

LATROBE CITY

COUNCIL

AGENDA FOR THE COUNCIL MEETING

TO BE HELD IN NAMBUR WARIGA MEETING ROOM CORPORATE HEADQUARTERS, MORWELL AT 6.00PM ON 06 JUNE 2022

CM579

Please note:

Opinions expressed or statements made by participants are the opinions or statements of those individuals and do not imply any form of endorsement by Council.

By attending a Council Meeting via audio-visual link those present will be recorded or their image captured. When participating in the meeting, consent is automatically given for those participating to be recorded and have images captured.



TABLE OF CONTENTS

| 1. | ACKNOWLEDGEMENT OF THE TRADITIONAL OWNERS OF THE LAND4 |
|-----|--|
| 2. | THE PRAYER4 |
| 3. | APOLOGIES AND LEAVE OF ABSENCE4 |
| 4. | DECLARATION OF INTERESTS4 |
| 5. | ADOPTION OF MINUTES4 |
| 6. | ACKNOWLEDGEMENTS5 |
| 7. | PUBLIC PARTICIPATION TIME |
| 8. | QUESTIONS ON NOTICE |
| 9. | NOTICES OF MOTION |
| 10. | ITEMS REFERRED BY THE COUNCIL TO THIS MEETING FOR CONSIDERATION |
| | 10.1 2022/23 Budget (including Fees & Charges)7 |
| | 10.2 Visitor Information Centre |
| 11. | CORRESPONDENCE139 |
| 12. | PRESENTATION OF PETITIONS139 |
| 13. | CHIEF EXECUTIVE OFFICE |
| | 13.1 Appointment of Independent Members to Audit & Risk Committee141 |
| 14. | REGIONAL CITY PLANNING AND ASSETS146 |
| | 14.1 Asset Plan146 |
| | 14.2 Proposed Planning Scheme Amendment - North of Baldwin Road, Traralgon |
| | 14.3 Amendment to the Waterloo Road Development Plan709 |
| | 14.4 Amendment C133, 5 Parer Ave, Moe - Consideration of Submissions727 |
| | 14.5 Road Register Status - Government Road Jeeralang North and Barktown Road Boolarra799 |
| 15. | REGIONAL CITY STRATEGY AND TRANSITION812 |
| | 15.1 Review of Latrobe City Council Participation in One Gippsland812 |



| | 15.2 DRAFT Media Policy 2022 -2025828 |
|-----|--|
| | 15.3 Centre for Australian Automotive Futures |
| 16. | COMMUNITY HEALTH AND WELLBEING852 |
| | 16.1 Tourism & Major Events Recommendation: Pro-Wrestling Event852 |
| | 16.2 End of life care in Latrobe Valley857 |
| 17. | ORGANISATIONAL PERFORMANCE |
| | 17.1 Proposed Long Term Lease - Monash Reserve, Newborough |
| | 17.2 Proposed sale of Hazelwood House, 59-91 Philip Parade, Churchill947 |
| | 17.3 Churchill Town Symbol961 |
| | 17.4 Proposal to name the Morwell Recreation Reserve Pavilion |
| 18. | URGENT BUSINESS |
| 18. | MEETING CLOSED TO THE PUBLIC TO CONSIDER CONFIDENTIAL |
| | INFORMATION |
| | 18.1 Gippsland Logistic Precinct981 |
| | 18.2 Social Media Strategy981 |
| | 18.3 Latrobe City Strategic Brand Foundations and Concepts981 |
| | 18.4 Recommendation from Chief Executive Officer Committee to Council982 |



COUNCILLOR AND PUBLIC ATTENDANCE

PLEASE NOTE

TO ENSURE LOCAL GOVERNMENT DECISION-MAKING CAN CONTINUE DURING THE CORONAVIRUS PANDEMIC, MECHANISMS FOR VIRTUAL COUNCIL MEETINGS HAVE BEEN INTRODUCED INTO THE LOCAL GOVERNMENT ACT 2020.

PURSUANT TO SECTION 394 OF THE *LOCAL GOVERNMENT ACT 2020,* A COUNCILLOR MAY ATTEND THIS COUNCIL MEETING REMOTELY BY ELECTRONIC MEANS OF COMMUNICATION; AND

PURSUANT TO SECTION 395 OF THE *LOCAL GOVERNMENT ACT 2020* THIS COUNCIL MEETING MAY BE CLOSED TO IN PERSON ATTENDANCE BY MEMBERS OF THE PUBLIC PROVIDED THE MEETING IS AVAILABLE THROUGH LIVE STREAM ON COUNCIL'S INTERNET SITE.

1. ACKNOWLEDGEMENT OF THE TRADITIONAL OWNERS OF THE LAND

I would like to acknowledge that we are meeting here today on the traditional land of the Braiakaulung people of the Gunaikurnai nation and I pay respect to their elders past and present.

If there are other Elders present I would also like to acknowledge them.

2. THE PRAYER

Our Father who art in Heaven, hallowed be thy name. Thy kingdom come, thy will be done on earth as it is in Heaven. Give us this day our daily bread, and forgive us our trespasses, as we forgive those who trespass against us, and lead us not into temptation but deliver us from evil. For the kingdom, the power, and the glory are yours now and forever. Amen.

3. APOLOGIES AND LEAVE OF ABSENCE

4. DECLARATION OF INTERESTS

5. ADOPTION OF MINUTES

Proposed Resolution:

That Council confirm the minutes of the Council Meeting held on 2 May 2022 and Unscheduled Council Meeting held on 16 May 2022.



6. ACKNOWLEDGEMENTS

Councillors may raise any formal acknowledgements that need to be made at this time, including congratulatory or condolences.

7. PUBLIC PARTICIPATION TIME

Public Questions on Notice

In accordance with the Council Meeting Policy, members of the public can lodge a question on notice before 12noon on the Friday before the Council meeting in order for the question to be answered at the meeting.

Public Speakers

An opportunity for members of the public to speak to an item on the agenda will be made available by necessary means. To participate, members of the public must have registered before 12noon on the day of the Council meeting.

8. QUESTIONS ON NOTICE

Nil reports

9. NOTICES OF MOTION

Nil reports



Council Meeting Agenda 06 June 2022 (CM579)

ITEMS REFERRED BY THE COUNCIL TO THIS MEETING FOR CONSIDERATION



10. ITEMS REFERRED BY THE COUNCIL TO THIS MEETING FOR CONSIDERATION

Agenda Item: 10.1

Agenda Item: 2022/23 Budget (including Fees & Charges)

Sponsor: General Manager, Organisational Performance

Council Plan Objective: SUSTAINABLE

Status: For Decision

Proposed Resolution:

That Council:

- 1. Having regard to the submissions made in relation to the draft budget adopts the 2022/2023 Budget (including fees and charges), *annexed to this report*;
- 2. In accordance with the provisions of the *Local Government Act 1989* (Act 1989), declares that the amounts that it intends to raise by way of general rates, municipal charges and service charges for the period 1 July 2022 to 30 June 2023 are as follows:

| General Rates | \$58,695,438 |
|--------------------------------|--------------|
| Municipal Charge | \$ 5,723,424 |
| Service Charges | \$14,088,845 |
| EPA Landfill Levy Charge | \$ 1,150,123 |
| Cultural and Recreational Land | \$ 77,886 |
| Payments in lieu of rates | \$ 8,365,205 |

- 3. Declares that the general rates will be raised in 2022/2023 by the application of the following differential rates calculated on the Capital Improved Value of rateable property:
 - 3.1. General rate of 0.00322058 cents in the dollar on lands as defined in paragraph 6.1.1
 - 3.2. Farm rate of 0.00241544 cents in the dollar on farm land as defined in paragraph 7.1.1
 - 3.3. Derelict Properties rate of 0.00966176 cents in the dollar on lands



as defined in paragraph 8.2

- 4. Declares the general rates for a twelve month period commencing 1 July 2022 and that the rates be levied in respect of each portion of rateable land for which the Council has a separate valuation;
- 5. Is of the opinion that the differential rates to be levied in 2022/2023 will contribute to the equitable and efficient carrying out of its functions;
- 6. Specifies in relation to the General Rate for 2022/2023 the following in accordance with Section 161 of the Act 1989:
 - 6.1. The objectives of the general rate as:
 - 6.1.1. the types and classes of land to which the rate will apply is all other rateable land that is not defined as farm land as described in paragraph 7.1.1 or derelict properties as described in paragraph 8.2;
 - 6.1.2. the level of the general rate is 0.00322058 cents in the dollar on the capital improved value of land as defined;
 - 6.1.3. the reasons for the use and level of that rate are that:
 - 6.1.3.1. the types and classes of land to which the rate applies can be easily identified;
 - 6.1.3.2. it is appropriate to have a general rate so as to fairly rate lands other than derelict properties, recreational and farm lands;
 - 6.1.3.3. the level of the general rate is appropriate having regard to all relevant matters including the use to which the land is put and the amount to be raised by Council's Municipal Charge;
 - 6.1.3.4. the level of the general rate is appropriate to ensure that the burden of the payment of rates is fairly apportioned across all rateable land within the Municipal district;
 - 6.1.3.5. it meets the objectives the Council considers are consistent with the economical and efficient carrying out of its functions, and
 - 6.1.4. the characteristics of the land which are the criteria for declaring the general rate are as set out in sub-paragraph 6.1.1 above;
- 7. Specifies in relation to the farm rate for 2022/2023 the following in accordance with Section 161 of the Act 1989:



7.1. The objectives of the farm rate as:

7.1.1. the types and classes of land to which the rate will apply is farm land as defined in Section 2 of the Valuation of Land Act 1960, namely, any rateable land which is not less than 2 hectares in area and which is used primarily for carrying on one or more of the following businesses or industries:

grazing (including agistment);

dairying;

pig farming;

poultry farming;

fish farming;

tree farming;

bee keeping;

viticulture;

horticulture;

fruit growing;

the growing of crops of any kind;

and that is used by a business:

- that has a significant and substantial commercial purpose or character; and
- that seeks to make a profit on a continuous or repetitive basis from its activities on the land; and
- that is making a profit from its activities on the land, or that has a reasonable prospect of making a profit from its activities on the land if it continues to operate in the way it is operating
- 7.1.2. the level of the farm rate is 0.00241544 cents in the dollar on the capital improved value of farm land as defined;
- 7.1.3. the reasons for the use and level of that rate are that:
 - 7.1.3.1. the types and classes of land to which the rate applies can be easily identified;
 - 7.1.3.2. it is appropriate to have a farm rate so as to fairly rate farm land;



- 7.1.3.3. the level of the farm rate is appropriate having regard to all relevant matters including the use to which farm land is put and the amount to be raised by Council's Municipal charge;
- 7.1.3.4. the level of the farm rate is appropriate to ensure that the burden of the payment of general rates is fairly apportioned across all rateable land within the Municipal district;
- 7.1.4. the types and classes of land to which the rate will apply can be identified as farm land as defined in paragraph 7.1.1;
- 7.1.5. it meets the objectives the Council considers are consistent with the economical and efficient carrying out of its functions;
- 8. Specifies in relation to the derelict properties rate for 2022/2023 the following in accordance with Section 161 of the Act 1989:
 - 8.1. The objective of the derelict properties rate is to promote the responsible management of land and buildings through incentivising the proper development and maintenance of such land and buildings so as not to pose a risk to public safety or adversely affect public amenity.
 - 8.2 The types and classes of land to which the rate will apply is properties where 8.2.1 and 8.2.2 both apply;
 - 8.2.1. The property, which includes both buildings and/or land, is in such a state of disrepair that it is unfit for human habitation or other occupation, and has been in such a condition for a period of more than 3 months. (The definition of "unfit for human habitation or other occupation" is a property that is unsuitable for living or working in on a daily basis. The property is likely to lack, or have restricted access to, essential services or facilities including but not limited to water, and/or operational effluent discharge facilities, and the property is considered unsafe or unsuitable for use as a place of business or domestic inhabitance on a daily basis). and
 - 8.2.2 The property meets one or more of the following criteria;
 - a) The property has become unsafe and poses a risk to public safety, including but not limited to:
 - the existence on the property of vermin, rubbish/litter, fire hazards, excess materials/goods, asbestos or other environmental hazards; or
 - the property is a partially built structure where there is no



reasonable progress of the building permit

- b) The property adversely affects public amenity;
- c) The property provides an opportunity to be used in a manner that may cause a nuisance or become detrimental to the amenity of the immediate area;
- d) The condition of the property has a potential to adversely impact the value of other properties in the vicinity;
- e) The property affects the general amenity of adjoining land or the neighbourhood by the appearance of graffiti, any stored unregistered motor vehicles, machinery or parts thereof, scrap metal, second hand building materials, building debris, soil or similar materials, or other items of general waste or rubbish.
- 8.3. The level of the derelict properties rate is 0.00966176 cents in the dollar on the capital improved value of derelict properties land as defined.
- 8.4. the reasons for the use and level of that rate are that:
 - 8.4.1. the differential rate is the level which Council considers is necessary to achieve the objective specified above and is set at the maximum level, being 4 times the lowest differential rate, as allowed under Section 161 (5) of the Act 1989;
- 8.5. the types and classes of land to which the rate will apply can be identified as derelict land and/or buildings as defined in paragraph 8.2.1 and 8.2.2;
- 8.6. it meets the objectives the Council considers are consistent with the economical and efficient carrying out of its functions;
- 9. Specifies that the general rate continue to be applied to Retirement Villages as defined under the *Retirement Villages Act 1986* having given due consideration to the implementation of a differential rate for such lands as required by the *Ministerial Guidelines on Differential Rating*
- 10. Declares a Municipal charge at the annual rate of \$144.00 for rateable land in respect of which a Municipal charge may be levied to recover some of the administrative costs of the Council for a period of 12 months from 1 July 2022 to 30 June 2023;
- 11. Declares an annual service charge of \$382.00 per premises for the weekly collection and disposal of refuse in respect of premises to which the service is provided (whether or not the owner or occupier of such premises avails himself or herself of the service provided) for a twelve-month period from 1 July 2022 to 30 June 2023;



- 12. Declares an annual EPA Landfill Levy charge of \$31.50 per garbage bin to cover the costs levied by the Environmental Protection Authority on the operation of landfills for the period 1 July 2022 to 30 June 2023;
- 13. Where exemptions are granted, waste services will be charged for services utilised for the period 1 July 2022 to 30 June 2023 as follows:

Garbage 120L bin \$264.00 pa

Garbage 240L bin \$389.00 pa

Garbage 240L bin Special \$300.00 pa

Recycling 240L bin \$ 77.00 pa

Organics 240L bin \$ 41.00 pa

14. Cultural and Recreational Land, in accordance with Section 4 of the *Cultural and Recreational Lands Act 1963*, the following amounts be specified as the amounts payable in respect of recreational lands described as:

| nd, Morwell \$13,381.52 et, Traralgon \$18,647.18 |
|--|
| at Traralgon \$18,647,18 |
| |
| oe \$14,540.93 |
| lewborough \$2,077.28 |
| aralgon \$5,764.85 |
| Aoe \$3,752.09 |
| rwell \$2,463.07 |
| oolarra \$539.45 |
| r \$434.78 |
| Illourn North \$644.12 |
| n North \$193.23 |
| |



| Glenview Park | McNairn Road, Traralgon | \$7,608.62 |
|---------------------------------------|----------------------------------|------------|
| Moe Golf Club | 26 Thompsons Road, Newborough | \$6,026.65 |
| Moe Bowling Club | Waterloo Road, Moe | \$1,239.92 |
| Victorian Field & Game Association | Scales Road, Flynn Creek | \$571.65 |

- 15. These amounts have regard to the services provided by the Council in relation to such lands and the benefit to the community derived from such recreational lands.
- 16. Allocates \$1.027M as a result of additional revenue growth in rateable properties since the draft budget was released as follows;
 - 16.1 Garbage charge and EPA Levy income of \$0.139M to Council's Waste & Landfill Reserve; and
 - 16.2 All other rate types income of \$0.888M to Council's Unallocated Cash Surplus Reserve
- 17. Directs that copies of the information required by Section 161(3) of the Act 1989 be made available for inspection at Council's office during office hours;
- Having considered submissions received in relation to the 2022/2023 Budget, directs that the rates and charges as declared for 2022/2023 be levied by sending notices to the persons who are liable to pay, in accordance with Section 158 of the Act 1989;
- 19. Resolves that the rates and charges for 2022/2023 must be paid by the dates fixed under Section 167 of the Act 1989, namely:

in full by 15 February 2023; or

by equal instalments on the following dates:

- 30 September 2022;
- 30 November 2022;
- 28 February 2023; and
- 31 May 2023;
- 20. Directs and authorises the Chief Executive Officer to demand payment of and recover the rates and charges as declared in relation to the 2022/2023 Budget;



21. Rate of Interest – Section 172 of the Act 1989:

21.1. That for the 2022/2023 financial year Council resolves to require a person to pay interest on any outstanding amounts of rates and charges:

- 21.1.1 which that person is liable to pay; and
- 21.1.2 which have not been paid by the date specified under Section 167 for their payment except where the Council has agreed to waive the whole or part of any such interest;
- 21.2 That for the 2022/2023 financial year Council resolves in accordance with Section 172 of the Act 1989 that the rate of interest will be as specified under Section 2 of the Penalty Interest Rates *Act 1983* (Currently 10%);
- 22. Write to all submitters thanking them and advising Council's response to their submission.

Executive Summary:

- In accordance with the *Local Government Act 2020*, (the Act 2020) Council must adopt a budget for each financial year by 30 June.
- Council has now complied with the legislative requirements for the preparation and public notification of its 2022/23 Budget, which includes the proposed rates and charges.
- A total of 54 submissions were received at the unscheduled council meeting held on 16 May 2022.
- The budgeted Rates and Charges revenue has increased by \$1.0 million as a result of growth in Council's rate base valuations since the draft budget was released. This change is reflected across the four years of the budget.
- It is recommended that Council adopt the 2022/2023 Budget document (including fees and charges) annexed to this report and declare the rates and charges to be applied in the 2022/23 financial year.

Background:

On 4 April 2022, Council resolved to give notice of preparation of the proposed 2022/2023 Budget, including proposed rates and charges for the year, and invited submissions on the draft budget.

Public notice of the preparation of the 2022/2023 Budget was subsequently advertised in the Latrobe Valley Express on 13 April and 27 April advising that both documents were available for inspection at Council's service centres and on Council's website.



Submissions in relation to the Budget were receivable up to 5pm on 3 May 2022. A total of 54 written submissions were received in relation to the draft 2022/2023 Budget. All those who made submissions were provided with the opportunity to speak at the unscheduled council meeting held on 16 May 2022. Subsequently representatives from the Morwell Centenary Rose Garden Committee and the Latrobe City Farm Ratepayers Association took the opportunity to speak to their submissions.

The 2022/2023 Budget has been prepared utilising financially prudent principles and measures, and clearly articulate the resources required to deliver the Council Plan.

The Budget has been developed to provide for delivery of actions within the Council Plan and the continued provision of a range of services and programs.

The Budget has been prepared on the basis of a 1.75% increase in overall rates and charges (excluding the waste charges and State Government Landfill Levy) which is in accordance with the maximum increase in rates permissible under the Victorian Government's Fair Go Rates System (FGRS) for the 2022/23 financial year.

Waste charges are set to rise by \$31.70 or 8.3% per standard set of 3 bins. The increase incorporates the increase in the State Government Landfill Levy imposed on council, increasing costs of waste processing, management of illegal dumping and an expansion of the existing waste coupon and kerbside hard waste collection service.

The Ministerial Guidelines on Differential Rating require Council to consider the application of a differential rate for Retirement Villages. Council has given consideration to this and it is not proposed to introduce a differential rate in 2022/2023.

The budget incorporates the first full year of operation of the Gippsland Performing Arts Centre (GPAC) and an increase in the three year old pre-school service, while Aged Care Services will cease being provided by Council.

The budget includes a capital works program of \$40.041 million. The program includes investment in renewing existing infrastructure of \$19.7M with \$15.5M of this being committed to the roading network. In addition \$5.1M will be spent on upgrading the Marshalls Road / Traralgon-Maffra Road intersection to a signalised intersection and \$3.6M to complete Stage 1a of the Gippsland Logistics Precinct.

No new borrowings are proposed in 2022/23 however \$7.8 million approved in the 2020/21 budget from the State Government's Community Infrastructure Loan program are proposed to be drawn down in the 2022/23 financial year to fund the Moe Rail Precinct Revitalisation Stage 2 (\$5.3M) and Kernot Hall Upgrade (\$2.5M) projects.

The COVID-19 pandemic had a significant impact across all sectors of our community during the past two financial years. The draft 2022/23 budget expects a return to pre-COVID service levels.



A four year budget has been developed in accordance with the requirements under the Local Government Act 2020. The key aim of the budget is to support the medium term goals of the Council Plan while ensuring the long term financial sustainability of the organisation.

The 2022/23 budget presented in this report has been developed through a rigorous process of consultation and review with Council and Council officers. It is Council's opinion that the budget is financially responsible and contributes to the achievement of the Council Plan objectives and strategic directions included in the 2021-2025 Council Plan.

The 2022/23 Operating Budget predicts an operating surplus of \$3.2 million, after raising rates and charges of \$88.6 million out of total revenue of \$139.3 million. When excluding non recurrent capital funding and developer contributions, an underlying operating deficit of \$6.3 million is projected for 2022/23. The underlying deficit primarily reflects the injection of over \$120M of new capital infrastructure in recent years which has increased depreciation expense by \$3M annually. The Financial Plan identifies the need for Council to review infrastructure, services and service levels in order to implement actions to alleviate the deficit position in the long term and to remain financially sustainable in a revenue capped environment.

It should be noted that on a cash basis Council budgets for a break even result, therefore any cash remaining at the end of the budget period is the result of a number of factors such as government grant funds received in advance, funds required to be carried forward to complete unfinished projects and funds required to settle certain balance sheet liabilities e.g. Trade and other payables, Interest Bearing liabilities, Provisions and Trust funds and deposits.

Council's limited ability to increase revenue and the recent expansion of council's infrastructure base which includes the Gippsland Regional Aquatic Centre (GRAC) and the Gippsland Performing Arts Centre (GPAC), which will both be fully operational during the 2022/23 financial year amongst others, have presented some significant financial challenges in being able to maintain the current array of services at their existing levels. This will become even more difficult in the future as power generators, which contribute a significant proportion of council's rates revenue, begin to cease operations.

The 2022/23 budget has been prepared on the basis of constraint, Council will continue to review all services and capital infrastructure to ensure it is positioned to best meet the needs of the community into the future.

Council's ability to set (and rebate) rates is highly regulated by legislation. It is important to bear in mind that the rate cap increase is an average increase and applies to Council's total rate base meaning that individual properties may see increases varying from the advertised percentage. This is as a result of movements in property valuations relative to the value of other properties in the municipality.



In many cases, an individual's annual rates charges may increase or decrease by more (or less) than the average rate cap. This will happen where the value of the ratepayer's property has increased or decreased in relation to the value of other properties in the municipality.

The full range of issues considered within the budget, are detailed in the attached budget document.

This report forms part of the statutory process for the adoption of the 2022/2023 Budget.

Issues:

Strategy Implications

The budget supports the Council Plan objective 'Ensure Council operates openly, transparently and responsibly'.

Communication

Public notice of the preparation of the 2022/2023 Budget was subsequently advertised in the Latrobe Valley Express on 13 April and 27 April advising that both documents were available for inspection at Council's service centres and on Council's website. A Facebook Live Budget Community Consultation session was held on 20 April 2022. The community has been provided with the opportunity to provide feedback and make submissions to the budget at the unscheduled council meeting held on Monday 16 May 2022.

Financial Implications

Costs associated with this statutory process are officers' time and resources in the preparation of Council reports and the cost of public notices in the Latrobe Valley Express advising of Council's adoption of the Budget.

Risk Analysis

| Identified risk | Risk likelihood* | Controls to manage risk |
|---|------------------|--------------------------------|
| Legal/Regulatory Risk | | |
| Non-compliance with financial framework or legislative requirements is identified as a risk. This report begins the process to ensure Council meets the requirements of the Act. | Unlikely | Adhere to budget timetable. |

* Inherent likelihood ratings: 1 (Rare); 2 (Unlikely); 3 (Possible); 4 (Likely); 5 (Almost Certain)



Legal and Compliance

There are no other known legal and compliance issues with the adoption of the recommendations of this report.

Community Implications

There are no other known community implication issues with the adoption of the recommendations of this report.

Environmental Implications

There are no known environmental implications issues with the adoption of the recommendations of this report.

Consultation

Following public consultation 54 written submissions were received in relation to the draft budget. Council considered these submissions at the unscheduled council meeting held on 16 May 2022.

The following table includes a summary and comment on each of the submissions received.

| Submitter | Summary of submission | Assessment of Submission |
|-------------|--|--|
| Shayla Coad | Establishment of a walking track along Main Road Tyers | This is an important part of the inter township trail network and is currently under investigation. Future funding will be required to enable this project to proceed, the project is included on the unfunded project listing for future consideration. |



Council Meeting Agenda 06 June 2022 (CM579)

| Submitter | Summary of submission | Assessment of Submission |
|---------------|---|--|
| Justin Lipman | Upgrade of the skatepark and BMX track in Traralgon | A community consultation process has been completed to identify the preferred site for the Traralgon skatepark, it is planned for the preferred site to be agreed and adopted by Council during 2022. Following this process funds will need to be allocated in a future budget to complete a detailed design so that council can actively seek opportunities for external funding to undertake the project. A BMX pump track is proposed on the Traralgon Rec Reserve Masterplan which will include the decommissioning of the existing BMX track. |
| Anonymous | Seeking funding towards Gippsport Streetgames in Latrobe City | Council currently provide support to Gippsport through provision of outdoor sport and recreation facilities for delivery of some activities where appropriate, as well as promotion of Streetgames activities and advocacy to funding partners. |
| Anonymous | Support the progression of the skatepark upgrade associated with Moe Rail Precinct Stage 2 | The budget includes \$7.5M for the construction of stage 2 of the Moe Rail Precinct which includes a new skatepark. |



| Submitter | Summary of submission | Assessment of Submission |
|---|---|--|
| Anonymous | Sharing of opportunity, investment and infrastructure across all towns in Latrobe City rather than a concentration in Traralgon | Each year when preparing the budget council considers the priorities and needs of the community as a whole. Council has been fortunate in recent years to receive significant external funding to establish world class facilities for the betterment of our community. This year's budget includes major projects across the municipality including \$7.5M for Moe Rail Precinct Stage 2, \$3.6M for the Gippsland Logistics Precinct in Morwell, \$2.5M for the refurbishment of Kernot Hall and \$5.1M for Marshalls Road intersection funded primarily from Developer Contributions. Infrastructure renewal works are undertaken based on condition assessments and is often driven by the age of the infrastructure. |
| Anonymous | Establishment of free Wi-Fi around the streets of Traralgon | Council is currently in the process of delivering a Latrobe City wide Public WiFi project. Included within this project is a total of 39 additional access points across Traralgon, including the CBD. These additional access points will increase the availability of free Wi-Fi to the community throughout the municipality. |
| Morwell Centenary Rose Garden Committee | Seeking funding of stage 3 of the Morwell Rose Garden Pathway project | Council has many competing priority projects across the municipality. This project was considered as part of the draft budget; however it was not successful in receiving funding in this budget. The project will remain on council's unfunded projects list for future consideration. |



| Submitter | Summary of submission | Assessment of Submission |
|------------------------------|--|---|
| Sarah Humphrey | Upgrade of Marshalls Road Traralgon to accommodate the newly established estates in the area | The budget includes \$5.1M primarily funded from developer contributions to upgrade the intersection with Traralgon-Maffra Road to a signalised intersection with turning lanes. The works also includes widening and resurfacing the remaining section of the road from slightly west of Lighthorse Avenue to the new intersection. |
| Traralgon Apex Club | Restoration of the playground at Apex Park Traralgon | The need for a play space in this area has been acknowledged in endorsed strategic plans such as the Outdoor Recreation Plan and, Play Space Strategy and Improvement Plan, this particular project will be included as part of the Play Space Implementation Plan Program in 2022/23 pending endorsement of the draft budget. |
| 44 Individual Submissions | Establishment of a skatepark and or pump track in Tyers | Council is in the process of developing guidelines on where best to locate public recreation infrastructure for small towns within the municipality and how council can be best placed to access external grant funding to enable the establishment of these types of facilities. |
| | | There is currently no funding allocated or available in the draft budget to establish a skatepark at Tyers, this project will need to be assessed under the Recreational Needs Assessment for consideration in a future budget pending establishment of the above- mentioned guidelines. |



| Submitter | Summary of submission | Assessment of Submission |
|-----------|--|--|
| Anonymous | Reduction in rates for those impacted by decisions of Council which result in a reduction in value of nearby residents properties. Allow all recyclable waste to be deposited at council transfer stations Enable paid hard rubbish collections for those who have extra rubbish to remove | The Valuer-General Victoria is responsible for determining valuation of properties on an annual basis. The Capital Improved Value of the property determines the amount of rates contributable, where a property owner believes that the valuation is incorrect they have the ability to lodge an objection to the valuation. Latrobe City Council Transfer Stations accept and assist the community in sorting recyclable waste. What determines whether a material can be recycled is most often determined by the industry processors who accept recovered materials. Even though a product is made of a recyclable material, does not always mean it is readily accepted for recycling, as only designated products can be processed. Following the release of the Victorian Government's Recycling Victoria Policy, Gippsland Councils are working together to deliver a range of changes to waste and recycling services to support the creation of circular economy outcomes in our region. The draft Budget includes funding to extend access to Hard Waste collection services across our community. This will include the option for a paid hard waste collection services is also available from private companies who provide this service. |



| Submitter | Summary of submission | Assessment of Submission |
|--|--|--|
| Latrobe City Farm Ratepayers Association | Support for the Farm Rate Differential and an increase in the Municipal charge to the maximum allowable. | The 2022/23 budget supports the retention of the Farm rate differential set at 75% of the general rate in accordance with previous years. Property values are determined by the Valuer General Victoria in accordance with the Valuation of Land Act 1960. Council's draft Revenue & Rating Plan does not support an increase in the Municipal Charge to the maximum allowable under the Local Government Act, being 20% of rate revenue. |

Other

Identified Updates to the draft 2022/23 Budget document.

During the display of the budget, the following amendments to the draft budget document have been identified;

Rates and Charges

Following the release of the draft budget, supplementary rates notices were processed resulting in additional growth from rates and charges of \$1.027 million.

As a result of the additional growth, the 2022 revaluation data has also increased, from \$18.091 billion to \$18.504 billion. This has led to a reduction in the proposed rates in the dollar for 2022/23.

The Financial Statements have been amended to reflect the additional rates growth income which impacts all four years of the budget.

Declaration of Interests:

Officers preparing this report have declared they do not have a conflict of interest in this matter under the provisions of the *Local Government Act 2020*.

Supporting Documents:

Nil

Attachments 1.1. 2022/2023 Budget



10.1

2022/23 Budget (including Fees & Charges)

1 2022/2023 Budget25







2022/23 Budget Contents

| Contents | Page |
|--|------|
| Executive Summary | 3 |
| Budget Reports | |
| 1. Link to the Integrated Planning and Reporting Framework | 5 |
| 2. Services and service performance indicators | 7 |
| 3. Financial statements | 18 |
| 3.1 Comprehensive Income Statement | 19 |
| 3.2 Balance Sheet | 20 |
| 3.3 Statement of Changes in Equity | 21 |
| 3.4 Statement of Cash Flows | 22 |
| 3.5 Statement of Capital Works | 23 |
| 3.6 Statement of Human Resources | 24 |
| 3.7 Summary of Planned Human Resources Expenditure | 25 |
| 4. Notes to the Financial statements | 28 |
| 4.1 Comprehensive Income Statement | 28 |
| 4.1.1 Rates and charges | 28 |
| 4.1.2 Statutory fees and fines | 36 |
| 4.1.3 User fees | 36 |
| 4.1.4 Grants | 37 |
| 4.1.5 Contributions | 39 |
| 4.1.6 Other income | 39 |
| 4.1.7 Employee costs | 40 |
| 4.1.8 Materials and services | 40 |
| 4.1.9 Depreciation | 41 |
| 4.1.10 Amortisation - intangible assets | 41 |
| 4.1.11 Amortisation - right of use assets | 41 |
| 4.1.12 Other expenses | 42 |
| 4.2 Balance Sheet | 42 |
| 4.3 Statement of Changes in Equity | 43 |
| 4.4 Statement of Cash Flows | 43 |
| 4.5 Capital Works Program | 44 |
| 4.6 Capital Works (Operating) | 49 |
| 4.7 Capital Works Program Summary Years 2 to 4 | 51 |
| 5. Financial Performance indicators | 54 |
| Appendices | |

| А | Schedule of Fees and charges | 56 |
|---|------------------------------|----|
| | 0 | |

Page 2 of 105

2022/23 Budget Executive Summary

Budget Summary

This document outlines the broad range of services provided by council and builds upon our community's strategic vision for Latrobe 2031, and the Council Plan 2021-2025 which focus on the following six key strategic objectives:

- Smart.
- Creative.
- Healthy
- Sustainable
- Connected
- Council Capabilities

It also details the funding that is required to deliver Council's services and maintain and improve community infrastructure.

The draft budget has been prepared on the basis of a 1.75% increase in overall rates and charges (excluding the waste charges and State Government Landfill Levy) which is in accordance with the maximum increase in rates permissible under the Victorian Government's Fair Go Rates System (FGRS) for the 2022/23 financial year.

Waste charges are set to rise by \$31.70 or 8.3% per standard set of 3 bins. The increase incorporates the increase in the State Government Landfill Levy imposed on council, increasing costs of waste processing, management of illegal dumping and an expansion of the existing waste coupon and kerbside hard waste collection service.

The draft budget incorporates the first full year of operation of the Gippsland Performing Arts Centre (GPAC) and an increase in the three year old pre-school service, while Aged Care Services will cease being provided by Council.

The draft budget includes a capital works program of \$40.041 million. The program includes investment in renewing existing infrastructure of \$19.7M with \$15.5M of this being committed to the roading network. In addition \$5.1M will be spent on upgrading the Marshalls Road / Traralgon-Maffra Road intersection to a signalised intersection and \$3.6M to complete Stage 1a of the Gippsland Logistics Precinct.

No new borrowings are proposed in 2022/23 however \$7.8 million approved in the 2020/21 budget from the State Government's Community Infrastructure Loan program are proposed to be drawn down in the 2022/23 financial year to fund the Moe Rail Precinct Revitalisation Stage 2 (\$5.3M) and Kernot Hall Upgrade (\$2.5M) projects.

The COVID-19 pandemic had a significant impact across all sectors of our community during the past two financial years. The draft 2022/23 budget expects a return to pre-COVID service

A four year budget has been developed in accordance with the requirements under the Local Government Act 2020. The key aim of the budget is to support the medium term goals of the Council Plan while ensuring the long term financial sustainability of the organisation.

2022/23 Budget Executive Summary

The 2022/23 budget presented in this report has been developed through a rigorous process of consultation and review with Council and Council officers. It is Council's opinion that the budget is financially responsible and contributes to the achievement of the Council Plan objectives and strategic directions included in the 2021-2025 Council Plan.

The 2022/23 Operating Budget predicts an operating surplus of \$3.2 million, after raising rates and charges of \$88.6 million out of total revenue of \$139.3 million. When excluding non recurrent capital funding and developer contributions, an underlying operating deficit of \$6.3 million is projected for 2022/23. The underlying deficit primarily reflects the injection of over \$120M of new capital infrastructure in recent years which has increased depreciation expense by \$3M annually. This additional depreciation together with a reduction in capital grants (based on current approved funding) results in an overall expected deficit result of \$0.28M in year 2 (2023/24) of the four year budget. The Financial Plan identifies the need for Council to review infrastructure, services and service levels in order to implement actions to alleviate the deficit position in the long term and to remain financially sustainable in a revenue capped environment.

