will attack the chickens, fencing will be off assistance however foxes and cats are persistent when seeking food. Birds of prey will seek easy food from the sky.

• Biosecurity: New nationally mandated biosecurity requirements mean all visitors, vehicles and new stock to the property need to be screened and, if necessary, disinfected or rejected. This needs to be monitored constantly.

• Monitor livestock (a necessary daily routine), check health of chickens, check water, check for pests, check food supplies, collect eggs, and let chickens out of enclosures every morning and return to enclosure every night.

• Monitor health of livestock and treat/care for in a timely manner

• Monitor and react to weather: Heat, frost, hail and wind can play havoc and respond quickly with a management decision that can assist ensure the protection of livestock.

• Security and prevention of theft of produce and equipment:

• Do the work: Chickens must be constantly attended to, released of a morning, locked up of a night (for protection), feed distributed, water checked, eggs collected, cleaned and prepared for sale, pests controlled, and weeds controlled.

• Wildfire risk prevention and response: In the advent of wildfire, residents in the dwelling will be more responsive, fire mitigation procedures implemented, and even fires fought.

• Collection of produce: A dwelling on a farm is a lot more than a place where people reside. It has an essential and ancillary purpose as a farm office, administrative centre, meeting room, first aid shed, security and biosecurity checkpoint, tea room, toilet block, and monitoring post for a 24-hour-a-day, 365 days a year business. Good farming is about timeliness; constantly monitoring and reacting quickly is incredibly important. Failing to do so costs production and, sometimes, viability. The farm size is almost irrelevant, the quality of the farm management is what matters, and it's very difficult to achieve that remotely.

Agricultural Revenue comparison table:

Agricultural Activity	Indicative revenue per Hectare (19/07/2023)$
Fodder Production - Uncultivated, 8 rolls, $100 per roll	800
Cropping - Wheat (Best white $ 490 Tonne 1.74 Tonnes per ha)	850
Sheep Grow-out (MLA stocking rate) $150 per sheep	1,050
Canola ($800 x 2 tonne per ha)	1,600
Beef Grow out (MLA stocking rate) 1.4 x 400 kg x $3.50 kg	1,960
Fodder Production - Cultivated	2,500
Beef Bull Breeding	3,000
Dairy - Predominantly Pasture	5,000
Dairy - Supplementary Feeding (Fodders and Grains)	6,500
Horticulture – Native Flowers	10,000
Alpaca Breeding	10,000
Free Range Chickens – Meat (1500 Birds x $3.50 x 3 cohorts)	15,700
Calf Rearing – Beef (3 cohorts annually)	15,000
Equine Breeding – Thoroughbreds (extremely variable)	20,000
Horticulture – Dryland Cool Climate Grapes (8 Tonnes per hectare)	24,000
Calf Rearing – Dairy (3 cohorts annually)	30,000
Horticulture – Lavender Dried (10,000 bunches x $3 per bunch)	30,000
Horticulture – Irrigated Shiraz Grapes (15 Tonnes per hectare)	30,000
Horticulture - Berries (2000 plants x 10 kgs x $2.00/kg)	40,000
Horticulture - Orchards (Apple and Pear Limited)	34,000
Market Gardening - Brassica Greens (2 Crops annually)	35,000
Horticulture – Lavender Oil (150 Litres x $500)	45,000
Free Range Chickens – Eggs Mobile (average 500 birds per ha, 0.9 eggs per bird per day, 60 cents per egg)	100,000
Fish Breeding (goldfish in outdoor tanks/dams)	150,000
Horticulture - Roses (7000 plants X 50 Stems x $0.60)	210,000
Free Range Chickens – Eggs Static (1500 birds per ha, 0.8 eggs per bird per day, 45 cents per egg)	260,000

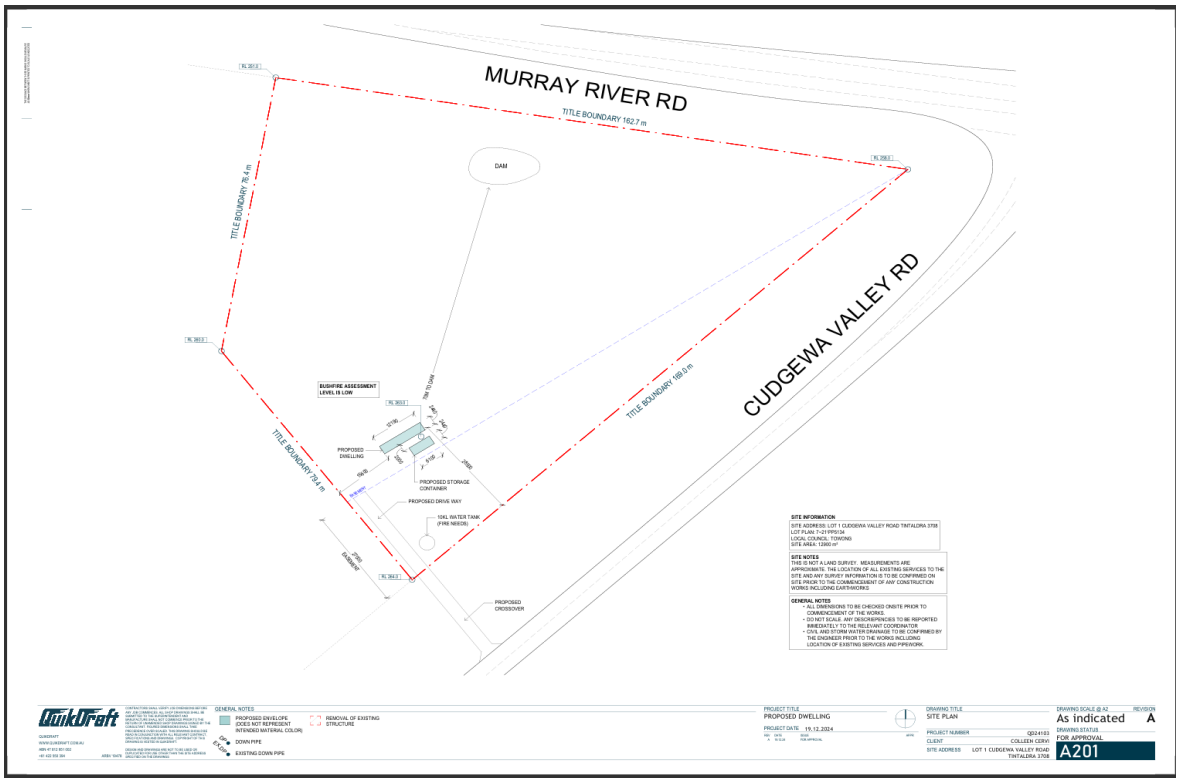
Free-range Eggs is considered a high-value, high-returning agricultural activity.

NB: This is an indicative income table where possible industry values have been used. This table indicates agricultural activities in regions with suitable climate, soils, water supply, total available land etc. There are, of course, many variabilities that will impact production returns. It does not assess profitability.

Site Location:

Map 1: Property Location and Context:

Map 2: Site Map, Proposed layout



Farming Factors:

Site Topography:

The topography at the property is a moderate slope rising from the northern end of the property to the southern end with a total elevation of 8% over the entire site. The site has no major topological features, including permanent waterlines and rocky outcrops.

Climate:

Statistics	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	Years	
Temperature															
Mean maximum temperature (°C)	32.3	30.9	28.0	21.9	16.0	12.2	11.8	14.2	18.0	22.4	26.2	29.2	21.9	18	2006 2025
Mean minimum temperature (°C)	14.2	13.2	11.0	6.2	3.0	1.7	1.1	1.9	3.3	5.4	9.6	11.8	6.9	18	2006 2025
Rainfall															
Mean rainfall (mm)	65.4	63.6	70.7	48.2	56.0	68.9	82.4	81.1	69.4	50.2	81.8	65.4	803.0	19	2006 2025
Decile 5 (median) rainfall (mm)	48.0	47.2	52.2	37.6	55.3	71.2	83.2	69.9	56.8	44.4	72.5	68.2		19	n/a n/a
Mean number of days of rain ≥ 1 mm	6.2	5.5	5.7	5.6	7.4	9.6	11.9	11.1	7.7	6.4	7.6	6.7	91.4	19	2006 2025

Data taken from http://www.bom.gov.au/climate/averages/tables/cw_082169.shtml

The climate is the typical temperate type of warm, dry summers and cool, wet winters. The climate is good for the chosen agricultural activity, with relatively consistent rainfall across the months.

Water Supply:

Laying adult chickens require about 500ml of water per day on average. Initially water supply will come from tanks situated on the property. One 10,000 litre tank will supply consistent water for 220 days, this resource can be refilled by trucked water supply when necessary.