It should be noted that on a cash basis Council budgets for a break even result, therefore any cash remaining at the end of the budget period is the result of a number of factors such as government grant funds received in advance, funds required to be carried forward to complete unfinished projects and funds required to settle certain balance sheet liabilities e.g. Trade and other payables, Interest Bearing liabilities, Provisions and Trust funds and deposits.

The 2022/23 budget has been prepared on the basis of constraint, Council will continue to review all services and capital infrastructure to ensure it is positioned to best meet the needs of the community into the future.

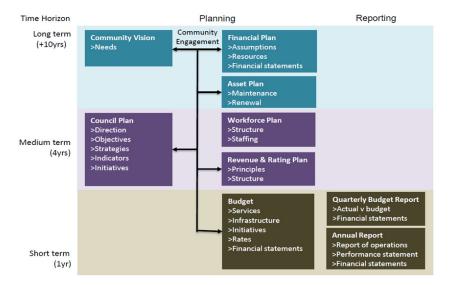
2022/23 Budget Link to the Integrated Planning and Reporting Framework

1. Link to the Integrated Planning and Reporting Framework

This section describes how the Budget links to the achievement of the Community Vision and Council Plan within an overall integrated planning and reporting framework. This framework guides the Council in identifying community needs and aspirations over the long term (Community Vision and Financial Plan), medium term (Council Plan, Workforce Plan and Revenue and Rating Plan) and short term (Budget) then holding itself accountable (Annual Report).

1.1 Legislative planning and accountability framework

The Budget is a rolling four-year plan that outlines the financial and non-financial resources that Council requires to achieve the strategic objectives described in the Council Plan. The diagram below depicts the integrated planning and reporting framework that applies to local government in Victoria. At each stage of the integrated planning and reporting framework there are opportunities for community and stakeholder input. This is important to ensure transparency and accountability to both residents and ratepayers.



Source: Mark Davies (Financial Professional Solutions)

The timing of each component of the integrated planning and reporting framework is critical to the successful achievement of the planned outcomes.

1.1.2 Key planning considerations

Service level planning

Although councils have a legal obligation to provide some services— such as animal management, local roads, food safety and statutory planning—most council services are not legally mandated, including some services closely associated with councils, such as libraries, building permits and sporting facilities. Further, over time, the needs and expectations of communities can change. Therefore councils need to have robust processes for service planning and review to ensure all services continue to provide value for money and are in line with community expectations. In doing so, councils engage with communities to determine how to prioritise resources and balance service provision against other responsibilities such as asset maintenance and capital works. Community consultation needs to be in line with a councils adopted Community Engagement Policy and Public Transparency Policy.

2022/23 Budget Link to the Integrated Planning and Reporting Framework

1.2 Our vision

The Community vision

In 2031 Latrobe City will be known for being smart, creative, healthy, sustainable and connected. It will be the most liveable regional city and at the forefront of innovation.

Working together we are a diverse, connected and resilient community, supporting the equitable diversification of our economic base and transition towards a low emissions future.

We are known as a community that is equitable, liveable and sustainable, with a continued focus on healthy lifestyles supported by high quality recreational and cultural facilities and a natural environment that is nurtured and respected.

1.3 Strategic Objectives

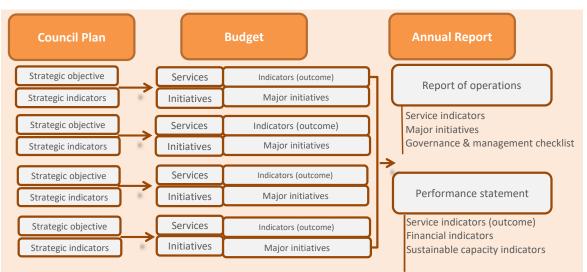
Council delivers activities and initiatives under 47 major service categories. Each contributes to the achievement of one of the five objectives and Council capabilities as set out in the Council Plan for the 2021-25 years. The following table lists the five strategic directions and Council capabilities as described in the Council Plan.

| Strategic Objectives | Description |
|----------------------|--|
| 1. Smart | Latrobe City has a highly skilled workforce, access to education and training and we are invested in growing the capacity of our community, supporting innovation and invention. |
| | We are focused on creating opportunities and exploring health innovation, digital industries, alternative energy and value-added advanced technology and manufacturing. We support diversification of our industrial base and the development of opportunities for highly skilled employment into the future. |
| 2. Creative | We have a vibrant and diverse community where there are various opportunities for arts, culture and tourism. Our City has a range of arts and creative opportunities for community to engage in creative expression and develop social connectedness. We are invested in the exceptional presentation of our City through public works across our interconnected townships and enhancement of our distinctive landscape features. |
| 3. Healthy | Our vision is that Latrobe has a culture and environment that promotes and supports health and wellbeing for all. We will work together to significantly improve health and wellbeing outcomes and reduce inequalities. We will celebrate the places, people and cultures that make this a distinctive, vibrant and creative community. While we continue to build on our community's recognised and proven capacity for connection, social participation, volunteerism and care for one another. Our community's health, wellbeing and safety will be assured with abundant green spaces that are accessible, inclusive and safe. We maintain our focus on preventative measures to promote positive health outcomes for all generations by ensuring Latrobe is a healthy place to live, learn and work. We continue to prioritise opportunities to overcome shared barriers we face as we focus on achieving improved health outcomes for our community. |
| 4. Sustainable | Our City has natural features and liveable areas that are easy to access and our beautiful environment is our heart and pride. We have provided a healthy environment for our community and for future generations while supporting meaningful employment and lifelong |
| 5. Connected | A regional City which recognises the connectedness between our goals and towns and efficiently utilises the assets that we have for the benefit of our whole community while protecting the environment. |
| Council Capabilities | Council has determined key capabilities important to delivery of the Council Plan and these can be summarised under the headings of people, systems, governance and communications. |

Page 6 of 105

2. Services and service performance indicators

This section provides a description of the services and initiatives to be funded in the Budget for the 2022/23 year and how these will contribute to achieving the strategic objectives outlined in the Council Plan. It also describes several initiatives and service performance outcome indicators for key areas of Council's operations. Council is required by legislation to identify major initiatives, initiatives and service performance outcome indicators in the Budget and report against them in their Annual Report to support transparency and accountability. The relationship between these accountability requirements in the Council Plan, the Budget and the Annual Report is shown below



Source: Department of Jobs, Precincts and Regions

Page 7 of 105

2.1 Objective 1: Smart

To achieve our objective the services, initiatives, major initiatives and service performance indicators for each business area are described below.

| Services | | |
|--|--|--|
| Business Area | Description of services provided | Expenditure (Revenue) Net Cost \$'000 |
| Business Development | Provide business development advice, services and programs. | 1,159 0 1,159 |
| Employment Development | Promote, coordinate and providing training and employment opportunities for aboriginal people. | 359 (356) 3 |
| Latrobe Regional Airport | Maintain, develop and operate Latrobe Regional Airport in accordance with Civil Aviation Safety Authority regulations and the Latrobe Regional Airport Masterplan. | 383 (479) (96) |
| Building Services | Provide building advice, statutory services and enforcement action in accordance with the Building Act. | 719 (473) 246 |
| Library services | Deliver Library services and programs. | 3,194 (574) 2,620 |
| Early Childhood Health & Development | Deliver enhanced maternal and child health services in accordance with Council adopted policies. | 8,434 (7,223) 1,211 |
| Early Learning & Care | Deliver early Learning, and Preschool services in accordance with Council adopted policies, and work with other providers to improve and integrate support services for all children in the municipality. | 6,246 (5,773) 473 |
| International Relations | Deliver International Relations services in accordance with the Latrobe City International Relations Plan. | 148 0 148 |
| Regional Partnerships | Provide regional leadership and facilitate a successful transition for Latrobe City to a low carbon future. | 189 0 189 |
| Statutory Planning | Provide statutory planning services, advice and enforcement action in accordance with the Latrobe Planning Scheme and Planning and Environment Act. | 1,627 (415) 1,212 |
| Strategic Planning | Provide strategic planning services and advice in accordance with the Latrobe Planning Scheme and Planning and Environment Act. | 699 0 699 |
| Total | | 7,863 |

Page 8 of 105

Major Initiative

MI1) Gippsland Logistics Precinct completion of Stage 1a

| Service Performance Outcome Indicators | | | | |
|--|-------------------|--|--|--|
| Service | Indicator | Performance Measure | Computation | |
| Economic Development | Economic Activity | Change in number of businesses (Percentage change in the number of businesses with an ABN in the municipality) | [Number of businesses with an ABN in the municipality at the end of the financial year less the number of businesses at the start of the financial year / Number of businesses with an ABN in the municipality at the start of the financial year] x100 | |
| Libraries | Participation | Active library members (Percentage of the municipal population that are active library members) | [Number of active library members / municipal population] x100 | |
| Maternal and child health | Participation | Participation in MCH key ages and stages visits (Percentage of children attending the MCH key ages and stages visits) | Number of actual MCH visits / Number of expected MCH visits] x100 | |
| Maternal and child health | Participation | Participation in MCH key ages and stages visits by Aboriginal children (Percentage of Aboriginal children attending the MCH key ages and stages visits) | [Number of actual MCH visits for Aboriginal children / Number of expected MCH visits for Aboriginal children] x100 | |

Page 9 of 105

2.2 Objective 2: Creative.

To achieve our objective the services, initiatives, major initiatives and service performance indicators for each business area are described below.

Services

| | | Expenditure |
|---------------|---|-------------|
| Business Area | Description of services provided | (Revenue) |
| | | Net Cost |
| | | \$'000 |
| Arts | Deliver the Annual Latrobe Regional Gallery Exhibitions program | 3,652 |
| | and deliver Education and Public Participation programs across | (825) |
| | all arts facilities. Deliver the Annual Performing Arts | 2,827 |
| | Performances program. Manage and maintain Halls and Venues | |
| | across the City. | |
| Total | | 2,827 |

Major Initiative

MI2) Kernot Hall Upgrade commencement of construction works

MI3) Increase participation in Performing Arts and Culture activities though the implementation of the Audience Development and Activation Plan.

Page 10 of 105

2.3 Objective 3: Healthy

To achieve our objective the services, initiatives, major initiatives and service performance indicators for each business area are described below.

Services

| Business Area | Description of services provided | Expenditure (Revenue) Net Cost \$'000 |
|--------------------|--|--|
| Aged and | Regional Assessment Service and aged & disability service | 944 |
| Disability | advocacy | (850) |
| Services | | 94 |
| Leisure Facilities | Maintain and operate Latrobe City leisure centres, outdoor pools | 7,396 |
| | and stadiums together with managing and maintaining caravan park and day visitor facilities. | <u>(3,369)</u> 4,027 |
| Darka Cardana | | · · · · · · |
| Parks, Gardens | Manage and maintain parks and gardens across Latrobe City | 7,314 |
| and Playgrounds | and maintain and develop playgrounds in accordance with the | (80) |
| | Latrobe City Council Playground Strategy. | 7,234 |
| Recreation and | Provide Recreation and Open Space Planning advice for Latrobe | 740 |
| Open Space | City. | |
| Planning | | 740 |
| Recreation | Manage and maintain sporting reserves and work with | 839 |
| Liaison | community groups across Latrobe City. | (73) |
| | | 766 |
| Social support | Senior Citizen's centres | 121 |
| | | (6) |
| | | 115 |
| Health Services | Minimise the incidence of food borne illness pursuant to the | 977 |
| | Food Act. Deliver an Immunisation program in accordance with | (501) |
| | the Public Health and Wellbeing Act. | 476 |
| Emergency | Provide Emergency Management services including | 449 |
| Management | preparedness, planning, response and recovery. | (118) |
| | | 331 |
| Total | | 13,782 |

Major Initiatives

MI4) Implementation of year one actions of the Community Health & Wellbeing Plan.

| Service | Indicator | Performance Measure | Computation |
|--------------------|-------------------|--|--|
| Aquatic Facilities | Utilisation | Utilisation of aquatic facilities (The no. of visits to pool facilities per head of municipal population) | Number of visits to aquatic facilities / Municipal population |
| Food safety | Health and safety | Critical and major non- compliance notifications (Percentage of critical and major non-compliance notifications that are followed up by Council) | [Number of critical non- compliance notifications and major non- compliance notifications about a food premises followed up / Number of critical non-compliance notifications and major non-compliance notifications about food premises] x100 |

Page 11 of 105

2.4 Objective 4: Sustainable

To achieve our objective the services, initiatives, major initiatives and service performance indicators for each business area are described below.

Services

| | | Expenditure |
|-------------------|---|-------------|
| Business Area | Description of services provided | (Revenue) |
| | | Net Cost |
| | | \$'000 |
| Waste Services | Deliver and manage contracts for waste services across the | 9,008 |
| | municipality, including kerbside collection, transfer stations, | 0 |
| | organic resource processing, hard waste services and co- | 9,008 |
| | mingled recycling processing in accordance with contract | 9,000 |
| | requirements, standards and best value principles. | |
| Environment | Provide Environmental planning, advice and services to internal | 965 |
| Sustainability | and external stakeholders. | (533) |
| - | | 432 |
| Landfill Services | Operate and maintain the Latrobe City Hyland Highway | 3,761 |
| | Municipal Landfill facility in accordance with Environment | (2,632) |
| | Protection Authority licence conditions. | 1,129 |
| Total | | 10,568 |

| Service | Indicator | Performance Measure | Computation |
|------------------|-----------------|---|--|
| Waste collection | Waste diversion | Kerbside collection waste diverted from landfill (Percentage of garbage, recyclables and green organics collected from kerbside bins that is 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 |

Major Initiative

MI5) Supporting the GLaWAC natural resource management program from the Airlie Bank nursery.

2.5 Objective 5: Connected

To achieve our objective the services, initiatives, major initiatives and service performance indicators for each business area are described below.

Services

| | | Expenditure |
|----------------|--|-------------|
| Business Area | Description of services provided | (Revenue) |
| | | Net Cost |
| | | \$'000 |
| Building | This unit is to deliver the cyclic maintenance program on Latrobe | 5,922 |
| Maintenance | City Council buildings. | 0 |
| 0 | | 5,922 |
| Civil Works | Deliver Civil works projects across Latrobe City in accordance | 1,090 |
| Projects | with relevant legislation and guidelines. | 0 |
| Community | Drouide community on accoment support convices to Latropa City | 1,090 |
| Community | Provide community engagement support services to Latrobe City | 1,462 |
| Engagement | Council. | 0 1,462 |
| Community | Assist local community groups through the coordination and | 254 |
| Grants | delivery of the annual Latrobe City community grants program. | 254 |
| Grants | denvery of the annual Latiobe Ony community grants program. | 254 |
| Community | Deliver professional customer service at all Latrobe City Council | 1,019 |
| Information | service centres and libraries. | (67) |
| | | 952 |
| Community | Build community leadership, connectedness, inclusiveness and | 2,487 |
| Strengthening | wellbeing by advocating on behalf of the community, and | (41) |
| 3 3 | partnering with them to deliver and facilitate a range of projects, | 2,446 |
| | programs, strategies and action plans. | , |
| Events | Facilitate the attraction of new events and support existing | 1,466 |
| | events across Latrobe City and deliver Latrobe City Council's | (60) |
| | annual Australia Day program. | 1,406 |
| Infrastructure | Design civil works projects in consultation with the Latrobe City | 1,000 |
| Design | community. | 0 |
| | | 1,000 |
| Infrastructure | This unit is to provide maintenance services for Latrobe City's | 5,119 |
| Maintenance | road, drainage, signage, footpath and tree networks and to | (2,752) |
| | Deliver cleansing services across the municipality, including footpath and street sweeping, public toilets, bus shelters, barbeques, rotundas and picnic shelters in accordance with specified standards and schedules. | 2,367 |
| Infrastructure | Provide Traffic Management and Asset Management planning, | 1,540 |
| Planning | advice and services for Latrobe City in accordance with statutory | (400) |
| | and regulatory timeframes. | 1,140 |
| Local Laws | Deliver customer focussed Local Law services across the | 2,538 |
| | municipality in accordance with Local Law No. 2 and other | (1,696) |
| | relevant legislation. | 843 |
| Major Projects | Deliver major infrastructure projects from the Annual Capital | 829 |
| | Works Program. | 0 |
| | | 829 |

Page 13 of 105

| | 2022/23 B Services & Service Performance Indi | 0 |
|--------------|--|---------------------|
| Property and | Administer property management, advice and services of | 742 |
| Statutory | Latrobe City Council. | (237) 505 |
| Tourism | Proactively and strategically provide a quality visitor service, | 344 |
| | support the delivery of events, maintain the tourism website and | (5) |
| | promote a positive image of Latrobe City. | 339 |
| Urban Growth | Develop, assess and coordinate the implementation of | 391 |
| | Development Plans and Development Contribution Plans for | 0 |
| | growth areas of Latrobe City. | 391 |
| Total | | 20,942 |

Major Initiatives

MI6) Moe Revitalisation Project - Stage 2 commencement of construction works.

| Service | Indicator | Performance Measure | Computation |
|----------------------|-------------------|--|--|
| Roads | Satisfaction | Satisfaction with sealed local roads (Community satisfaction rating out of 100 with how Council has performed on the condition of sealed local roads) | Community satisfaction rating out of 100 with how Council has performed on the condition of sealed local roads. |
| Animal management | Health and safety | Animal management prosecutions (Number of successful animal management prosecutions) | Number of successful animal management prosecutions |

Page 14 of 105

2.6 Objective 6 : Council Capabilities

To achieve our objective the services, initiatives, major initiatives and service performance indicators for each business area are described below.

| | | Expenditure |
|-------------------|---|-------------|
| Business Area | Description of services provided | (Revenue |
| | | Net Cos |
| <u> </u> | | \$'000 |
| Communications | Provide communications, marketing and public relations services | 964 |
| | on behalf of Latrobe City Council. | |
| Performance & | Administer corporate planning and reporting of Latrobe City | 1,350 |
| Innovation | Council and implement Council's innovation and continuous | 1,000 |
| | improvement programs. | 1,350 |
| Mayoral & | Council Operations, provision of support services to Councillors, | 642 |
| Council Support | deliver civic functions and events across for Latrobe City Council. | C |
| | · | 642 |
| Governance | Council meeting management, Freedom of Information, internal | 895 |
| | audit, committee management, statutory registers and legal | (58) |
| | support functions. | 837 |
| Financial | Administer financial management, advice and services of | 3,617 |
| Services | Latrobe City Council, administer procurement processes for | (403) |
| | goods and services within Latrobe City Council, administer | 3,214 |
| | payroll for Latrobe City Council staff and administer the database of properties within Latrobe City Council, including property | |
| | valuation and municipal rate collection. | |
| Information | Maintain the Latrobe City Council IT network infrastructure, | 4,497 |
| Services | assets, purchasing and licences and provide an effective secure | 1, 107 C |
| | environment for storage and disaster recovery. Develop and | 4,497 |
| | maintain a Geographical Information System (GIS) for broad use | |
| | by the organisation. Maintain corporate information and Council | |
| | documentation and information applications in accordance with | |
| | regulatory guidelines. | |
| Office of the CEO | Actively participate in the Gippsland Local Government Network. | 714 |
| | | C |
| | | 714 |
| People & | To provide advice, education and support to ensure the success | 2,757 |
| Development | of the organisation through effective leadership, resourcing and | (91) |
| | people management initiatives. To deliver a variety of learning | 2,666 |
| | initiatives and develop the knowledge, skills and confidence of | |
| <u> </u> | our people. | 0.000 |
| Risk and | Provide Latrobe City Council with risk management support and | 2,082 |
| Compliance | advice, coordinate Occupational Health and Safety | (1) |
| | responsibilities and develop and implement a compliance framework. Administer Freedom of Information requests, | 2,082 |
| | Information Privacy requirements, maintain public registers, | |
| | policies, audit activities and electoral functions for Latrobe City | |
| | Council. | |
| Total | | 16,966 |

Page 15 of 105

Service Performance Outcome Indicators

| Service | Indicator | Performance Measure | Computation |
|------------|-----------------|--|---|
| Governance | Satisfaction | Satisfaction with Council decisions (Community satisfaction rating out of 100 with how Council has performed in making decisions in the interests of the community) | Community satisfaction rating out of 100 with how Council has performed in making decisions in the interests of the community |
| | Decision making | Council planning decisions upheld at VCAT (Percentage of planning application decisions subject to review by VCAT and that were upheld in favour of the Council) | [Number of VCAT decisions that upheld Council's decision in relation to a planning application / Number of decisions in relation to planning applications subject to review by VCAT] x100 |

Page 16 of 105

2.10 Performance statement

The service performance indicators detailed in the preceding pages will be reported on within the Performance Statement which is prepared at the end of the year as required by section 132 of the Act and included in the 2020/21 Annual Report. The Performance Statement will also include reporting on prescribed indicators of financial performance (outlined in section 5) and sustainable capacity, which are not included in this budget report. The full set of prescribed performance indicators are audited each year by the Victorian Auditor General who issues an audit opinion on the Performance Statement. The major initiatives detailed in the preceding pages will be reported in the Annual Report in the form of a statement of progress in the report of operations.

2.11 Reconciliation with budgeted operating result

| | Net Cost/ | | |
|--|-------------|-------------|------------|
| | (Revenue) | Expenditure | Revenue |
| | \$'000 | \$'000 | \$'000 |
| Smart | 7,863 | 23,157 | (15,293) |
| Creative | 2,827 | 3,652 | (825) |
| | 2,027 | 0,002 | (020) |
| Healthy | 13,782 | 18,781 | (4,998) |
| Sustainable | 10,568 | 13,733 | (3,165) |
| Connected | 20,942 | 26,201 | (5,258) |
| Council Capabilities | 16,966 | 17,519 | (552) |
| | 10,000 | ,0.10 | (002) |
| Total | 72,950 | 103,042 | (\$30,092) |
| | | | |
| Expenses added in: | | | |
| Depreciation and amortisation | 32,553 | | |
| Finance costs | 421 | | |
| Deficit before funding sources | 105,924 | | |
| Funding sources added in: | | | |
| Rates & charges revenue | (\$73,380) | | |
| Waste charge revenue | (\$15,239) | | |
| Capital Grants & Contributions | (\$5,300) | | |
| Victoria Grants Commission General Purpose funding | (\$10,392) | | |
| Developer contributions | (\$4,070) | | |
| Interest income | (\$750) | | |
| Total funding sources | (\$109,131) | | |
| Operating (surplus)/deficit for the year | (\$3,207) | | |

3. Financial Statements

This section presents information in regard to the Financial Statements and Statement of Human Resources. The budget information for the year 2022/23 has been supplemented with projections to 2025/26.

This section includes the following financial statements in accordance with the Local Government Act 2020 and the Local Government (Planning and Reporting) regulations 2020.

Comprehensive Income Statement Balance Sheet Statement of Changes in Equity Statement of Cash Flows Statement of Capital Works Statement of Human Resources

Page 18 of 105

3.1 Comprehensive Income Statement

For the four years ending 30 June 2026

| | | Forecast Actual | Budget | | Projections | |
|--|--------|--------------------|---------|---------|-------------|---------|
| | | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 |
| | Notes | \$'000 | \$'000 | \$'000 | \$'000 | \$'000 |
| Income | | + •••• | + | + | + • • • • | + •••• |
| Rates and charges | 4.1.1 | 84,470 | 88,619 | 90,891 | 93,109 | 95,321 |
| Statutory fees & fines | 4.1.2 | 2,752 | 2,710 | 2,764 | 2,819 | 2,876 |
| User fees | 4.1.3 | 10,824 | 10,712 | 10,926 | 11,145 | 11,368 |
| Grants - Operating | 4.1.4 | 30,031 | 24,462 | 24,707 | 24,954 | 25,203 |
| Grants - Capital | 4.1.4 | 19,182 | 5,300 | 1,700 | 1,700 | 1,700 |
| Contributions - Monetary | 4.1.5 | 458 | 90 | 92 | 94 | 96 |
| Contributions - Non-Monetary | 4.1.5 | 4,000 | 4,070 | 4,151 | 4,234 | 4,319 |
| Net gain on disposal of property, infrastructure, | | - | - | - | - | - |
| plant & equipment | | | | | | |
| Other Income | 4.1.6 | 6,731 | 3,350 | 3,413 | 3,475 | 3,540 |
| Total income | - | 158,448 | 139,313 | 138,644 | 141,530 | 144,423 |
| Expenses | | | | | | |
| Employee costs | 4.1.7 | 67.898 | 59,303 | 59,735 | 60,928 | 62,145 |
| Materials and services | 4.1.8 | 52,302 | 39,708 | , | 41,093 | 41,915 |
| Depreciation | 4.1.9 | 30,226 | 31,782 | 32,346 | 32,921 | 33,507 |
| Amortisation - intangible assets | 4.1.10 | 93 | 733 | 733 | 733 | 733 |
| Amortisation - right of use assets | 4.1.11 | 38 | 38 | 37 | 23 | 23 |
| Bad and doubtful debts | | 12 | 4 | 10 | 11 | 12 |
| Borrowing Costs | | 306 | 421 | 380 | 340 | 299 |
| Finance Costs - leases | | 28 | 27 | 27 | 26 | 25 |
| Other Expenses | 4.1.12 | 4,295 | 4,090 | 4,171 | 4,255 | 4,341 |
| Total expenses | - | 155,198 | 136,106 | 137,879 | 140,330 | 143,000 |
| Surplus (deficit) for the year | - | 3,250 | 3,207 | 765 | 1,200 | 1,423 |
| Other communication in come | | | | | | |
| Other comprehensive income Net Asset Revaluation movement | | 25,686 | 26,665 | 27,435 | 27,871 | 28,335 |
| Total comprehensive result | - | 28,936 | 29,872 | 28,200 | 29,071 | 29,758 |

Page 19 of 105

3.2 Balance Sheet

For the four years ending 30 June 2026

| | | Forecast | | | | |
|---|-------|-----------|-----------|--------------------|-------------|-----------|
| | | Actual | Budget | | Projections | |
| | | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 |
| | Notes | \$'000 | \$'000 | \$'000 | \$'000 | \$'000 |
| Current assets | | | | | | |
| Cash and cash equivalents | | 15,785 | 17,630 | 18,104 | 20,199 | 24,447 |
| Trade and other receivables | | 6,000 | 6,121 | 7,058 | 7,242 | 7,388 |
| Other financial assets | | 49,800 | 41,800 | 44,935 | 48,305 | 48,305 |
| Other Assets | | 4,800 | 4,800 | 4,800 | 4,800 | 4,800 |
| Total current assets | 4.2.1 | 76,385 | 70,351 | 74,897 | 80,546 | 84,940 |
| Non-current assets | | | | | | |
| Other financial assets | | 2 | 2 | 2 | 2 | 2 |
| Property, infrastructure, plant and equipment | | 1,333,243 | 1,371,747 | 1,392,217 | 1,414,101 | 1,434,618 |
| Right-of-use assets | 4.2.4 | 646 | 637 | 600 | 577 | 554 |
| Intangible assets | | - | 1,467 | 734 | 2 | 1,468 |
| Total non-current assets | 4.2.1 | 1,333,891 | 1,373,853 | 1,393,553 | 1,414,682 | 1,436,642 |
| Total assets | | 1,410,276 | 1,444,204 | 1,468,450 | 1,495,228 | 1,521,582 |
| | | | | | | |
| Current liabilities | | | | | | |
| Trade and other payables | | 9,501 | 9,691 | 9,720 | 10,022 | 10,322 |
| Trust funds & deposits | | 3,500 | 3,570 | 3,641 | 3,714 | 3,789 |
| Unearned income/revenue | | 8,000 | 5,000 | 5,000 | 5,000 | 5,000 |
| Provisions | | 14,495 | 16,336 | 14,267 | 14,434 | 16,201 |
| Interest bearing liabilities | 4.2.3 | 2,481 | 2,411 | 2,625 | 6,016 | 2,707 |
| Lease liabilities | 4.2.4 | 14 | 14 | 15 | 15 | 16 |
| Total current liabilities | 4.2.2 | 37,991 | 37,022 | 35,268 | 39,201 | 38,035 |
| Non-current liabilities | | | | | | |
| Provisions | | 10,468 | 10,117 | 10,744 | 10,550 | 11,035 |
| Interest bearing liabilities | 4.2.3 | 12,733 | 18,123 | 15,312 | 9,296 | 6,589 |
| Lease liabilities | 4.2.4 | 663 | 649 | 633 | 617 | 601 |
| Total non-current liabilities | 4.2.2 | 23,864 | 28,889 | 26,689 | 20,463 | 18,225 |
| Total liabilities | | 61,855 | 65,911 | 61,957 | 59,664 | 56,260 |
| Net assets | | 1,348,421 | 1,378,293 | 1,406,493 | 1,435,564 | 1,465,322 |
| | | | | | | |
| Equity | | 910 900 | 916 010 | 916 605 | 817,791 | 010 110 |
| Accumulated surplus | | 812,826 | 816,012 | 816,685 589,808 | , | 819,118 |
| Reserves | | 535,595 | 562,281 | | 617,773 | 646,204 |
| Total equity | | 1,348,421 | 1,378,293 | 1,406,493 | 1,435,564 | 1,465,322 |

Page 20 of 105

3.3 Statement of Changes in Equity

For the four years ending 30 June 2026

| | Notes | Total \$'000 | Accumulated Surplus \$'000 | Revaluation Reserve \$'000 | Other Reserves \$'000 |
|---|-----------------------|--------------------|----------------------------------|----------------------------------|-----------------------------|
| 2022 Forecast Actual Balance at beginning of the financial year Surplus for the year | | 1,319,485 3,250 | 810,014 3,250 | 504,846 | 4,625 |
| Net asset revaluation increment Transfer to other reserves Transfer from other reserves | | 25,686 | (440) | 25,686 - | - 440 (2) |
| Balance at end of the financial year | | 1,348,421 | 812,826 | 530,532 | (2) 5,063 |
| 2023 | | 1 0 10 101 | 010 000 | 500 500 | 5 000 |
| Balance at beginning of the financial year Surplus for the year | | 1,348,421 3,207 | 812,826 3,207 | 530,532 - | 5,063 |
| Net asset revaluation increment Transfer to other reserves | 4.3.1 | 26,665 - | - (90) | 26,665 - | - 90 |
| Transfer from other reserves Balance at end of the financial year | 4.3.1 4.3.2 | 1,378,293 | 69 816,012 | - 557,197 | (69) 5,084 |
| 2024 | | | | | |
| Balance at beginning of the financial year Deficit for the year | | 1,378,293 765 | 816,012 765 | 557,197 - | 5,084 |
| Net asset revaluation increment Transfer to other reserves | | 27,435 | (92) | 27,435 | - 92 |
| Transfer from other reserves Balance at end of the financial year | | 1.406.493 | 816,685 | 584.632 | 5,176 |
| 2025 | | .,, | 010,000 | | •,• |
| Balance at beginning of the financial year | | 1,406,493 | 816,685 | 584,632 | 5,176 |
| Surplus for the year Net asset revaluation increment | | 1,200 27,871 | 1,200 | - 27,871 | - |
| Transfer to other reserves Transfer from other reserves | | - | (94) | - | 94 |
| Balance at end of the financial year | | 1,435,564 | 817,791 | 612,503 | 5,270 |
| 2026 Balance at beginning of the financial year | | 1,435,564 | 817,791 | 612,503 | 5,270 |
| Surplus for the year Net asset revaluation increment | | 1,423 28,335 | 1,423 | 28,335 | - |
| Transfer to other reserves Transfer from other reserves | | - | (96) | - | 96 |
| Balance at end of the financial year | | 1,465,322 | 819,118 | 640,838 | 5,366 |

Page 21 of 105

3.4 Statement of Cash Flows

For the four years ending 30 June 2026

| | | Forecast Actual | Budget | | Projections | |
|--|----------|--------------------|------------|------------|-------------|------------|
| | | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 |
| | Notes | \$'000 | \$'000 | \$'000 | \$'000 | \$'000 |
| | | Inflows | Inflows | Inflows | Inflows | Inflows |
| | | (Outflows) | (Outflows) | (Outflows) | (Outflows) | (Outflows) |
| Cash flows from operating activities | | . , | . , | , , | . , | . , |
| Rates and charges | | 84,011 | 88,499 | 90,436 | 92,958 | 95,184 |
| Statutory fees & fines | | 2,800 | 2,800 | 3,026 | 3,097 | 3,160 |
| User Fees | | 10,776 | 10,622 | 11,963 | 12,243 | 12,490 |
| Grants - operating | | 27,000 | 24,463 | 24,678 | 24,949 | 25,199 |
| Grants - capital | | 12,968 | 5,300 | 1,698 | 1,700 | 1,700 |
| Contributions - monetary | | 458 | 90 | 92 | 94 | 96 |
| Interest received | | 294 | 250 | 250 | 250 | 250 |
| Trust funds and deposits taken | | 12,765 | 13,050 | 13,688 | 13,962 | 14,241 |
| Other Receipts | | 6,437 | 3,098 | 3,461 | 3,543 | 3,614 |
| Net GST refund/payment | | 4,000 | 3,500 | 4,108 | 4,645 | 4,582 |
| Employee costs | | (67,515) | (59,046) | (59,464) | (60,535) | (61,761) |
| Materials and services | | (62,240) | (46,586) | (44,467) | (45,038) | (45,929) |
| Short-term, low value and variable lease payme | nts | (60) | (60) | (60) | (60) | (60) |
| Trust funds and deposits repaid | | (13,044) | (13,350) | (13,617) | (13,889) | (14,167) |
| Other payments | - | (4,090) | (4,090) | (5,813) | (4,478) | (4,489) |
| Net cash provided by operating activities | 4.4.1 | 14,560 | 28,540 | 29,979 | 33,441 | 34,110 |
| | | | | | | |
| Cash flows from investing activities | | (50.005) | (10.044) | (00.040) | (05 5 4 4) | (0,4,00,4) |
| Payments for property, infrastructure, plant and equipment | | (59,095) | (40,041) | (23,913) | (25,541) | (24,091) |
| Proceeds from sale of property, infrastructure, p equipment | lant and | 1,236 | 490 | 561 | 572 | 584 |
| Payments for investments | | (100,000) | (80,000) | (83,135) | (83,370) | (80,000) |
| Proceeds from sale of investments | | 121,000 | 88,000 | 80,000 | 80,000 | 80,000 |
| Net cash used in investing activities | 4.4.2 | (36,859) | (31,551) | (26,487) | (28,339) | (23,507) |
| Cash flows from financing activities | | | | | | |
| Finance costs | | (307) | (422) | (380) | (340) | (299) |
| Proceeds from borrowings | | (007) | 7,800 | (000) | (0+0) | (200) |
| Repayment of borrowings | | (1,459) | (2,481) | (2,597) | (2,625) | (6,016) |
| Interest paid - lease liability | | (1,100) | (27) | (27) | (26) | (25) |
| Repayment of lease liabilities | | (27) | (14) | (14) | (16) | (15) |
| Net cash used in financing activities | 4.4.3 | (1,821) | 4,856 | (3,018) | (3,007) | (6,355) |
| Net increase/(decrease) in cash & cash | | (24,120) | 1,845 | 474 | 2,095 | 4,248 |
| equivalents | | | | | | |
| Cash & cash equivalents at beginning of year | | 39,905 | 15,785 | 17,630 | 18,104 | 20,199 |
| Cash & cash equivalents at end of year | - | 15,785 | 17,630 | 18,104 | 20,199 | 24,447 |

3.5 Statement of Capital Works

For the four years ending 30 June 2026

| | | Forecast | | | | |
|--|-------|----------|---------|---------|-------------|---------|
| | | Actual | Budget | | Projections | |
| | | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 |
| | Notes | \$'000 | \$'000 | \$'000 | \$'000 | \$'000 |
| Property | | | | | | |
| Land | | 255 | 0 | 0 | 0 | 0 |
| Buildings | | 21,017 | 5,563 | 3,422 | 3,421 | 3,949 |
| Heritage Buildings | | 379 | 0 | 0 | 0 | 0 |
| Total property | | 21,651 | 5,563 | 3,422 | 3,421 | 3,949 |
| Plant and Equipment | | | | | | |
| Plant, Machinery & Equipment | | 3,306 | 2,391 | 2,043 | 2.084 | 2,125 |
| Fixtures, Fittings & Furniture | | 149 | 2,001 | 74 | 76 | 2,120 |
| Computers & Telecommunications | | 1,936 | 600 | 637 | 649 | 662 |
| Artworks | | 28 | 15 | 16 | 16 | 17 |
| Total Plant and Equipment | | 5,419 | 3,076 | 2,770 | 2,825 | 2,881 |
| | | | · · | | | |
| Infrastructure | | | | | | |
| Roads | | 16,850 | 15,440 | 10,772 | 11,008 | 11,193 |
| Bridges | | 855 | 415 | 478 | 487 | 497 |
| Footpaths & Cycleways | | 1,839 | 1,155 | 1,311 | 1,337 | 1,364 |
| Drainage | | 1,322 | 1,784 | 557 | 568 | 580 |
| Recreational, Leisure & Community Facilities | | 762 | 73 | 413 | 433 | 442 |
| Waste Management | | 3,802 | 550 | 1,061 | 2,165 | 0 |
| Parks, Open Space & Streetscapes | | 1,337 | 7,930 | 690 | 704 | 718 |
| Aerodromes | | 0 | - | 0 | 0 | 0 |
| Off Street Carparks | | 4,601 | 455 | 265 | 271 | 276 |
| Other Infrastructure | | 657 | 3,600 | 0 | 0 | 0 |
| Total Infrastructure | | 32,025 | 31,402 | 15,547 | 16,973 | 15,070 |
| Total capital works expenditure | 4.5.1 | 59,095 | 40,041 | 21,739 | 23,219 | 21,900 |
| | | | | | | |
| Represented by: | | | | | | |
| New asset expenditure | | 22,775 | 11,915 | 462 | 470 | 480 |
| Asset renewal expenditure | | 31,029 | 20,098 | 21,278 | 22,749 | 21,420 |
| Asset expansion expenditure | | 187 | 0 | 0 | 0 | 0 |
| Asset upgrade expenditure | | 5,104 | 7,923 | 0 | 0 | 0 |
| Total capital works expenditure | 4.5.1 | 59,095 | 39,936 | 21,740 | 23,219 | 21,900 |
| | | | | | | |
| Funding sources represented by: | | | | | | |
| Grants | | 21,689 | 5,300 | 1,700 | 1,700 | 1,700 |
| Contributions | | 1 | 0 | 0 | 0 | 0 |
| Council cash | | 37,405 | 26,941 | 20,040 | 21,519 | 20,200 |
| Borrowings | | 0 | 7,800 | 0 | 0 | 0 |
| Total capital works expenditure | 4.5.1 | 59,095 | 40,041 | 21,740 | 23,219 | 21,900 |

Page 23 of 105

3.6 Statement of Human Resources

For the four years ending 30 June 2026

| | Forecast Actual | Budget | | Projections | |
|----------------------------|--------------------|---------|---------|-------------|---------|
| | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 |
| | \$'000 | \$'000 | \$'000 | \$'000 | \$'000 |
| Staff expenditure | | | | | |
| Employee costs - operating | 67,898 | 59,303 | 59,735 | 60,928 | 62,145 |
| Employee costs - capital | 1,873 | 839 | 854 | 871 | 888 |
| Total staff expenditure | 69,771 | 60,142 | 60,589 | 61,799 | 63,033 |
| | FTE | FTE | FTE | FTE | FTE |
| Staff numbers | | | | | |
| Employees | 629.8 | 576.0 | 574.2 | 574.5 | 574.7 |
| Total staff numbers | 629.8 | 576.0 | 574.2 | 574.5 | 574.7 |

A summary of human resources expenditure categorised according to the organisational structure of Council is included below:

| | | | Comprises | |
|---------------------------------------|-----------------------------|---------------------|---------------------|------------------|
| Division | Budget 2022/23 \$'000 | Full Time \$'000 | Part Time \$'000 | Casual \$'000 |
| Office of the CEO | 673 | 572 | 101 | 0 |
| Regional City Strategy and Transition | 5,013 | 3,980 | 1,013 | 20 |
| Organisational Performance | 7,848 | 6,799 | 1,044 | 6 |
| Regional City Planning and Assets | 15,607 | 14,996 | 611 | 0 |
| Community Health and Wellbeing | 28,022 | 10,395 | 15,180 | 2,447 |
| Total permanent staff expenditure | 57,163 | 36,742 | 17,948 | 2,473 |
| Other employee related expenditure | 2,140 | | | |
| Capitalised labour costs | 839 | | | |
| Total expenditure | 60,142 | | | |

A summary of the number of full time equivalent (FTE) Council staff in relation to the above expenditure is included below:

| | | | Comprises | |
|---------------------------------------|---------|-----------|-----------|--------|
| Division | Budget | | | |
| | 2022/23 | Full Time | Part Time | Casual |
| Office of the CEO | 4.0 | 3.0 | 1.0 | 0.0 |
| Regional City Strategy and Transition | 44.4 | 33.6 | 10.6 | 0.2 |
| Organisational Performance | 69.9 | 58.6 | 11.2 | 0.1 |
| Regional City Planning and Assets | 150.9 | 145.6 | 5.3 | 0.0 |
| Community Health and Wellbeing | 298.5 | 92.0 | 186.9 | 19.7 |
| Total permanent staff | 567.7 | 332.8 | 214.9 | 20.0 |
| Capitalised staff | 8.4 | | | |
| Total staff | 576.0 | | | |
| | | | | |

Page 24 of 105

Summary of Planned Human Resources Expenditure

For the four years ended 30 June 2026

| | 2022/23 \$'000 | 2023/24 \$'000 | 2024/25 \$'000 | 2025/26 \$'000 |
|---|-------------------|-------------------|-------------------|-------------------|
| Office of the CEO | | | | |
| Permanent - Full time | 573 | 582 | 593 | 605 |
| Female | 218 | 221 | 226 | 230 |
| Male | 355 | 360 | 368 | 375 |
| Self-described gender | 0 | 0 | 0 | 0 |
| Vacant | 0 | 0 | 0 | 0 |
| Permanent - Part time | 100 | 102 | 104 | 106 |
| Female | 100 | 102 | 104 | 106 |
| Male | 0 | 0 | 0 | 0 |
| Self-described gender | 0 | 0 | 0 | 0 |
| Vacant | 0 | 0 | 0 | 0 |
| Total Office of the CEO | 673 | 683 | 697 | 711 |
| Regional City Strategy and Transition | | | | |
| Permanent - Full time | 3,979 | 4,039 | 4,119 | 4,202 |
| Female | 1,790 | 1,817 | 1,853 | 1,890 |
| Male | 1,000 | 1,015 | 1,035 | 1,056 |
| Self-described gender | 0 | 0 | 0 | 0 |
| Vacant | 1,189 | 1,207 | 1,231 | 1,256 |
| Permanent - Part time | 1,014 | 1,029 | 1,050 | 1,071 |
| Female | 660 | 670 | 683 | 697 |
| Male | 179 | 182 | 185 | 189 |
| Self-described gender | 0 | 0 | 0 | 0 |
| Vacant | 175 | 178 | 181 | 185 |
| Total Regional City Strategy and Transition | 4,993 | 5,068 | 5,169 | 5,273 |
| Organisational Performance | | | | |
| Permanent - Full time | 6,798 | 6,900 | 7,038 | 7,179 |
| Female | 3,160 | 3,207 | 3,272 | 3,337 |
| Male | 3,315 | 3,365 | 3,432 | 3,501 |
| Self-described gender | 0 | 0,000 | 0,102 | 0,001 |
| Vacant | 323 | 328 | 334 | 341 |
| Permanent - Part time | 1.044 | 1,060 | 1,081 | 1,102 |
| Female | 923 | 937 | 956 | 975 |
| Male | 12 | 12 | 12 | 13 |
| Self-described gender | 0 | 0 | 0 | 0 |
| Vacant | 109 | 111 | 113 | 115 |
| Total Organisational Performance | 7,842 | 7,960 | 8,119 | 8,281 |
| Regional City Planning and Assets | | ., | -, | -, |
| Permanent - Full time | 14,996 | 15,221 | 15,525 | 15,836 |
| Female | | , | 2,993 | |
| | 2,891 | 2,934 | , | 3,053 |
| Male Cate described wooden | 9,599 | 9,743 | 9,938 | 10,137 |
| Self-described gender | 0 | 0 | 0 | 0 |
| Vacant Permanant Part time | 2,506 | 2,544 | 2,594 | 2,646 |
| Permanent - Part time | 611 | 620 | 633 | 645 |
| Female | 355 | 360 | 368 | 375 |
| | 151 | 153 | 156 | 159 |
| Self-described gender | 0 | 0 | 0 | 0 |
| Vacant | 105 | 107 | 109 | 111 |
| Total Regional City Planning and Assets | 15,607 | 15,841 | 16,158 | 16,481 |

Page 25 of 105

| 2022 /2 | 23 Bu | Idget |
|--------------------|-------|-------|
| Financial S | tatem | ients |

| | 2021/22 \$'000 | 2022/23 \$'000 | 2023/24 \$'000 | 2024/25 \$'000 |
|--|-------------------|-------------------|-------------------|-------------------|
| Community Health and Wellbeing | | | | |
| Permanent - Full time | 10,396 | 10,236 | 10,441 | 10,650 |
| Female | 6,734 | 6,519 | 6,650 | 6,783 |
| Male | 2,454 | 2,491 | 2,541 | 2,591 |
| Self-described gender | 0 | 0 | 0 | 0 |
| Vacant | 1,208 | 1,226 | 1,251 | 1,276 |
| Permanent - Part time | 15,179 | 14,887 | 15,185 | 15,488 |
| Female | 13,652 | 13,465 | 13,734 | 14,009 |
| Male | 472 | 423 | 432 | 440 |
| Self-described gender | 0 | 0 | 0 | 0 |
| Vacant | 1,055 | 999 | 1,019 | 1,039 |
| Total Community Health and Wellbeing | 25,575 | 25,123 | 25,626 | 26,138 |
| Casuals, temporary and other expenditure | 4,613 | 5,060 | 5,159 | 5,261 |
| Capitalised labour costs | 839 | 854 | 871 | 888 |
| Total staff expenditure | 60,142 | 60,589 | 61,798 | 63,033 |

| | 2021/22 FTE | 2022/23 FTE | 2023/24 FTE | 2024/25 FTE |
|---|----------------|----------------|----------------|----------------|
| Office of the CEO | | | | |
| Permanent - Full time | 3.0 | 3.0 | 3.0 | 3.0 |
| Female | 2.0 | 2.0 | 2.0 | 2.0 |
| Male | 1.0 | 1.0 | 1.0 | 1.0 |
| Self-described gender | 0.0 | 0.0 | 0.0 | 0.0 |
| Vacant | 0.0 | 0.0 | 0.0 | 0.0 |
| Permanent - Part time | 1.0 | 1.0 | 1.0 | 1.0 |
| Female | 1.0 | 1.0 | 1.0 | 1.0 |
| Male | 0.0 | 0.0 | 0.0 | 0.0 |
| Self-described gender | 0.0 | 0.0 | 0.0 | 0.0 |
| Vacant | 0.0 | 0.0 | 0.0 | 0.0 |
| Total Office of the CEO | 4.00 | 4.0 | 4.0 | 4.0 |
| Regional City Strategy and Transition | | | | |
| Permanent - Full time | 33.0 | 33.0 | 33.0 | 33.0 |
| Female | 15.0 | 15.0 | 15.0 | 15.0 |
| Male | 9.0 | 9.0 | 9.0 | 9.0 |
| Self-described gender | 0.0 | 0.0 | 0.0 | 0.0 |
| Vacant | 9.0 | 9.0 | 9.0 | 9.0 |
| Permanent - Part time | 11.2 | 11.2 | 11.2 | 11.2 |
| Female | 6.7 | 6.7 | 6.7 | 6.7 |
| Male | 2.5 | 2.5 | 2.5 | 2.5 |
| Self-described gender | 0.0 | 0.0 | 0.0 | 0.0 |
| Vacant | 2.0 | 2.0 | 2.0 | 2.0 |
| Total Regional City Strategy and Transition | 44.21 | 44.21 | 44.21 | 44.21 |

Page 26 of 105

| | 2021/22 FTE | 2022/23 FTE | 2023/24 FTE | 2024/25 FTE |
|---|----------------|----------------|----------------|----------------|
| Organisational Performance | | | | |
| Permanent - Full time | 58.0 | 58.0 | 58.0 | 58.0 |
| Female | 28.0 | 28.0 | 28.0 | 28.0 |
| Male | 27.0 | 27.0 | 27.0 | 27.0 |
| Self-described gender | 0.0 | 0.0 | 0.0 | 0.0 |
| Vacant | 3.0 | 3.0 | 3.0 | 3.0 |
| Permanent - Part time | 11.8 | 11.8 | 11.8 | 11.8 |
| Female | 9.6 | 9.6 | 9.6 | 9.6 |
| Male | 0.4 | 0.4 | 0.4 | 0.4 |
| Self-described gender | 0.0 | 0.0 | 0.0 | 0.0 |
| Vacant | 1.8 | 1.8 | 1.8 | 1.8 |
| Total Organisational Performance | 69.78 | 69.8 | 69.8 | 69.8 |
| Regional City Planning and Assets | | | | |
| Permanent - Full time | 146.0 | 146.0 | 146.0 | 146.0 |
| Female | 26.0 | 26.0 | 26.0 | 26.0 |
| Male | 94.0 | 94.0 | 94.0 | 94.0 |
| Self-described gender | 0.0 | 0.0 | 0.0 | 0.0 |
| Vacant | 26.0 | 26.0 | 26.0 | 26.0 |
| Permanent - Part time | 4.9 | 4.9 | 4.9 | 4.9 |
| Female | 3.0 | 3.0 | 3.0 | 3.0 |
| Male | 1.1 | 1.1 | 1.1 | 1.1 |
| Self-described gender | 0.0 | 0.0 | 0.0 | 0.0 |
| Vacant | 0.8 | 0.8 | 0.8 | 0.8 |
| Total Regional City Planning and Assets | 150.85 | 150.85 | 150.85 | 150.85 |
| Community Health and Wellbeing | | | | |
| Permanent - Full time | 91.0 | 88.0 | 88.0 | 88.0 |
| Female | 59.0 | 56.0 | 56.0 | 56.0 |
| Male | 22.0 | 22.0 | 22.0 | 22.0 |
| Self-described gender | 0.0 | 0.0 | 0.0 | 0.0 |
| Vacant | 10.0 | 10.0 | 10.0 | 10.0 |
| Permanent - Part time | 187.8 | 187.8 | 187.8 | 187.8 |
| Female | 168.1 | 168.1 | 168.1 | 168.1 |
| Male | 5.9 | 5.9 | 5.9 | 5.9 |
| Self-described gender | 0.0 | 0.0 | 0.0 | 0.0 |
| Vacant | 13.8 | 13.8 | 13.8 | 13.8 |
| Total Community Health and Wellbeing | 278.82 | 275.8 | 275.8 | 275.8 |
| Casuals and temporary staff | 20.00 | 20.00 | 20.00 | 20.00 |
| Capitalised labour | 8.4 | 8.4 | 8.4 | 8.4 |
| Total staff numbers | 576.1 | 573.1 | 573.1 | 573.1 |

Page 27 of 105

4. Notes to the financial statements

This section presents detailed information on material components of the financial statements. Council needs to assess which components are material, considering the dollar amounts and nature of these components.

4.1 Comprehensive Income Statement

4.1.1 Rates and charges

Rates and charges are required by the Act and the Regulations to be disclosed in Council's budget.

As per the Local Government Act 2020, Council is required to have a Revenue and Rating Plan which is a four year plan for how Council will generate income to deliver the Council Plan, program and services and capital works commitments over a four-year period.

In developing the Budget, rates and charges were identified as an important source of revenue. Planning for future rate increases has therefore been an important component of the financial planning process. The Fair Go Rates System (FGRS) sets out the maximum amount councils may increase rates in a year. For 2022/23 the FGRS cap has been set at 1.75%. The cap applies to both general rates and municipal charges and is calculated on the basis of council's average rates and charges.

The level of required rates and charges has been considered in this context, with reference to Council's other sources of income and the planned expenditure on services and works to be undertaken for the community.

To achieve these objectives while maintaining service levels and a strong capital expenditure program, the average general rate and the municipal charge will increase by 1.75% in line with the rate cap.

Waste charges are set to rise by \$31.70 or 8.3% per standard set of 3 bins. The increase incorporates the increase in the State Government Landfill Levy imposed on council, increasing costs of waste processing, management of illegal dumping and an expansion of the existing waste coupon and kerbside hard waste collection service.

Payments made in lieu of rates under the Electricity Act and rating agreements are tied to current year (March) CPI levels rather than forecasted levels.

This will raise total rates and charges for 2022/23 to \$88.62 million.

Page 28 of 105

4.1.1(a) The reconciliation of the total rates and charges to the Comprehensive Income Statement is as follows:

| | 2021/22 Forecast Actual \$'000 | 2022/23 Budget \$'000 | Change \$'000 | % |
|------------------------------------|---|--------------------------|------------------|---------|
| General Rates* | 56,185 | 58,695 | 2,511 | 4.5% |
| Municipal Charges* | 5,515 | 5,723 | 209 | 3.8% |
| Garbage Charges | 12,865 | 14,089 | 1,224 | 9.5% |
| Landfill Levy | 890 | 1,150 | 260 | 29.3% |
| Cultural & Recreational Land Rates | 88 | 78 | (10) | (10.9%) |
| Payments in lieu of rates | 8,042 | 8,365 | 323 | 4.0% |
| Supplementary rates & charges | 887 | 518 | (369) | (41.6%) |
| Total rates and charges | 84,470 | 88,619 | 4,149 | 4.9% |

* These items are subject to the rate cap established under the FGRS

4.1.1(b) The rate in the dollar to be levied as general rates under section 158 of the Act for each type or class of land compared with the previous financial year

| Type or class of land | 2021/22 | 2022/23 | Change |
|--|-------------|-------------|---------|
| Type of class of land | cents/\$CIV | cents/\$CIV | |
| General rate for rateable residential properties | 0.00412036 | 0.00322058 | (21.8%) |
| General rate for rateable commercial properties | 0.00412036 | 0.00322058 | (21.8%) |
| General rate for rateable industrial properties | 0.00412036 | 0.00322058 | (21.8%) |
| General rate for rateable farm properties | 0.00309027 | 0.00241544 | (21.8%) |
| General rate for rateable derelict properties | 0.01236108 | 0.00966176 | (21.8%) |

4.1.1(c) The estimated total amount to be raised by general rates in relation to each type or class of land, and the estimated total amount to be raised by general rates, compared with the previous financial year

| Turne or close of land | 2021/22 | 2022/23 | Change | |
|--|---------|---------|--------|---------|
| Type or class of land | \$'000 | \$'000 | \$'000 | % |
| General | 53,628 | 55,943 | 2,315 | 4.3% |
| Farm | 2,530 | 2,732 | 202 | 8.0% |
| Derelict properties | 26 | 20 | (6) | (23.2%) |
| Total amount to be raised by general rates | 56,185 | 58,695 | 2,510 | 4.5% |

4.1.1(d)The number of assessments in relation to each type of class or land, and the total number of assessments, compared with the previous financial year.

| Turne or class of land | 2021/22 | 2022/23 | Change | |
|-----------------------------|---------|---------|--------|---------|
| Type or class of land | Number | Number | No. | % |
| General | 38,489 | 38,982 | 493 | 1.3% |
| Farm | 954 | 942 | (12) | (1.3%) |
| Derelict properties | 9 | 7 | (2) | (22.2%) |
| Total number of assessments | 39,452 | 39,931 | 479 | 1.2% |

4.1.1(e) The basis of valuation to be used is the Capital Improved Value (CIV).

4.1.1(f) The estimated total value of each type or class of land, and the estimated total value of land, compared with the previous financial year

| Type or class of land | 2021/22 | 2022/23 | Change | |
|-----------------------|------------|------------|-----------|-------|
| | \$'000 | \$'000 | \$'000 | % |
| General | 13,378,207 | 17,370,480 | 3,992,273 | 29.8% |
| Farm | 816,790 | 1,131,340 | 314,550 | 38.5% |
| Derelict properties | 1,658 | 2,043 | 385 | 23.2% |
| Total value of land | 14,196,655 | 18,503,863 | 4,307,208 | 30.3% |

4.1.1(g) The municipal charge under Section 159 of the Act compared with the previous financial year

| Type of Charge | Per Rateable Property 2021/22 \$ | Per Rateable Property 2022/23 \$ | Change \$ | % |
|----------------|---|---|--------------|------|
| Municipal | 142.00 | 144.00 | 2.00 | 1.4% |

4.1.1(h) The estimated total amount to be raised by municipal charges compared with the previous financial year

| Type of Charge | 2021/22 | 2022/23 | Change | |
|----------------|---------|---------|--------|------|
| | \$'000 | \$'000 | \$'000 | % |
| Municipal | 5,515 | 5,723 | 209 | 3.8% |

4.1.1(i) The rate or unit amount to be levied for each type of service rate or charge under Section 162 of the Act compared with the previous financial year

| Type of Charge | Per Rateable Property 2021/22 \$ | Per Rateable Property 2022/23 \$ | Change \$ | % |
|--------------------|---|---|--------------|-------|
| Garbage collection | 357.00 | 382.00 | 25.00 | 7.0% |
| Landfill levy | 24.80 | 31.50 | 6.70 | 27.0% |
| Total | 381.80 | 413.50 | 31.70 | 8.3% |

4.1.1(j) The estimated total amount to be raised by each type of service rate or charge, and the estimated total amount to be raised by service rates and charges, compared with the previous financial year

| Type of Charge | 2021/22 | 2022/23 | Change | |
|--------------------|---------|---------|--------|-------|
| | \$'000 | \$'000 | \$'000 | % |
| Garbage collection | 12,865 | 14,089 | 1,224 | 9.5% |
| Landfill levy | 890 | 1,150 | 260 | 29.3% |
| Total | 13,754 | 15,239 | 1,485 | 10.8% |

Where exemptions are granted, waste services will be charged for services utilised as follows:

| Type of Charge | Per Rateable Property 2021/22 \$ | Per Rateable Property 2022/23 \$ | Change \$ | % |
|----------------------------|---|---|--------------|--------|
| Garbage 120L Bin. | 229.00 | 264.00 | 35.00 | 15.3% |
| Garbage 240L Bin | 337.00 | 389.00 | 52.00 | 15.4% |
| Garbage 240L Bin - Special | 260.00 | 300.00 | 40.00 | 15.4% |
| Recycling | 78.00 | 77.00 - | 1.00 | -1.3% |
| Organics/Green Waste | 50.00 | 41.00 - | 9.00 | -18.0% |

4.1.1(k) The estimated total amount to be raised by all rates and charges compared with the previous financial year

| | 2021/22 \$'000 | 2022/23 \$'000 | Change \$'000 | % |
|------------------------------------|-------------------|-------------------|------------------|---------|
| General Rates | 56,185 | 58,695 | 2,511 | 4.5% |
| Municipal Charges | 5,515 | 5,723 | 209 | 3.8% |
| Garbage Charges | 12,865 | 14,089 | 1,224 | 9.5% |
| Landfill Levy | 890 | 1,150 | 260 | 29.3% |
| Cultural & Recreational Land Rates | 88 | 78 | (10) | (10.9%) |
| Payments in lieu of rates | 8,042 | 8,365 | 323 | 4.0% |
| Supplementary rates and charges | 887 | 518 | (369) | (41.6%) |
| Total Rates and charges | 84,470 | 88,619 | 4,149 | 4.9% |

4.1.1(I) Fair Go Rates System Compliance

Latrobe City Council is fully compliant with the State Government's Fair Go Rates System

| | 2021/22 | 2022/23 |
|---|------------------|------------------|
| Total Base Rates & Municipal Charge | \$ 60,787,404 | \$ 63,311,609 |
| Number of rateable properties | 39,452 | 39,931 |
| Base Average Rate | 1,540.79 | 1,585.53 |
| Maximum Rate Increase (set by the State Government) | 1.50% | 1.75% |
| Capped Average Rate | \$ 1,563.91 | \$ 1,613.27 |
| Maximum General Rates and Municipal Charges | \$ 61,699,215 | \$ 64,419,562 |
| Revenue | | |
| Budgeted General Rates and Municipal Charges | \$ 61,699,097 | \$ 64,418,862 |
| Revenue | | |

4.1.1(m) Any significant changes that may affect the estimated amounts to be raised by rates and charges

There are no known significant changes which may affect the estimated amounts to be raised by rates and charges. However, the total amount to be raised by rates and charges may be affected by:

- The making of supplementary valuations (2022/23: estimated \$0.518 million and 2021/22:\$0.887 million)
- The variation of returned levels of value (e.g. valuation appeals)
- Changes of use of land such that rateable land becomes non-rateable land and vice versa
- Changes of use of land such that residential, commercial or industrial land becomes farm or derelict land and vice versa.

4.1.1(n) Differential rates

Rates to be levied

The rate and amount of rates payable in relation to land in each category of differential are:

- · A farm rate of 0.00241544 for all rateable farm properties.
- · A derelict properties rate of 0.00966176 for all rateable derelict properties.

Each differential rate will be determined by multiplying the Capital Improved Value of each rateable land (categorised by the characteristics described below) by the relevant percentages indicated above.

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

Farm Land

Farm land is as defined in Section 2 of the Valuation of Land Act 1960, namely, any rateable land which is not less than 2 hectares in area and which is used primarily for carrying on one or more of the following businesses or industries:

(i) grazing (including agistment)

(ii) dairying (iii) pig farming

- (iv) poultry farming
- (v) fish farming
- (vi) tree farming
- (vii) bee keeping
- (viii) viticulture
- (ix) horticulture
- (x) fruit growing
- (xi) the growing of crops of any kind, and

that is used by a business:

(i) that has a significant and substantial commercial purpose or character; and

(ii) that seeks to make a profit on a continuous or repetitive basis from its activities on the land; and

(iii) that is making a profit from its activities on the land, or that has a reasonable prospect of making a profit from its activities on the land if it continues to operate in the way it is operating.

The reasons for the use of this rate are that:

(i) the types and classes of land to which the rate applies can be easily identified;

(ii) it is appropriate to have a farm rate so as to fairly rate farm land;

(iii) the level of the farm rate is appropriate having regard to all relevant matters including the use to which farm land is put and the amount to be raised by Council's Municipal charge;

(iv) the level of the farm rate is appropriate to ensure that the burden of the payment of general rates is fairly apportioned across all rateable land within the Municipal district; which objectives the Council considers are consistent with the economical and efficient carrying out of its functions.

Page 33 of 105

Derelict Properties

In the 2017/18 financial year Latrobe City Council introduced a differential rate relating to derelict properties across the municipality. The differential rate was set at the maximum level, being 4 times the lowest differential rate, as allowed under Section 161 (5) of the Local Government Act 1989.

Objective

The objective of the differential rate for derelict properties is to promote the responsible management of land and buildings through incentivising the proper development and maintenance of such land and buildings so as not to pose a risk to public safety or adversely affect public amenity.

Definition/Characteristics

Properties will be considered derelict where 1 and 2 apply -

1. The property, which includes both buildings and/or land, is in such a state of disrepair that it is unfit for human habitation or other occupation, and has been in such a condition for a period of more than 3 months.

The definition of "unfit for human habitation or other occupation" is a property that is unsuitable for living or working in on a daily basis. The property is likely to lack, or have restricted access to, essential services or facilities including but not limited to water, and/or operational effluent discharge facilities, and the property is considered unsafe or unsuitable for use as a place of business or domestic inhabitance on a daily basis.

and

2. The property meets one or more of the following criteria -

(a) The property has become unsafe and poses a risk to public safety, including but not limited to:

- the existence on the property of vermin, rubbish/litter, fire hazards, excess materials/goods, asbestos or other environmental hazards; or
- the property is a partially built structure where there is no reasonable progress of the building permit"
- (b) The property adversely affects public amenity;
- (c) The property provides an opportunity to be used in a manner that may cause a nuisance or become detrimental to the amenity of the immediate area;"
- (d) The condition of the property has a potential to adversely impact the value of other properties in the vicinity;"
- (e) The property affects the general amenity of adjoining land or the neighbourhood by the appearance of graffiti, any stored unregistered motor vehicles, machinery or parts thereof, scrap metal, second hand building materials, building debris, soil or similar materials, or other items of general waste or rubbish."

Types and Classes of land subject to the differential rate

Any land having the relevant characteristics described above.

Geographic Location

Wherever located within the boundaries of the municipality.

Use of Land

Any use permitted or described under the relevant planning scheme.

Planning Scheme Zoning

The zoning applicable to each rateable land parcels within this category, as determined by consulting maps referred to in the relevant Planning Scheme.

Types of Buildings

All buildings which are currently constructed on the land or which have been constructed during the current financial year.

"Use and Level of Differential Rate

The differential rate will be used to fund some of those items of expenditure described in the budget adopted by Council.

The level of differential rate is the level which Council considers is necessary to achieve the objective specified above and is set at the maximum level, being 4 times the lowest differential rate, as allowed under Section 161 (5) of the Local Government Act 1989.

The actual amount of the differential rate for derelict properties will be four times the amount of the lowest differential rate, which is the Farm Rate, which is 75% of the General Rate. The rate in the dollar for the derelict properties will be 0.00966176 and will generate \$19,734, which represents 0.03% of total rates and charges revenue.

Recreational Land

Recreational land is defined in accordance with Section 4 of the Cultural & Recreational Lands Act 1963 (C&RL).

"The Cultural & Recreational Lands Act 1963 requires councils to take into consideration the services provided by the municipal council in relation to such lands and the benefit to the community derived from the land when determining the quantum of the amount payable in lieu of rates.

Latrobe City Council has a two concession rates in relation to recreational land. Type 1 eligible lands include land which meets the definition of C&RL that do not provide gaming facilities. The rate concession for Type 1 land is set at 50% of the general rate. In addition, there are four recreational assessments which receive an additional rebate. These rebates are applied as a result of significant changes in the CIV valuations resulting from the rezoning of land and changes in valuation methodologies. It was considered that without applying a rebate the levied amounts would fail to take into consideration the requirements under the C&RL Act. Type 2 eligible lands include land which meets the definition of C&RL that provide gaming facilities. The rate concession for Type 2 land is set at 60% of the general rate.

General Rate

The General Rate is applied to any rateable land that is not defined as farm land or recreational land. The reasons for the use of that rate are that:-

(i) the types and classes of land to which the rate applies can be easily identified;

(ii) it is appropriate to have a general rate so as to fairly rate lands other than recreational and farm lands;(iii) the level of this rate is appropriate having regard to all relevant matters including the use to which farm land is put and the amount to be raised by Council's Municipal charge;

(v) the level of the farm rate is appropriate to ensure that the burden of the payment of general rates is fairly apportioned across all rateable land within the Municipal district.

2022/23 Budget Notes to the financial statements

4.1.2 Statutory fees and fines

| | Forecast Actual 2021/22 \$'000 | Budget 2022/23 \$'000 | Change \$'000 | % |
|--------------------------------|---|-----------------------------|------------------|---------|
| Infringements and costs | 657 | 776 | 119 | 18.1% |
| Town planning fees | 14 | 12 | (2) | (14.3%) |
| Land information certificates | 72 | 62 | (10) | (13.9%) |
| Permits | 918 | 751 | (167) | (18.2%) |
| Other | 159 | 183 | 24 | 15.1% |
| Health Registrations | 384 | 386 | 2 | 0.5% |
| Pool / Spa Registrations | 15 | 10 | (5) | (33.3%) |
| Animal Registrations | 533 | 530 | (3) | (0.6%) |
| Total statutory fees and fines | 2,752 | 2,710 | (42) | (1.5%) |

4.1.3 User fees

| | Forecast Actual 2021/22 \$'000 | Budget 2022/23 \$'000 | Change \$'000 | % |
|--------------------------------|---|-----------------------------|------------------|---------|
| Aged and health services | 1,871 | 7 | (1,864) | (99.6%) |
| Leisure centre and recreation | 1,336 | 2,102 | 766 | 57.3% |
| Child care/children's programs | 4,106 | 4,759 | 653 | 15.9% |
| Waste management services | 2,331 | 2,632 | 301 | 12.9% |
| Other fees and charges | 1,180 | 1,212 | 32 | 2.7% |
| Total user fees | 10,824 | 10,712 | (112) | (1.0%) |

Page 36 of 105

4.1.4 Grants

Grants are required by the Act and the Regulations to be disclosed in Council's annual budget.

| and he required by the rist and the | Forecast | | | |
|--|------------------|------------------|--------------------|------------------------|
| | Actual | Budget | | |
| | 2021/22 | 2022/23 | Change | 0/ |
| Cuente were received in recurset of the | \$'000 | \$'000 | \$'000 | % |
| Grants were received in respect of the f | following: | | | |
| Summary of grants | 00.004 | 15 000 | (4.000) | (04 19/) |
| Commonwealth funded grants | 20,034 29,179 | 15,206 14,556 | (4,828) | (24.1%) |
| State funded grants | <u> </u> | 29,762 | (14,623) | (50.1%) |
| Total grants received | 49,213 | 29,762 | (19,451) | (39.5%) |
| (a) Operating Grants | | | | |
| Recurrent - Commonwealth | 10,331 | 13,506 | 3,175 | 30.7% |
| Government | 7 001 | 10 144 | F 700 | 70 10/ |
| Financial Assistance Grants | 7,381 | 13,144 | 5,763 | 78.1% |
| Aged and Disability Programs | 2,582 | 356 | (2,582) 21 | (100.0%) |
| Employment Facilitation Programs | 335 33 | 306 6 | | 6.3% |
| Family & Children Programs Recurrent - State Government | 10,253 | 10,786 | (27) 533 | (81.8%) <i>5.2%</i> |
| | 1,980 | | | |
| Aged and Disability Programs Arts Programs | 1,960 | 853 155 | (1,127) 0 | (56.9%) 0.0% |
| Environment Sustainability | 36 | 33 | - | (8.3%) |
| Family & Children Programs | 5,848 | 7,595 | (3) 1,747 | (8.3%) |
| Libraries | 552 | 543 | (9) | (1.6%) |
| Maternal & Child Health Program | 1,491 | 1,416 | (75) | (1.0%) |
| School Crossings | 1,401 | 1,410 | (73) | #DIV/0! |
| Total recurrent grants | 20,584 | 24,292 | 3,708 | 18.0% |
| Total recurrent grants | 20,304 | 27,232 | 5,700 | 10.0 /8 |
| Non-recurrent - Commonwealth Gov | 1,832 | - | (1,832) | (100.0%) |
| Economic Development | 40 | - | (40) | (100.0%) |
| Community Infrastructure | 1,769 | - | (1,769) | (100.0%) |
| Community Support & Development Programs | 23 | - | (23) | (100.0%) |
| Non-recurrent - State Government | 7,615 | 170 | (7,445) | (97.8%) |
| Economic Development | 760 | - | (760) | (100.0%) |
| Emergency Management | 3,927 | 73 | (3,854) | (98.1%) |
| Employment Facilitation Programs | 272 | 56 | (216) | (79.4%) |
| Family & Children Programs | 807 | - | (807) | (100.0%) |
| Public Lighting | 149 | - | (149) | (100.0%) |
| Recreational, Leisure & Community Facilities | 1,540 | - | (1,540) | (100.0%) |
| Other | 160 | 41 | (119) | (74.4%) |
| Total non-recurrent grants | 9,447 | 170 | (9,277) | 256.0% |
| Total operating grants | 30,031 | 24,462 | (5,569) | (18.5%) |

4.1.4 Grants (contd.) Forecast Actual Budget 2021/22 2022/23 Change \$'000 \$'000 \$'000 % (b) Capital Grants Recurrent - Commonwealth 1,700 1,700 0 0.0% Government 1,700 1,700 Roads to recovery 0 0.0% Recurrent - State Government n 0 **Total recurrent grants** 1,700 1,700 0 0.0% Non-recurrent - Commonwealth 6,171 6,171 (100.0%) Government Bridges 210 (210)(100.0%)Buildings 2,295 (2,295)(100.0%)Drainage 287 (287) (100.0%) Footpaths and Cycleways 315 (315)(100.0%) Parks, Open Space and Streetscapes 220 (220) (100.0%)Recreational, Leisure & Community 1,602 (1,602)(100.0%)Facilities Roads 1,242 (1, 242)(100.0%) Non-recurrent - State Government 11.311 3,600 (7,711) (68.2%) Buildings 2,597 (2,597)(100.0%) Computers & Telecommunications 1,350 (1,350)(100.0%) Drainage 224 (224)(100.0%) Footpaths and Cycleways 44 (44)(100.0%)**Off Street Carparks** 4,296 (4, 296)(100.0%)Roads 2,336 (2,336)(100.0%) Other Infrastructure 464 3,600 3,136 675.9% Total non-recurrent grants 17,482 3,600 (13.882)(79.4%) Total capital grants 19,182 5,300 (13, 882)(72.4%) **Total Grants** 49,213 29,762 (19,451) (39.5%)

Operating grants include all monies received from State and Federal sources for the purposes of funding the delivery of Council's services to ratepayers. Overall, the level of operating grants is expected to decrease by 18.5% (or \$5.569 million) compared to 2021/22. This decrease primarily relates to a high number of non recurrent grants received in 2021/22 (e.g. Storm & Flood Recovery and Drought Communities including Flynn Hall funding) partially offset by the expectation of not receiving any advance payments for Financial Assistant Grants in 2021/22 for 2022/23 (the expected funding of \$13.144 million reflects the usual annual allocation). Recurrent grants are also reducing for Aged and Disability programs as Council transitions out of being the provider of these services. Non-recurrent grant funding is expected to decrease as generally only funding confirmed at the time of budget preparation is included in operating budgets.