In the future the proponents will use the property entitled domestic and stock groundwater licence availability, the water is available at 10-30 meters by sunken bore, and water quality is excellent for livestock use.

Weed and Pest Management:

The property is not subject to any major pest and weed issues but has some creeping blackberry issues around paddock. These will be sprayed and will continue to be controlled. Any environmental and agricultural pests and weeds will be controlled by standard farm management methods such as sprays and/or physical removal. The property appears clear of animal pest issues, although foxes can be expected to be present, and controls may be required if they cause damage to livestock.

Soil:

The property land class is typical of the region, productive well-structured loams. The soils may be prone to waterlogging during wet periods and drying and cracking during dry periods but generally retain productivity. A soil analysis is unnecessary at this point as the livestock will not require the soil being overly productive to produce. Food supply will consist mostly of brought in product.

Regenerative Farming:

Please refer to the Nutrient Management Plan in separate document. A regenerative approach to soil management will be adopted to maintain agricultural soil quality. This will focus on maintaining soil carbon with compost and poultry manures, it is predicted, overtime that the chickens will improve the quality of soil. This will also stimulate soil biology, improve soil water holding capacity, increase topsoil depth and improve plant rooting and nutrient cycling. A naturalistic approach will generally be adopted to managing the property; manufactured chemicals will be avoided as best practical. The property will adopt techniques to increase soil carbon and ultimately be positioned to take advantage of any future soil carbon credits.

Livestock:

A total of 0.7Ha will be used for egg production. Starting point will build up to 600 chickens, in the first 12 month period. From 5 years the decision will be made whether to diversify into regenerative organic eggs. (this will be totally dependant on the market).

At least one chicken caravan will be constructed to house the chickens initially with the paddocks being fenced for their free ranging each day. Eggs will be collected from the hen houses each day and prepared for sale. Excrement from the chickens will be composted and used on pasture to improve soil composition. Excess to this need will be bagged and sold locally for vegetable gardens etc.

Infrastructure and Business Management:

Required Infrastructure:

There is limited infrastructure on the property for the proposed enterprise. The dwelling, storage container and watering network will need to be constructed. Fencing will also need

to be constructed to divide the property into 4 areas, at present there is only a boundary fence, this is to give areas rest periods from the chickens.

The driveway will be constructed of material bought in from local quarries to create access in all weather conditions.

Staffing:

The proponents will develop and manage the chicken farm.

Typically, free range egg farming requires between 4 and 8 labour hours per day.

Why labour hours are crucial:

- **Hen Well-being:**

  Free range hens need regular attention to ensure their health and safety, which includes monitoring their health, providing fresh water and feed, and ensuring adequate shelter from the elements.

- **Egg Collection:**

  Daily egg collection is necessary to ensure eggs remain fresh, and requires daily trips around the farm to collect the day's harvest.

- **Cleaning and Sanitation:**
- Cleaning the coop and surrounding areas is essential for maintaining hygiene and preventing disease outbreaks, and this can be time-consuming depending on the size of the operation.

- **Range Management:**

  Ensuring hens have access to their outdoor range for at least eight hours each day requires some level of management, including fencing, ensuring safe conditions, and possibly turning the hens in and out of the range.

- **Maintaining the Farm:**
  Ongoing maintenance of the farm, including repairs, upkeep of fences, and other infrastructure, also requires significant time investment.

As the enterprise grows, additional labour will be required. These types of enterprises contribute to the local economy by utilising local contractors for construction work, farm maintenance, transport industries, and agricultural support industries.

Allowance for possible future expansion:

There is good scope to grow this business significantly in future years. The maximum requirement of land to chickens is 1500 chickens per hectare. The proponents do not wish to impact the township, with this kind of intensity of production.

Any growth would require local labour hire to ensure demands are met and livestock health and a quality product is maintained.

Marketing/Sales:

The proponents are keen to create their own marketing brand and realise the full value of their products. Local retailers will also be approached to sell the product, with the small townships of Walwa, Jingellic, Khancoban and Corryong each having grocery outlets to sell the eggs from. More so the proponents will seek a one stop place to sell the entire 250 dozen eggs per week.

If the farm goes organic there will be health food stores in major centres like Albury/Wodonga and Wagga Wagga for the sale of the product.

Opportunity Cost:

A property like this is unlikely to be integrated into another farming property due to land size, property value and lack of agricultural investment.

Free-range eggs is one of the higher-returning agricultural activities, and the presented farming has a very good return per area used. There are few forms of agriculture with better returns from small acre farming.

Biosecurity Requirements:

Free-range Chickens can be susceptible to avian influenza. Due to the number of birds the proponents will be registered with Agriculture Victoria and have a PIC (property Identification Code), each egg will be stamped with the PIC for traceability. They will also register with the Towong council to ensure all safety requirements are met.

Livestock should also be monitored for any disease issues. Thorough records of birds entering or leaving the property will be kept.

Vehicles entering and leaving the farming area should have clean wheel arches, and shared farm equipment must always be cleaned before entering or leaving the site.

It will be a requirement to contact the proponents before entering the property so they can ensure their biosecurity needs are met.

Financial Projections:

The proposal calls for an agricultural investment of over $35,000 and the investment in a dwelling and storage over $150,000. After the initial development period, the property could expect net revenue of over $102 000 per annum that is on a 600-bird basis.

Development Timeline:

Year	Actions
2025-26	Permits Site Clean-up for safety and fire Complete Point of lay pullets ordered Building Construction Fencing

	Storage Container (storage of eggs and cleaning) Market sourcing Pest and weed control Tree planting (for soil carbon, shelter and aesthetics) Water and feed systems implemented
2026-27	Ongoing pest and weed control Ongoing tree Planting Improve water and feed systems if required
2027-28	All infrastructure completed Increase egg volume sales Source sale for older hens (hens to have a production life of 5 years only)
2028-29	Business reviewed to see if meeting goals Order new birds Source new outlets for sales
2029-30	Continue to increase numbers according to previous years assessment Finalise all infrastructure Continue sales- investigate going organic.

Farm Management – Free-range chickens and Dorper Sheep Management

The staged management of the farm will encompass the coordination and oversight of various processes to ensure optimal outcomes. In the context of agriculture, this will involve meticulous planning and execution to manage livestock effectively.

Farming Timeline:

Period	Action
February 2025	Fire-weed control paddock massively overgrown and a fire hazard, grass cut to ground level inside and 80 inches outside fence. complete
March 2025	Tree Planting - property devoid of trees. 80 natives to the area tress planted on boundary fences to provide shelter, soil health and aesthetics. Installation of water tanks complete
July/August 2025	Fence construction-property divided into areas. Work zone, buffer zone and free-range zone All fences to be chicken wire to prevent roaming of sheep or chickens Fertilise ground with non-chemical fertiliser (swift grow)
Sept/Oct 2025	Order chicken housing Set up of water supply and feeders Introduction of birds

Environmental Factors:

Natural Resource Management:

There are no major resource assets on the property, having been cleared for education centre. There are no trees within the paddocks that haven't recently been planted and cared for. There are no permanent waterways or areas of high ecological value.

Erosion and Compaction:

The property has a minimal erosion risk, although there is no obvious erosion. Sound vegetation cover can be maintained, and the water collection areas are small. Maintenance of pastures will further resist and potential erosion.

Compaction of soils in the paddocks could occur in traffic areas such as gateways, fence lines and tracks, although highly unlikely with this type of livestock. Heavy vehicle traffic should be confined to constructed tracks, particularly during wetter seasons.

Fire Management:

The land is in a designated bushfire area, although not of any greater risk than normal farmland. The land use is not seen to contribute any fire risk to the area as livestock is constantly managed and, as a pasture kept short, deciduous trees on the western boundary will act as fire breaks. Firewater will be available from tanks on property, and a minimum water supply will be held per any recommended conditions.

Adverse impacts on adjacent land:

This property is unique in that is sided by roads on two boundaries and a single agricultural enterprise on the other two. Although the township of Tintaldra is across one of the roads, it is low density housing and surrounded by agricultural land. There is not expected to be any change to the amenity of the adjacent land from the agricultural enterprise. Some farming noise may be generated occasionally. The buffer zone will reduce odour, dust or any other possible effects of the free-range area. The housing is movable and far enough to the west of the property that any effects to the town will greatly be reduced. The boundary fencing at 1.8 metres high will stop the flock from venturing and impacting any other neighbouring properties or the road.

Adverse impacts from adjacent land:

The proponents both have extensive agricultural histories, both beef farming and horticulture. They have a complete understanding of the activities that generate noise, odours and dust attributed to agriculture.

The is properties within a 500-metre radius of the proposed dwelling are grazing, vacant or lifestyle properties. Those activities generate minimal dust, odour, noise and chemical spray activity and do not create any issues for this farming.