4.1.4 Grants (contd.)

Capital grants include all monies received from State and Federal governments for the purposes of funding the capital works program. Overall the level of grants and contributions is expected to decrease by 72.4% (or \$13.882 million) compared to 2021/22 mainly associated with funding received from the State and Federal Governments in relation to various Local Roads & Community Infrastructure program, Carpark works and the Gippsland Performing Arts Centre. Only confirmed funding is included in the budget, however hostorically it can be expected that Council will receive additional capital grant funding during the year that is not projected in the budget. Section 4.5 "Capital Works Program" includes details of the capital grants expected to be received during the 2022/23 year.

4.1.5 Contributions

| | Forecast Actual 2021/22 \$'000 | Budget 2022/23 \$'000 | Change \$'000 | % |
|---------------------|---|-----------------------------|------------------|---------|
| Monetary | 458 | 90 | (368) | (80.3%) |
| Non-monetary | 4,000 | 4,070 | 70 | 1.8% |
| Total contributions | 4,458 | 4,160 | (298) | (6.7%) |

Monetary Contributions relate to monies paid by developers in regard to public open space, drainage and other infrastructure in accordance with planning permits issued for property development together with non government contributions towards capital works projects. The 2022/23 budget is lower compared to 2021/22 due to expected reduced capital, open space and special charge scheme contributions.

Non-Monetary Contributions relate to expected infrastructure assets handed over to Council from developers of new subdivisions and occasionally may also include any other assets that are gifted to Council e.g. donated artworks.

4.1.6 Other income

| | Forecast Actual 2021/22 \$'000 | Budget 2022/23 \$'000 | Change \$'000 | % |
|---------------------|---|-----------------------------|------------------|----------|
| Interest | 895 | 750 | (145) | (16.2%) |
| Other Rent | 746 | 801 | 55 | 7.4% |
| Reimbursements | 3,698 | - | (3,698) | (100.0%) |
| Sales | 653 | 1,212 | 559 | 85.6% |
| Contributions other | 499 | 298 | (201) | (40.3%) |
| Other | 240 | 289 | 49 | 20.4% |
| Total other income | 6,731 | 3,350 | (3,381) | (50.2%) |

Overall other income is projected to decrease by 50% mainly due to reimbursements related to the 2021 storms and floods \$3.698 million. There is anticipated increases in Kiosk sales as services that were impacted by COVID19 closures in 2021/22 are anticipated to return towards normal.

4.1.7 Employee costs

| | Forecast Actual 2021/22 \$'000 | Budget 2022/23 \$'000 | Change \$'000 | % |
|----------------------|---|-----------------------------|------------------|---------|
| Salaries & Wages | 58,052 | 50,340 | (7,712) | (13.3%) |
| Superannuation | 5,290 | 5,206 | (84) | (1.6%) |
| Workcover | 1,108 | 1,364 | 256 | 23.1% |
| Fringe Benefits tax | 342 | 360 | 18 | 5.3% |
| Other | 3,106 | 2,033 | (1,073) | (34.5%) |
| Total employee costs | 67,898 | 59,303 | (8,595) | (12.7%) |

Employee costs include all labour related expenditure such as wages and salaries and on-costs such as allowances, leave entitlements, employer superannuation, WorkCover, etc. Employee costs are forecast to decrease by 12.7% or \$8.60 million compared to 2021/22 forecast. Salary and Wages have been budgeted in accordance with Council's Enterprise Bargaining Agreement and annual award increases for banded staff. The major component of the decrease in 2022/23 is the one-off transition costs of Council no longer being the service provider for the Commonwealth Home Support and State HACC PYP programs in 2022/23.

4.1.8 Materials and services

| | Forecast Actual 2021/22 \$'000 | Budget 2022/23 \$'000 | Change \$'000 | % |
|------------------------------|---|-----------------------------|------------------|---------|
| Contract Payments | 31,304 | 22,196 | (9,108) | (29.1%) |
| Building Maintenance | 273 | 463 | 190 | 69.6% |
| General Maintenance | 5,833 | 4,751 | (1,082) | (18.5%) |
| Utilities | 3,930 | 4,629 | 699 | 17.8% |
| Office Administration | 2,773 | 2,304 | (469) | (16.9%) |
| Information Technology | 2,631 | 2,536 | (95) | (3.6%) |
| Insurance | 1,381 | 1,355 | (26) | (1.9%) |
| Consultants | 3,644 | 1,144 | (2,500) | (68.6%) |
| Other | 533 | 330 | (203) | (38.1%) |
| Total materials and services | 52,302 | 39,708 | (12,594) | (24.1%) |

Materials and Services are forecast to decrease by 24.1% or \$12.594 million compared to 2021/22. This is mainly a result of higher levels of spending in 2021/22 as a result of funds carried forward from previous financial years and non-recurrent operating grants received, together with reduced expenditure associated with Council no longer being the service provider for the Commonwealth Home Support and State HACC PYP programs in 2022/23.

4.1.9 Depreciation

| | Forecast Actual 2021/22 \$'000 | Budget 2022/23 \$'000 | Change \$'000 % | | | |
|--------------------|---|-----------------------------|--------------------|--------|--|--|
| Property | 8,367 | 9,216 | 849 | 10.1% | | |
| Plant & equipment | 2,517 | 2,395 | (122) | (4.8%) | | |
| Infrastructure | 19,342 | 20,171 | 829 | 4.3% | | |
| Total depreciation | 30,226 | 31,782 | 1,556 | 5.1% | | |

Depreciation is an accounting measure which attempts to allocate the value of an asset over its useful life for property, plant and equipment including infrastructure assets such as roads and drains and new landfill cells. The projected increase of \$1.556 million is mainly due to the completion of the 2021/22 capital works program including the completion of the Gippsland Performing Arts Centre and the expected completion of cell 6 at Hyland Highway landfill early in the 2022/23 financial year.

4.1.10 Amortisation - Intangible assets

| | Forecast Actual 2021/22 \$'000 | Budget 2022/23 \$'000 | Change \$'000 | % |
|--|---|-----------------------------|------------------|----------|
| Landfill Rehabilitation | 89 | 733 | 644 | 723.6% |
| Software | 4 | - | (4) | (100.0%) |
| Total amortisation - intangible assets | 93 | 733 | 640 | 688.2% |

Amortisation is an accounting measure which attempts to allocate the value of an asset over its useful life for Council's intangible assets. The projected increase of \$0.640 million is due to cell 6 at the Hyland Highway landfill being projected to be completed early in the 2022/23 financial year.

4.1.11 Amortisation - Right of assets

| | Forecast Actual 2021/22 \$'000 | Budget 2022/23 \$'000 | Change \$'000 | % |
|---|---|-----------------------------|------------------|------|
| Property | 23 | 23 | 0 | 0.0% |
| Vehicles | 14 | 14 | 0 | 0.0% |
| Total amortisation - right of use assets | 38 | 38 | 0 | 0.0% |

This item attempts to allocate the value of Council's right of use an assets over their useful life e.g. leased property and vehicles. No change is anticipated in 2022/23.

4.1.12 Other expenses

| | Forecast Actual 2021/22 \$'000 | Budget 2022/23 \$'000 | Change \$'000 | % |
|----------------------------------|---|-----------------------------|------------------|---------|
| Auditors remuneration - VAGO | 62 | 62 | 0 | 0.0% |
| Auditors remuneration - Internal | 134 | 121 | (13) | (9.7%) |
| Audit other | 83 | 76 | (7) | (8.4%) |
| Councillors' Allowances | 323 | 323 | 0 | 0.0% |
| Operating lease rentals | 113 | 149 | 36 | 31.9% |
| Grants | 1,737 | 1,252 | (485) | (27.9%) |
| Levies | 1,843 | 2,107 | 264 | 14.3% |
| Total other expenses | 4,295 | 4,090 | (205) | (4.8%) |

Other expenditure relates to a range of unclassified items including contributions to community groups, audit costs, levies, lease and rent payments and other miscellaneous expenditure items. Other expenditure is expected to decrease by \$0.205 million in 2022/23 predominantly due to the grants paid in 2021/22 from funding carried forward from previous years mainly under the Small Towns funding program and COVID-19 Business & Community support grants packages. This is partially offset by an increase in landfill levy fees payable to the State Government in 2022/23 as a result of previously announced levy increases.

4.2 Balance Sheet

4.2.1 Assets

Current assets (\$7.061 million decrease) - mainly due to reduced other financial assets (being cash investments) as a result of capital funding received in advance in 2021/22 that will be spent in the 2022/23 financial year. A more detailed analysis of this change is included in section 3.4. "Statement of Cash Flows".

Non current assets (\$39.962 million increase) - net result of the capital works program, asset revaluation movements, the depreciation of non-current assets and the disposal through sale of property, plant and equipment. Intangible assets will increase due to the expected opening of cell 6 at the Highland Highway landfill early in the 2022/23 financial year.

4.2.2 Liabilities

Current liabilities (\$0.968 million decrease) - the decrease in current liabilities (that is, obligations council must pay within the next year) is mainly due to decreased trade and other payables due to an expected reduction in unearned income from unspent government grants, partially offset by increased current landfill provisions in 2022/23 as a result of projected works at Hyland Highway landfill in 2023/24.

Non current liabilities (\$5.024 million increase) - the increase in non current liabilities (that is, obligations council must pay beyond the next year) is predominantly as result of the projected drawdown of loan funding for stage 2 of the Moe Rail Precinct revitalisation and the Kernot Hall refurbishment projects.

4.2.3 Borrowings

The table below shows information on borrowings specifically required by the Regulations.

| | 2021/22 \$'000 | 2022/23 \$'000 |
|---|-------------------|-------------------|
| Amount borrowed as at 30 June of the prior year | 16,674 | 15,214 |
| Amount proposed to be borrowed | 0 | 7,800 |
| Amount projected to be redeemed | (1,460) | (2,481) |
| Amount of borrowings as at 30 June | 15,214 | 20,534 |

4.3 Statement of changes in Equity

4.3.1 Reserves

Asset revaluation reserve which represents the difference between the previously recorded value of assets and their current valuations. Asset valuations are predicted to increase by 2.0% or \$26.665 million.

Other Reserves are funds that Council wishes to separately identify as being set aside to meet a specific purpose in the future and to which there is no existing liability. These amounts form part of the overall Accumulated Surplus of the Council, however are separately disclosed.

4.3.2 Equity

Accumulated surplus which is the value of all net assets less Reserves that have accumulated over time. The increase in accumulated surplus of \$2.160 million results directly from the surplus for the year together with the movement in statutory reserves.

4.4 Statement of Cash Flows

4.4.1 Net cash flows provided by/used in operating activities

An increase in net cash flows from operating activities of \$12.953 million is mainly due to decreased outflows related to expenditure incurred in 2021/22 from funds received in previous financial years.

4.4.2 Net cash flows provided by/used in investing activities

Decreased net outflows from investing activities of \$5.308 million mainly due to decreased outflows (\$19.054 million) for property, plant and equipment (capital works) as a result of reduced capital grants as the major projects and Gippsland Performing Arts Centre are completed in 2021/22 partially offset by reduced proceeds from investments as surplus funds are expended for these projects.

4.4.3 Net cash flows provided by/used in financing activities

The movement from forecasted net outflows in 2021/22 to net inflows in 2022/23 of \$6.677 million compared to 2021/22 is mainly the result of the projected drawdown of previously approved borrowings of \$7.800 million for the Moe Rail Precinct Revitalisation Stage 2 and Kernot Hall refurbishment projects. This is partially offset by associated increased outflows for loan principal and interest payments.

Page 43 of 105

4.5 Capital works program

This section presents a listing of the capital works projects that will be undertaken for the 2022/23 year, classified by expenditure type and funding source. Works are also disclosed as current budget or carried forward from prior year.

| 4.5.1 Summary | | | | | |
|---------------------|-------------------------------|-------------------|----------|---------|--|
| | Forecast Actual 2020/21 | Budget 2021/22 | Chang | Ŭ | |
| | \$'000 | \$'000 | \$'000 | % | |
| Property | 21,651 | 5,563 | (16,089) | (74.3%) | |
| Plant and equipment | 5,419 | 3,076 | (2,343) | (43.2%) | |
| Infrastructure | 32,025 | 31,402 | (623) | (1.9%) | |
| Total | 59,095 | 40,040 | (19,056) | (32.2%) | |

| | | Asset expenditure type | | | Summary of funding sources Council | | | s | |
|---------------------|------------------------|------------------------|-------------------|-------------------|---------------------------------------|------------------|----------------------|----------------|--------------------|
| | Project cost \$'000 | | Renewal \$'000 | Upgrade \$'000 | Expansion \$'000 | Grants \$'000 | Contrib'ns \$'000 | cash \$'000 | Borrow's \$'000 |
| Property | 5,563 | - | 3,063 | 2,500 | - | - | - | 3,063 | 2,500 |
| Plant and equipment | 3,076 | 15 | 3,061 | - | - | - | - | 3,076 | - |
| Infrastructure | 31,402 | 11,900 | 13,974 | 5,423 | - | 5,300 | - | 20,802 | 5,300 |
| Total | 40,041 | 11,915 | 20,098 | 7,923 | - | 5,300 | - | 26,941 | 7,800 |

Page 44 of 105

Capital works program For the year ending 30 June 2023

| | Current Bu | |
|-------|------------|--|
| 4 7 / | | |
| | | |

| | | Asset expenditure type | | | Summary of funding sources Council | | | | |
|--|------------------------|------------------------|-------------------|-------------------|---------------------------------------|------------------|----------------------|----------------|--------------------|
| Capital Works Area | Project cost \$'000 | New \$'000 | Renewal \$'000 | Upgrade \$'000 | Expansion \$'000 | Grants \$'000 | Contrib'ns \$'000 | cash \$'000 | Borrow's \$'000 |
| PROPERTY | | | | | | | | | |
| Buildings | | | | | | | | | |
| Building Component Renewal Program | 2,723 | - | 2,723 | - | - | - | - | 2,723 | |
| Latrobe Leisure Maintenance and Upgrade Program | 340 | - | 340 | - | - | - | - | 340 | |
| Total Buildings | 3,063 | - | 3,063 | - | - | - | - | 3,063 | |
| TOTAL PROPERTY | 3,063 | - | 3,063 | - | - | - | - | 3,063 | |
| PLANT AND EQUIPMENT | | | | | | | | | |
| Plant, Machinery and Equipment | | | | | | | | | |
| Plant Replacement Program | 1,066 | - | 1,066 | - | - | - | - | 1,066 | |
| Plant Replacement - Landfill | 440 | - | 440 | - | - | - | - | 440 | |
| Fleet Replacement Program | 835 | - | 835 | - | - | - | - | 835 | |
| Latrobe Leisure Equipment Replacement Program | 50 | - | 50 | - | - | - | - | 50 | |
| Total Plant, Machinery and Equipment | 2,391 | - | 2,391 | - | - | - | - | 2,391 | |
| Fixtures, Fittings and Furniture | | | | | | | | | |
| Office Furniture & Equipment Replacement Program | 70 | - | 70 | - | - | - | - | 70 | |
| Total Fixtures, Fittings and Furniture | 70 | - | 70 | - | - | - | - | 70 | |
| Computers and Telecommunications | | | | | | | | | |
| IT Equipment Replacement Program | 600 | - | 600 | - | - | - | - | 600 | |
| Total Computers and Telecommunications | 600 | - | 600 | - | - | - | - | 600 | |
| Artworks | | | | | | | | | |
| Artwork Acquisitions | 15 | 15 | - | - | - | - | - | 15 | |
| Total Artworks | 15 | 15 | • | - | - | | • | 15 | |
| TOTAL PLANT AND EQUIPMENT | 3,076 | 15 | 3,061 | - | - | - | - | 3,076 | |

Page 45 of 105

| Capital Works Area | | Asset expenditure type | | | | | Summary of funding sources Council | | | | |
|--|------------------------|------------------------|-------------------|-------------------|---------------------|------------------|---------------------------------------|----------------|--------------------|--|--|
| | Project cost \$'000 | New \$'000 | Renewal \$'000 | Upgrade \$'000 | Expansion \$'000 | Grants \$'000 | Contrib'ns \$'000 | cash \$'000 | Borrow's \$'000 | | |
| INFRASTRUCTURE | | | | | | | | | | | |
| Devile | | | | | | | | | | | |
| Roads Gravel Road Resheet Program | 075 | | 975 | | | | | 975 | | | |
| Local Road Reseal Program | 975 6,265 | - | 6,265 | - | - | - | - | 6,265 | - | | |
| Road Rehabilitation Program | 2,960 | | 2,960 | - | - | 1,700 | - | 1,260 | - | | |
| Roads Upgrades (DCP Projects) | 5,100 | | 2,900 | 5,100 | | 1,700 | | 5,100 | | | |
| Landfill Access Road renewal | 100 | _ | 100 | 5,100 | | | | 100 | | | |
| Construction of CFA & Garbage Truck turn-arounds | 40 | - | - | 40 | _ | - | | 40 | _ | | |
| Total Roads | 15,440 | - | 10,300 | 5,140 | - | 1,700 | - | 13,740 | - | | |
| Bridges | | | | | | | | | | | |
| Bridge and Culverts component renewal Program | 150 | - | 150 | - | - | - | - | 150 | - | | |
| Bridge Replacement - Lewis's Road | 265 | - | 265 | - | - | - | - | 265 | - | | |
| Total Bridges | 415 | - | 415 | - | - | - | - | 415 | - | | |
| Footpaths and Cycleways | | | | | | | | | | | |
| Footpath Replacement Program | 1,015 | - | 1,015 | - | - | - | - | 1,015 | - | | |
| New Footpaths - Boolarra | 105 | 105 | - | - | - | - | - | 105 | - | | |
| Gravel Path Renewal Project | 35 | - | 35 | - | - | - | - | 35 | - | | |
| Total Footpaths and Cycleways | 1,155 | 105 | 1,050 | - | - | - | - | 1,155 | - | | |

Page 46 of 105

| | | Summary of funding sources Council | | | | | | | |
|--|------------------------|---------------------------------------|-------------------|-------------------|---------------------|------------------|----------------------|----------------|--------------------|
| Capital Works Area | Project cost \$'000 | New \$'000 | Renewal \$'000 | Upgrade \$'000 | Expansion \$'000 | Grants \$'000 | Contrib'ns \$'000 | cash \$'000 | Borrow's \$'000 |
| Drainage | | | | | | | | | |
| Drainage Upgrades Minor Drainage System Renewal | 210 999 | - | - 999 | 210 | - | - | - | 210 999 | - |
| Reservoir Wall & Outfall Stabilisation - Traralgon Railway Reserve | 300 | - | 300 | - | - | - | - | 300 | - |
| Wetlands & Retention Structure Renewal Program | 275 | - | 275 | - | - | - | - | 275 | - |
| Total Drainage | 1,784 | - | 1,574 | 210 | - | - | - | 1,784 | - |
| Recreational, Leisure and Community Facilities Duncan Cameron Reserve Cricket Nets | 73 | - | - | 73 | - | - | - | 74 | - |
| Total Rec, Leisure and Community Facilities | 73 | - | - | 73 | - | - | - | 74 | - |
| Waste Management | | | | | | | | | |
| Landfill Cell development | 200 350 | 200 | - | - | - | - | - | 200 | - |
| New Leachate Pond Hyland Highway Landfill Total Waste Management | 550 | 350 550 | | - | - | | - | 350 550 | - |
| | | | | | | | | | |
| Parks, Open Space and Streetscapes Play Space Implementation Plan Program Retaining Wall Renewal Program | 305 125 | 40 | 265 125 | - | - | - | - | 305 125 | - |
| Total Parks, Open Space and Streetscapes | 430 | 40 | 390 | - | - | - | - | 430 | - |
| Off Street Car Parks | | | | | | | | | |
| Reconstruction - Spray Seal - Margaret St, Off Street Car Park | 245 | - | 245 | - | - | - | - | 245 | - |
| Bradman Bvd Reserve Carpark | 105 | 105 | - | - | - | - | - | 105 | - |
| Old Sale Road Median Car Park | 105 | 105 | - | - | - | - | - | 105 | - |
| Total Off Street Car Parks | 455 | 105 | 245 | - | - | - | - | 455 | - |
| TOTAL INFRASTRUCTURE | 20,302 | 800 | 13,974 | 5,423 | - | 1,700 | - | 18,602 | - |
| TOTAL NEW CAPITAL WORKS FOR 2021/22 | 26,441 | 815 | 20,098 | 5,423 | - | 1,700 | - | 24,741 | - |

Page 47 of 105

| 4.5.3 Works carried forward from the 2021/2 | 2 year | | | | | | | | | |
|---|------------------------|---------------|-------------------|-------------------|---------------------|---------------------------------------|----------------------|----------------|--------------------|--|
| Capital Works Area | Asset expenditure type | | | | | Summary of funding sources Council | | | | |
| | Project cost \$'000 | New \$'000 | Renewal \$'000 | Upgrade \$'000 | Expansion \$'000 | Grants \$'000 | Contrib'ns \$'000 | cash \$'000 | Borrow's \$'000 | |
| PROPERTY | | | | | | | | | | |
| Buildings | | | | | | | | | | |
| Kernot Hall Refurbishment | 2,500 | - | - | 2,500 | - | - | - | - | 2,500 | |
| Total Buildings | 2,500 | - | - | 2,500 | - | - | - | - | 2,500 | |
| TOTAL PROPERTY | 2,500 | - | - | 2,500 | - | - | - | - | 2,500 | |
| INFRASTRUCTURE | | | | | | | | | | |
| Parks, Open Space and Streetscapes | | | | | | | | | | |
| Moe Rail Precinct Revitalisation Stage 2 | 7,500 | 7,500 | - | - | - | - | - | 2,200 | 5,300 | |
| Total Parks, Open Space and Streetscapes | 7,500 | 7,500 | - | - | - | - | - | 2,200 | 5,300 | |
| Other Infrastructure | | | | | | | | | | |
| Gippsland Logistics Precinct Stage 1a | 3,600 | 3,600 | - | - | - | 3,600 | - | - | - | |
| Total Other Infrastructure | 3,600 | 3,600 | - | - | - | 3,600 | - | - | - | |
| TOTAL INFRASTRUCTURE | 11,100 | 11,100 | - | - | - | 3,600 | - | 2,200 | 5,300 | |
| TOTAL CARRIED FWD WORKS FROM 2021/22 | 13,600 | 11,100 | - | 2,500 | - | 3,600 | - | 2,200 | 7,800 | |
| TOTAL CAPITAL WORKS | 40,041 | 11,915 | 20,098 | 7,923 | - | 5,300 | - | 26,941 | 7,800 | |

Page 48 of 105

4.6 CAPITAL WORKS (OPERATING)

(These projects are of a capital nature but do not meet the definition of capital expenditure due to them either not being on Council owned/or controlled assets or not relating to an asset class recognised by Council. Expenditure on these projects appears in the Budgeted Comprehensive Income Statement).

| | Asset expenditure type | | | | | | mmary of fun | ding source Council | S |
|---|------------------------|---------------|-------------------|-------------------|---------------------|------------------|----------------------|------------------------|--------------------|
| Capital Works Area | Project cost \$'000 | New \$'000 | Renewal \$'000 | Upgrade \$'000 | Expansion \$'000 | Grants \$'000 | Contrib'ns \$'000 | cash \$'000 | Borrow's \$'000 |
| 4.6.1 Current Budget | | | | | | | | | |
| PROPERTY | | | | | | | | | |
| Buildings | | | | | | | | | |
| Demolition of Dilapidated Council Buildings | 120 | - | - | - | - | - | - | 120 | - |
| Total Buildings | 120 | - | - | - | - | - | - | 120 | - |
| TOTAL PROPERTY | 120 | - | - | - | - | - | - | 120 | - |
| INFRASTRUCTURE | | | | | | | | | |
| Footpaths and Cycleways | | | | | | | | | |
| Path New & Upgrade (DCP & Intertown Network) design | 60 | - | - | - | - | - | - | 60 | - |
| Total Footpaths and Cycleways | 60 | - | - | - | - | - | - | 60 | - |
| Roads | | | | | Í | | | | |
| New Traffic Signs Projects | 5 | - | - | - | - | - | - | 5 | - |
| Traffic Control Device Renewal | 35 | - | - | - | - | - | - | 35 | - |
| Traffic & Pedestrian Safety New installations | 50 | - | - | - | - | - | - | 50 | - |
| Total Roads | 90 | - | - | - | - | - | - | 90 | - |

Page 49 of 105

| | | | Asset expen | diture type | | Su | mmary of fun | ding source Council | s |
|--|------------------------|---------------|-------------------|-------------------|---------------------|------------------|----------------------|---------------------------|--------------------|
| Capital Works Area | Project cost \$'000 | New \$'000 | Renewal \$'000 | Upgrade \$'000 | Expansion \$'000 | Grants \$'000 | Contrib'ns \$'000 | council cash \$'000 | Borrow's \$'000 |
| Public Lighting | | | | | | | | | |
| New Street Lights installations | 50 | - | - | - | - | - | - | 50 | - |
| Public Lighting & Flagpole Replacement Program | 115 | - | - | - | - | - | - | 115 | - |
| Total Public Lighting | 165 | - | - | - | - | - | - | 165 | - |
| Parks, Open Space and Streetscapes | | | | | | | | | |
| Unserviceable Street Furniture Replacement Program | 50 | - | - | - | - | - | - | 50 | - |
| Town Christmas Decorations | 100 | - | - | - | - | - | - | 100 | - |
| Newman Park Master Plan - Master Plan | 60 | - | - | - | - | - | - | 60 | - |
| Franklin North Master Plan - Master Plan | 60 | - | - | - | - | - | - | 60 | - |
| Recreation Plans and Strategy Reviews - Various | 25 | - | - | - | - | - | - | 25 | - |
| Total Parks, Open Space and Streetscapes | 295 | - | - | - | - | - | - | 295 | - |
| Off Street Car Parks | | | | | | | | | |
| Upgrade to DDA compliance | 50 | - | - | - | - | - | - | 50 | - |
| Total Off Street Car Parks | 50 | - | - | - | - | - | - | 50 | - |
| Waste Management | | | | | | | | | |
| Transfer Station Upgrades | 100 | - | - | - | - | - | - | 100 | - |
| Landfill Rehabilitation | 995 | - | - | - | - | - | - | 995 | - |
| Total Waste Management | 1,095 | - | - | - | - | - | - | 1,095 | - |
| Recreational, Leisure and Community Facilities | | | | | | | | | |
| Hard Court Renewal | 75 | - | - | - | - | - | - | 75 | - |
| Ovals Renewal | 30 | - | - | - | - | - | - | 30 | - |
| Pitches & Nets Renewal | 25 | - | - | - | - | - | - | 25 | - |
| Sports Fences Renewal | 50 | - | - | - | - | - | - | 50 | - |
| Synthetic Surfaces Renewal | 150 | - | - | - | - | - | - | 150 | - |
| Total Recreational, Leisure and Community Facilities | 330 | - | - | - | - | - | - | 330 | - |
| TOTAL INFRASTRUCTURE | 2,085 | - | - | - | - | - | - | 2,085 | - |
| TOTAL CAPITAL WORKS (OPERATING) | 2,205 | - | - | - | - | - | - | 2,205 | - |
| TOTAL CAPITAL WORKS PROGRAM FOR 2022/23 | 42,247 | 11,915 | 20,098 | 7,923 | - | 5,300 | - | 29,147 | 7,800 |

Page 50 of 105

Summary of Planned Capital Works Expenditure For the years ended 30 June 2024, 2025 & 2026

| | | Asset | Expenditure T | ypes | | | | Funding Source | S | |
|--|--------|--------|---------------|-----------|---------|--------|--------|----------------|--------------|------------|
| | Total | New | Renewal | Expansion | Upgrade | Total | Grants | Contributions | Council Cash | Borrowings |
| 2023/24 | | | | | | | | | | |
| | \$'000 | \$'000 | \$'000 | \$'000 | \$'000 | \$'000 | \$'000 | \$'000 | \$'000 | \$'000 |
| Property | | | | | 1 | | | | | |
| Buildings | 3,486 | 0 | 3,486 | 0 | 0 | 3,486 | C | 0 | 3,486 | 0 |
| Total Buildings | 3,486 | 0 | 3,486 | 0 | 0 | 3,486 | (| 0 | | 0 |
| Total Property | 3,486 | 0 | 3,486 | 0 | 0 | 3,486 | (| 0 | 3,486 | 0 |
| - | | | | | | | | | | |
| Plant and Equipment | | | | | | | | | | |
| Plant, machinery and equipment | 2,043 | 0 | 2,043 | 0 | 0 | 2,043 | C | 0 | 2,043 | 0 |
| Fixtures, fittings and furniture | 11 | 0 | 11 | 0 | 0 | 11 | (| 0 | 11 | 0 |
| Computers and telecommunications | 637 | 0 | 637 | 0 | 0 | 637 | (| 0 | 637 | 0 |
| Artworks | 16 | 16 | 0 | 0 | 0 | 16 | (| 0 | 16 | 0 |
| Total Plant and Equipment | 2,707 | 16 | 2,691 | 0 | 0 | 0 | C | 0 | 2,707 | 0 |
| Infrastructure | | | | | | | | | | |
| Roads | 10,772 | 0 | 10,772 | 0 | 0 | 10,772 | 1,700 | 0 | 9,072 | 0 |
| Bridges | 478 | 0 | 478 | 0 | 0 | 478 | 1,700 | 0 | 478 | 0 |
| Footpaths and cycleways | 1,311 | 212 | 1,099 | 0 | 0 | 1,311 | (| 0 | 1,311 | 0 |
| Drainage | 557 | 0 | 557 | 0 | 0 | 557 | (| 0 | 557 | 0 |
| Recreational, leisure and community facilities | 413 | 0 | 413 | 0 | 0 | 413 | | 0 | 413 | 0 |
| Waste management | 1,061 | 0 | 1,061 | 0 | 0 | 1,061 | (| 0 | 1,061 | 0 |
| Parks, open space and streetscapes | 690 | 234 | 456 | 0 | 0 | 690 | Ċ | 0 | 690 | 0 |
| Aerodromes | 0 | 0 | 0 | 0 | 0 | 0 | Ċ | 0 | 0 | 0 |
| Off street car parks | 265 | 0 | 265 | 0 | 0 | 265 | 0 | 0 | 265 | 0 |
| Other infrastructure | 0 | 0 | 0 | 0 | 0 | 0 | C | 0 | 0 | 0 |
| Total Infrastructure | 15,547 | 446 | 15,101 | 0 | 0 | 15,547 | 1,700 | 0 | 13,847 | 0 |
| Total Capital Works Expenditure | 21,740 | 462 | 21,278 | 0 | 0 | 21,740 | 1,700 | | 20,040 | 0 |

Page 51 of 105

| | | Asset | Expenditure T | ypes | | | | Funding Sources | S | |
|--|--------|--------|---------------|-----------|---------|--------|--------|-----------------|--------------|------------|
| | Total | New | Renewal | Expansion | Upgrade | Total | Grants | Contributions | Council Cash | Borrowings |
| 2024/25 | \$'000 | \$'000 | \$'000 | \$'000 | \$'000 | \$'000 | \$'000 | \$'000 | \$'000 | \$'000 |
| Property | | | | | I | | | | | |
| Buildings | 3,486 | 0 | 3,486 | 0 | 0 | 3,486 | 0 | 0 | 3,486 | 0 |
| Total Buildings | 3,486 | 0 | 3,486 | 0 | 0 | 3,486 | 0 | 0 | 3,486 | 0 |
| Total Property | 3,486 | 0 | 3,486 | 0 | 0 | 3,486 | 0 | 0 | 3,486 | 0 |
| Plant and Equipment | | | | | | | | | | |
| Plant, machinery and equipment | 2,084 | 0 | 2,084 | 0 | 0 | 2,084 | 0 | 0 | 2,084 | 0 |
| Fixtures, fittings and furniture | 11 | ő | 2,001 | 0 | 0 | 11 | 0 | 0 | 11 | 0 |
| Computers and telecommunications | 649 | 0 | 649 | 0 | 0 | 649 | 0 | 0 | 649 | 0 |
| Artworks | 16 | 16 | 0 | 0 | 0 | 16 | 0 | 0 | 16 | 0 |
| Total Plant and Equipment | 2,760 | 16 | 2,744 | 0 | 0 | 2,760 | 0 | 0 | 2,760 | 0 |
| Infrastructure | | | | | | | | | | |
| Roads | 11,008 | 0 | 11,008 | 0 | 0 | 11,008 | 1,700 | 0 | 9,308 | 0 |
| Bridges | 487 | 0 | 487 | 0 | 0 | 487 | 0 | 0 | 487 | 0 |
| Footpaths and cycleways | 1,337 | 216 | 1,121 | 0 | 0 | 1,337 | 0 | 0 | 1,337 | 0 |
| Drainage | 568 | 0 | 568 | 0 | 0 | 568 | 0 | 0 | 568 | 0 |
| Recreational, leisure and community facilities | 433 | 0 | 433 | 0 | 0 | 433 | 0 | 0 | 433 | 0 |
| Waste management | 2,165 | 0 | 2,165 | 0 | 0 | 2,165 | 0 | 0 | 2,165 | 0 |
| Parks, open space and streetscapes | 704 | 238 | 466 | 0 | 0 | 704 | 0 | 0 | 704 | 0 |
| Aerodromes | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Off street car parks | 271 | 0 | 271 | 0 | 0 | 271 | 0 | 0 | 271 | 0 |
| Other infrastructure | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Infrastructure | 16,973 | 454 | 16,519 | 0 | 0 | 16,973 | 1,700 | 0 | 15,273 | 0 |
| Total Capital Works Expenditure | 23,219 | 470 | 22,749 | 0 | 0 | 23,219 | 1,700 | 0 | 21,519 | 0 |