Drainage:

The property has no formal drainage network relying on overland flows and ground infiltration for water clearance.

Compliance with Planning Scheme:

Farming Zone:

A lot used for a dwelling must meet the following requirements:

• Access to the dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.

• Each dwelling must be connected to reticulated sewerage, if available. If reticulated sewerage is not available all wastewater from each dwelling must be treated and retained within the lot in

accordance with the requirements of the Environment Protection Regulations under the Environment Protection Act 2017 for an on-site wastewater management system.

• The dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for fire fighting purposes.

• The dwelling must be connected to a reticulated electricity supply or have an alternative energy source.

Response:

• The proposal has an existing all weather road which will further be upgraded.

• The property can hold a septic/wastewater system in compliance with EPA Code of Practice IWRG 891.4 and Australian Standards AS/NZS 1547:2012 as demonstrated in the provided Land Capability Assessment. All landholders have the legal obligation to ensure there is no pollution under the legislated General Environmental Duty contained in the Environment Protection Act 2017.

• The dwelling will have water tanks connected and retain 10,000 litres in reserve for firefighting purposes.

• The property will use a stand-alone solar system for power.

Protection of Agricultural Land:

Objectives:

To protect the state's agricultural base by preserving productive farmland.

Response:

• The farm management plan describes a farming primarily poultry based and techniques for providing pasture management to improve productivity and longevity. This primarily involves poultry health and well-being care and the improvement of land structure with natural fertilisers and native trees.

• Improved soil structure retains moisture longer and is more open to infiltration, reducing water run-off and mitigating flood risk elsewhere and improving water use efficiency.

• The property is unlikely to be integrated into other farmland in the region, it has become expensive, and the adjoining lot has vast amounts of land associated with it already, sourced at much less cost.

• The design of the property does not preclude it from being used for alternative agriculture in the future.

• The presented application demonstrates a viable agricultural enterprise best suited to a farm and requires a dwelling to facilitate the management and operation of that agriculture;

• The farm management plan proposes significant investment in the agricultural capability of the land;

• The proposal dwelling will not result in fragmentation of productive agricultural land as this title has stood individually for 100 years;

• The proposal would not remove a significant area of the land from agricultural production; the proposal reintroduces agriculture at an advanced return;

• The dwelling will not have any significant impact on the agricultural activities of adjacent or nearby land, nor should it affect the expansion of any adjoining or nearby agricultural uses;

• The property is fully cleared and rated degraded, having no remaining areas of endemic vegetation;

• The proposal will create no offsite impacts, including noise, odour, or nutrient loss and is of adequate size to contain all effluent.

Dwelling and subdivisions in rural areas:

Objectives:

To protect productive agricultural land from competing and inappropriate land uses, including residential use not associated with agriculture. To prevent dwelling excisions and the development of existing small rural allotments from prejudicing any existing surrounding agricultural activities.

Response:

• As outlined in the farm management plan the, agriculture requires significant investment and ongoing monitoring and work to make it successful and viable. That investment relies on the co-investment of a dwelling and the farming activity to effectively justify each other.

• The proposal is one of low offence and hopefully one of appeal to those surrounding. The building's placement has been carefully considered to ensure that it doesn't compromise those adjoining; egg farming is a low chemical, quiet farming type, and with smaller numbers of livestock low in odour.

• The farming and placement of buildings are designed to work around the remaining vegetation and create no off-site impacts on the environment or neighbouring properties.

• The proposal provides all infrastructure to contain any additional stormwater with tanks and the existing farm dam. The site is capable of holding all generated effluents as outlined in the LCA

Sustainable agricultural land use:

Objectives:

To encourage sustainable agricultural land use.

Response:

• The farm management plan describes a farming primarily poultry based and techniques for providing pasture management to improve productivity and longevity. This primarily involves poultry health and well-being care and the improvement of land structure with natural fertilisers and native trees.

• The water use efficiency and return per land unit used are very good compared to other farming types.

• Free-range egg production can produce a significant financial return from a small lot and is compatible with ecological and biodiversity values.

• Free-range egg sales values and returns are stable, the demand is well understood, and the viability of the farming is excellent.

• The improved use of the land will increase soil carbon which is good for soil quality, and that carbon is primarily sequestered from the atmosphere reducing greenhouse gases and may become eligible for carbon credits.

• Free-range eggs are a high-value, sustainable and growth agriculture with demand far exceeding supply.

• Improved soil structure retains moisture longer and is more open to infiltration, reducing water run-off and mitigating flood risk elsewhere.

• The property is unlikely to be integrated into other farmland in the region, it has become expensive. The design of the property does not preclude it from being used for an alternative agriculture in the future.

Image 1: Property November 2024. Grass approx 4 feet high. View is NNW from South corner

Image 2: looking NE towards Tintaldra Township

Image 3: View from West looking towards North corner

Image 4: Looking along boundary to Murray River Road

Image 5: Proposed driveway with proposed house site to left of image

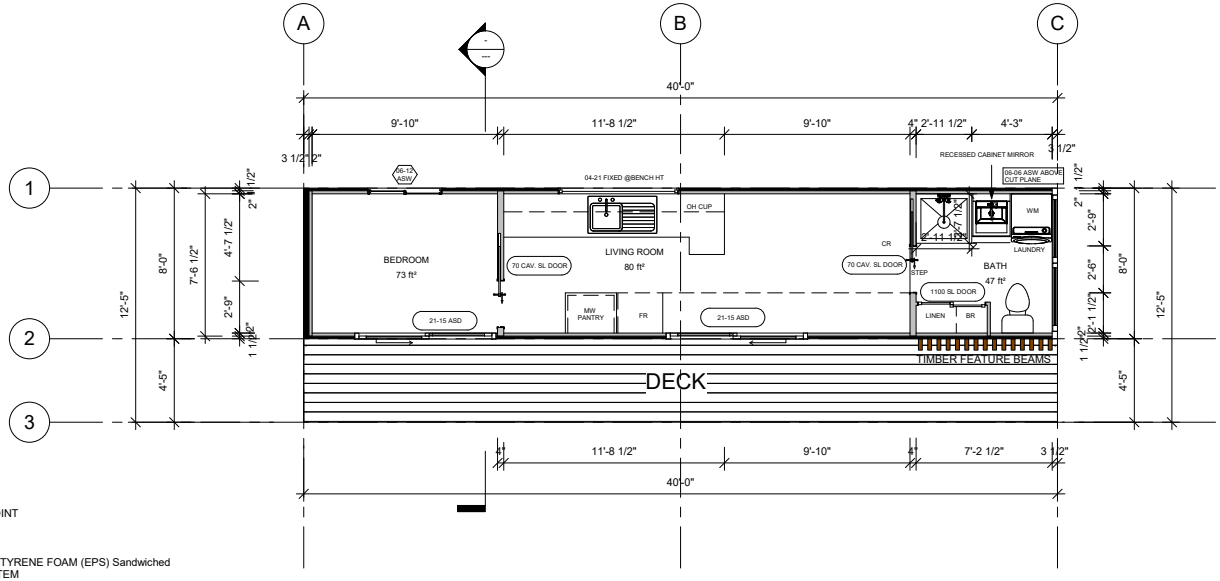
Image 6: Looking along southern boundary

GENERAL NOTES
DO NOT SCALE PLANS, USE WRITTEN DIMENSIONS ONLY.
THE OWNER/BUILDER SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS LEVELS, SETBACKS AND SPECIFICATIONS PRIOR TO COMMENCING WORKS OR ORDERING MATERIALS AND SHALL BE RESPONSIBLE FOR ENSURING THAT ALL BUILDING WORKS CONFORM TO THE BUILDING CODE OF USA . CURRENT STANDARDS, BUILDING REGULATIONS AND TOWN PLANNING REQUIREMENTS, REPORT ANY DISCREPANCIES TO THIS OFFICE.

ALL WORKS SHALL COMPLY WITH BUT NOT LIMITED TO THE BUILDING CODE OF USA AND THE USA STANDARDS.

THESE PLANS SHALL BE READ IN CONJUNCTION WITH ANY STRUCTURAL AND CIVIL ENGINEERING COMPUTIONS AND DRAWINGS

SOIL CLASSIFICATION - REFER TO STRUCTURAL ENGINEERS SOIL TEST.
ALL BUILDINGS SHALL BE PROTECTED AGAINST TERMITE ATTACK IN ACCORDANCE. WITH AS 3660.1 2000 AND A DURABLE NOTICE SHALL BE PLACED IN THE METER BOX INDICATING TYPE OF BARRIER AND REQUIRED PERIODICAL INSPECTIONS.



LEGEND
CJ : CONSTRUCTION JOINT
DP : DOWNPIPE
FP : FIRE PLACE
FW: FLOOR WASTE
EPS: EXPANDED POLYSTYRENE FOAM (EPS) Sandwiched
HWS: HOT WATER SYSTEM
AC: AIR CONDITIONING
PS: PLUMBING STACK / DUCT
SP: STEEL POST
T.B.C.: TO BE CONFIRMED
RL: RELATIVE LEVEL
AHD: AMERICAN HEIGHT DATUM
CSD: CAVITY SLIDING DOOR
OHC: OVER HEAD CUPBOARD
FG: FIXED GLASS
FSR: FLOOR SPACE RATIO
LB: LOAD BEARING
NGL: NATURAL GROUND LINE
UBO: UNDER BENCH OVEN
WO: WALL OVEN
DW: DISHWASHER
MW: MICROWAVE
WM: WASHING MACHINE
WIR: WALK-IN-CLOSET
ASD: SLIDING GLASS DOOR
ASW: ALUMINIUM SLIDING WINDOW
ADH: ALUM. DOUBLE HUNG WINDOW
AAW: ALUM. AWNING WINDOW
ALW: ALUM. LOUVRE WINDOW
BCA :BUILDING CODE OF AMERICAN
AS: AMERICAN STANDARDS

1 FLOOR PLAN
1 : 50

Owner

40 ft Thor Container

AREAS
LIVING AREA : 320 Sq. Feet
DECK : 180 Sq. Feet
TOTAL AREA : 500 Sq. Feet

No.	Description	Date

FLOOR PLAN

Project number	0001
Date	Issue Date
Drawn by	Author
Checked by	Checker

A101

Scale	1 : 50

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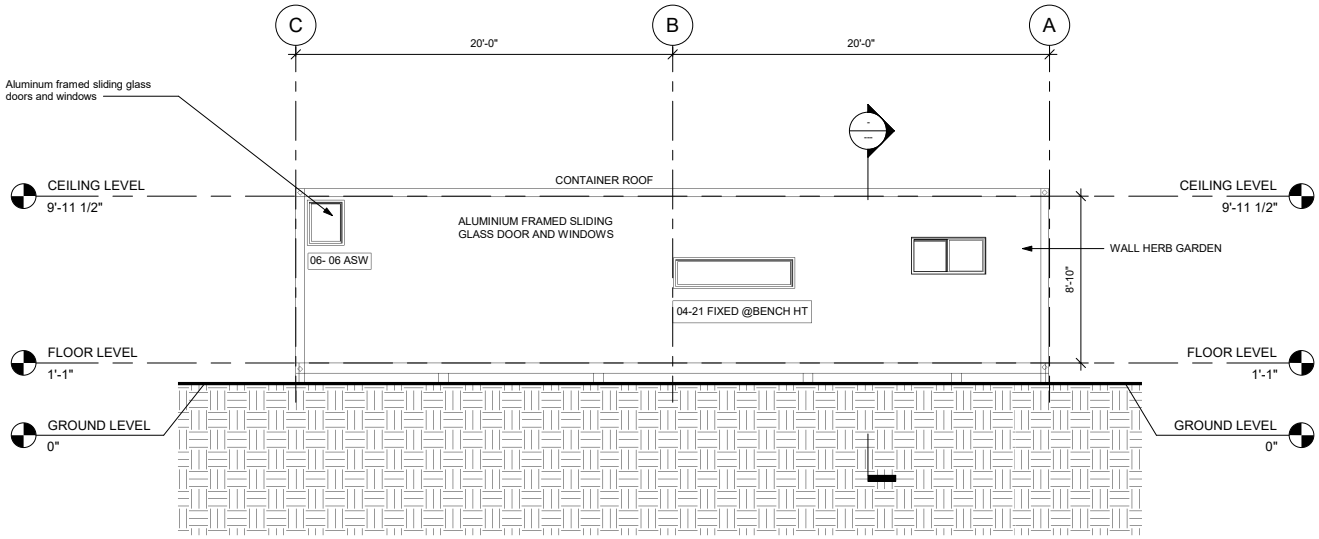
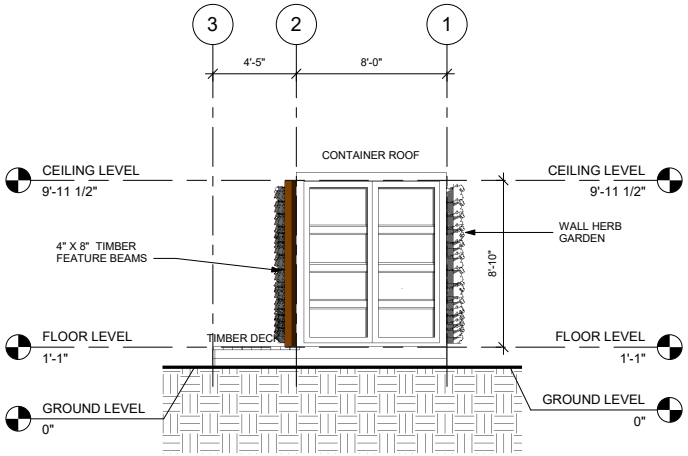


1 ELEVATION 3

1 : 50

SLAB AND FOOTINGS TO ENGINEER'S DETAIL.



2 ELEVATION 4

1 : 50

Owner

40 ft Thor Container

No.	Description	Date

ELEVATIONS 3 & 4

Project number	0001
Date	Issue Date
Drawn by	Author
Checked by	Checker

A103

Scale	1 : 50

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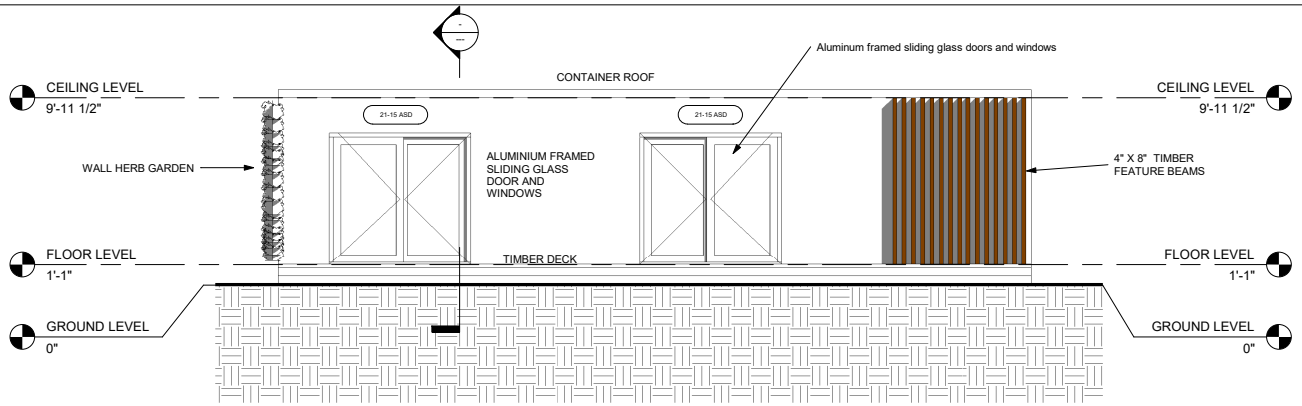
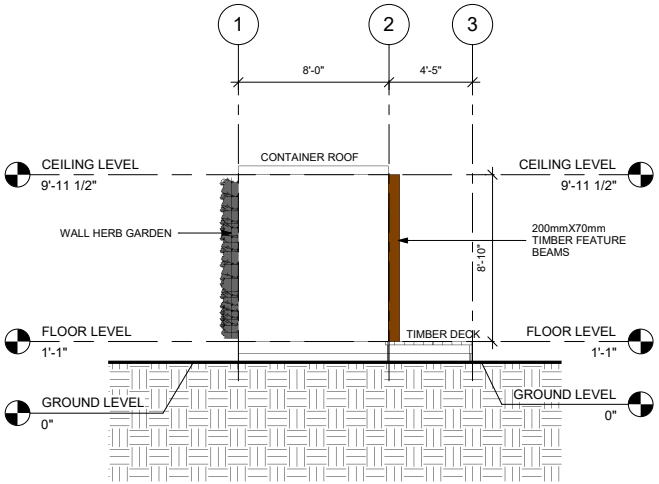


1 ELEVATION 1

1 : 50

FOOTINGS TO ENGINEER'S DETAIL.