Page 52 of 105

| | | Asset | Expenditure T | ypes | | | | Funding Sources | S | |
|--|--------|--------|---------------|-----------|---------|--------|--------|-----------------|--------------|------------|
| | Total | New | Renewal | Expansion | Upgrade | Total | Grants | Contributions | Council Cash | Borrowings |
| 2025/26 | \$'000 | \$'000 | \$'000 | \$'000 | \$'000 | \$'000 | \$'000 | \$'000 | \$'000 | \$'000 |
| Property | | | | | I | | | | | |
| Buildings | 4,015 | 0 | 4,015 | 0 | 0 | 4,015 | 0 | 0 | 4,015 | 0 |
| Total Buildings | 4,015 | 0 | 4,015 | 0 | 0 | 4,015 | 0 | 0 | 4,015 | 0 |
| Total Property | 4,015 | 0 | 4,015 | 0 | 0 | 4,015 | 0 | 0 | 4,015 | 0 |
| Plant and Equipment | | | | | | | | | | |
| Plant, machinery and equipment | 2,125 | 0 | 2,125 | 0 | 0 | 2,125 | 0 | 0 | 2,125 | 0 |
| Fixtures, fittings and furniture | 11 | ů 0 | 11 | 0 | 0 | 11 | 0 | 0 | 11 | 0 |
| Computers and telecommunications | 662 | 0 | 662 | 0 | 0 | 662 | 0 | 0 | 662 | 0 |
| Artworks | 17 | 17 | 0 | 0 | 0 | 17 | 0 | 0 | 17 | 0 |
| Total Plant and Equipment | 2,815 | 17 | 2,798 | 0 | 0 | 2,815 | 0 | 0 | 2,815 | 0 |
| Infrastructure | | | | | | | | | | |
| Roads | 11,193 | 0 | 11,193 | 0 | 0 | 11,193 | 1,700 | 0 | 9,493 | 0 |
| Bridges | 497 | 0 | 497 | 0 | 0 | 497 | 1,700 | 0 | 497 | 0 |
| Footpaths and cycleways | 1,364 | 221 | 1,143 | 0 | 0 | 1,364 | 0 | 0 | 1,364 | 0 |
| Drainage | 580 | 0 | 580 | 0 | 0 | 580 | 0 | 0 | 580 | 0 |
| Recreational, leisure and community facilities | 442 | 0 | 442 | 0 | 0 | 442 | 0 | 0 | 442 | 0 |
| Waste management | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Parks, open space and streetscapes | 718 | 243 | 475 | 0 | 0 | 718 | 0 | 0 | 718 | 0 |
| Aerodromes | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Off street car parks | 276 | 0 | 276 | 0 | 0 | 276 | 0 | 0 | 276 | 0 |
| Other infrastructure | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Infrastructure | 15,070 | 464 | 14,606 | 0 | 0 | 15,070 | 1,700 | 0 | 13,370 | 0 |
| Total Capital Works Expenditure | 21,900 | 481 | 21,419 | 0 | 0 | 21,900 | 1,700 | 0 | 20,200 | 0 |

Page 53 of 105

2022/23 Budget Financial Performance Indicators

5. Financial performance indicators

The following table highlights Council's current and projected performance across a range of key financial performance indicators. These indicators provide a useful analysis of Council's financial position and performance and should be used in the context of the organisation's objectives. The financial performance indicators below are the prescribed financial performance indicators contained in Part 3 of Schedule 3 of the Local Government (Planning and Reporting) Regulations 2020. Results against these indicators will be reported in Council's Performance Statement included in the Annual Report.

| Indicator | Measure | Notes | Actual | Forecast | Budget | | c Resource rojections | Plan | Trend |
|----------------------------------|--|-------|---------|----------|---------|---------|--------------------------|---------|-------|
| | | Ŷ | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | +/0/- |
| Operating Pos | sition | | | | | | | | |
| Adjusted underlying result | Adjusted underlying surplus (deficit) / Adjusted underlying revenue | 1 | (5.0%) | (13.7%) | (3.5%) | (2.6%) | (2.3%) | (2.1%) | + |
| Liquidity | | | | | | | | | |
| Working Capital | Current assets / current liabilities | 2 | 253.0% | 201.1% | 190.0% | 212.4% | 205.5% | 223.3% | + |
| Unrestricted Cash | Unrestricted cash / current liabilities | | 29.3% | 32.3% | 38.0% | 41.0% | 42.1% | 54.3% | ο |
| Obligations | | | | | | | | | |
| Loans & Borrowings | Interest bearing loans and borrowings / rate revenue | | 20.4% | 0.8% | 0.7% | 0.7% | 0.7% | 0.6% | 0 |
| Loans & Borrowings | Interest and principal repayments / rate revenue | | 1.2% | 2.1% | 3.3% | 3.3% | 3.2% | 6.6% | + |
| Indebtedness | Non-current liabilities / own source revenue | 3 | 32.3% | 22.8% | 27.4% | 24.7% | 18.5% | 16.1% | + |
| Asset renewal | Asset renewal and upgrade expense / asset depreciation | 4 | 82.7% | 119.5% | 88.2% | 65.8% | 69.1% | 63.9% | - |
| Stability | | | | | | | | | |
| Rates concentration | Rate revenue / adjusted underlying revenue | 5 | 61.3% | 61.9% | 67.4% | 67.6% | 67.9% | 68.1% | - |
| Rates effort | Rate revenue / property values (CIV) | | 0.7% | 0.6% | 0.5% | 0.5% | 0.5% | 0.5% | ο |

Page 54 of 105

2022/23 Budget Financial Performance Indicators

| Indicator | Measure | Notes | Actual 2020/21 | Forecast Actual 2021/22 | Budget 2022/23 | U U | c Resource ojections 2024/25 | Plan 2025/26 | Trend +/o/- |
|----------------------|---|-------|-------------------|-------------------------------|-------------------|---------|------------------------------------|-----------------|----------------|
| Efficiency | | | | | | | | | |
| Expenditure level | Total expenses / no. of property assessments | | \$3,613 | \$3,934 | \$3,409 | \$3,429 | \$3,466 | \$3,507 | - |
| Revenue level | Total General rates and Municipal charges / No. of property assessments | | \$1,556 | \$1,564 | \$1,613 | \$1,646 | \$1,678 | \$1,712 | + |

Key to Forecast Trend:

+ Forecast improvement in Council's financial performance/financial position indicator

o Forecasts that Council's financial performance/financial position indicator will be steady

- Forecast deterioration in Council's financial performance/financial position indicator

Notes to indicators

1 Adjusted underlying result – An indicator of the sustainable operating result required to enable Council to continue to provide core services and meet its objectives. Underlying deficits are forecast over the period, indicating that Council needs to continue to find expenditure savings and efficiencies within the rate capping environment in order to remain financially sustainable.

2 Working Capital – The proportion of current liabilities represented by current assets. Working capital is forecast to increase marginally over the four budget years.

3 Indebtedness- This ratio increases in 2022/23 due to the drawdown of borrowings previously approved in the 2020/21 budget for major capital works \$7.8 million. A larger reduction in year 3 is due to an interest only loan moving into current liabilities.

4 Asset renewal and upgrade - This percentage indicates the extent of Council's asset renewals and upgrades against its depreciation charge (an indication of the decline in value of its existing capital assets). A percentage greater than 100 indicates Council is maintaining its existing assets, while a percentage less than 100 means its assets are deteriorating faster than they are being renewed and future capital expenditure will be required to renew assets. The current level of renewal expenditure is determined by asset management plans and condition assessments of existing assets. The current ratio of 88.2% and subsequent falling to just under 64% is an indicator that there may be challenges for Council in the future as groups of assets become due for renewal within a short period of time.

5 Rates concentration - Reflects extent of reliance on rate revenues to fund all of Council's on-going services. Trend indicates Council will become more reliant on rate revenue compared to all other revenue sources.

Page 55 of 105

2022/23 Fees & Charges

Adopted xx/06/2022



| FEES AND CH | ARGES |
|-----------------|---------|
| | 2022/23 |
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Page 57 of 105

| | | | | FEES AND CHARGE |
|--|---------|---|--------|-----------------|
| | | 1 | | 2022/2 |
| | Page | 1 | Page | Page |
| REGIONAL CITY PLANNING AND ASSETS | 86-96 | | | |
| Sports Stadiums, Grounds & Reserves | 86-88 | Asset Protection | 90-93 | |
| Gippsland Sport and Entertainment Park | 86-87 | Asset Protection Fees | 90 | |
| Synthetic Field / Pitch Hire | 87 | Security Deposits | 90 | |
| Community Room Hire | 88 | Parking Headwork | 90 | |
| Recreation Reserves & Pavilions | 88 | Security Bonds | 91 | |
| Outdoor Netball Centres and Tennis Centre Courts | 88 | Legal Point of Discharge - Enquiries | 92 | |
| Personal Trainers/Boot Camp/Sports Coaches | 88 | Restoration of Road Openings | 92 | |
| r cischar francis/2001 Camp/Opons Coaches | 00 | Asset Protection Penalty for Infringement | 92 | |
| | | Fees for Utilities | 92-93 | |
| | | rees for ounties | 92-93 | |
| Latrobe City Traffic School | 89 | Waste Management | 94-96 | |
| Education Group | 89 | Transfer Station Fees | 94-95 | |
| Mobile Bike Education Trailer | | Landfill Fees | 94-95 | |
| | 89 | Landfill Fees | 96 | |
| Hire of Hand Cranked Tricycles | 89 | | 07.400 | |
| Private Groups | 89 | Statutory Planning | 97-100 | |
| | | Planning Permits | 97-100 | |
| | | Strategic Planning | 101 | |
| | | Amendments to Planning Schemes | 101 | |
| REGIONAL CITY STRATEGY & TRANSITION | 102-103 | | | |
| | | | | |
| Latrobe Regional Airport | 102 | | | |
| Latrobe Regional Airport | 102 | | | |
| a | 100 | | | |
| Governance | 103 | | | |
| Freedom of Information | 103 | | | |
| Community Public/Products Liability Insurance | 103 | | | |
| | | | | |
| DRGANISATIONAL PERFORMANCE | 104-105 | | | |
| Drenerty and Laval | 104 | Dreparty and Dates | 105 | |
| Property and Legal | 104 | Property and Rates | 105 | |
| Property and Legal | 104 | Property and Rates | 105 | |
| Off Street Car Parks | 104 | | | |
| Replacement Permit Stickers | 104 | | | |

Page 58 of 105

| COMMUNITY HEALTH AND WELLBEING Senior Citizens Centres | | | | | | | | | |
|---|-------------------------------|---------------------------|---------------------------|--|--|--|--|--|--|
| SERVICE TYPE SENIOR CITIZENS CENTRES | BASIS | 2021/22 \$ (GST Inc) | 2022/23 \$ (GST Inc) | | | | | | |
| Senior Citizens Centres - Hire Organisations or Groups with membership focussing on those over 65+ years | | No Charge | No Charge | | | | | | |
| Community organisations/groups: Per hour. Evening. Full Day & Evening. | 8am – 5pm. 5pm – midnight. | 18.70 151.60 250.50 | 19.00 154.30 254.90 | | | | | | |
| Commercial organisations Per hour Evening Full Day & Evening | 8am – 5pm. 5pm – midnight. | 31.50 247.20 408.00 | 32.10 251.50 415.10 | | | | | | |
| Security Deposit: Without alcohol. With alcohol. | | 315.00 575.00 | 315.00 575.00 | | | | | | |

Page 59 of 105

| | COMM | UNITY HEALTH A | |
|--|---|--------------------------------------|---|
| SERVICE TYPE PUBLIC LIBRARIES | BASIS | 2021/22 \$ (GST Inc) | Public Libraries 2022/23 \$ (GST Inc) |
| Consumables USB Drive – 20 Individual Head Se | | 5.00 7.00 | 5.10 7.10 |
| Research Fee Public Reque Commercial/Community Group Reque | | 15.00 30.10 | 15.30 30.60 |
| Library Meeting Room Community and Not For Profit Group Commerci Commerci | I. Per hour | No Charge 31.60 153.00 | No Charge 32.20 155.70 |
| Fees Replacement Carc Inter Library Lo | | No Charge No Charge POA POA | No Charge 4.00 POA POA |
| Damaged or Lost Items Replacement Co | st Minimum Charge Additional costs will apply for the replacement of covers, cases, barcodes, repairs and replacements | 8.10 | 8.20 |
| Beyond Repair Magazi Talking Boo | Replacement cost plus processing fee Replacement cost per CD | 4.10 17.30 | 4.20 17.60 |

Page 60 of 105

| | COMMUNITY HEALTH AND WELLBEING | | | | | | | | | |
|--|--|--|---|--|--|--|--|--|--|--|
| SERVICE TYPE PUBLIC LIBRARIES | BASIS | 2021/22 \$ (GST Inc) | Public Libraries 2022/23 \$ (GST Inc) | | | | | | | |
| Photocopying Black & White A4 Black & White A3 Colour Printing A4 Colour Printing A3 | Per side Per side | 0.25 0.50 0.80 1.20 | 0.30 0.50 0.80 1.20 | | | | | | | |
| Laminating A4 A3 | Per sheet. Per sheet. | 2.80 3.80 | 2.80 3.90 | | | | | | | |
| Calico Library Bags New Member Additional/Replacement | | No Charge 3.50 | No Charge 4.50 | | | | | | | |
| Events Author Talk (standard) Author Talk (Special, Literary Festival, high profile) - Member Author Talk (Special, Literary Festival, high profile) - Non Member Adult Workshops Library Member Adult Workshops Non Library Member Adult Workshops Non Library Member Adult Workshops Non Library Member | Per Event Per Event Per Half Day Per Half Day | 5.10 25.50 30.60 10.20 15.30 25.50 30.60 | 26.00 31.00 11.00 16.00 26.00 | | | | | | | |

| COMMUNITY HEALTH AND WELLBEIN Family & Childrens Servio | | | | |
|--|--|---|--|--|
| | CE TYPE DRENS SERVICES | BASIS | 2021/22 \$ (GST Inc) | 2022/23 \$ (GST Inc) |
| Early Learning Centre (includes Carinya, Moe Place and Traralgon, | Full Time Care Full Day Care Half Day Care Holding Fee After Kinder Care | 5 full days/child/week. Per day Per half day % Per place Hourly | 470.00 99.00 63.00 100% 16.50 | 500.00 105.00 70.00 100% 17.00 |
| Moe PLACE | Moe Early Learning Centre Moe Vacation Care | Full Day Care Excursion Levy -Local Excursion Levy - Out of Gippsland | 76.00 15.80 20.90 | 80.00 16.00 21.00 |
| | Basketball Stadium Court Hire - General Half Court Hire - General Court Hire - Schools Half Court Hire - Schools Court Hire | Per hour Per hour Per hour Per hour Per Day (9am - 6pm) | 51.00 26.50 41.40 21.20 222.90 | 52.00 27.00 42.00 21.50 226.00 |
| | Community Kitchen Kitchen Hire Kitchen Hire | Per hour Per day | 14.90 53.00 | 15.00 54.00 |
| Meeting Rooms (Moe Place, Churchill Hub) | Meeting Rooms Community and Not For Profit Groups. Commercial | Per hour Per hour Per Day | No Charge 27.00 162.40 | No Charge 27.50 165.20 |
| Preschools | Enrolment administration fee | 3 & 4 year old programs | 31.00 | 31.00 |
| | Preschool – 4 yr old program Prekinder – 3 yr old program | | 290.00 100.00 | 300.00 100.00 |

Page 62 of 105

| COMMUNITY HEALTH AND WELLBEING Family Health Services | | | |
|--|--|---|---|
| SERVICE TYPE FAMILY HEALTH SERVICES | BASIS | 2021/22 \$ (GST Inc) | 2022/23 \$ (GST Inc) |
| Vaccinations Purchases Hep B. Twinrix. Flu. Meningococcal C. Hep A. Boostrix. Gardisal. | Per dose. Per dose. Per dose. Per dose. Per dose. Per dose. | 32.60 111.20 31.60 114.60 100.00 53.00 171.20 | 33.20 113.10 26.00 116.60 101.80 53.90 174.20 |
| Nurse Attend Corporate Sessions | Per nurse per hour | 63.80 | 64.90 |

Page 63 of 105

| COMMUNITY HEALTH AND WELLBEING Leisure Facilities | | | | |
|--|---|--|--|--|
| SERVICE TYPE LEISURE FACILITIES | BASIS | 2021/22 \$ (GST Inc) | 2022/23 \$ (GST Inc) | |
| с | lult 16 years and over. ild Child 5–15 yrs & High School Student | | 6.90 4.90 | |
| Concess Fan Scho Chilo | ly* *As listed on Medicare Card ols Per child | 5.00 18.00 4.10 No Charge | 5.10 18.30 4.20 No Charge | |
| | | 60.30 43.20 45.00 162.00 | 62.10 44.10 45.90 163.80 | |
| Concess After Entry/Cl | uss Each Iult Multipass x 10 – 10% discount | 11.10 8.30 5.60 100.00 74.70 | 11.30 8.50 5.70 102.00 76.10 | |
| Indoor pool – swim sauna A (CHURCHILL ONLY) Concess After Entry/cl | | 9.70 7.30 4.60 | 9.90 7.40 4.70 | |

Page 64 of 105

| COMMUNITY HEALTH AND WELLBEING | | | | | |
|---|--|--|---|---|--|
| | | | | Leisure Facilities | |
| SERVICE TYPE LEISURE FACILITIES | | BASIS | 2021/22 \$ (GST Inc) | 2022/23 \$ (GST Inc) | |
| | | Per class - Supervision 1:8 Supervision 1:5 Per class Per class Per class Per class Per instructor, per hour | 13.70 14.40 15.10 15.10 9.20 60.10 | 13.90 14.70 15.40 15.40 9.40 61.20 | |
| | Infants Preschool shool Age Adult | Per class - Supervision 1:8 Supervision 1:5 Per class Per class | 10.30 10.80 11.30 11.30 | 10.50 11.00 11.60 11.60 | |
| Swim Lessons - Private | 1:1 1:2 1:3 | Per half hour class, per person Per half hour class, per person Per half hour class, per person | 40.00 30.10 24.50 | 40.70 30.60 24.90 | |
| Swim Lessons - Private - Concession (25% Discount) Concession – Health Care Card Concession – Health Care Card Concession – Health Care Card | 1:1 1:2 1:3 | Per half hour class, per person Per half hour class, per person Per half hour class, per person | 30.00 22.60 18.40 | 30.50 23.00 18.70 | |
| | ₋ane Hire nival Hire nival Hire | Per hour. Per day 9am – 5pm Per day 9am - 3pm | 49.00 994.50 936.40 | 50.00 1,012.00 950.00 | |
| Wet Out of Hours – incl 1 Lifeguard plus 1 Duty Carnival Fee – incl 1 Lifeguard plus 1 Duty | Ũ | Per hour plus entry fee Per hour. | 86.00 206.00 | 87.50 210.00 | |

Page 65 of 105

| COMMUNITY HEALTH AND WELLBEING | | | | | |
|---|--|---|------------------------------------|------------------------------------|--|
| Leisure Facilities | | | | | |
| SERVICE TYP LEISURE FACILITI | | BASIS | 2021/22 \$ (GST Inc) | 2022/23 \$ (GST Inc) | |
| Fitness Program | Group Fitness. Concession | Per class Pension, Seniors & Health Care Card | 13.50 10.10 | 13.70 10.30 | |
| | Personal Training. | ½ hour 1 hour Additional person per ½ hour Additional person per 1 hour | 38.00 66.30 N/A N/A | 38.70 67.50 19.00 33.00 | |
| | Casual Gym. Casual Concession Gym. | Per person Pension, Seniors & Health Care Card | 16.30 12.20 | 16.60 12.50 | |
| | Youth Fit Life Fit | Class for specific ages | 9.00 6.70 | 9.20 6.90 | |
| Visit Pass – Group Fitness | | | | | |
| (12 Months Expiry from date of issue) | Adult. Concession. Youth Fit 13-15 1/2 hr Personal Training | Visits x 10 – 10% discount Visits x 10 – 10% discount Visits x 10 – 10% discount Visits x 10 – 10% discount (half hour session) | 121.50 90.90 81.00 342.00 | 122.80 92.70 82.60 348.00 | |
| | 1 hr Personal Training | Visits x 10 – 10% discount (one hour session) | 597.00 | 608.00 | |
| Visit Pass - Gym (12 Months Expiry from date of issue) | Adult Concession | Visits x 10 – 10% discount Visits x 10 – 10% discount | 146.70 109.80 | 149.40 111.80 | |

| COMMUNITY HEALTH AND WELLBEING | | | | | |
|---|--|--------------------------------|-----------------------------------|----------------------------------|-----------------------------------|
| | | | | | e Facilities |
| SERVICE TYPE LEISURE FACILITIES | BASIS | - | 1/22 T Inc) | 202: \$ (GS | |
| Stadium (1) Adult Competition. | Per player per game High School Students playing in Senior Competitions, Pension, Seniors & | | 6.60 4.90 | | 6.80 5.00 |
| Junior Competition (during junior competition times only) | Health Care Card Holders Per player per game | | 4.80 | | 4.90 |
| . Adult Training | Per player per session # | | 4.60 | | 4.70 |
| Concession Training | High School Students playing in Senior Competitions, Pension, Seniors & Health Care Card Holders | | 3.80 | | 3.90 |
| Junior Training (0-17 years) | Per player per session # | | 3.70 | | 3.80 |
| Schools | Per student | 3.50 | | | 3.50 |
| Court Hire - General Court Hire - Schools | | | | | 52.00 42.00 |
| Tournament Fee* * Local associations are eligible for a 30% total invoice discount to host their association tournaments within any Latrobe Leisure Facility. Maximum 2 tournaments per year. | Per Court per Day (9am – 5pm) | | 223.00 | | 227.00 |
| Dry Out of Hours Fee Meeting Room Hire | | | 61.60 30.00 | | 62.70 30.60 |
| # Session is defined as 1 hour for Domestic basketball teams 2 hours for Squad & Representative basketball teams 2 hours for Badminton / Volleyball (in recognition of set up and pack up times) | r ci nodi | 30.00 | | | 00.00 |
| Visit Pass Cards - Stadium | | x10 (10% discount) | X20 (15% discount) | x10 (10% discount) | X20 (15% discount) |
| (One visit used per hour or game) Concession Competition Junior Competition Junior Training | Visit pass – discount Visit pass – discount Visit pass – discount Visit pass – discount | 59.40 44.10 43.20 N/A | 112.20 83.30 81.60 62.90 | 61.20 45.00 44.10 34.20 | 115.60 85.00 83.30 64.60 |

Page 67 of 105

| COMMUNITY HEALTH AND WELLBEING | | | | |
|--|--|---|-------------------------|-------------------------|
| | | | | Leisure Facilities |
| SERVICE TYPE LEISURE FACILITIES | | BASIS | 2021/22 \$ (GST Inc) | 2022/23 \$ (GST Inc) |
| Membership | | | | |
| Membership Service Areas | | Gym Fitness - as per fitness timetable (including Aqua Aerobics) Pool (including pool, sauna & spa- where applicable) | | |
| Membership Administration Fee (per membership) | Upon joining | | 71.00 | 72.50 |
| Bronze Membership Any one (1) of the above Membership Service Areas | Non Concession Concession * Off-Peak # | Fortnightly via direct debit | 23.10 17.30 13.80 | 23.50 17.60 14.00 |
| Silver Membership Any two (2) of the above Membership Service Areas | Non Concession Concession * Off-Peak # | Fortnightly via direct debit | 28.10 21.20 16.80 | 28.60 21.60 17.10 |
| Gold Membership All three (3) of the above Membership Service Areas | Non Concession Concession * | Fortnightly via direct debit Fortnightly via direct debit | 33.90 25.40 | 34.50 25.80 |
| Corporate | 20+ people | Discounts valid on full price memberships only. Not valid on concession memberships Discounts off term memberships only | 20.00% | 20.00% |

(1) Schools pay court hire fee or individual student admission.

*Concessions on direct debit and term memberships are offered only to customers on Aged Pension, Senior or Disability Support Pension. Concessions are offered to valid health care card holders up to the expiry date of the health care card (must have minimum one month on card). #Off-Peak times include Mon-Fri 11am - 3pm & All Day on Weekends excluding Public Holidays when the venue is closed

| COMMUNITY HEALTH AND WELLBE Leisure Faci | | | |
|--|--|-----------------------------------|-----------------------------------|
| SERVICE TYPE | BASIS | 2021/22 | 2022/23 |
| LEISURE FACILITIES | | \$ (GST Inc) | \$ (GST Inc) |
| Athletic and Cycling Track Adult. Concession. Junior. | Per participant Per participant Per participant | 4.80 3.60 3.30 | N/A N/A N/A |
| Adult | Visits x 10 – 10% discount | 43.20 | N/A |
| Concession. | Visits x 10 – 10% discount | 32.40 | N/A |
| Junior. | Visits x 10 – 10% discount | 29.70 | N/A |
| School. | Per student | 3.30 | 3.40 |
| Club Hire. | Per hour. | 47.60 | 48.40 |
| Other/Athletic Carnival. | Full day 9am – 3pm. | 588.00 | 588.90 |
| Cycling / Athletic Club Hire of Bike/ Aths Track. | Per annum / seasonal agreement | 1,015.50 | 1,033.00 |
| Squash Courts Hire Casual Visit | Per hour. per person / per hour. Not valid for bookings | 15.60 5.00 | 15.90 5.00 |
| Fitness Room Hire Hire. | Per hour. | 49.90 | 51.00 |
| Gippsland Regional Cricket Centre (GRCC) Lane Hire Ball Machine Hire - includes lane, machine and balls Indoor Cricket School Clinic | Per hour (up to 4 players) Per Hour - includes Lane Hire Per Participant Per Competition Per Clinic (3 hours) | 40.00 51.00 12.00 153.00 | 40.70 51.90 12.00 155.70 |
| Parties | Per Party - 2 hrs (up to 10 people) | 204.00 | 207.60 |
| Meeting Room | Per Hour | 30.00 | 30.50 |
| Facility Hire | Full Facility per Day (8 hours) | 1,560.00 | 1,587.30 |
| GRCC outdoor net hire | per net / per hour | N/A | 39.00 |
| Gippsland Regional Indoor Sports Stadium (GRISS) GRISS Function room hire (includes kitchen) GRISS show court hire (includes 3 courts) | per hour per hour | N/A N/A | 50.00 243.00 |

Page 69 of 105

| COMMUNITY HEALTH AND WELLBEING Gippsland Regional Aquatic Centre | | | | |
|--|---|-------------------------|-------------------------|--|
| SERVICE TYPE GIPPSLAND REGIONAL AQUATIC CENTRE (GRAC) | BASIS | 2021/22 \$ (GST Inc) | 2022/23 \$ (GST Inc) | |
| Spa, Sauna, Steam room Adult | 16 years and over. | 12.50 | 12.70 | |
| Concession | Pension, Seniors & Health Care Card | 9.40 | 9.60 | |
| Waterslides - weekdays Adult Concession Child | per session per session per session | 9.50 7.10 6.70 | 9.70 7.20 6.80 | |
| Waterslides - weekends Adult Concession Child | per session per session per session | 12.00 9.00 8.60 | 12.20 9.20 8.80 | |
| WIBIT (Inflatable) Participant Assisting Adult | *special conditions TBC *special conditions TBC | N/A N/A | 8.00 4.00 | |
| Facility Hire Whole Day Carnival | 9am to 5pm (including 50m pool, 25m outdoor pool, AOE / competition room, meeting room) | N/A | 1,500.00 | |
| Dedicated Water Slide Hire | 2 hours minimum / per hour | N/A | 100.00 | |
| Meeting Room Hire | 1 hour minimum / per hour | N/A | 30.00 | |
| Group Fitness Class | | N/A | 130.00 | |
| Group Fitness Class - Additional Instructor | apply) / per hour per hour | N/A | 60.00 | |
| Birthday Parties Catered Includes host, slides, games & catering options | Minimum 10 people | N/A | POA | |
| BYO Food Includes host, slides, games | Minimum 10 people, additional person \$18 pp | N/A | 180.00 | |

Page 70 of 105

| COMMUNITY HEALTH AND WELLBEING | | | | |
|---|--|--|--|--|
| | | | Outdoor Pools | |
| SERVICE TYPE OUTDOOR POOLS | BASIS | 2021/22 \$ (GST Inc) | 2022/23 \$ (GST Inc) | |
| Entry Fees Adult. Children/ Student. Concession. Family. Schools Children. | Child 5 – 15 yrs & High School Student Pension, Seniors & Health Care Card As listed on Medicare Card. | 5.10 4.00 4.20 14.90 4.00 No Charge | 5.20 4.10 4.30 15.20 4.10 No Charge | |
| Season Passes (Multi-venue) Single Adult Pass Children/ Student. Concession. Family. | Child 5 – 15 yrs & High School Student Pension, Seniors & Health Care Card | 103.00 77.70 80.40 249.90 | 104.80 79.10 81.80 254.30 | |
| Competitions – School Swim Carnival Hire School Carnival Full Day (9am - 3pm) Other Carnival Full Day (9am - 5pm) School Carnival Half Day (9am-12pm / 12pm-3pm) Supervision Required at 1:100 ratio. | Weekends or Public Holidays Mon - Fri | 480.40 816.00 334.60 59.00 | 488.80 830.30 340.50 60.00 | |
| Out Of Advertised Operating Hours Hire Includes 1 Life Guard plus 1 Duty Manager. | Per hour + entry fee per person | 86.00 | 87.50 | |

Page 71 of 105

| COMMUNITY HEALTH AND WELLBEING Caravan Parks | | | | | |
|--|---|--|----------------------------------|----------------------------------|--|
| SERVICE TYPE CARAVAN PARKS | | BASIS | 2021/22 \$ (GST Inc) | 2022/23 \$ (GST Inc) | |
| Lake Narracan – Caravan & Camping Site Fee Schedule | Permanent On Site. | Powered per annum (includes 23 days/nights) | 1,603.00 | 1,631.00 | |
| | Powered Site. Powered Site. Extra Person. | 5 (1 1 1 / | 42.00 217.00 17.00 | 43.00 221.00 17.30 | |
| | Unpowered Site. Unpowered Site. Overnight. Children. | Weekly - Family Per Adult | 35.50 153.00 14.00 8.00 | 36.00 155.00 14.20 8.10 | |

Page72 of 105

| COMMUNITY HEALTH AND WELLBEIN | | | | ND WELLBEING | | |
|---|---|---|----------------------------------|----------------------------|--|--|
| | | | | | Health Services | |
| SERVICE TYPE | | | 2021/22 | | 2022/23 | |
| HEALTH SERVICES Septic Tanks – New Installations | | BASIS | \$ (GST Ir 1 Fee Unit = | 1 C) 15.03 | \$ (GST Inc) 1 Fee Unit = TBA | |
| 1 · | | | | | | |
| Fees set by EPA Victoria where detailed Regul 196(1)(b |), (2) | | 48.88 fee units | 734.70 | 48.88 fee units | |
| Regul 196(1)(b | | In excess of two. 48.88 fee units | 48.88 fee units | 734.70 | 150.00 48.88 fee units | |
| Reg 196(1)(a | | 37.25 fee units | 37.25 fee units | 559.90 | 37.25 fee units | |
| Extension to Septic Tank Application - Amen Sepi Additional Fixtures - minor alteration | ic Tank Report & Consent | Each | 37.25 fee units | 559.90 | 75.00 295.00 158.00 295.00 37.25 fee units | |
| | Regulation 200 Regulation 197 | Renew a permit Transfer a permit | 8.31 fee units 9.93 fee units | 124.90 149.25 | 8.31 fee units 9.93 fee units | |
| Health Premises | lew Premises Registration | Fulltime Hairdressing & Low Risk Beauty (eyelashes tinting, spray tans, makeup) | | 550.00 | 560.00 | |
| Ν | lew Premises Registration lew Premises Registration lew Premises Registration | Part time (less than 3 days)- Beauty Treatments | | 550.00 370.00 250.00 | 560.00 380.00 260.00 | |
| | lew Premises Registration lew Premises Registration | | | 560.00 310.00 | 560.00 315.00 | |
| Renting chair in another pro | emises - New Registration | Skin penetration (incl tattooing, waxing, body piercing) 1-2 days per venue | | 315.00 | 350.00 | |
| Renting chair in another pr | emises - New Registration | Part time -low risk hair, eye lash tinting, spray tan (less than 3 days per venue) | | N/A | 260.00 | |
| Renting chair in another pro- | emises - New Registration | Full time -low risk hair, eye lash tinting, spray tan | | N/A | 560.00 | |
| | wal Premises Registration wal Premises Registration | | | 470.00 315.00 | 480.00 320.00 | |
| | wal Premises Registration wal Premises Registration | Ŭ | | 550.00 200.00 | 560.00 210.00 | |
| Renting chair in ar | other premises - Renewal | Skin penetration (incl tattooing, waxing, body piercing) 1-2 days per venue | | 305.00 | 320.00 | |

Page 73 of 105

| COMMUNITY HEALTH AND WELLBEING Health Services | | | | | |
|--|--|--|---|-----------------|---|
| SERVICE TYPE HEALTH SERVICES | BASIS | 2021/ \$ (GST | | 2022 \$ (GST | |
| Commercial Accommodation New Registration. Annual Renewal. | Includes motels and hostels. Includes motels and hostels. | | 640.00 560.00 | | 650.00 570.00 |
| Caravan Parks and Movable Homes This fee is set under the Residential Tenancies Act (Caravan Parks and Movable Dwellings) | Triennium Fees 1-25 sites 26-50 sites 51-100 sites 101-150 sites | 1 Fee Unit = 17 fee units 34 fee units 68 fee units 68 fee units | 15.03 255.50 511.00 1,022.00 1,548.00 | 1 Fee Unit = | TBA 17 fee units 34 fee units 68 fee units 68 fee units |
| Transfer of Registration Public Health and Wellbeing Act Residential Tenancies Act Food Act | Statutory Fee | 5 fee units | 75.15 | | 200.00 5 fee units 200.00 |
| Plan Approval /Establishment of new business Food Act Premises. Public Health & Wellbeing Act Premises. | | | 145.00 120.00 | | 460.00 250.00 |
| Food & Water Sample Administration Fee Sample administration fee Private water supply sample | | | 215.00 210.00 | | 220.00 215.00 |

Page 74 of 105

| COMMUNITY HEALTH AND WELLBEING | | | | |
|--|------------------------|---|-------------------------|-------------------------|
| | | | | Health Services |
| SERVICE TYP HEALTH SERVIC | | BASIS | 2021/22 \$ (GST Inc) | 2022/23 \$ (GST Inc) |
| Commercial Food Premises | | | | |
| Class 1 (Full Time) | New Renewal | e.g. Hospitals / Nursing Homes / Childcare Centres | 775.00 710.00 | 790.00 725.00 |
| Class 2A (Full Time) | New Renewal | e.g. Restaurants, Fast Food, Deli's | 740.00 685.00 | 740.00 685.00 |
| | New Renewal | 5 1 5 | 1,455.00 1,175.00 | 1,455.00 1,175.00 |
| Class 2B (Part Time) | New Renewal | | 490.00 440.00 | 500.00 450.00 |
| Class 3A Supermarket | New Renewal | notontially bazardous foods | N/A N/A | 1,200.00 900.00 |
| Class 3A (Full Time) | New Renewal | Minimal unpacked potential hazardous foods | 430.00 375.00 | 440.00 380.00 |
| | New Renewal | Water Carters | 185.00 155.00 | 190.00 160.00 |
| Class 3B (Part Time) | New Renewal | Food is secondary activity (e.g. B&B) | 280.00 260.00 | 285.00 265.00 |
| Class 3C (Full Time) | New Renewal | Food is secondary activity (e.g. B&B) | 210.00 210.00 | 215.00 215.00 |
| Class 4 Low Risk Packaged | New | e.g. Liquor Outlets, Video Stores, Newsagents, Pharmacies etc. | Exempt | Exempt |
| Once off Short term | New | Temporary food stall - major events | 260.00 | 270.00 |
| Additional Inspection Fees Food Act | Class 1 (Full Time) | Per Inspection | 210.00 | 250.00 |
| | Class 2A (Full Time) | Per Inspection | 180.00 | 200.00 |
| | Class 2B (Part Time) | Per Inspection | 180.00 | 185.00 |
| | Class 3A (Full Time) | Per Inspection | 155.00 | 180.00 |
| | Class 3B (Part Time) | Per Inspection | 130.00 | 130.00 |
| Public Health & Wellbeing Act | Additional Inspections | Per Inspection | N/A | 150.00 |

Page 75 of 105

| | | | | ND WELLBEING Local Laws |
|--|---|---|--------------------------------------|--------------------------------------|
| SERVICE TY | PE | | 2021/22 | 2022/23 |
| LOCAL LAWS | | BASIS | \$ (GST Inc) | \$ (GST Inc) |
| Parking | | | | |
| (In accordance with Road Safety Act 1986) | Parking Infringements. | Section 1 | | |
| Penalties will be applied at maximum value, as per Council res | olution on 2 December 2019 | Penalty Units are defined by Section 5 of the Monetary Units Act 2004 | | |
| Dog & Cat Registration Fees (In accordance with Domestic Animal Act 1994) Where Microchipped and Desexed or Microchipped and Regist with applicable organisations as defined by the Domestic Anim 1994 | | Per Animal Per Animal | 46.00 23.00 | 47.00 23.50 |
| | Registration fee for fostered animal | Per Animal | N/A | 8.00 |
| | Non-Desexed Dog Full Registration Non-Desexed Dog Pensioner Concession | Per Animal Per Animal | 130.00 65.00 | 132.00 66.00 |
| Dangerous, Men | Domestic Animal Business. Domestic Animal Business - Animal acing or renewals only for Restricted Dog Breeds | Per annum Per Animal Full registration per animal | 255.00 25.00 210.00 | 260.00 26.00 215.00 |
| | Registration as Foster Carer (81/1994 Part 5B) | Per annum | 60.00 | 61.00 |
| Dog & Cat Infringements (In accordance with Domestic Animal Act 1994) | | Section 1 Penalty Units are defined by Section 5 of the Monetary Units Act 2004 | | ТВА |
| Dog or cat r | at release (where owner is identifiable by Council) elease (where owner is unidentifiable by Council) liscellaneous Small Animal (Rabbit , Rodent, etc) | | 35.00 117.00 N/A | 36.00 119.00 10.00 |
| *In Addition to Release Fees – Where Applicable | Subsequent Releases Food and keep fees | Per animal Per animal per day | 125.00 18.00 | 127.00 18.50 |
| (In accordance with Domestic Animal Act 1994) | Male dog desexing Female dog desexing Male cat desexing Female cat desexing | Per animal Per animal Per animal Per animal | 205.00 345.00 115.00 215.00 | 212.00 360.00 125.00 229.00 |
| | Dog or cat microchipping Vaccination fee Vet Check fee Vet Report | Per animal | 62.00 85.00 60.00 120.00 | 64.00 87.00 62.00 122.00 |
| | | | | |

Page 76 of 105

| COMMUNITY HEALTH AND WELLBEIN | | | | ND WELLBEING |
|---|--|--|------------------|------------------|
| | | | | Local Laws |
| SERVIO | CE TYPE | | 2021/22 | 2022/23 |
| LOCA | L LAWS | BASIS | \$ (GST Inc) | \$ (GST Inc) |
| Animal Sales | | | | |
| (In accordance with Domestic Animal Act 1994) | Cat sale (including desexing fee) | | 182.00 | 230.00 |
| | Dog sale (including desexing fee) Dog or cat sale (already desexed) | | 385.00 173.00 | 392.00 176.00 |
| | boy of cat sale (all eady deserved) | i er animar | 173.00 | 178.00 |
| Livestock | | | | |
| | Pound Release Large (horse, cow, bull, etc). | Per animal | 182.00 | 185.00 |
| | Pound Release Small (sheep, pig, goat etc) | | 99.00 | 100.00 |
| | Pound Release (Poultry) | Per animal | 10.00 | 10.00 |
| | Food and Keep Fees. | Per animal per day. | 28.00 | 29.00 |
| | Livestock Infringements | Penalties will be applied as per the Livestock Act. | | |
| | Livestock attendance for VicRoads | Per Attendance | 630.00 | 641.00 |
| | | i ci i illondanoc | 000.00 | 041.00 |
| Other Fees/Infringements | | | | |
| | Shopping Trolley Release Fee. | Per trolley | 182.00 | 185.00 |
| | Release fee for vehicles impounded in accordance with | Per vehicle | 687.00 | 700.00 |
| | Schedule 11 of the Local Government Act | | 00/100 | 100.00 |
| | | | | |
| | Release fee for vehicles impounded in accordance with | Per vehicle | 365.00 | 371.00 |
| | Schedule 11 of the Local Government Act. | Plus standard tow fee per vehicle | 204.00 | 208.00 |
| | | Plus daily storage fee | 16.00 | 16.50 |
| | School Crossing Flags. | Per set. | 94.00 | 94.00 |
| | Fire Hazard Infringement. | Set by Statute (State Government) | TBA | ТВА |
| | i no riazara iningono.iti | Per penalty unit | | |
| | | Penalty Units are defined by Section | | |
| | | 5 of the Monetary Units Act 2004 | | |
| Impound General - (e.g. | political signage, tents, or general items on Council land) Community Amenity Local Law No 2 2016 | Per item | 102.00 | 104.00 |
| | Litter Infringement. | Set by Statute (State Government) | | |
| | (In accordance with the | | | |
| | Environment Protection Act 1970) | 5 of the Monetary Units Act 2004 | | |
| | Local Laws Permit. | All Clauses otherwise specified | 60.00 | 61.00 |
| | | | | |

Page 77 of 105

| | COMM | UNITY HEALTH A | ND WELLBEING Local Laws |
|---|---|----------------|----------------------------|
| SERVICE TYPE | | 2021/22 | 2022/23 |
| LOCAL LAWS | BASIS | \$ (GST Inc) | \$ (GST Inc) |
| Other Fees/Infringements (continued) Temporary outdoor eating facilities | Per annum fee (inclusive of permit application fee) Consisting of up to 4 tables and a maximum of 12 chairs. | 154.00 | 156.00 |
| Temporary outdoor eating facilities over four tables and/or over 12 chairs. | Per annum fee (inclusive of permit application fee) Consisting of over 4 tables and/or over 12 chairs. | 312.00 | 317.00 |
| Roadside Trading Permit | Clause 82 – Local Law No. 2. | 447.00 | 455.00 |
| Caravans as Temporary Accommodation permit. | Clause 142 – Local Law No. 2 – Incorporates 6 month permit application for Health permit to reside in caravan. | 60.00 | 61.00 |
| Administration Fee | Administration Fee for the reconciliation and generation of an invoice to a property owner which has had force clear works completed by Council. | 85.00 | 86.00 |

Page 78 of 105

| COMMUNITY HEALTH AND WELLBEING Building Services | | | | | | |
|---|---|---|---|--|--|--|
| SERVICE TYPE BUILDING PERMITS/FEES | | BASIS | 2021/2 \$ (GST li | | 2022 \$ (GST | 2/23 |
| Permit time extensions and inspectio | ons for lapsed permits | Minimum. | | 155.00 | | 160.00 |
| Preparation of Section 173 Agreemer | nts For building over easements. | Per agreement | | 460.00 | | 490.00 |
| Building File Search Fee | | Linked to statutory fee 3.19 fee units | 1 Fee Unit = 3.19 Units | 15.03 47.95 | 1 Fee Unit = | TBA 3.19 Units |
| Building Certificates Building Permit Lodgement Fees | | Linked to statutory fee 3.19 fee units 8.23 fee units | 1 Fee Unit = 3.19 Units 8.23 Units | 15.03 47.95 123.70 | 1 Fee Unit = | TBA 3.19 Units 8.23 Units |
| Pool Registration Fees | Registration Fee Pool history Search fee Certificate of Compliance lodgement fee Certificate of Non-Compliance lodgement fee | Linked to statutory fee 2.15 fee units 3.19 fee units 1.38 fee units 26.00 fee units | 1 Fee Unit = 2.15 Units 3.19 Units 1.38 Units 26.00 Units | 15.03 32.35 47.95 30.75 390.80 | 1 Fee Unit = | TBA 2.15 Units 3.19 Units 1.38 Units 26.00 Units |
| Report and Consent | First Additional Temporary Structure Siting Approvals Pope – Occupancy Permits Demolition | Linked to statutory fee 19.61 fee units based on 50% of above fee Treated as a Report and Consent Treated as a Report and Consent 5.75 fee units | 1 Fee Unit = 19.61 Units 9.80 Units 19.61 Units 19.61 Units 5.75 Units | 15.03 294.75 147.30 295.75 295.75 86.45 | 1 Fee Unit = | TBA 19.61 Units 9.80 Units 19.61 Units 19.61 Units 5.75 Units |
| Building Permits (Disbursements excluded) | Value of works Up to \$10,000 \$10,001 to \$100,000 \$100,001 to \$1,000,000 Greater than \$1,000,000 | Each Each Each Each Each | Value/100+ Value/200+ Value/300+ | 850.00 750.00 1,250.00 3,000.00 | Value/100+ Value/200+ Value/300+ | 850.00 750.00 1,250.00 3,000.00 |
| | e a non-compliance certificate has not been issued here a non-compliance certificate has been issued | Each Each | | | | 500.00 100.00 |

*NOTE Statutory Fees can only be increased by the Minister for Planning. Fees will be charged in accordance with the current statutory rate.

| COMMUNITY HEALTH AND WELLBEING Visitor Information Centr | | | | |
|---|-------|-------------------------|-------------------------|--|
| SERVICE TYPE VISITOR INFORMATION CENTRE | BASIS | 2021/22 \$ (GST Inc) | 2022/23 \$ (GST Inc) | |
| Photocopying & Printing Black and White A4 Colour A4 | | 0.50 1.50 | 0.30 0.80 | |

Page 80 of 105

| COMMUNITY HEALTH AND WELLBEING Latrobe Regional Gallery | | | | |
|--|---------------------------------------|---|--|--|
| SERVICE TYPE LATROBE REGIONAL GALLERY | | BASIS | 2021/22 \$ (GST Inc) | 2022/23 \$ (GST Inc) |
| Function & Event Hire | | Quoted based on staffing and catering requirements | | POA |
| Meeting Room 1: with boardroom table | Commercial Rental Community Rental | Full Day (10am - 4pm) Evenings/Weekends | 350.00 250.00 No Charge No Charge 150.00 | 350.00 250.00 No Charge No Charge 150.00 |
| Meeting Room 2: Room with kitchen table and lounge | Commercial Rental Community Rental | Evenings/Weekends | 350.00 250.00 No Charge No Charge 150.00 | 350.00 250.00 No Charge No Charge 150.00 |
| Studio Workshop - Commercial Not available on Public Holidays | Rental. | Weekday - Full Day (10am - 4pm) Evening (After 5pm) Weekend - Full Day (10am - 4pm) | 350.00 400.00 400.00 | 350.00 400.00 400.00 |
| Studio Workshop - Community Not available on Public Holidays | Rental. | Weekday - Full Day (10am - 4pm) Evening (After 5pm) Weekend - Full Day (10am - 4pm) | No Charge 150.00 No Charge | No Charge 150.00 No Charge |

Page 81 of 105

| | | COMM | UNITY HEALTH A Gippsland Performing | ND WELLBEING g Arts Centre Precinct |
|---|---------------------------------|--|--|--|
| SERVICE TYPE GIPPSLAND PERFORMING ARTS CENTRE & LITTLE THEATRE | | BASIS | 2021/22 \$ (GST Inc) | 2022/23 \$ (GST Inc) |
| Commercial Hire - Theatrical | Theatre | Base Rate 5 Hours | 3,500.00 | 3,500.00 |
| Inclusive of labour, audio & lighting, FOH Services | Ticketing Fee | 500 Ticket Minimum | 1,750.00 | 1,750.00 |
| | Commercial - Additional Tickets | \$3.50 per ticket or 5% of revenue whichever is greater | N/A | 3.50 |
| | Little Theatre | Base Rate 5 Hours | 2,500.00 | 2,500.00 |
| | Ticketing Fees - Little Theatre | Based on Capacity | 675.00 | 675.00 |
| Commercial Hire - Functions & Events | Conference Rooms | Base Rate 4 Hours | 400.00 | 400.00 |
| | Conference Rooms - Rehearsal | Base Rate 2 Hours | 150.00 | 150.00 |
| | Meeting Room | Base Rate 4 Hours (M-F, 10am - 4pm) | 250.00 | 250.00 |
| | Meeting Room | Evenings/ Weekends 2 Hours | 180.00 | 180.00 |
| | Conference | Whole Venue 8 Hours | 4,000.00 | 4,000.00 |
| | Conference Ticketing Fee | 500 Ticket Minimum | 1,750.00 | 1,750.00 |
| | Outdoor Event | Base Rate 8 Hours | 1,600.00 | 1,600.00 |
| | Additional Hours | Per Hour | 200.00 | 200.00 |
| | Little Theatre | Base Rate 4 Hours | 400.00 | 400.00 |
| | Little Theatre - Rehearsal | 2 hours | 150.00 | 150.00 |
| Commercial Hire - Additional Labour | Technicians | Each (5 Hour Minimum) | 350.00 | 360.00 |
| | FOH/ Usher | Each (4 Hour Minimum) | 280.00 | 288.00 |
| | Additional Hours | Per Hour | 70.00 | 72.00 |

Page 82 of 105

| | | СОММ | UNITY HEALTH A Gippsland Performing | ND WELLBEING Arts Centre Precinct |
|---|---------------------------------------|-------------------------------------|--|--------------------------------------|
| SERVICE TY GIPPSLAND PERFORMING ARTS CE | | BASIS | 2021/22 \$ (GST Inc) | 2022/23 \$ (GST Inc) |
| Community Hire - Theatrical | GPAC Theatre - Peak | Base Rate 5 Hours (Fri - Sun) | 2,500.00 | 2,500.00 |
| Inclusive of labour, audio & lighting, FOH Services | GPAC Theatre Ticketing Fee - Peak | 500 Ticket Minimum | 1,250.00 | 1,250.00 |
| | Additional Tickets - Peak | per ticket | N/A | 2.50 |
| | GPAC Theatre - Off peak | Base Rate 5 Hours (Mon- Thu) | 2,000.00 | 2,000.00 |
| | GPAC Theatre Ticketing Fee - Off peak | 500 Ticket Minimum | 1,000.00 | 1,000.00 |
| | Additional Tickets - Off peak | per ticket | N/A | 2.00 |
| | Little Theatre | Base Rate 5 Hours | 1,500.00 | 1,500.00 |
| | Ticketing Fees - Little Theatre | Based on Capacity | 450.00 | 450.00 |
| Community Hire - Functions & Events | Conference Rooms | Base Rate 4 Hours | 200.00 | 200.00 |
| | Conference Rooms - Rehearsal | Base Rate 2 Hours | No Charge | No Charge |
| | Meeting Room | Base Rate 4 Hours (M-F, 10am - 4pm) | 140.00 | 140.00 |
| | Meeting Room | Evenings/ Weekends 2 Hours | 120.00 | 120.00 |
| | Conference | Whole Venue 8 Hours | 2,800.00 | 2,800.00 |
| | Conference Ticketing Fee | 500 Ticket Minimum | 1,250.00 | 1,250.00 |
| | Outdoor Event | Base Rate 8 Hours | 880.00 | 880.00 |
| | Additional Hours | Per Hour | 110.00 | 110.00 |
| | Little Theatre | Base Rate 4 Hours | 200.00 | 200.00 |
| | Little Theatre - Rehearsal | 2 hours | No Charge | No Charge |
| | | | | |
| Community Hire - Additional Labour | Technicians | Each (5 Hours) | 250.00 | 255.00 |
| | FOH/ Usher | Each (4 Hours) | 200.00 | 204.00 |
| | Additional Hours | Per Hour | 50.00 | 51.00 |

Page 83 of 105

| | COMMUNITY HEALTH AND WELLBEING | | | | |
|--------------------------------------|--------------------------------|--|-------------------------|--|--|
| SERVICE COMMUNITY | | BASIS | 2021/22 \$ (GST Inc) | Community Halls 2022/23 \$ (GST Inc) | |
| Sound Shell | Commercial Hire | Per Standard Day | 500.00 | 510.00 | |
| | Commercial - Technical Support | Per Standard Day | 1,500.00 | 1,530.00 | |
| | Commercial - Cleaning Charge | Per Clean | TBA | TBA | |
| | Community Hire | Per Standard Day | No Charge | No Charge | |
| | Community - Technical Support | Per Standard Day | 900.00 | 915.00 | |
| | Community - Cleaning Charge | Per Clean | TBA | TBA | |
| Kernot Hall – Commercial Hire | Whole Hall | Whole Venue 5 Hours | 1,000.00 | 1,000.00 | |
| | Additional Hours | Per Hour | 250.00 | 250.00 | |
| | Cleaning Charge | Per Hire | 500.00 | 500.00 | |
| | Kitchen Cleaning | If used during hire | 300.00 | 300.00 | |
| | Audio & Lighting | If required (minimum) | 700.00 | 720.00 | |
| | FOH/ Usher | If required (minimum) | 300.00 | 360.00 | |
| | Set Up Fee | Per Hour / Per staff | N/A | 72.00 | |
| Kernot Hall – Community Hire | Whole Hall | Whole Venue 5 Hours | 600.00 | 600.00 | |
| | Additional Hours | Per Hour | 150.00 | 150.00 | |
| | Cleaning Charge | Per Hire | 250.00 | 250.00 | |
| | Kitchen Cleaning | If used during hire | 150.00 | 150.00 | |
| | Audio & Lighting | If required (minimum) | 500.00 | 520.00 | |
| | FOH/ Usher | If required (minimum) | 250.00 | 260.00 | |
| | Set Up Fee | Per Hour / Per staff | N/A | 51.00 | |
| Moe Town Hall - Community Rate | Commercial Hire | Base Rate 4 Hours | 90.00 | 95.00 | |
| | Commercial -Cleaning Charge | (Subject to public health directions) per hire | 75.00 | 80.00 | |
| | Community Hire | Base Rate 4 Hours | 55.00 | 55.00 | |
| | Community -Cleaning Charge | (Subject to public health directions) per hire | 55.00 | 55.00 | |
| Traralgon Town Hall (Non Theatrical) | Commercial Hire | Base Rate 4 Hours | 400.00 | 400.00 | |
| | Commercial Hire - Rehearsal | 2 hours | 150.00 | 150.00 | |
| | Community Hire | Base Rate 4 Hours | 200.00 | 200.00 | |
| | Community Hire - Rehearsal | 2 hours | No Charge | No Charge | |

Page 84 of 105

| | COMMUNITY HEALTH AND WELLBEING Community Halls | | | | |
|---------------------------------|---|--|-------------------------|-------------------------|--|
| SERVICE COMMUNITY | | BASIS | 2021/22 \$ (GST Inc) | 2022/23 \$ (GST Inc) | |
| Churchill Community Hall | Commercial Hire | Base Rate 4 Hours | 90.00 | 95.00 | |
| | Commercial -Cleaning Charge | (Subject to public health directions) per hire | 75.00 | 80.00 | |
| | Community Hire | Base Rate 4 Hours | 55.00 | 55.00 | |
| | Community -Cleaning Charge | (Subject to public health directions) per hire | 55.00 | 55.00 | |
| Traralgon East Community Centre | Commercial Hire | Base Rate 4 Hours | 90.00 | 95.00 | |
| | Commercial -Cleaning Charge | (Subject to public health directions) per hire | 75.00 | 80.00 | |
| | Community Hire | Base Rate 4 Hours | 55.00 | 55.00 | |
| | Community -Cleaning Charge | (Subject to public health directions) per hire | 55.00 | 55.00 | |
| Traralgon South Hall | Commercial Hire | Base Rate 4 Hours | 90.00 | 95.00 | |
| | Commercial -Cleaning Charge | (Subject to public health directions) per hire | 75.00 | 80.00 | |
| | Community Hire | Base Rate 4 Hours | 55.00 | 55.00 | |
| | Community -Cleaning Charge | (Subject to public health directions) per hire | 55.00 | 55.00 | |
| Newborough Hall | Commercial Hire | Base Rate 4 Hours | 90.00 | 95.00 | |
| | Commercial -Cleaning Charge | (Subject to public health directions) per hire | 75.00 | 80.00 | |
| | Community Hire | Base Rate 4 Hours | 55.00 | 55.00 | |
| | Community -Cleaning Charge | (Subject to public health directions) per hire | 55.00 | 55.00 | |
| Regular Hirers (Community) | Quarterly Access Fee | All venues except Kernot Hall & Soundshell | N/A | 550.00 | |
| Regular Hirers (Commercial) | Quarterly Access Fee | All venues except Kernot Hall & Soundshell | N/A | 950.00 | |

Page 85 of 105

| | | REG | IONAL CI | TY PLAN | NING AND | ASSETS |
|--|---|---|--|---|--|---|
| | | | Sp | orts Stadiun | ns, Grounds | & Reserves |
| SERVICE TYPE BASIS 2021/22 2022/23 | | | 2/23 | | | |
| SPORTS STADIUMS, GROUNDS & RESERVES | | | \$ (GS | T Inc) | \$ (GS | T Inc) |
| Gippsland Sport and Entertainment Park | | | * Peak | *Off Peak | * Peak | *Off Peak |
| Commercial Rate | | | | | | |
| Event Hire (pitches, toilets, change rooms, ticket booths, stadium seating for 1800 & lighting) | | Hourly Hire (8am - 5pm) per hour Hourly Hire (5pm - midnight) per hour | 314.10 631.40 | 203.70 408.60 | 319.60 642.40 | 207.30 415.80 |
| | Additional costs | Day Hire (8am to 5pm) Night Hire (5pm to midnight) All Day (8am to midnight) additional bins, cleaning & utility costs | 1,273.50 2,542.70 3,809.70 Cost recovery | 636.70 1,268.20 1,904.90 Cost recovery | 1,295.80 2,587.20 3,876.40 Cost recovery | 647.80 1,290.40 1,938.20 Cost recovery |
| Commission charges | | Percentage of Gross Ticket Sales Percentage of gross merchandise sales | 10.0% 10.0% | 10.0% 10.0% | 10.0% 10.0% | 10.0% 10.0% |
| Ticketing service is available through Latrobe Performing Arts & Venues | | | | | | |
| Community Rate | | plus additional bins, cleaning & utility costs | | | | |
| Event Hire (pitches, toilets, change rooms, ticket booths, stadium seating for 1,800, lighting) | | Hourly Hire (8am - 5pm) per hour Hourly Hire (5pm - midnight) per hour Day Hire (8am to 5pm) Night Hire (5pm to midnight) All Day (8am to midnight) | 157.10 316.30 621.90 1,238.40 1,854.00 | 98.70 199.50 316.30 621.90 933.00 | 159.80 321.80 632.80 1,260.10 1,886.40 | 100.40 203.00 321.80 632.80 949.30 |
| | Additional costs | additional bins, cleaning & utility costs | Cost recovery # Night | Cost recovery # Day | Cost recovery # Night | Cost recovery # Day |
| Develop Has | | | # Night | # Day | # Night | # Day |
| | Schools e City Clubs & Groups e City Clubs & Groups | Per day or night session Per day or night session Per day or night session | 127.30 250.40 375.70 | 63.60 128.40 187.80 | 129.50 254.80 382.30 | 64.70 130.60 191.10 |

Page 86 of 105

| | REG | GIONAL CI | I Y PLANI | NING AND | ASSEIS |
|--|---|--|---|--|---|
| | | Sp | orts Stadiun | ns, Grounds | & Reserves |
| SERVICE TYPE | BASIS | 202 | 1/22 | 202 | 2/23 |
| SPORTS STADIUMS, GROUNDS & RESERVES | | \$ (GS | ST Inc) | \$ (GS | ST Inc) |
| Gippsland Sport and Entertainment Park (continued) Sundry Charges Kiosk Hire (2 ava External Public Address Syste ^ Bar Hire (2 ava Social Club Rooms (excluding bar and kitchen) is available for hire with the cost subject to use of the facility Line marking costs, other than soccer, is at the hirers expense Waste Management - Additional charges may apply dependant on size and type of event. | Hire Per session | Commercial 186.80 128.40 375.70 | Community 93.40 62.60 187.80 | Commercial 190.10 130.60 382.30 | Community 95.00 63.70 191.10 |
| Synthetic Field / Pitch Hire | | | | | |
| Latrobe City Synthetic Sports Field Morwell Recreation Reserve Synthetic Sports Field Gippsland Sport and Entertainment Park Synthetic Pitch | | | | | |
| Whole Field Association Tourna Primary Scho Secondary Scho Casual | eents Per day s (1) Per annum s (2) Per annum | | Seasonal Licence 319.40 620.80 1,242.70 67.90 28.70 | | Seasonal Licence 325.00 631.70 1,264.40 69.10 29.20 |
| Half Field Tourna Casual Additiona | lsers Per hour ights Per hour | | 159.20 31.80 22.60 Cost recovery | | 162.00 32.40 23.00 Cost recovery |

REGIONAL CITY PLANNING AND ASSETS

Page 87 of 105

| | | REC | | | NING AND ASSETS |
|--|---|---|--------|--------------------------------|--------------------------------|
| | SERVICE TYPE | BASIS | | 1/22 | 2022/23 |
| SPORTS STAL | DIUMS, GROUNDS & RESERVES | | \$ (GS | T Inc) | \$ (GST Inc) |
| Community Room Hire Traralgon West Sports Complex Upstairs Pavilion Traralgon Railway Reservoir Conservation Reserve Co Latrobe City Synthetic Sports Field Upstairs Pavilion | ommunity Room | | | | |
| Morwell Recreation Reserve East Pavilion Ted Summerton Reserve Upstairs Pavilion Morwell Centenary Rose Garden Wing Lake Narracan Hovercraft Club Pavilion | | | | | |
| | User Groups | Per hour | | No Charge | No Charge |
| | Not for Profit Groups | | | 16.00 | 16.30 |
| | Commercial Groups Additional costs | Per hour additional bins. cleaning & utility costs | | 31.60 Cost recovery | 32.20 Cost recovery |
| Recreation Reserves and Pavilions | | additional birls, cleaning & dlinty costs | | COStrecovery | |
| Seasonal Facility Charge (3) | | | | | |
| | Senior Category A Category B Category C | Per Six Month Allocation | | 3,281.20 1,299.00 346.20 | 3,338.60 1,321.70 352.30 |
| | Junior Category A Category B Category C | | | 1,636.40 785.30 210.10 | 1,665.00 799.00 213.80 |
| Casual Use | | | | | |
| | Latrobe City Schools | , | | No Charge | No Charge |
| | Latrobe City Sporting Clubs and Recreation/Community Groups | | | 39.30 | 40.00 |
| | Non Latrobe City Sporting Clubs and Recreation/Community Groups | | | 140.00 | 142.50 |
| | For Profit Groups Businesses and Sporting Groups | | | 524.30 | 533.50 |
| Outdoor Netball Centres and Tennis Centres Cour | Additional costs | additional bins, cleaning & utility costs | | Cost recovery | Cost recovery |
| | Seasonal allocation - netball and tennis courts | Per court, per annum | | 108.20 | 110.10 |
| Personal Trainers/Boot Camps/Sports Coaches | All trainers/boot camp/coaches | per month 6 month - Summer 6 month - Winter | | 56.30 357.00 153.00 | 57.30 363.20 155.70 |

*Peak – Friday to Sunday plus Public Holidays / Off Peak – Monday to Thursday excluding Public Holidays # Night refers to the hours of 5:00pm to midnight / Day refers to the hours 8:00am to 5:00pm

^ Bar hire is subject to Liquor License and other conditions

(1) Primary schools can opt to pay either Casual User rates or an annual hire fee. The annual hire fee is a flat rate with unlimited hours of use subject to availability (2) Secondary schools can opt to pay either Casual User rates or an annual hire fee. The annual hire fee is a flat rate with unlimited hours of use subject to availability

(3) Clubs/sporting groups utilising multiple venues will only be charged for one venue, that being the highest category venue.

| REGIONAL CITY PLANNING AND ASSE Latrobe City Traffic Sch | | | |
|---|---------------|-------------------------|-------------------------|
| SERVICE TYPE LATROBE CITY TRAFFIC SCHOOL | BASIS | 2021/22 \$ (GST Inc) | 2022/23 \$ (GST Inc) |
| Education Group : Playgroups, kindergartens, specialist schools & school groups Hire of Traffic School | Per hour. | 43.00 | 44.00 |
| Mobile Bike Education Trailer Hire of bike trailer (Deposit \$200) | Per day | 36.00 | 37.00 |
| Hire of Hand Cranked Tricycles With responsibility for repair or replacement of damaged unit | Per bike/day. | 3.00 | 3.00 |
| Private Groups Hire of Traffic School | Per hour. | 67.50 | 69.00 |

Page 89 of 105

| REGIONAL CITY PLANNING AND ASSE | | | | |
|--|---|-------------------------|---|--|
| SERVICE TYPE ASSET PROTECTION FEES | BASIS | 2021/22 \$ (GST Inc) | Asset Protection 2022/23 \$ (GST Inc) | |
| Asset Protection Fees | | | | |
| Road Openings. Road Openings. | Provision of traffic management. No traffic management required. | 193.00 99.00 | 196.50 100.00 | |
| Occupation of Parking Bays. | Per bay per day | 49.50 | 50.50 | |
| Road Occupations. Road Occupations. | Provision of traffic management. No traffic management required. | 195.50 96.50 | 199.00 98.00 | |
| Building Site Asset Inspections: Urban: Cost of Works < \$15,000 | Excluding all Reblocking, Urban Front | - | - | |
| Cost of Works > \$15,000 | Fencing & Demolitions Including all Reblocking, Urban Front Fencing & Demolitions | 193.00 | 196.50 | |
| Cost of Works > \$15,000 - Rural | 0 | 104.00 | 104.00 | |
| Asset Protection Fees for Service Installations in Areas by Parties Other Than Utilities or Their Agents | | 195.50 | 199.00 | |
| Road Length less than 100m. Each Additional 100m of Road Length. | | 104.00 | 199.00 | |
| Asset Protection Fee for Vehicle Crossing Works | | 104.00 | 106.00 | |
| Asset Protection Fee for Drainage Tapping in Urban Areas at Drainage Easements and Nature Strips Including Provision of Legal Point of Discharge or Drainage Information | | 217.00 | 217.00 | |
| Security Deposit as Detailed in Clause 10 of the Vehicle Crossing Policy | | 1,500.00 | 1,500.00 | |
| Parking Headworks Charge as Defined in Clause 11 of the Vehicle Crossing Policy | | 3,570.00 | 3,650.00 | |

Page 90 of 105

| REGIONAL CITY PLANNING AND ASS Asset Prote | | | |
|--|---|--------------|--------------|
| SERVICE TYPE | | 2021/22 | 2022/23 |
| ASSET PROTECTION FEES | BASIS | \$ (GST Inc) | \$ (GST Inc) |
| Security Bonds as Specified in Local Law No.3 Cost of W | Vorks < \$15,000: Rural, Residential, Industrial and Commercial Building Sites for Builders with a 12 month Satisfactory Performance Record; Excluding all Reblocking, Front Fencing & Demolitions. Rural, Residential, Industrial and Commercial Building Sites for Builders with an Unsatisfactory Performance | 510.00 | 510.00 |
| Cost of W | Record. Vorks > \$15,000: Including Reblocking, Residential Front Fences & Demolition Works | t | |
| Rur | al Building Site; | 510.00 | 510.00 |
| Residenti | ial Building Site; No adjacent footpaths. | 510.00 | 510.00 |
| Resident | tial Building Site; With adjacent footpaths. | 1,020.00 | 1,020.00 |
| Resident | tial Building Site; Corner allotment, adjacent footpaths. | 1,530.00 | 1,530.00 |
| Resident | tial Building Site; Multiple units, adjacent footpaths. | 2,040.00 | 2,040.00 |
| Industr | rial Building Site; | 2,550.00 | 2,550.00 |
| Commerc | cial Building Site; | 5,355.00 | 5,355.00 |
| Multip | ble Building Sites Builders with a 12 month Satisfactory Performance Record | 10,710.00 | 10,710.00 |

Page 91 of 105

| | REGIO | NAL CITY PLANN | IING AND ASSETS Asset Protection |
|--|--|--|---|
| SERVICE TYPE ASSET PROTECTION FEES | BASIS | 2021/22 \$ (GST Inc) | 2022/23 \$ (GST Inc) |
| Enquiries - Legal Point of Discharge or Drainage Information Urban Area | Set by Statute (State Government) based on 9.77 fee units | 1 Fee Unit = 15.03 9.77 Units 147.00 | |
| Charge for Restoration of Road Openings in Urban and Rural Areas | | Actual cost plus 10% of the actual cost to cover administration expenses | Actual cost plus 10% of the actual cost to cover administration expenses |
| Asset Protection Penalty for Infringement Notice as Specified in Section 19 of Local Law No.3 | | Penalty Units are defined by Section 5 of the Monetary Units Act 2004 1 Fee Unit = 181.74 | Penalty Units are defined by Section 5 of the Monetary Units Act 2004 1 Fee Unit = TBA |
| | Set by Statute (State Government) | 2 fee units 363.50 | 2 fee units |
| Fees for Utilities and Their Agents for Applications Under Schedule 7 to the Road Management Act 2004 | Set by Statute (State Government) | Fee Units are defined by Section 5 of the Monetary Units Act 2004 | Fee Units are defined by Section 5 of the Monetary Units Act 2004 |
| for Municipal Roads on which the maximum speed limit for vehicles at any time is <u>more</u> than 50kms per hour | | 1 Fee Unit = 15.03 | 1 Fee Unit = TBA |
| Works, other than minor works conducted on, or on an part of the roadway, shoulder or pathway. | Set by Statute (State Government) | 45 676.50 | 45 fee units |
| Works, other than minor works not conducted on, or or any part of the roadway, shoulder or pathway. | Set by Statute (State Government) | 25 376.00 | 25 fee units |
| Minor works conducted on, or on any part of the roadway, shoulder or pathway. | Set by Statute (State Government) | 11 165.50 | 11 fee units |
| Minor works not conducted on, or on any part of the roadway, shoulder or pathway. | Set by Statute (State Government) | 5 75.50 | 5 fee units |

Page 92 of 105

| | REGIO | NAL CITY PLANN | ING AND ASSETS Asset Protection |
|---|-----------------------------------|---------------------------------------|--|
| SERVICE TYPE ASSET PROTECTION FEES | BASIS | 2021/22 \$ (GST Inc) | 2022/23 \$ (GST Inc) |
| Fees for Utilities and Their Agents for Applications Under Schedule 7 to the Road Management Act 2004 for Municipal Roads on which the maximum speed limit for vehicles at any time is <u>not more</u> than 50kms per hour | Set by Statute (State Government) | Act 2004 | Fee Units are defined by Section 5 of the Monetary Units Act 2004 |
| Works, other than minor works conducted on, or on an | Set by Statute (State Government) | 1 Fee Unit = 15.03 20 Units 301.00 | 1 Fee Unit = TBA 20 fee units |
| part of the roadway, shoulder or pathway. Works, other than minor works not conducted on, or or any part of the roadway, shoulder or pathway. | Set by Statute (State Government) | 5 Units 75.50 | 5 fee units |
| Minor works conducted on, or on any part of the roadway, shoulder or pathway. | Set by Statute (State Government) | 11 Units 165.50 | 11 fee units |
| Minor works not conducted on, or on any part of the roadway, shoulder or pathway. | Set by Statute (State Government) | 5 Units 75.50 | 5 fee units |

Page 93 of 105

| REGIONAL CITY PLANNING AND ASSETS Waste Management - Transfer Stations | | | | |
|---|---|--|--|--|
| | SERVICE TYPE TRANSFER STATION FEES | BASIS | 2021/22 \$ (GST Inc) | 2022/23 \$ (GST Inc) |
| Sedan/Wagon | | Seat up. Seat down. | General Waste 14.00 18.00 | General Waste 14.50 18.50 |
| Utilities | Water line up to 1.8m Long Tray. Water Line over 1.8m Long Tray. Heaped up to 1.8m Long Tray. Heaped over 1.8m Long Tray. | Height to 60cm | 21.00 32.00 28.00 40.00 | 21.50 33.00 29.00 41.00 |
| Single Axle Trailers | Water Line up to 1.8m Long. Water Line 1.8m to 2.75m Long. Heaped up to 1.8m Long. Heaped 1.8m to 2.75m Long. Boxed up to 1.8m Long. Boxed 1.8m to 2.75m Long. | Height to 30cm Height to 30cm Height to 60cm Height to 60cm Height to 90cm Height to 90cm | 26.00 34.00 34.00 50.00 50.00 80.00 | 27.00 35.00 35.00 51.00 51.00 82.00 |
| Tandem Axle Trailers | Water Line 2.75m to 3.75m Long. Heaped 2.75m to 3.75m Long. Boxed 2.75m to 3.75m Long. | Height to 30cm Height to 60cm Height to 90cm | 55.00 95.00 130.00 | 56.00 96.00 132.50 |
| Small Items | Mobile Garbage Bin (wheelie bin). Kitchen / Dining Chairs. Stools. | Per item Up to three. Up to three. | 6.50 7.50 7.50 | 7.00 7.50 7.50 |
| E-Waste (Electrical Items) | All e-waste including Computers, monitors, TVs and peripherals | endorsed in scope (per item) Out of scope - small (per item) Out of scope - large (per item) | 6.00 6.50 8.50 | 6.50 6.50 8.50 |

Page 94 of 105

| REGIONAL CITY PLANNING AND ASSET Waste Management - Transfer Statio | | | |
|--|--|-------------------------|-------------------------|
| SERVICE TYPE TRANSFER STATION FEES | BASIS | 2021/22 \$ (GST Inc) | 2022/23 \$ (GST Inc) |
| Mattress or Base Single Double/Queen/King | Per item Per item | 20.00 28.00 | 20.50 28.50 |
| Medium Items Lounge Chairs. Small Cupboards. 2 Seat Sofa. | Up to two HDL – 1.3m x 0.6m x 1.2m. | 16.00 16.00 16.00 | 16.50 16.50 16.50 |
| Large Items Large Cupboards. 3 Seat Sofa. | HDL – 2.5m x 0.7m x 1.6m. | 28.00 25.50 | 28.50 26.00 |
| Tyres Car and Motor Cycle. Light Truck & 4WD. | | 7.50 15.00 | 7.50 15.50 |
| Tyres on Rims Car. Light Truck and Fork Lifts. | | 13.50 25.00 | 13.50 25.00 |
| Recyclable Goods – Free of Charge (1) | | No Charge | No Charge |
| Other Waste Management Domestic Waste Card (2) Synthetic Mineral Fibre (SMF) Plastic Bags | Per annum. Each | 210.00 4.80 | 215.00 4.90 |
| General Heavy Waste Building, Demolition or Renovation Waste (Plaster, Cement Sheeting, Tiles on Backings) | per m³ | 115.00 | 120.00 |
| Motor Oil Containers 5 Litres and Under 10 Litres to 20 Litres | Each Each | 0.50 1.00 | 0.50 1.00 |

Page 95 of 105

| | REGIONAL CITY PLANNING AND ASSETS Waste Management - Landfill | | | | |
|---|---|-------------------------|-------------------------|--|--|
| SERVICE TYPE WASTE MANAGEMENT - LANDFILL (1) | BASIS | 2021/22 \$ (GST Inc) | 2022/23 \$ (GST Inc) | | |
| Clean Fill (1) Clean Fill – Only if required at Landfill. | Per tonne – including landfill levy. | 67.00 | 121.00 | | |
| Putrescible Waste & Inert Waste | Per tonne (excluding contractual arrangements) Minimum charge 1 tonne (Includes State Government Landfill Commercial Levy \$110.79 per tonne) | 220.00 | 253.00 | | |
| Dead Animals Less than 30kg. Ex Vets | | 14.30 14.30 | 14.60 14.60 | | |
| Industrial Waste Synthetic Mineral Fibre Wrapped - Domestic Plastic Bags for Packaging | | 35.00 5.00 | 35.00 5.00 | | |
| Hazardous Waste Asbestos – Domestic. Latrobe City Residents Non-Latrobe City Residents | | 60.00 25.00 | 60.00 25.00 | | |
| Category C contaminated soil (waste code N121) | per tonne | 250.00 | 270.00 | | |

(1) Dry clean fill can only be deposited by contractors by prior arrangement (Test certificate is required that soil meets EPA cleanfill criteria) and will only be accepted if fill material is required. It will be charged at the rate of \$121 per tonne, which includes the increase in EPA Industrial Waste levy. There is no public access to landfill.