2 ELEVATION 2

1 : 50

Owner

40 ft Thor Container

No.	Description	Date

ELEVATIONS 1 & 2

Project number	0001
Date	Issue Date
Drawn by	Author
Checked by	Checker

A102

Scale	1 : 50

11/08/2020 8:44:39 AM

GENERAL NOTES
DO NOT SCALE PLANS, USE WRITTEN DIMENSIONS ONLY.
THE OWNER/BUILDER SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS LEVELS, SETBACKS AND SPECIFICATIONS PRIOR TO COMMENCING WORKS OR ORDERING MATERIALS AND SHALL BE RESPONSIBLE FOR ENSURING THAT ALL BUILDING WORKS CONFORM TO THE BUILDING CODE OF AUSTRALIA . CURRENT STANDARDS, BUILDING REGULATIONS AND TOWN PLANNING REQUIREMENTS, REPORT ANY DISCREPANCIES TO THIS OFFICE.
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THESE PLANS SHALL BE READ IN CONJUNCTION WITH ANY STRUCTURAL AND CIVIL ENGINEERING COMPUTIONS AND DRAWINGS
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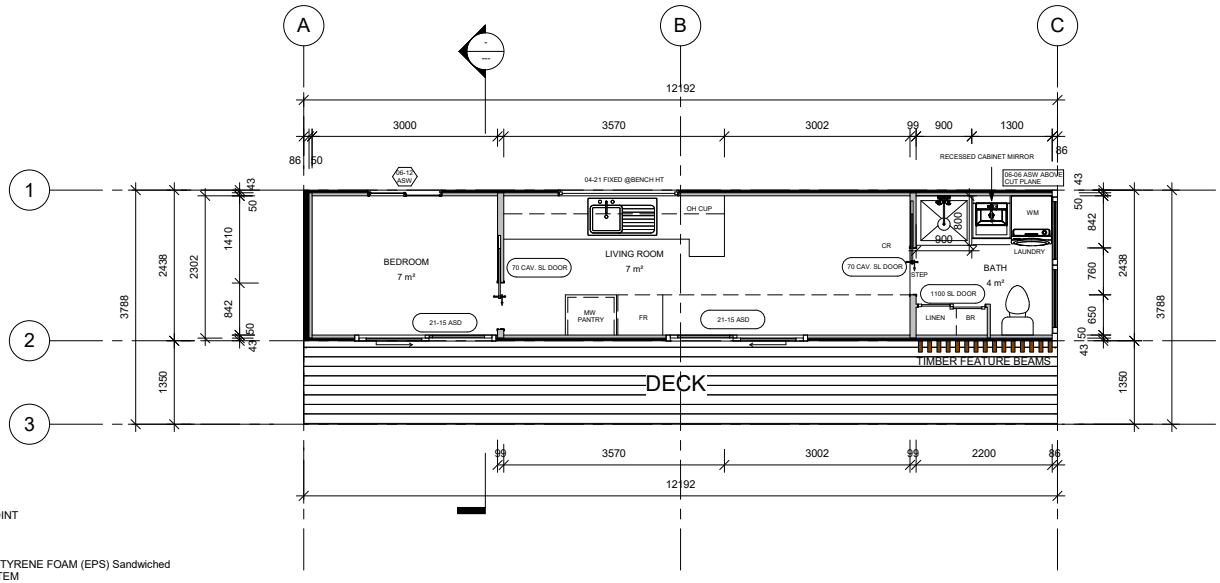
ALL BUILDINGS SHALL BE PROTECTED AGAINST TERMITE ATTACK IN ACCORDANCE. WITH AS 3660.1 2000 AND A DURABLE NOTICE SHALL BE PLACED IN THE METER BOX INDICATING TYPE OF BARRIER AND REQUIRED PERIODICAL INSPECTIONS.

ENERGY EFFICIENCY NOTES:
1. ALL SHOWER ROSES TO BE 'AAA' SHOWER ROSES
2. IF WATER PRESSURE T0 BUILDING EXCEEDS 500 kpa. PRESSURE LIMITING DEVICE TO BE INSTALLED.
3. MINIMW 4-STAR WELS RATED TOILETS TO BE INSTALLED.
4. MINIMW 3-STAR WELS RATED TAP'WARE FOR
5. KITCHEN SINKS, BATHROOM BASINS & LAUNDRY TROUGHS.
6. 250 LITRE RHEEM HOT WATER SYSTEM (OR SIMILAR)
7. MINIMUM 4-STAR MEPS RATED AIR CONDITIONERS TO BE INSTALLED (IF APPLICABLE)
8. 80% TOTAL ENCLOSED FLOOR AREA TO HAVE ENERGY EFFICIENT GLOBES INSTALLED.
9. INSULATION ABOVE 3.3 R VALUE TO ALL CEILING SPACE INCLUDING TERRACE & FRONT BALCONY



1 FLOOR PLAN
1 : 50

LEGEND
CJ : CONSTRUCTION JOINT
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AAW: ALUM. AWNING WINDOW
ALW: ALUM. LOUVRE WINDOW
BCA :BUILDING CODE OF AUSTRALIA
AS: AUSTRALIAN STANDARDS

ALL WET AREAS TO BE WATERPROOFED IN ACCORDANCE WITH CLAUSE 3.8.1. OF THE BCA
S SMOKE ALARM - INSTALL TO AS.3786 & CLAUSE 3.7.2 -BCA

ALL EXPOSED ABOVE GROUND TIMBER TO BE OF NATURAL DURABILITY CLASS '1', '2' OR TREATED TO A MINIMUM LEVEL OF 'H3'

Owner

40 ft Thor Container

AREAS
LIVING AREA : 29.4 m²
DECK : 16.3 m²
TOTAL AREA : 45.73 m²

No.	Description	Date

FLOOR PLAN

Project number	0001
Date	Issue Date
Drawn by	Author
Checked by	Checker

A101

Scale 1 : 50

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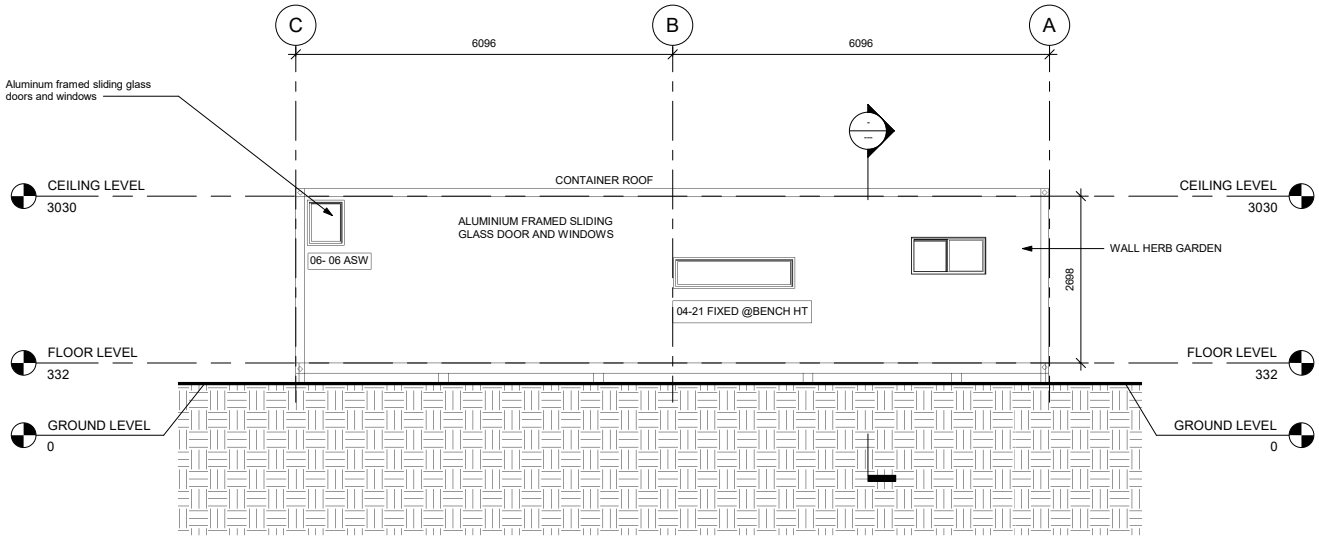
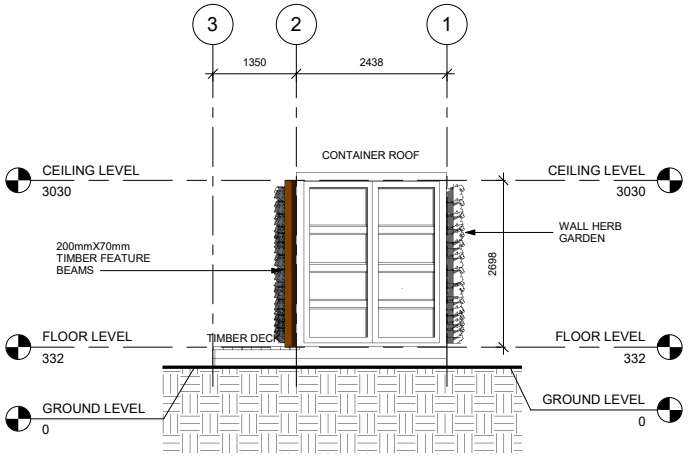


1 ELEVATION 3

1 : 50

SLAB AND FOOTINGS TO ENGINEER'S DETAIL.
POISONS TO A.S. 3660.1-2000 STANDARDS



2 ELEVATION 4

1 : 50

Owner

40 ft Thor Container

No.	Description	Date

ELEVATIONS 3 & 4

Project number	0001
Date	Issue Date
Drawn by	Author
Checked by	Checker

A103

Scale	1 : 50

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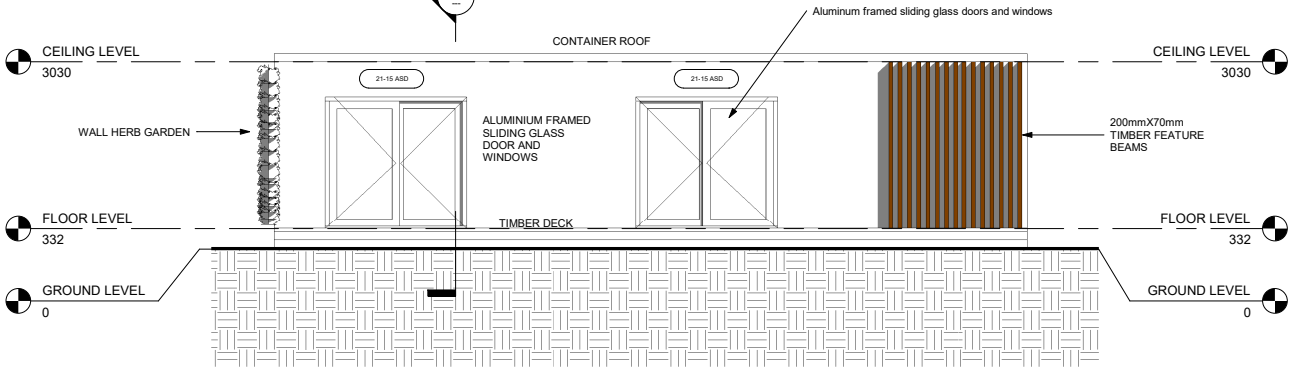
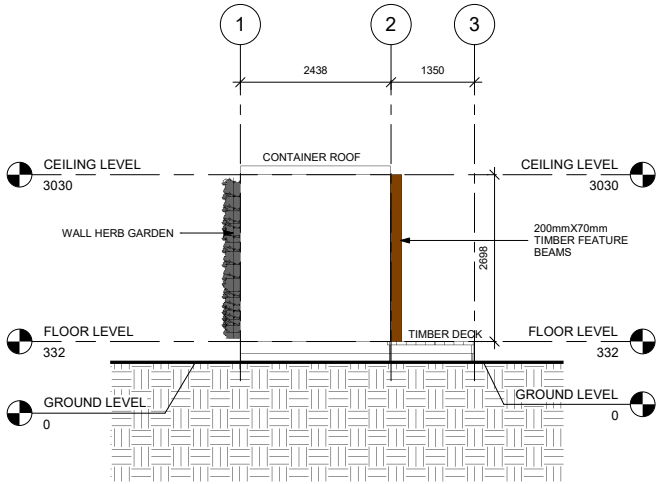


1 ELEVATION 1

1 : 50

SLAB AND FOOTINGS TO ENGINEER'S DETAIL.
POISONS TO A.S. 3660.1-2000 STANDARDS



2 ELEVATION 2

1 : 50

Owner

40 ft Thor Container

No.	Description	Date

ELEVATIONS 1 & 2

Project number	0001
Date	Issue Date
Drawn by	Author
Checked by	Checker

A102

Scale	1 : 50

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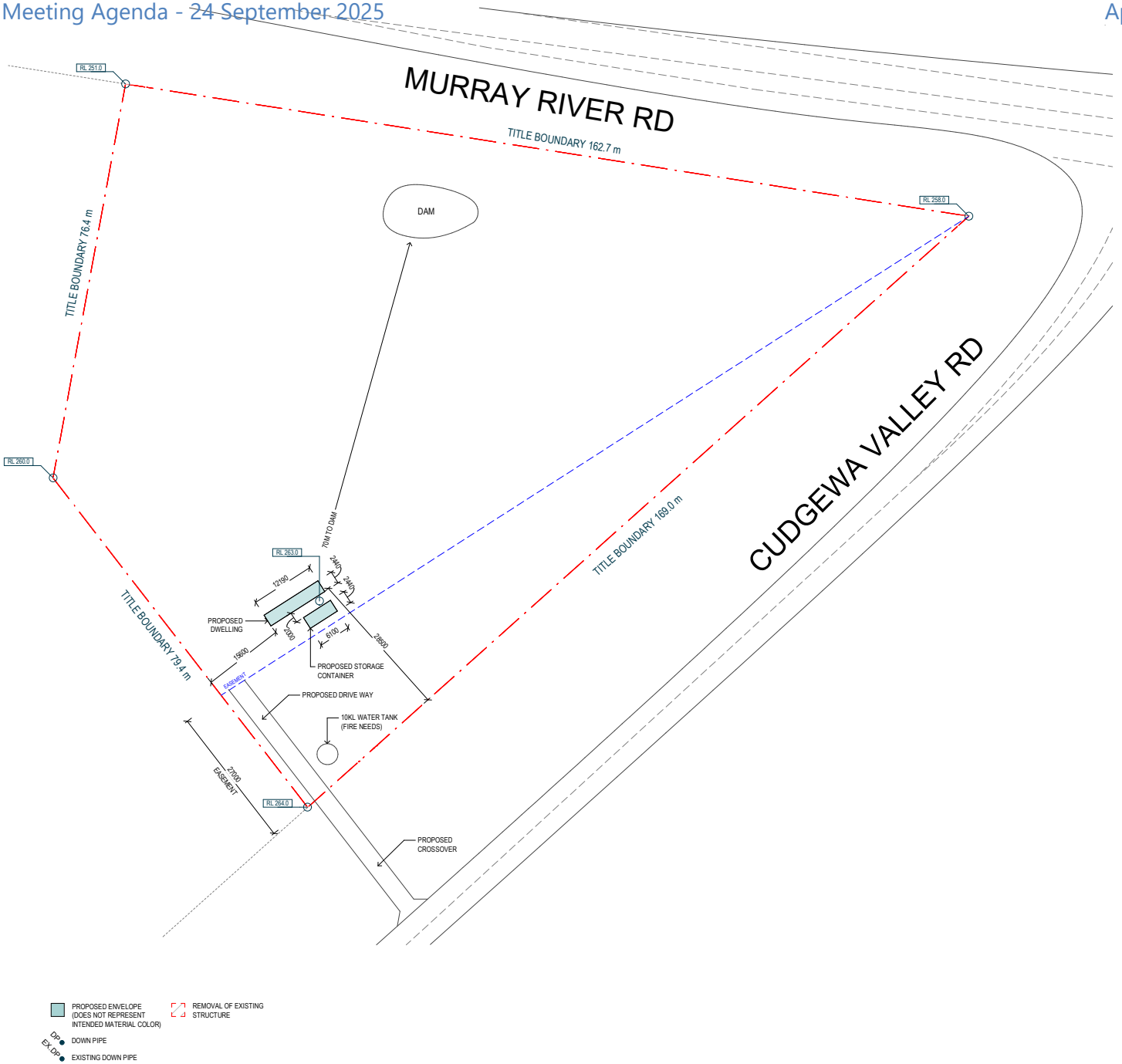
MURRAY RIVER RD
TITLE BOUNDARY 162.7 m
CUDGEWA VALLEY RD
TITLE BOUNDARY 169.0 m
TITLE BOUNDARY 79.4 m
TITLE BOUNDARY 76.4 m
RL 251.0
RL 258.0
RL 260.0
RL 263.0
RL 264.0
DAM
70M TO DAM
12190
2400
2400
2000
5100
15600
28600
PROPOSED DWELLING
PROPOSED STORAGE CONTAINER
EASEMENT
PROPOSED DRIVE WAY
10KL WATER TANK (FIRE NEEDS)
27000 EASEMENT
PROPOSED CROSSOVER
PROPOSED ENVELOPE (DOES NOT REPRESENT INTENDED MATERIAL COLOR)
REMOVAL OF EXISTING STRUCTURE
DP
DOWN PIPE
EX. DP
EXISTING DOWN PIPE