(2) Maximum of 6 x 20kg packages correctly wrapped per customer.

| | | REGIC | NAL CITY | PLANNI | | ASSETS y Planning |
|---|---|---------------------------------|-------------------------------|----------------|-------------------------------|----------------------|
| SERVICE TYP PLANNING PERM | | BASIS | 2021/2 \$ (GST I | | 202 | 2/23 5T Inc) |
| Many of these fees are those prescribed under the Planning and Environment (Fees) R Regulations, but are not a complete represer | egulations 2016 and the Subdivision (Permit and Certification Fees) | BAGIG | ¢(0011 | | ¢(dd | |
| Reference should be made to the Regulations to obtain the complete wording | g of individual fee regulations (GST exempt). | | 1 fee unit = | 15.03 | 1 fee unit = | TBA |
| * NOTE – Statutory Fees are subject to change at the di | scretion of the Minister for Planning. | | | | | |
| Use - To propose a new use of land or to change the use of land | | | | | | |
| New use or change of use | | Statutory State Government Fees | Fee for Permit Application | 89 fee units | Fee for Permit Application | 89 fee units |
| | | | Fee to Amend Permit | 89 fee units | Fee to Amend Permit | 89 fee units |
| Single dwelling | | | | | | |
| To develop land or to use and develop land for a single dwelling per lot, or to undertake development ancillary to the use of the land for a single dwelling per lot if the estimated cost of development included in the | Up to \$10,000 | Statutory State Government Fees | Fee for Permit Application | 13.5 fee units | Fee for Permit Application | 13.5 fee units |
| application is: | | | Fee to Amend Permit | 13.5 fee units | Fee to Amend Permit | 13.5 fee units |
| | \$10,001 to \$100,000. | | Fee for Permit Application | 42.5 fee units | Fee for Permit Application | 42.5 fee units |
| | | | Fee to Amend Permit | 42.5 fee units | Fee to Amend Permit | 42.5 fee units |
| | \$100,001 to \$500,000 | | Fee for Permit Application | 87 fee units | Fee for Permit Application | 87 fee units |
| | | | Fee to Amend Permit | 87 fee units | Fee to Amend Permit | 87 fee units |
| | \$500,001 to \$1,000,000 | | Fee for Permit Application | 94 fee units | Fee for Permit Application | 94 fee units |
| | | | Fee to Amend Permit | 94 fee units | Fee to Amend Permit | 94 fee units |
| | \$1M to \$2M | | Fee for Permit Application | 101 fee units | Fee for Permit Application | 101 fee units |
| | | | Fee to Amend Permit | 94 fee units | Fee to Amend Permit | 94 fee units |

Page 97 of 105

| | | | REGIC | NAL CITY | PLANNI | | ASSETS y Planning |
|--|------------------|-------------------------------|---------------------------------|-------------------------------|-----------------|-------------------------------|----------------------|
| | SERVICE TYPE | | | 2021/ | | 202 | 2/23 |
| Via One ant | PLANNING PERMITS | | BASIS | \$ (GST | - | | ST Inc) TBA |
| VicSmart A permit that is subject of a VicSmart application if the estimated cost of the | | | | 1 fee unit = | 15.03 | 1 fee unit = | 1 BA |
| development is: | \$0 to \$10,000 | | Statutory State Government Fees | Fee for Permit Application | 13.5 fee units | Fee for Permit Application | 13.5 fee units |
| | | | | Fee to Amend Permit | | Fee to Amend Permit | 13.5 fee units |
| | | More than \$10,000 | | Fee for Permit Application | 29 fee units | Fee for Permit Application | 29 fee units |
| | | | | Fee to Amend Permit | 29 fee units | Fee to Amend Permit | 29 fee units |
| | | Subdivide or Consolidate land | | Fee for Permit Application | 13.5 fee units | Fee for Permit Application | 13.5 fee units |
| | | | | Fee to Amend Permit | 13.5 fee units | Fee to Amend Permit | 13.5 fee units |
| All Other Development To develop land if the estimated cost of the dev | velopment is: | Up to \$100,000 | Statutory State Government Fees | Fee for Permit Application | 77.5 fee units | Fee for Permit Application | 77.5 fee units |
| | | | | Fee to Amend Permit | 77.5 fee units | Fee to Amend Permit | 77.5 fee units |
| | | \$100,001 to \$1,000,000. | | Fee for Permit Application | 104.5 fee units | Fee for Permit Application | 104.5 fee units |
| | | | | Permit | 104.5 fee units | Permit | 104.5 fee units |
| | | \$1,000,001 to \$5,000,000 | | Fee for Permit Application | 230.5 fee units | Fee for Permit Application | 230.5 fee units |
| | | | | Permit | 230.5 fee units | Permit | 230.5 fee units |
| | | \$5,000,001 to \$15,000,000 | | Fee for Permit Application | 587.5 fee units | Fee for Permit Application | 587.5 fee units |
| | | | | Fee to Amend Permit | 230.5 fee units | Permit | 230.5 fee units |
| | | \$15,000,001 to \$50,000,000 | | Fee for Permit Application | | Fee for Permit Application | 1732.5 fee units |
| | | | | Permit | 230.5 fee units | Permit | 230.5 fee units |
| | | More than \$50,000,000 | | Fee for Permit Application | 3894 fee units | Fee for Permit Application | 3894 fee units |
| | | | | Fee to Amend Permit | 230.5 fee units | Fee to Amend Permit | 230.5 fee units |

Page 98 of 105

| REGIONAL CITY PLANNING AND ASSETS | | | | | SSETS |
|--|---------------------------------|------------------------------------|--|-----------------------|---|
| | | | | Statutory | Planning |
| SERVICE TYPE PLANNING PERMITS | BASIS | 2021/22 \$ (GST Inc) | | 2022/ \$ (GST | |
| Subdivision | | 1 fee unit = | 15.03 1 1 | fee unit = | TBA |
| Subdivide an Existing Building | Statutory State Government Fees | Fee for Permit 89 f Application | | ee for Permit | 89 fee units |
| | | Fee to Amend 89 f Permit | | ee to Amend ermit | 89 fee units |
| Subdivide land into 2 lots | | Fee for Permit 89 f Application | | ee for Permit | 89 fee units |
| | | Fee to Amend 89 f Permit | | ee to Amend ermit | 89 fee units |
| Realignment of a common boundary between 2 lots or to consolidate 2 lots or more | | Fee for Permit 89 f Application | | ee for Permit | 89 fee units |
| | | Fee to Amend 89 f Permit | | ee to Amend ermit | 89 fee units |
| To subdivide land (\$1,318.10 for each 100 lots created) | | | iee units Fe 100 lots Ap | ee for Permit | 89 fee units per 100 lots |
| | | Permit per | iee units Fe 100 lots Pe created | ee to Amend ermit | 89 fee units per 100 lots created |
| To create, vary or remove a restriction within the meaning of the Subdivision Act 1998; or To create or remove a right of way; or To create, vary or remove an easement other than a right of way; or To vary or remove a condition in the nature of an easement other | | Fee for Permit 89 f Application | | ee for Permit | 89 fee units |
| than a right of way in a Crown grant. | | Fee to Amend 89 f Permit | | ee to Amend Permit | 89 fee units |
| | | | | | |

Page 99 of 105

| | REGIC | ONAL CITY PLANNI | NG AND ASSETS Statutory Planning |
|---|---|--|--|
| SERVICE TYPE PLANNING PERMITS | BASIS | 2021/22 \$ (GST Inc) | 2022/23 \$ (GST Inc) |
| Other | | 1 fee unit = 15.03 | B 1 fee unit = TBA |
| A permit not otherwise provided for by this | Statutory State Government Fees | Fee for Permit 89 fee units Application | Fee for Permit 89 fee units Application |
| | | Fee to Amend 89 fee units Permit | Fee to Amend 89 fee units Permit |
| Fees under Regulation | | | |
| For certification of a plan of subdivision Alteration of a plan under section 10(2) of the Act | Statutory State Government Fees | 11.8 fee units 7.5 fee units | |
| Amendment/re-certification of a certified plan under section 11(1) of the Act | | 9.5 fee units | 9.5 fee units |
| Administrative Charges | | | |
| Endorsed Plans: Plans to be endorsed under planning permit conditions | Statutory State Government Fees | 22 fee units | s 22 fee units |
| Extend the Expiry Date of a Permit. | Per permit | 300.00 | 305.30 |
| Search for and Provide a copy of a permi | t Per permit | 155.00 | N/A |
| Liquor Licence Applicant Information Requests | | 155.00 | N/A |
| Certificate of Compliance under Section 97N | Statutory State Government Fee- Per permit | 22 fee units | 22 fee units |
| Where the planning scheme specifies that a matter must be done to the satisfaction o the responsible authority or municipality | | 22 fee unit | 22 fee units |
| Secondary Consen | t Per permit | 320.00 | 325.60 |
| For an agreement to a proposal to amend or end ar agreement under Section 173 of the Ac | | 44.5 fee units | 44.5 fee units |
| Written Planning Advice Requests | Per response - minor application | 95.00 | 95.00 |
| | Per response - major application | N/A | 155.00 |

Page 100 of 105

| REGIONAL CITY PLANNING AND ASSETS Strategic Planning | | | | |
|--|---|---|----------------------|----------------------|
| | SERVICE TYPE AMENDMENTS TO PLANNING SCHEMES | BASIS | 2021/22 Fee Units | 2022/23 Fee Units |
| Stage One | Considering a request to amend the planning scheme; and Taking action required by Division 1 of Party 3 of the Planning and Environment Act 1987; and Considering any submissions which do not seek a change to the amendment; and If applicable, abandoning the amendment in accordance with Section 28. | Statutory State Government Fees | 206 | 206 |
| Stage Two | Considering submissions which seek a change to an amendment, and where necessary referring the submissions to a panel; and Providing assistance to a panel in accordance with Section 158; and | Statutory State Government Fees 1-10 submissions | 1,021 | 1,021 |
| | Making a submission in accordance with Section 24(b); and Considering the report in accordance with Section 27; and After considering submissions and the report in accordance with Section 27, if applicable, abandoning | 11-20 submissions | 2,040 | 2,040 |
| | the amendment in accordance with Section 28. | 21+ submissions | 2,727 | 2,727 |
| Stage Three | Adopting the amendment or part of the amendment in accordance with Section 29; and Submitting the amendment for approval in accordance with Section 31. | Statutory State Government Fees | 32.5 | 32.5 |
| Stage Four | Considering a request to approve an amendment in accordance with Section 35; and Giving notice of approval of an amendment in accordance with Section 36. | Statutory State Government Fees | 32.5 | 32.5 |
| 20(4) Amendment | For requesting the Minister to prepare an amendment to a planning scheme exempted from the requirements referred to in section 20(4) of the Act. | Statutory State Government Fees | 270 | 270 |
| 20(A) Amendment | For requesting the Minister to prepare an amendment to a planning scheme exempted from certain requirements prescribed under section 20A of the Act. | Statutory State Government Fees | 65 | 65 |
| 96(A) Amendment | Under section 96A(4)(a) of the Act: The sum of the highest of the fees which would have applied if separate applications were made 50% of each of the other fees which would have applied if separate applications were made This relates to Stage 1 fees and planning permit application fees | Statutory State Government Fees | Various | Various |
| | | | \$ (GST Inc) | \$ (GST Inc) |
| Administration Charges | General written advice of planning scheme amendment histories. | per hour - additional charges may payable depending on enquiry | 65.80 | 67.00 |
| | Costs and expenses for a Planning Panel to be appointed, hear and consider submissions, and prepare a report under Part 8 of the Planning and Environment Act 1987. | Full fee recovery of government charges | Various | Various |

*NOTE Statutory Fees can only be increased by the Minister for Planning. Fees will be charged in accordance with the current statutory rate.

| REGIONAL CITY STRATEGY & TRANSIT | | | & TRANSITION obe Regional Airport |
|---|--------------------------|------------------------------|--------------------------------------|
| SERVICE TYPE LATROBE REGIONAL AIRPORT | BASIS | 2021/22 \$ (GST Inc) | 2022/23 \$ (GST Inc) |
| Airport Annual Licence Fees Recreational Light Commercial Commercial | | 155.70 771.30 1,545.00 | 159.00 785.00 1,572.00 |
| AVDATA movement charges AVDATA movement charges | per tonne / per movement | 12.00 | 12.00 |

These fees are set annually by the Latrobe Regional Airport Board and therefore the proposed 2022/23 fees may be subject to amendment following that process.

Page 102 of 105

| | REGIONAL CITY STRATEGY & TRANSITI | | | | |
|---|--|---|---------------------------------|--|--|
| SERVICE TYPE GOVERNANCE | BASIS | 2021/22 \$ (GST Inc) | 2022/23 \$ (GST Inc) | | |
| Freedom of Information Application Fee | Set by Freedom of Information Act 1982 | | 1 Fee Unit = TBA 2 fee units | | |
| Access Charges | Set by Freedom of Information (Access Charges) Regulations 2014 Search Charges - per hour Supervision Charges - per hour Photocopying Charges - per side | * As per Regulations 1.5 fee units 1.5 fee units B&W 0.20 | | | |
| Community Public/Products Liability Insurance \$10m cover with \$250 excess (subject to policy terms & conditions) Available to; Uninsured, non-high risk applicants, hiring any part, or all of a council owned or controlled facility, or involved in a council event or program or being a permit holder for a council event or program. Part A Venue/ Facility Hirers Part B Performers/ Stallholders/ Artists/ Street Stallholders/ Buskers/ Tutors and Instructors | Per hire (up to 52 times per year) Per hire (up to 52 times per year) | 16.00 36.00 | 16.50 37.00 | | |

| ORGANISATIONAL PERFORMANC | | | | |
|--|--|---|---|--|
| SERVICE TYPE PROPERTY AND LEGAL | BASIS | 2021/22 \$ (GST Inc) | 2022/23 \$ (GST Inc) | |
| Property and Legal | | | | |
| Road Discontinuance/Closure & Sale of Land Application Fee. | Per application | 260.00 | 265.00 | |
| Annual Lease/License Charge Non Commercial or Community & Non Profit Organisation. | Per lease or licence per annum | 90.00 | 92.00 | |
| Off Street Car Parks | | | | |
| Seymour Street Car Park (Traralgon) Car park space leases After Hours Call out Fee – Seymour Street Car Park | Per space per annum Per callout | 1,306.00 Charged directly by Security Firm | 1,329.00 Charged directly by Security Firm | |
| Commercial Road Car Park (Morwell) Car park space leases | Per space per annum | 880.00 | 895.00 | |
| Replacement Permit Stickers Replacement Permit Sticker | First replacement in the financial year | No Charge | No Charge | |
| | Subsequent replacements in the same financial year | 23.00 | 23.50 | |

Page 104 of 105

| ORGANISATIONAL PERFORMANC | | | PERFORMANCE |
|---|-------|--------------|------------------|
| Property & Rate | | | Property & Rates |
| SERVICE TYPE | BASIS | 2021/22 | 2022/23 |
| PROPERTY AND RATES | | \$ (GST Inc) | \$ (GST Inc) |
| Property and Rates | | | |
| Re-issue of prior year Rate Notice (up to 7 years only) (current and prior year rates notices can be accessed free of charge by registering for rates notices to be delivered by email) | | N/A | 20.00 |

Page 105 of 105



Agenda Item: 10.2

| Agenda Item: | Visitor Information Centre |
|-------------------------|---|
| Sponsor: | General Manager, Community Health and Wellbeing |
| Council Plan Objective: | CREATIVE |
| Status: | For Decision |

Proposed Resolution:

That Council receives and notes the information requested in the Notice of Motion 2022/02 regarding the benefits and disadvantages of having one or two Visitor Information Centres in certain localities in Latrobe City.

Executive Summary:

- At the 4 April 2022 Council Meeting, the following Notice of Motion was adopted: That Council receives a report at the June 2022 Council meeting which considers the benefits and disadvantages of:
 - 1. Retaining only the (one) current visitor information service for the City; and
 - 2. Managing the operation of a single visitor information centre at either the east or western end of the municipality; and
 - 3. The option of having two centres servicing visitors to the east and west of the municipality.
- Each of the above options have been analysed below with a summary table identifying the benefits and disadvantages in the supporting information below.
- On 25 February 2022, the Visitor Information Centre (VIC) moved to its new operation at the Gippsland Performing Arts Centre (GPAC) (as a requirement of the funding agreement with the State Government). This prominent new building offers staff and visitors with a range of modern amenities, conducive to providing a high standard of visitor information services.
- Post COVID-19, The Gippsland Destination Management Plan projects regional tourism growth from 2022 onwards for domestic travel. This growth outlook estimates a 17.6% increase of visitor expenditure across Gippsland.



- The option of moving the VIC to Gippsland Heritage Park in Moe (Old Gippstown) was considered by Council in 2017, with a decision made that a VIC outlet at that location would not be pursued because Old Gippstown is outside of the Moe CBD, and access for visitors to CBD services, such as cafes, banks and supermarkets is important.
- Whilst some nearby municipalities offer multiple visitor centres, they are geographically larger than Latrobe City and provide unique visitor services at each location. Operating two VICs in Latrobe with the same visitor service increases resources without a clear benefit to the experience of visitor centre users.
- Whilst there are some disadvantages for the current location, as identified in the supporting information, these are currently being addressed and are negligible in comparison to the benefits of the current offering and the disadvantages of the other options.
- The unbudgeted financial implications for a relocation or establishing a second VIC (estimated to be at least \$164,000 per annum excluding relocation/set up costs) is an important consideration.

Background:

VIC Satellite sites in Morwell & Moe

In addition to the VIC in Traralgon, Latrobe operates two satellite sites – one in Morwell (headquarters foyer) and one in Moe (Service Centre). In accordance with a previous Council decision (November 2017), these satellite sites take the form of a self-service (non-accredited) model with a brochure display and fixed phone with direct connection to the VIC in Traralgon. The satellite sites are managed by the VIC staff who regularly visit both sites to replenish brochures and ensure its visual appearance is kept professional and tidy. Based on previous data taken between February 2019 and June 2020, 4,821 brochures were taken from the Moe Service Centre and 1,515 from HQ in Morwell.

Community awareness of the satellite sites could be enhanced through a marketing campaign.

A limited supply of tourist brochures is also made available at the Latrobe Regional Gallery.

Accreditation

The current VIC has been accredited and is renewing accreditation at the GPAC location through the Quality Tourism Framework (QTF) administered by Victorian Tourism Industry Council (VTIC). Accreditation demonstrates our commitment to best practice visitor services and allows full use of the 'i' trademark symbol. The VIC is required to comply with several requirements including operating seven days a week, 363 days per year, to maintain full accreditation.



Volunteers

Six volunteers are currently engaged at the VIC in Traralgon, offering an important visitor service to our travellers.

Benchmarking and Trends

Some nearby local government areas, albeit geographically much larger ones, have more than one VIC. One of the differences to the Latrobe setting is that often the VIC locations have a different target audience as is set out below. From a visitor perspective, each VIC should offer unique information for the region.

- East Gippsland has a VIC in Bairnsdale (highway travellers) and Lakes Entrance (holiday makers) both are an accredited VIC.
- South Gippsland has a VIC at Foster (gate way to Wilson's Promontory) and a seasonal satellite VIC at Coal Creek, Korumburra.
- Wellington has two accredited VIC's in Maffra and Sale and a satellite VIC in Yarram.
- Bass Coast has accredited VICs in Inverloch (mainland visitors) and Newhaven (Phillip Island), and are in the process of determining what form Visitor Services will take in the forthcoming Cowes Centre.

While there is a move to provide more VIC services in a digital format, there is still demand for the provision of personal service. Some visitors expect to be able to self-serve via smartphones and other digital devices with some regions connecting people to information via digital signage and QR codes.



Advantages and Disadvantages Assessment

The table below summaries the advantages and disadvantages of the three options as outlined in the notice of motion.

| VIC Service Options | Advantages | Disadvantages |
|---|--|---|
| Retain one VIC at the current location (GPAC) | A modern facility for travellers and visitors to explore. Retains compliance with the requirement for a Visitor Information Centre in the GPAC per the funding agreement between Regional Development Victoria and Latrobe City Council. A prominent location that is conducive to providing a high standard of visitor information servicing for travellers. Centrally located in Kay Street, Traralgon with nearby long vehicle parking, including access to the CBD and banking services, which many travellers utilise. Fully accessible with wheelchair access, a soundproofed quiet room, accessible toilets and dedicated changing place bathroom. Visitation to the new location (GPAC) has increased and the feedback is that the community has adjusted to the new location. Majority of accommodation options are in Traralgon, providing greater visitation to a VIC located in Traralgon. | Still requires better signage to ensure easy wayfinding. Still requires better signage to ensure the VIC is obvious when entering the building (will be resolved with imminent signage and display cabinets). Car parking can be challenging, particularly during school drop off and pick-up times (planned car parking improvements in Traralgon will assist this). |



| VIC Service Options | Advantages | Disadvantages |
|--|---|---|
| | The VIC staff has established a good working relationship with the Box Office staff at GPAC and are undertaking cross-training to better service our community. The VIC staff, for the first time, has greater access to other LCC staff, lifting morale and a sense of inclusion to the wider organisation. Most cost-effective option. Greater tourism exposure and awareness to those community members who are purchasing tickets for a GPAC show. VIC staff can continue to maintain satellite locations in Morwell and Moe for visitors. Access to LCC existing infrastructure, including wi-fi, photocopiers etc. | |
| Operate a single VIC at either the east or western end of the municipality | A VIC at Moe would be advantageous for catching east bound travellers from Melbourne at the entry to Latrobe City. | Budget impost in leasing a new location, signage, infrastructure and equipment costs (if the VIC was moved). Reputational risk for Council in changing VIC location so soon after its move to GPAC (if the VIC was moved). Parking and accessibility issues would need to be considered including long vehicle parking in any new location. |



Council Meeting Agenda 06 June 2022 (CM579)

| VIC Service Options | Advantages | Disadvantages |
|---|--|--|
| | | A VIC located in the west will not capture west bound travellers given its CBD is off the highway. If VIC was located outside of the CBD, visitors will not have access to CBD services, including cafes, banks, supermarkets etc. |
| Operate two VICs to the east and west of the municipality | A VIC at Moe would be advantageous for catching east bound travellers from Melbourne at the entry to Latrobe City. | Need to double the number of staff and volunteers, impacting significantly on the budget. Considerable budget impacts in relocating and setting up an additional VIC. Need to find a suitable location in the west. Parking and accessibility issues would need to be considered including long vehicle parking. If located outside of the CBD, visitors will not have access to CBD services, including cafes, banks, supermarkets etc. May not provide a suitable level of visitor experience if there is no difference in the offering at each location. |



Issues:

Strategy Implications

The report aligns to the Council Plan 2021-2025 objectives and the Latrobe City Events & Tourism Strategy 2018-2022 including:

Connected:

Promote our role as Gippsland's Regional City to support economic growth and events programming, cultural events and recreation and sporting attractions.

Creative:

Promote economic growth and job creation through events and recreation related tourism capitalising on our arts, cultural and sporting facilities.

Communication

No communication is proposed as an outcome of this paper.

Communication would need to be undertaken with community and the tourism industry regarding any proposed changes to service locations.

Financial Implications

The current VIC service is managed through existing budget provisions. Any changes or augmenting of services will have a financial impact, which is not budgeted for.

The financial impost is considerable should Council decide to operate multiple VICs. The estimated costs to duplicate Visitor Information Centre services from a nonaccredited shared service centre is at least \$164,000 per annum, this does not include relocation/set up costs. If a private location was sourced, additional costs would be incurred, including leasing, fit-out and operational costs.

Risk Analysis

| Identified risk | Risk likelihood* | Controls to manage risk |
|--|--------------------|--|
| Service Delivery Risk A VIC relocation will result in impacts to service delivery | 4 (likely) | Maintain services at the current location to avoid any service delivery risks. |
| Financial Risk Cost of establishing and constructing a new VIC | 5 (almost certain) | Maintain services at the current location to avoid any financial risks. |



Council Meeting Agenda 06 June 2022 (CM579)

| Identified risk | Risk likelihood* | Controls to manage risk |
|--|------------------|--|
| Reputational Risk Community sentiment to re-locating the VIC | 4 (likely) | Communication with community and the tourism industry regarding any proposed changes to service locations. |
| Legal/Regulatory Risk Potential loss of accreditation | 4 (likely) | Maintaining services at the current location will ensure accreditation is retained. |
| Service Delivery Risk A VIC relocation will result in impacts to service delivery | 4 (likely) | Maintain services at the current location to avoid any service delivery risks. |

* Inherent likelihood ratings: 1 (Rare); 2 (Unlikely); 3 (Possible); 4 (Likely); 5 (Almost Certain) Legal and Compliance

Whilst there are no foreseen legal issues related to this report, there are however several requirements that accredited Visitor Information Centres must comply with and would require consideration should any changes be pursued.

Provision of a Visitor Information Centre in the GPAC building was included in the grant agreement between Regional Development Victoria and Council.

Community Implications

The local community would need to be consulted should the Council wish to undertake a further review of the VIC location.

The VIC has only recently moved to the new Gippsland Performing Arts Centre and the move has been highly publicised. Another move would send a message of uncertainty to the community.

Environmental Implications

There are no environmental implications associated with this report.

Consultation

No consultation has occurred.



Other

Nil.

Declaration of Interests:

Officers preparing this report have declared they do not have a conflict of interest in this matter under the provisions of the *Local Government Act 2020*.

Supporting Documents:

Nil

Attachments Nil



11. CORRESPONDENCE

Nil reports

12. PRESENTATION OF PETITIONS

Nil reports



Council Meeting Agenda 06 June 2022 (CM579)

CHIEF EXECUTIVE OFFICE



13. CHIEF EXECUTIVE OFFICE

Agenda Item: 13.1

Agenda Item: Appointment of Independent Members to Audit & Risk Committee

Sponsor: Chief Executive Office

Council Plan Objective: CONNECTED

Status: For Decision

Proposed Resolution:

That Council:

- 1. Note the organisation advertised widely for applicants to the Audit and Risk Committee and managed a competitive selection process with input from the current independent Chair, Audit and Risk Committee;
- 2. Note the advice on the high quality of applications from independent candidates; and
- 3. Appoint two new independent members to the Audit and Risk Committee replacing outgoing members who have reached their maximum term with the following staggered terms:
 - David Kortum for three years with an opportunity for renewal under the Charter; and
 - John Purcell for two and a half years with an opportunity for renewal under the Charter.

Executive Summary:

- This report proposes appointing two new members of the Audit and Risk Committee with offset terms to allow for smoother renewal of membership in the future.
- The openings attracted a good number of high-quality applicants, four of whom were shortlisted for interview with the highest ranked two being recommended for appointment with the potential for one new member to move into the chairing role at the expiry of the current Chair's term.



Background:

- Membership of the Audit and Risk Committee (the Committee) comprises three independent members.
- Two of the three independent members terms expire in July and August 2022.
- The proposed members are highly credentialled and the key skills and attributes of the recommended candidates are highlighted in the summary below:
- David Kortum Director of Triplex Acies Consulting has experience in the consulting, ICT and consulting sectors. He currently sits as an Independent Member of three Audit and Risk Committees, two in the local government sector. David has over a decade of risk experience in large corporations and has worked with various local governments in an advisory role. David is a Certified Fraud Examiner and Certified Business Continuity Institute professional. David's referees spoke highly of both his expertise and his professional and engaging manner.
- John Purcell is an audit consultant in organisational risk and compliance and was the former Chief Auditor; CPA Australia. has experience in local government audit committees including as a former Chair. David has extensive academic qualifications including an MBA and PhD specifically focussed on governance and local government audit committees. John is a Fellow Certified Practising Accountant with extensive business experience from the public sector, banking & finance and engineering organisations.

Issues:

Strategy Implications

The proposed approach to renewing membership of the audit and risk committee aligns with the Council's commitment to good governance and legislative compliance.

Communication

The independent member appointments would be advertised through relevant sector channels and on the open market.

Financial Implications

Nil. The new members fees endorsed by Council are projected into the upcoming budget.

Legal and Compliance

The proposed approach is consistent with our legislative, policy and charter obligations.

Consultation

Discussions have occurred with the Audit and Risk Committee Chair.

Council Meeting Agenda 06 June 2022



Risk Analysis

| Identified risk | Risk likelihood* | Controls to manage risk |
|---|---------------------|--|
| Service Delivery Risk | 1 | The market for independent members of audit committee is strong and the organisation will ensure the positions are widely advertised. |
| Occupational Health and Safety Risk | Nil | |
| Financial Risk | Nil | |
| Reputational Risk | 1 | The proposed appointments are highly credentialled and will bring wide cross sector experience and insight |
| Legal/Regulatory Risk | 1 | The proposed approach aligns with our legislative and charter obligations. |
| Strategic Risk | 1 | The retention of the current chair for a period as new members settle into the role will assist in minimising any minor risk of losing corporate knowledge with the turnover. The extensive agendas minutes and programming in the audit and risk function also assists in minimising to a negligible level this risk. |

* Inherent likelihood ratings: 1 (Rare); 2 (Unlikely); 3 (Possible); 4 (Likely); 5 (Almost Certain)

Declaration of Interests:

Officers preparing this report have declared they do not have a conflict of interest in this matter under the provisions of the *Local Government Act 2020*.

Supporting Documents:

Nil

Attachments

1. Independent Member Selection Report (Published Separately)

This attachment is designated as confidential under subsection (f) of the definition of confidential information contained in section 3(1) of the *Local Government Act 2020*, as it relates to personal information, being information which if released would result



in the unreasonable disclosure of information about any person or their personal affairs.

2. Audit & Risk Committee Independent Member Application Documents (Published Separately)

This attachment is designated as confidential under subsection (f) of the definition of confidential information contained in section 3(1) of the *Local Government Act 2020*, as it relates to personal information, being information which if released would result in the unreasonable disclosure of information about any person or their personal affairs.



Council Meeting Agenda 06 June 2022 (CM579)

REGIONAL CITY PLANNING AND ASSETS



14. REGIONAL CITY PLANNING AND ASSETS

Agenda Item: 14.1

Agenda Item: Asset Plan

Sponsor: General Manager, Regional City Planning and Assets

Council Plan Objective: CONNECTED

Status: For Decision

Proposed Resolution:

That Council adopts the Latrobe City Asset Plan 2022-2032.

Executive Summary:

The Local Government Act 2020 requires an Asset Plan to be adopted by 30 June 2022.

The Asset Plan is linked to Council's Community Vision, Council Plan and Financial Plan.

The Asset Plan outlines the current condition of the major asset classes of infrastructure, and details the required level of funding to maintain those assets to an agreed level.

This Asset Plan shows that:

- Council manages a large portfolio of infrastructure assets that have a current replacement value of \$1.6 billion.
- The current condition of Council's assets is generally acceptable, however a total of 1.84% have reached the End of Life and require urgent renewal or decommissioning;
- There is a shortfall of \$67.63 million nominated in the Financial Plan to maintain and renew assets;
- The rate cap value increases provided to Council do not meet the requirements to maintain assets, with the Construction Index being twice that of the general Consumer Price Index;
- Detailed Service Planning, linked to the assets required to deliver that service, is required to ensure that the condition of the assets is sufficient to deliver that service;



- The current risk to Council is significant and requires significant planning to reduce the risk level; and
- The level of funding on assets in the Financial Plan 2021 2031 is insufficient to meet the strategies nominated in the Council Plan 2021 2025 while also maintaining existing assets to the current level.