FARM BUSINESS PLAN

CeAlyCo

Sustainable Free-Range Eggs

Date:28.04.2025

Stakeholders

Stakeholders	Specialists
Colleen Cervi	
Andrew Keel	

Farm business overview

Property description

Ownership, management and contact details	
Property name	Wahroonga Kanangra
Location	Tintaldra
Owner(s)	Colleen Cervi & Andrew Keel
Postal address	PO Box 79 Corryong
Mobile	0435857063
Email address	Cealyco8@gmail.com
Land details	
Total size (ha)	1.2
Owned (ha)	1.2
Certificates of title, lot and plan numbers (indicate where titles are held)	TP632537 Vol 05068 Folio 589 Held at Michelle House Wodonga conveyencing
Improvements	
Sheds & yards	none
Fences	Boundary only – plain wire and steel fence post, outrigger electric fence on neighbours' side
Water supplies	Dam and tank water
Other improvements	none

Business details	
Trading name	CeAlyCo
ABN	21857883793
Registered for GST (yes/no)	Yes

Management team and key personnel		
Position	**Name**	**Financial delegation**
Manager	Colleen and Andy	both
Other employees	None yet	

Marketing

Product	where sold	selling method
Free range eggs	TBA	Direct from farm

Financial summary for the past three years

For year ending 30 June	2026	2027	2028
Cash flow	**$**	**$**	**$**
Farm cash income	**51000**	**102,000**	**110000**
Farm cash expenses	**13375**	**26750**	**30000**
Net cash flow	**37625**	**75250**	**80000**
Profit and loss	**$**	**$**	**$**
Farm business income	**51000**	**102000**	**110000**
Farm business expenses	**13375**	**26750**	**30000**
Net farm business income	**37625**	**75250**	**80000**
Maybe loan repayments ??	**TBA**	**TBA**	**TBA**
Net farm profit/loss	**37625**	**26750**	**30000**
Balance sheet	**$**	**$**	**$**
Total assets	**220 000**	**-**	**-**
Total liabilities (Not sure on loan yet)	**35000??**		
Net worth (equity)	**185000**		

SWOT analysis

Strengths of the business	Weaknesses of the business
People- Andy labour, construction, maintenance Colleen – administration, Labour, promotion, Good Finance backing and knowledge. History in marketing – how to promote and sell Prepared to do the hard work ourselves. Agricultural history – both been in farming for many years so know what to expect Can do most of the construction ourselves.	Outside negativity – local Lack of support – locally and government level Disease out breaks
Opportunities (external factors)	**Threats (external factors)**
Marketing – we intend to have our property run sustainable so solar power, rain water There is the opportunity to market this as the sustainable egg farm. Not many farms would run off grid and with the issue of climate change people would like to leave less of a footprint and they can do it with this.	Weather Disease predators

Production goals

Goals	short term	medium term	long term
Production	Get free range area set up Get chicken Caravan organised Set up feeders and water station	Bring in chickens Bring in feed	Scratching boxes More trees? Pasture re-seeding
Marketing	Investigate market opportunities	Contract a market place	Seek extra market opportunities.
Finance	Used own funds Research loan Research grants Market sale point comparison	Set sale price Source best priced feed supply, egg cartons, and boxes	Maintain market competitiveness price wise do profit loss review
People			Employees to help with load
Resources	Establish shedding and house	Power Coolroom	More water tanks?

Marketing plan for CeAlyCo Sustainable Free-Range eggs	
Target market	Large scale markets -such as chain market places
Market specifications and client/customer preferences	Target market – sell to 1-2 points only Customers who seek sustainable purchases
Quality control strategies and actions	Owners will ensure there is a consistent product by ensure all food and welfare standards are met
Post-harvest handling and storage	Eggs to be screened and sorted into like groups, cartooned, boxed and stored in coolroom
Transport arrangements and possible alternatives	All transport in and out of the property will be completed by us in our own vehicles
Selling method and costs	Selling direct to distributor using own vehicle for transport
Alternative selling methods available	Will consider farmgate
Pricing and credit policy	Starting price $8.50 per dozen, payment in 14 days for larger clients, 7 days for smaller clients and immediately at farm gate
Strategies and actions to: ○ increase returns; ○ decrease transport and selling costs; ○ use alternative methods; ○ advertise and promote; ○ build client satisfaction;	Doing the work mostly ourselves will give us the best return on our product Transport will be controlled by us so we can alter to suit our business Advertising via social media, website, direct to potential clients Maintain a consistent product and supply to build client satisfaction
Other strategies and actions	

Income	Jul-Sep	Oct-Dec	Jan-Mar	Apr-June	Total $
eggs	-	-	25 500	25 500	51000
livestock	-	-	-	-	-
Total cash income					**51000**
Expenditure	**Jul-Sep**	**Oct-Dec**	**Jan-Mar**	**Apr-June**	**Total $**
cropping	-	-	-	-	-
livestock		4500	4500		9000
farm development	10000	10000	15000		35000
interest	-	-	-	-	-
loan repayments					
personal					
other costs					
Total cash expenditure					**43000**
Cash surplus/deficit	**-10000**	**-14500**	**+6000**	**+25500**	**+8000**
Starting cash position: **$**					
Cumulative cash flow					

Planning Permit Activity Quarterly Report

Select Year/Quarter: 2022 July-September

To print this page, click here.

Towong - First Quarter 2022/23 Financial Year

The following is a summary of the planning permit activity for which the Towong Shire Council was the Responsible Authority.

The figures shown below are correct as at **17-10-2022**. The hyperlinked figures will search for the relevant **current data** in the Planning Permit Activity Reporting System (PPARS) and can only be accessed by registered Council users.

Click on the icon for further information about how these figures are calculated.

For further information about any of these figures, please contact the relevant Responsible Authority.

Data Accuracy

PPARs reports are subject to change as data is submitted by responsible authorities. **Data sourced from PPARs should reference the report 'generated date' and statement of data accuracy which notes if any responsible authorities data is missing.**

PPARs applies data checks in the form of 'business rules' to all data submitted for consistency. The validity of data relies on responsible authority systems, data entry and accurate submissions to PPARs.

Reports are generated on the 15th day of the month following the report period (or next business day). Planning Support will update reports with late submissions from responsible authorities on request.

At the time of generation/update, the following responsible authorities had not provided data to PPARs for every month during the period of this report:

Central Goldfields, Hepburn, Hindmarsh, Indigo, Minister for Planning, Mitchell, Moonee Valley, Mount Alexander, Northern Grampians, Port Phillip, Wellington, Yarriambiack

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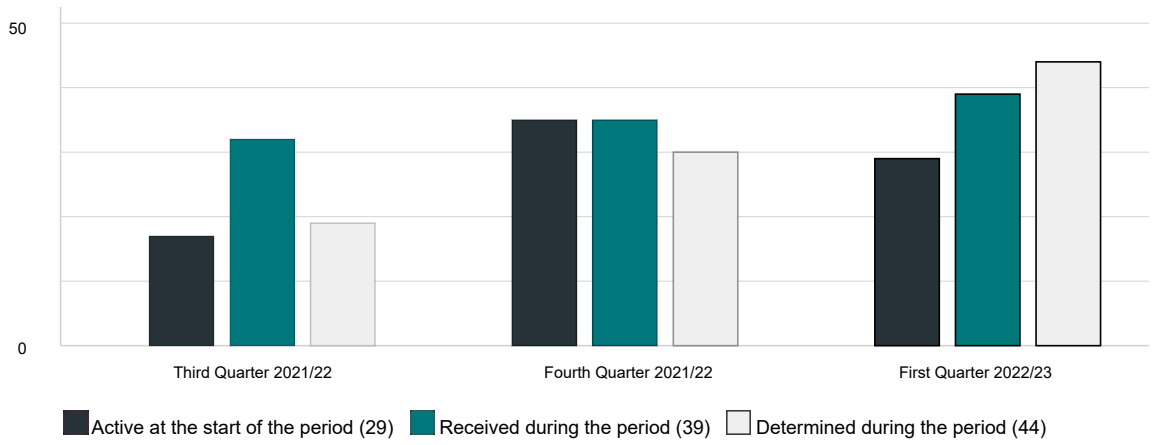
Application activity

	This Quarter		Last Quarter		% Change	Financial Year to Date		Rural Average
Total applications received	39		35		11.4%	39		87
New permit application	30	[76.9%]	28	[80.0%]	7.1%	30	[76.9%]	77
Amended permit application	9	[23.1%]	7	[20.0%]	28.6%	9	[23.1%]	10
Combined permit application	0	[0.0%]	0	[0.0%]	0%	0	[0.0%]	0
Total responsible authority outcomes	44		30		46.7%	44		87
Notices of Decision to issue permit (includes amended permits)	0	[0.0%]	0	[0.0%]	0%	0	[0.0%]	5
Refusal	0	[0.0%]	0	[0.0%]	0%	0	[0.0%]	1
Withdrawn, not required, lapsed	15	[34.1%]	8	[26.7%]	87.5%	15	[34.1%]	9
Final outcomes	44		30		46.7%	44		85
New permit issued	29	[65.9%]	16	[53.3%]	81.3%	29	[65.9%]	67
Amended permit issued	0	[0.0%]	6	[20.0%]	-100.0%	0	[0.0%]	8
Combined permit issued	0	[0.0%]	0	[0.0%]	0%	0	[0.0%]	0
No permit issued	15	[34.1%]	8	[26.7%]	87.5%	15	[34.1%]	10

Applications received and decided



Performance figures

	This Quarter	Last Quarter	Financial Year to Date	Rural Average	SMR Average
Applications with:					
Public notice	2	1	2	34	17
Further information	16	14	16	41	19
Referrals	22	15	22	33	18
Submissions	1	0	1	7	2
Financial					
Total value of fees for applications received	$28,174	$27,820	$28,174	$109,853	$52,345
Average fee per application received	$722	$795	$722	$1,267	$1,115
Total estimated cost of works for permits issued	$8,595,775	$7,042,745	$8,595,775	$24,745,842	$12,080,457
Average cost of works per permit issued	$296,406	$320,125	$296,406	$327,218	$276,803
Processing times					
Average gross days to Responsible Authority determination	85	139	85	118	94
Median processing days to Responsible Authority determination	76	74	76	78	68
Completed within sixty days	45.0%	51.9%	45.0%	64.7%	64.4%
Average gross days to final outcome	85	139	85	123	99

	This Quarter	Last Quarter	Financial Year to Date	Rural Average	SMR Average
Median processing days to final outcome	76	74	76	78	68
VicSmart applications					
Received	3	2	3	12	8
Completed	4	3	4	13	9
Completed within ten days	75.0%	33.3%	75.0%	73.5%	70.2%

Reviews at the Victorian Civil and Administrative Tribunal (VCAT)

Under review at the start of the period: 0

	This Quarter	Last Quarter	% Change	Financial Year to Date
Grounds for appeal* on appeals lodged:				
Section 77: Appeal against refusal by RA	0	0		0
Section 79: Appeal against failure to grant	0	0		0
Section 80: Appeal against conditions	0	0		0
Section 82: Appeal against issue of permit	0	0		0
Total determinations	0	0		0
Affirmed	0	0		0
Varied	0	0		0
Set Aside	0	0		0
Withdrawn/Struck out	0	0		0
Remitted	0	0		0
Processing times				
Average gross days to determination	0	0		0
Median processing days to determination	-	-		-

*Appeals may have multiple grounds for review, and thus may be listed more than once.

*PPARs quarterly reports use VCAT figures submitted to PPARs by responsible authorities. These figures are not sourced directly from the Department of Justice.

Outcomes for Permits Issued

Application categories for permits issued

Note that permits may have more than one category.

	This Quarter	Last Quarter	Financial Year to Date
Change or extension of use	1	3	1
Alterations to a building, structure or dwelling	1	1	1
Extension to an existing dwelling or structure associated with a dwelling	0	1	0
Extension to an existing building or structure (other than a dwelling)	2	1	2
One of more new buildings	12	5	12
Single dwelling	7	7	7
Multi-dwelling	0	0	0
Other buildings and works (including septic tanks, dams, earthworks)	0	0	0
Demolition	1	1	1
Native vegetation removal	0	2	0
Other vegetation removal	0	0	0
Consolidation	0	0	0
Subdivision of land	3	2	3
Subdvision of buildings	0	1	0
Subdivision - Change to easement and/or restrictions	0	0	0
Subdivision - Removal of covenant	0	0	0
Subdivision - Realignment of boundary	1	0	1
Liquor license	0	0	0
Waiving of parking requirement	0	0	0
Signage	0	1	0
Telecommunications facility	1	1	1
Other	0	0	0

Dwellings

The net number of additional dwellings approved is 8

Subdivisions

The net number of lots created from subdivision approval is 6

Change of Land Use

The following table displays the proposed land uses for issued permits (new and combined) where there was a change in land use.

	This Quarter	Last Quarter	Financial Year to Date
Agriculture	0	0	0
Food and drink premises	0	0	0
Industry and warehouse	0	0	0
Leisure and recreation	0	0	0
Office	0	0	0
Place of assembly	0	0	0
Residential / Accommodation	5	3	5
Retail premises	0	0	0
Vacant	0	0	0
Child care	0	0	0
Education centre	0	0	0
Mineral extraction	0	0	0
Pleasure boat facility	0	0	0
Transport terminal	0	0	0
Utility installation	0	0	0
Mixed use	0	0	0
Other	0	0	0

For further information or to provide feedback, please contact Planning Support
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2024/2025 Financial Year

Datascape Customer Enquiries

Locality	Count
Bethanga	104
Corryong	94
Talgarno	91
Tallangatta	69
Jarvis Creek	54
Tallangatta Valley	51
Cudgewa	50
External	47
Mitta Mitta	38
Walwa	36
Bellbridge	33
Eskdale	31
Nariel Valley	27
Towong	19
Bullioh	18
Granya	17
Tintaldra	14
Thowgla Valley	14
Towong Upper	13
Huon	11
Office	11
Georges Creek	10
Dartmouth	10
Other	62
Total	**924**

Locations with <10 Requests: Burrowye, Koetong, Mount Alfred, Tallangatta South, Tallandoon, Bungil, Biggara, Shelley, Old Tallangatta, Guys Forest, Colac Colac, Lucyvale, Tom Groggin, Berringama and Pine Mountain.

Service Request Type	Count	Median
Enquiry – General	623	0
Application - Existing	131	1
Application - New/Amendment	62	5
Application - Further Information	52	5
Pool - Spa Registration	18	0
Compliance - General	15	1
Pre-application Consultation	7	5
Planning Referral	5	19

Current Financial Year - 01 July – 15 September 2025

Datascape Customer Enquiries

Locality	Count
Tallangatta	31
Bethanga	29
Corryong	23
Office	19
Talgarno	18
Jarvis Creek	12
Bellbridge	11
Eskdale	10
Other	176
Total	**329**

Locations with <10 Requests: Towong, Tintaldra, Burrowye, Bullioh, Granya, Eskdale, Huon, Dartmouth, Mount Alfred, Colac Colac, Thowgla Valley, Tallandoon, Koetong, Old Tallangatta, Lucyvale, Georges Creek and Guys Forest.

Service Request Type	Count	Median
Enquiry - General	148	0
Pool - Spa Registration	92	0
Application - Existing	52	0.5
Application - Further Information	13	4
Compliance - General	13	0
Application - New/Amendment	7	1
Pre-application Consultation	4	2
Total	**329**	**0**

Planning Permit Activity

Active Permits (as of 16 September 2025)

Currently there are 21 active permits across the municipality.

Permit	Total
Assigned	3
Amendment 50 or 50A	1
Amendment 57A	1
Awaiting Further Information	3
Council Meeting	1
Delegate Report	2
Public Notice	5
Ready to Issue	1
Referral	4
Total	**21**
Proposed Land-Use	**Total**
Residence	8
Sheds	6
Recreation	2
Extractive Industry	1
Subdivision	3
Development	1
Total	**21**

Approved Permits Financial Year to Date (16 September 2025)

Location of Development	Total Developments
Bethanga	1
Eskdale	1
Mitta Mitta	1
Talgarno	5
Thowgla Valley	1
Total	**9**
Type of Development	**Total**
Residence	2
Shed/Carport	3
Recreation	2
Subdivision	2
Total	**9**

Approved Permit Financial Year 2024/2025

Location of Development	Total Developments
Bellbridge	3
Bethanga	9
Corryong	6
Cudgewa	2
Eskdale	2
Georges Creek	2
Jarvis Creek	2
Mount Alfred	2
Talgarno	6
Tallangatta	4
Tallangatta Valley	4
Other	11
Total	**53**
1. *Berringama, Bullioh, Bungil, Burrowye, Granya, Guys Forest, Huon, Tallandoon, Tallangatta East, Towong Upper and Walwa.*	
Type of Development	**Total**
Dwelling/Residential	13
Change of Use	3
Other	3
Subdivision	6
Realignment of Boundary	1
Extensions/Alterations	6
Use and Development/Development Plans	3
Sheds/Carports	17
Native Vegetation	1
Total	**53**

Statutory Timelines

July 2025 – 16 September 2025

Shortest Stat. Days	1	
Median Stat. Days	97.5	
Longest Stat. Days	379	
Applications with over 60 Stat. Days	3	33%

Financial Year 2024/2025

Shortest Stat. Days	1	
Median Stat. Days	84	
Longest Stat. Days	366	
Applications with over 60 Stat. Days	18	33%