As discussed by the Audit and Risk Committee, working through the issues of financial sustainability, including asset management, is a large strategic piece of work required to be undertaken given the financial limitations Council faces moving forward.

An action plan will be developed and submitted to Council as part of the Asset Management Strategy, which will outline the options available to address the funding shortfall in relation to assets. The options to be explored in the development of the Strategy include:

- Reducing and/or repurposing assets to maximise their usage;
- Users to share assets instead of having individual spaces;
- Reduce the level of asset maintenance and renewal, which will increase Council's risk profile;
- Reduce the services provided by Council and/or increase the funding available through a User Pays methodology;
- Seek further grant funding specifically for renewal activities; and
- Adopt a 'Renewal First' policy.

The impact which these may have in reducing the funding gap will be an output of the Strategy.

Background:

The Local Government Act 2020 has introduced the requirement for Council to adopt an Asset Plan (Section 92). The first version is required to be adopted by 30 June 2022, with subsequent versions being adopted along with the Council Plan and Financial Plan by 31 October in the year following a Council Election.

The Asset Plan is to be developed in accordance with Council's deliberative engagement practices, and is to provide information in regards to each class of infrastructure assets under the control of Council.

The Asset Plan forms part of Councils Asset Management System, which comprises Asset Management Policy, Asset Management Strategy and Asset Management Plans, with the Asset Plan being a 10 year forward looking summary of the three documents.



The Asset Plan is also the linkage between Asset Management Planning and the Strategic Management Planning stipulated in the Local Government Act 2020 which contain:-

- Community Vision;
- Council Plan;
- Financial Plan;
- Asset Plan;
- Annual Budget.

Refer to (Figure 1).

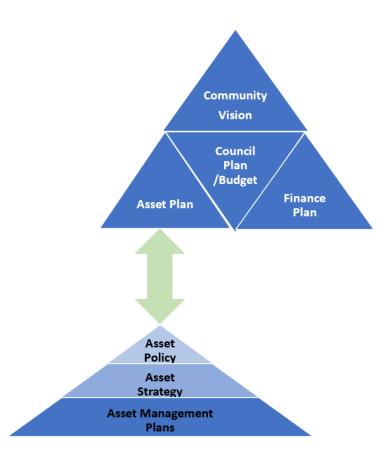


Figure 1 Strategic Planning and Asset Management Planning linkages

The Asset Plan provides guidance on the implementation of the Council Plan while also detailing any ramifications, both positive and negative, on the levels of funding provided in the Financial Plan 2021 - 2031.

The Asset Plan shows that Council is spending insufficient funds on the ongoing maintenance and renewal of its assets, with the annual renewal expenditure ranging from a shortfall of \$2,758,000 to \$9,025,000, averaging a shortfall of \$6,764,000 per year, or an average of a 23% shortfall. This will result in the condition of the assets



deteriorating over time, which may result in the condition of assets being insufficient to enable services to be delivered at the current level.

The average condition of assets is 2.2 out of a 6-point rating system (Figure 2), with an average of 1.84% of assets at the End of Life. The greatest percentage is in Recreation, where 5.28% of assets are at the End of Life. Assets at the End of Life require renewal or removal from service in the short term.

| Condition Grading | Description of Condition |
|----------------------|--|
| l I | Very Good: only planned maintenance required |
| 2 | Good: minor maintenance required plus planned maintenance |
| 3 | Fair: significant maintenance required |
| 4 | Poor : significant renewal/rehabilitation required |
| 5 | Very Poor: physically unsound and/or beyond rehabilitation |
| 6 | End of Life: remove from service |

Figure 2 Condition Rating Score

To ensure that Council remains financially viable, and that services can be delivered, Service Planning, with the linkages to the assets required to deliver the service, is required. Different management and funding models need to be investigated to increase the available funds to cover the requirements. These models could include, but are not limited to:

- Reduce Council's asset base by disposal or sale of assets;
- Repurpose assets to maximise their usage;
- Users to share assets instead of having individual spaces;
- Reduce the Level of Service of asset maintenance and renewal, which will increase Council's risk profile;
- Reduce the services provided by Council;
- Increase the funding available through a User Pays methodology;
- Seek further grant funding specifically for renewal activities; and
- Adopt a "Renewal First" policy.

These models, and any other that can be developed, need to be investigated with decisions as to their viability, prior to the development of Council's Community Vision, Council Plan and Financial Plan following the 2024 Council elections when the revised Asset Plan will be developed.

Maintaining Council's assets has a number of significant issues to overcome, which include:



Rate Capping

The State Government introduced Rate Capping in 2016 which limits any rate increases to the Consumer Price Index (CPI), a figure which is provided to Council. The cost of construction has been increasing at a rate higher than the CPI Index to which rate capping is tied to. The Australian Bureau of Statistics state that the general CPI index for 12 months up to December 2021 is 3.5%, whereas the Building Construction CPI index is 7.5% and the Heavy and Civil Engineering Construction index is 5.6%. These increases in construction costs are greater than the increase in income generated by rates. To keep pace with the increasing cost to renew assets, increased funding will be required, either through the budget process or through different funding models such as "User Pays".

Increased Demand

Council's asset base is increasing naturally through the addition of transport infrastructure through the construction of subdivisions. These assets are generally provided to Council at no-cost, however they increase the maintenance and renewal burden.

There is also a requirement for some greenfield sites to provide new community and recreation facilities eg Traralgon North (new active reserve/community facility). The Development Contribution Plans do have funding associated with the initial construction of most of these facilities, however ongoing maintenance and renewal is not included with that cost falling to Council to cover, with no increase in funding being received.

Community expectation on the assets provided by Council are also increasing with the expectation being that assets remain current with emerging technology changes and to match the standard provided in metropolitan areas that have a greater income stream than regional councils.

Climate Change

As severe weather events increase the impact on our assets increases, thus requiring additional maintenance activities or changes to internal standards and requirements.

Some examples of this impact may be:

- that roads deteriorate quicker due to prolonged submersion during storm events;
- drainage systems being undersized or being silted up requiring additional cleaning and inspection;
- buildings requiring additional weather proofing or requiring to be lifted above flood levels.

Further investigation regarding the potential effects, and subsequent mitigation costs, are required to be carried out.



Aging Infrastructure

Council has a large asset base of infrastructure which is nearing the end of its useful life and will require renewing or replacement instead of maintaining. This includes;

- roads which will require a full rehabilitation instead of a reseal;
- building roofs that require replacement, or buildings that no longer meet current standards and require replacement.

This will increase the requirements for funding over the next 10 to 20 years.

There is a community expectation that older assets are retained and not disposed of as infrastructure is replaced. This expectation is not financially sustainable in the long term, with assets needing to be decommissioned or sold as they are no longer required or they are replaced.

Changes in Asset Collection and Modelling

The asset base which is used for valuations and modelling has been limited to the high value assets such as roads and buildings in line with Council's Asset Accounting Policy. To meet the requirement of the Local Government Act 2020, as well as to achieve good asset management practices, additional assets are required to be collected and modelled. These include sports grounds, fencing, retaining walls, public furniture, public lighting etc. These assets may be low in value compared to the major asset types (roads, buildings etc), however the requirements to inspect, maintain and renew are still required.

As these new asset types are documented and modelled for renewal, this will likely;-

- increase the management cost to maintain data and carry out the modelling;
- increase inspection costs;
- bring renewal costs into focus instead of having them renewed out of other asset classes which in turn reduces the renewal of those assets.

As such, the renewal requirements will increase.

Changes in Service Delivery

As technology has developed, and council services have evolved, the assets required to provide services have not always kept pace. Detailed medium term planning is required to outline what modifications to assets are required to continue to deliver services, and develop funding models to ensure that these changes can be afforded. The alternative to this is to reduce services and thus reduce the number of assets required.



Issues:

Strategy Implications

The Asset Plan is prepared to assist in the implementation of the Council Plan and the Financial Plan. The figures used are those included in the Financial Plan 2021 - 2025, and actions align with those outlined in the Council Plan 2021 - 2025.

Specifically, the Asset Plan aligns with the following strategies:

Creative

We are invested in the exceptional presentation of our City through public works across our interconnected townships and enhancement of our distinctive landscape features.

Connected

A regional City which recognises the connectedness between our goals and towns and efficiently utilises the assets that we have for the benefit of our whole community while protecting the environment.

Communication

Communications have been part of the Council Plan discussions and are outlined in Consultation below.

Further communications will occur with officers, Councillors and the community prior to, and during, the development of the Council Plan 2025 – 2029.

Financial Implications

The Asset Plan, in conjunction with the Financial Plan 2021 - 2031, provides a 10 year forecast of expenditure on assets, and provides the expected ramifications on the condition of councils assets.

Current modelling shows no major expenditure on new assets and concentrates on the renewal and maintenance of existing assets. The modelling shows that Council is not spending sufficient money on the ongoing renewal of assets, with the result being that the assets will deteriorate more quickly and may negatively impact the services that Council can provide. The modelling does not include major infrastructure such as the Gippsland Regional Arts Centre which has been completed after the modelling has been carried out.

Further modelling in line with service planning will be required to determine if the asset base needs to be reduced or services modified.



Risk Analysis

The Financial Modelling shows that over the next 10 years Council will fund 77% of the required renewal of the assessed assets, or a shortfall over the 10 years of \$67,635,000. This will significantly impact the condition of the assets and potentially the ability of Council to deliver the services from those assets. This places Council at significant risk.

| Identified risk | Risk likelihood* | Controls to manage risk |
|--|--------------------|--|
| Service Delivery Risk Council Services will not be able to be maintained at their current level | 5 (Almost Certain) | Service Planning to be conducted Asset utilisation to be investigated |
| Occupational Health and Safety Risk Assets not maintained in a manner to ensure safety to the users | 3 (Possible) | Regular safety inspections Periodic condition inspections |
| Financial Risk The cost to maintain and renew assets exceeds the amount available | 5 (Almost Certain) | Service Planning to be conducted Various funding models to be investigated Investigate asset disposal Investigate reducing service levels |
| Financial Risk New, expanded or upgraded assets will increase the amount of unfunded renewal required | 4 (Likely) | The impact of the cost of asset provision to be included in all Service Plans No assets created, upgraded or expanded unless they are fully funded in the long term |



| Identified risk | Risk likelihood* | Controls to manage risk |
|---|--------------------|--|
| Financial Risk The condition of assets deteriorates the cost of maintenance increases | 5 (Almost Certain) | Prioritise maintenance and renewal activities Monitor the condition of assets periodically |
| Reputational Risk Councils reputation decreases due to asset condition reducing or services not being able to be delivered to their current level | 4 (Likely) | Service Planning to be conducted Asset utilisation to be investigated Increased funding to be investigated |
| Legal/Regulatory Risk Assets not maintained as required by legislation and standards Eg buildings not meeting current buildings codes assets not meeting access standards | 4 (Likely) | Assets that are required to provide a legislated service to be prioritised over other assets Legislated maintenance and renewal standards to be prioritised |
| Legal/Regulatory Risk Legislated services not being able to be delivered as required Eg • Implementation of the Health and Wellbeing Plan | 3 (Possible) | Assets that are required to provide a legislated service to be prioritised over other assets Legislated maintenance and renewal standards to be prioritised |



Council Meeting Agenda 06 June 2022 (CM579)

| Identified risk | Risk likelihood* | Controls to manage risk |
|--|------------------|--|
| Strategic Risk Councils asset base will not have the capacity to delivery its strategic objectives Eg Provide spaces and services that support the community's physical health and wellbeing for the benefit of all Unable to provide improvements nominated in the Council Plan 2021 - 2025 | 4 (Likely) | The impact on assets to be included in all Strategic Planning activities Funding models to be developed to ensure that sufficient money is secured to continue maintenance and renewal activities |

* Inherent likelihood ratings: 1 (Rare); 2 (Unlikely); 3 (Possible); 4 (Likely); 5 (Almost Certain)

To overcome or mitigate these risks a process of in-depth Service Planning is required, with links to the assets from which the services are delivered.

Further work is also required on asset utilisation, and investigations as to whether services and/or users can be co-located to reduce costs.

Further in-depth modelling to be conducted on asset classes that have not as yet been assessed.

Legal and Compliance

The adoption of the Asset Plan is required under section 92 of the Local Government Act 2020.

Community Implications

Any impacts on the community cannot be articulated until detailed service planning and asset utilisation modelling has been conducted, and possible outcomes and actions developed.

Consultation

Under the *Local Government Act 2020*, Council is required to prepare the Asset Plan in accordance with its deliberative engagement practices.



Council recruited a panel of community members through an expression of interest process sent randomly to 9,000 households across the municipality. Applications were then analysed by Federation University to identify a sample of 100 people representing the demographic profile of Latrobe City were selected to represent the views of the community.

Over a period of two weeks, varying numbers of those selected attended two learning sessions and two whole day workshops. Due to state-wide COVID-19 restrictions the sessions intended to be held in person were required to be held online. 54 of the selected community panel members participated in the full day sessions to develop and prioritise the preferred vision statements under six themes.

The prioritised vision statements were used to develop the Community Vision, which in turn has been used to inform the Asset Plan and will also inform a range of Council's future strategic work, projects and service delivery.

The Council Plan 2021 – 2025 documents the following specific community comments in regards to councils assets and the services provided from them:-

- Continue to improve infrastructure; major projects such as the Aquatic Centre and Arts Centre will bring people to the area, (along with) state of the art sports facilities, shopping centres, family activities.
- Reuse, repurpose and maximise our facilities for the benefit of our community and to attract visitors to our city.
- Efficiently utilise the assets that we have for the economic stimulus and benefit of our community while protecting the environment.
- Council to provide ongoing maintenance on the liveability of Latrobe City (roads, recreation reserves, facilities, parks and town entrances).
- Council to review service delivery on a regular basis to ensure continuous effective and efficient delivery of council services to the community.

These themes have been included in the Council Plan, Financial Plan and Asset Plan.

Other

The information on assets and services have been developed using existing staffing. As more information and more detailed modelling is required in the future the level of staffing, or the methodology used to create these models, may require modification. This will be further developed as part of the Asset Management Strategy which is to be developed during the 2022/23 financial year.

Future Council Meeting:

This report is intended to be located in the open session of a future Council Meeting agenda. The attachments are not confidential.



Declaration of Interests:

Officers preparing this report have declared they do not have a conflict of interest in this matter under the provisions of the *Local Government Act 2020*.

Supporting Documents:

Latrobe City Council Plan 2021 – 2025

Latrobe City Financial Plan 2021 - 2031

Attachments

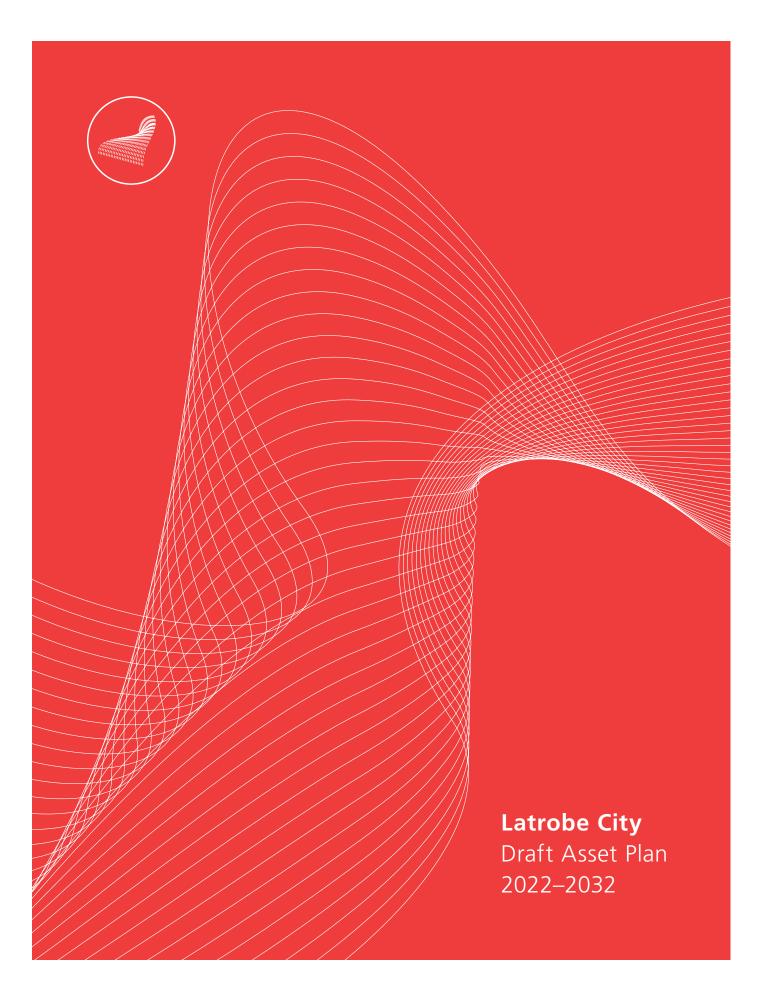
1<u>J</u>. Draft Asset Plan 2022 - 2032



14.1

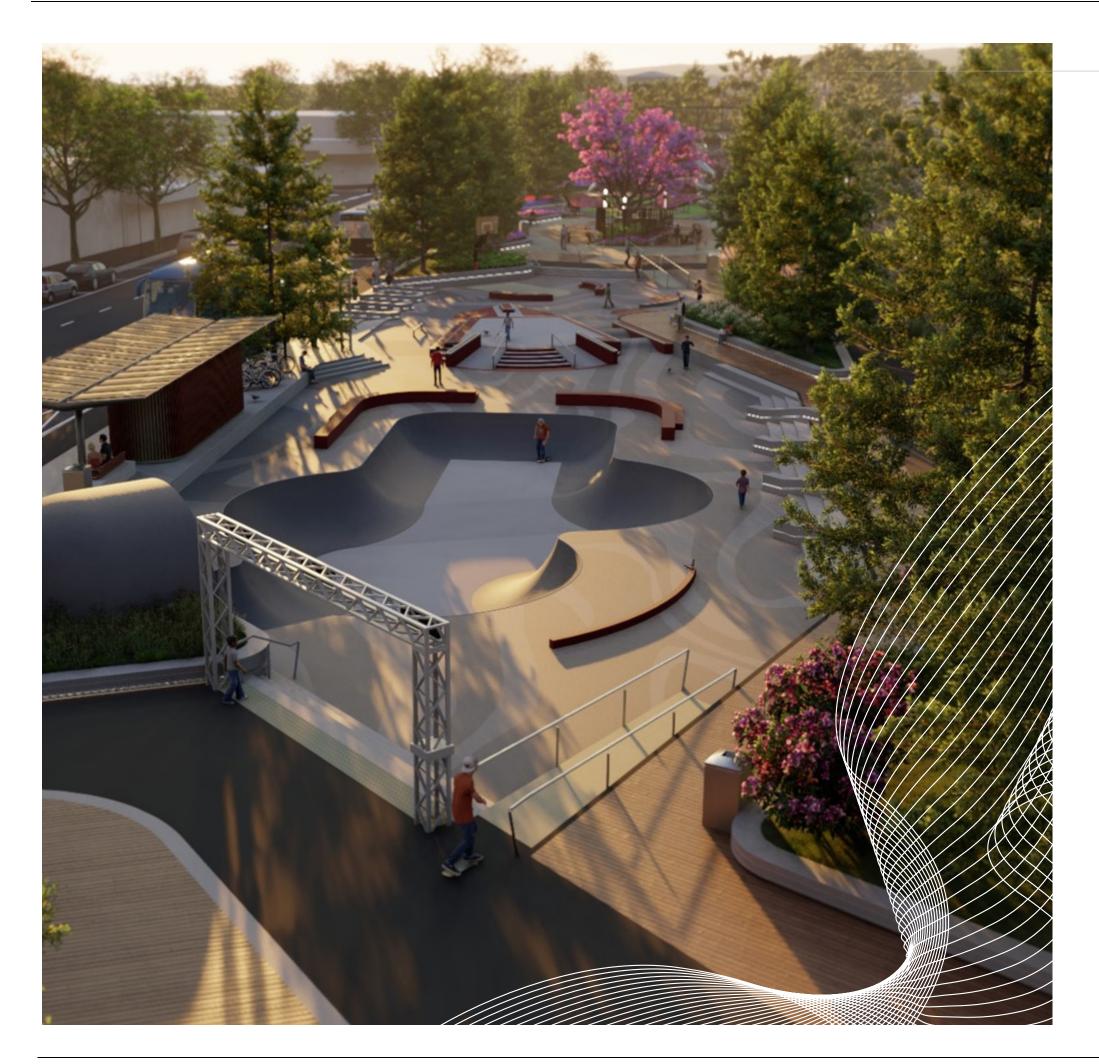
Asset Plan

1 Draft Asset Plan 2022 - 2032......159



Latrobe City Council acknowledges that it operates on the traditional land of the Brayakaulung people of the Gunaikurnai nation and pays respect to their Elders past and present.





Asset Plan 2022-2032

Latrobe City Council

01

| Table of Contents | |
|--------------------------|----|
| Legislative Requirements | 02 |
| Current Asset Status | 06 |
| 10 Year Plan | 10 |
| Future Actions | 26 |

Asset Plan 2022–2032

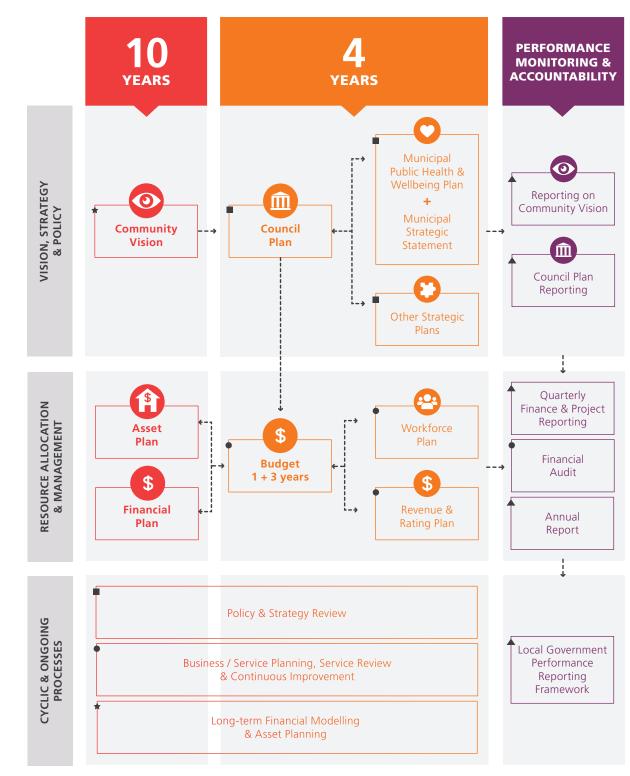
Legislative Requirements

The Asset Plan links to the Latrobe City Community Vision, Council Plan and the Finance Plan within the integrated Strategic Planning and Reporting framework.

This framework guides the Council in identifying community needs and aspirations over the long-term (Community Vision), medium-term (Council Plan and Financial Plan) and short-term (Annual Budget) and then holding itself accountable (Annual Report).

The following diagram provides an overview of the core legislated elements of an integrated strategic planning and reporting framework and outcomes.

The following figure demonstrates how each element might inform or be informed by other parts of the integrated framework.



*Shapes represent what elements inform or are informed by each other.

Asset Plan 2022–2032

Latrobe City Council

03

04 Latrobe City Council Asset Plan 2022–2032

1.1 STRATEGIC PLANNING PRINCIPLES

The Asset Plan provides a 10-year direction as to how the Council Plan and Finance Plan actions and forecasts link to the assets which council manages and/or owns. The Asset Plan forecasts the requirements needed to maintain the assets in a Fit for Purpose state, or details the outcomes when those resources are not available.

The Asset Plan is developed in the context of the following strategic planning principles

- Council has an integrated approach to planning, monitoring and performance reporting
- The Asset Plan addresses the Community Vision by detailing any linkage to assets or the services that are provided from them. The Council Plan aspirations and actions are formulated in the context of the Community Vision
- The Asset Plan statements support the 10-year Finance Plan and articulates the flow on effects of the resources provided on council's asset base.
- Council's strategic planning principles identify and address the risks to effective implementation of the Asset Plan.
- The Asset Plan provides for the strategic planning principles of progress monitoring of progress and reviews to identify and adapt to changing circumstances

1.3 ENGAGEMENT PROCESS

Under the *Local Government Act 2020*, Council is required to prepare the Asset Plan in accordance with its deliberative engagement practices.

Council recruited a panel of community members through an expression of interest process sent randomly to 9,000 households across the municipality. Applications were then analysed by Federation University to identify a sample of 100 people representing the demographic profile of Latrobe City were selected to represent the views of the community.

1.2 ASSET MANAGEMENT PRINCIPLES

The Asset Plan is a component of Council's Asset Management System, and supports the Asset Management Policy, Asset Management Strategy and Asset Management Plans.

The Asset Plans draws information from the following sources: -

- Asset Database (Assetic myData)
- Asset Forecasting Tool (Assetic Predictor)
- Council Vision Latrobe 2031
- Council Plan 2021 2025
- Finance Plan 2021 2031
- Key guiding principles are: -
- Assets are utilised by Council to provide a Service to the Community
- Assets should remain Fit for Purpose
- Council to maintain its financial viability
- Councils Asset Management Practices to remain current and as complete as possible
- Councils decision making practices to remain open and transparent, and to adhere to the requirements of the Local Government Act 2020

Over a period of two weeks, varying numbers of those selected attended two learning sessions and two whole day workshops. Due to state-wide COVID-19 restrictions the sessions intended to be held in person were required to be held online. 54 of the selected community panel members participated in the full day sessions to develop and prioritise the preferred vision statements under six themes.

The prioritised vision statements were used to develop the Community Vision, which in turn has been used to inform the Asset Plan and will also inform a range of Council's future strategic work, projects and service delivery.

1.4 SERVICE PERFORMANCE PRINCIPLES

Council services are designed for purpose, targeted to community needs and value for money. They are dependent on the assets that support them. The service performance principles are listed below: -

- Services are provided in an equitable manner and are responsive to the diverse needs of the community. The Council Plan is designed to identify the key services And projects to be delivered to the community. The Asset Plan provides the mechanism to demonstrate how the service aspirations within the Council Plan are supported by assets.
- Services are accessible to the relevant users within the community
- Council provides quality services that provide value for money to the community. The Local Government Performance Reporting Framework (LGPRF) is designed to communicate Council's performance regarding the provision of quality and efficient services
- Council is developing a performance monitoring framework to continuously improve its service delivery standards
- Council is developing a service delivery framework that considers and responds to community feedback and complaints regarding service provision

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Asset Plan 2022–2032

Latrobe City Council

05

1.5 ASSET PLAN / FINANCE PLAN INTEGRATION

Integration between the Asset Plan and Finance Plan is a key principle of the Strategic Planning Principles. The purpose of this integration is designed to ensure that future funding is allocated in a manner that supports service delivery in terms of the plans and the effective management of Council's assets into the future. In accordance with the Local Government Act 2020 the requirement for the adoption of the Finance Plan was October 2021, and the Asset Plan June 2022, therefore the Asset Plan reflects what has already been adopted.

The Asset Plan identifies the operational and strategic practices which will ensure that Council manages assets across their life cycle, while the Financial Plan ensures this will be managed in a financially sustainable manner. The Asset Plan, and associated asset management policies, provide Council with a sound base to understand the risk associated with managing its assets for the community benefit, and the Financial Plan ensures that Council has the financial ability to manage the assets to the requirements of the community.

The Asset Plan is designed to inform the 10-year Financial Plan by identifying the amount of capital renewal, backlog and maintenance funding that is required over the life of each category. The level of funding will incorporate knowledge of asset condition, the risk assessment

Issues as well as the impact of reviewing and setting intervention and service levels for each asset class.

In addition to identifying the operational and strategic practices that ensure that Council manages assets across their lifecycle in a financially sustainable manner, the Asset Plan quantifies the asset portfolio and the financial implications of those practices. Together, the Finance Plan and Asset Plan seek to balance projected investment requirements against projected budgets



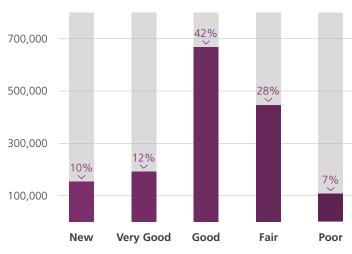
Asset Plan 2022–2032

Current Asset Status

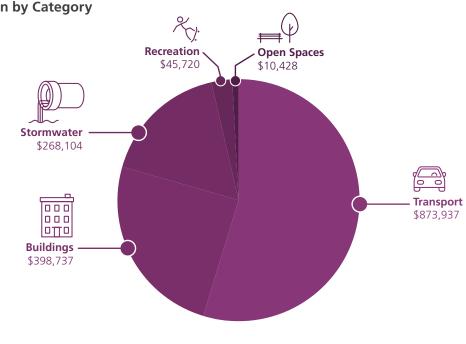
This section provides detail as to the number, value and condition of assets which Council is responsible for.



Asset Portfolio Condition Distribution (\$000's and %)



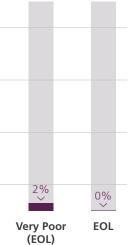
Asset Portfolio Value Distribution by Category



Asset Plan 2022-2032

Latrobe City Council

07



Average Portfolio Condition

2.2 Good to Fair

1.84%

\$29,350,413 Assets near/at

Assets near/at End Of Life (EOL)

0.73 10-year Average Renewal Ratio

-\$7,960,090

10-year Average Annual Renewal Gap 08

Asset Plan 2022–2032

2.1 ASSET QUANTITY AND VALUE (CONT.)

Latrobe City Council

Asset Class

| | Quantity | Current Replacemen Value (000's |
|--------------------------|---|------------------------------------|
| Transport | | |
| Roads | 1,444 km - 9,345,056 m2 | \$678,30 |
| Off Street Carparks | 239 off - 436,050 m2 | \$31,82 |
| Paths | 822 km - 1,358,575 m2 | \$95,34 |
| Bridges & Major Culverts | 152 off - 15,934 m2 | \$51,663 |
| Aerodromes | 1 off | \$(|
| Freight Hub | Work in Progress | \$(|
| Street Lighting | Future Assessment | \$(|
| Other | Future Assessment | \$16,80 |
| Total Transport | | \$873,93 |
| Drainage | | |
| Stormwater Pits & Pipes | 40,705 off - 647 km pipes | \$235,590 |
| Drains, Wetlands & Dams | 77 off - 208,441 m2 Dams & Wetlands - 5697 m2 Open Drains | \$32,51 |
| Total Drainage | | \$268,104 |
| Property | | |
| Buildings | 526 off - 173,099 m2 | \$398,737 |
| Fences | Future Assessment | \$(|
| Total Property | | \$398,73 |
| Open Space | | |
| Playgrounds | 146 off | \$(|
| Open Space Lighting | Future Assessment | |
| Total Open Space | | |
| Recreation | | |
| Active Spaces | 364 off - 110 being floodlit | \$45,720 |
| Sports Lighting | Included above | \$ |
| Recreation Fences | Future Assessment | \$45,720 |
| Public Amenity | | |
| Public Lighting | Future Assessment | \$(|
| Outdoor Furniture | Future Assessment | \$(|
| Retaining Walls | Future Assessment | \$(|
| Town Entry Signage | Future Assessment | \$(|
| Fire Hydrants | Future Assessment | \$ |
| Total Precinct Amenity | | \$0 |
| Waste | | |
| Landfill | Future Assessment | \$(|
| Transfer Stations | Future Assessment | \$(|
| Rubbish Bins | Future Assessment | \$(|
| Total Waste | | \$1 |
| Other | | |
| Total Other | Not Assessed | |
| Total Asset Classes | | \$1,596,926 |
| | | |

2.2 SERVICES PROVIDED FROM ASSETS

The following services are provided to the community through Councils assets.

- Property Access • Wayfinding • Safe Travel
- Stormwater Management
- Council Services Access
- Animal Management
- Events & Tourism
- Creative Arts
- Learning & Community Enhancement
- Aged & Disability Support
- Early Learning & Care Preschools
- Family Health & Development
- Meeting Spaces

2.3 CURRENT CONDITION

Council conducts condition assessments on its assets to determine the value of our assets as well as to determine future works required. The condition rating is:

| Condition Grading | Description of Condition |
|-------------------|---|
| 0 | New – asset has been commissioned and handed over to |
| 1 | Very Good – only planned maintenance required |
| 2 | Good – minor maintenance required plus planned mainte |
| 3 | Fair – significant maintenance required |
| 4 | Poor – significant renewal/rehabilitation required |
| 5 | Very Poor – physically unsound and/or beyond rehabilitation |
| 6 | End of Life (EOL) – asset is no longer fit for purpose |

Asset Plan 2022–2032

Latrobe City Council

09

- Community Group Spaces
- Latrobe Regional Airport
- Active Outdoor Spaces
- Active & Liveable Communities
- Property & Commercial
- Passive Open Spaces
- Amenity of Place
- Nature Conservation
- Landfill
- Waste Services
- Sustainability
- Emergency Management
- Council Support Services

Current average condition of our assets:

o Council

itenance

tation

Roads Carparks Paths Bridges Pits/Pipes Buildings Open Space Recreation

2.2 (0.40% EOL) 2 (3.40% EOL) 2.4 (1.30% EOL) 1.8 (0.30% EOL) 2.7 (0% EOL) 1.6 (3.50% EOL) 1.6 (70% EOL) 3.1



10-year Plan

across asset classes.

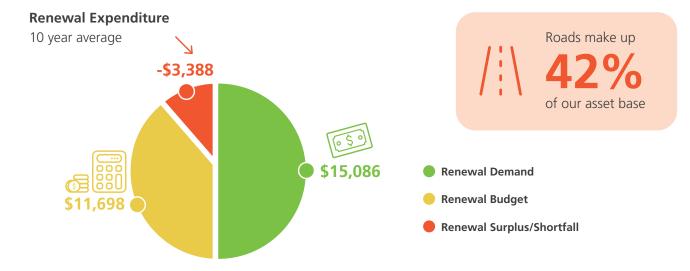
This section presents information on the 10-year budget contained in the Financial Plan and the distribution

12 Latrobe City Council Asset Plan 2022-2032

Transport

Road Assets (000's)

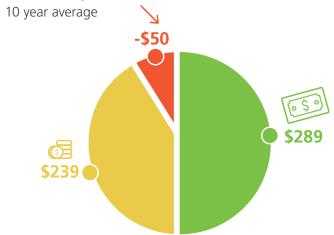
| | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 |
|-------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Maintenance | 3518 | 3571 | 3624 | 3697 | 3771 | 3846 | 3923 | 4002 | 4082 | 4163 |
| Renewal | 10,403 | 10,633 | 10,864 | 11,052 | 11,090 | 11,284 | 11,471 | 11,673 | 14,113 | 14,395 |
| Acquisition/Gifted | 2171 | 2171 | 2171 | 2171 | 2171 | 2171 | 2171 | 2171 | 2171 | 2171 |
| Expansion/Upgrade | 140 | 140 | 145 | 143 | 145 | 145 | 155 | 155 | 155 | 155 |
| Disposal/Decomissioning | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 16,232 | 16,515 | 16,804 | 17,063 | 17,177 | 17,446 | 17,720 | 18,001 | 20,521 | 20,884 |



Off Street Carpark Assets (000's)

| | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 |
|-------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Maintenance | 202 | 205 | 208 | 211 | 214 | 218 | 221 | 224 | 227 | 231 |
| Renewal | 225 | 225 | 229 | 237 | 239 | 235 | 241 | 247 | 253 | 258 |
| Acquisition/Gifted | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| Expansion/Upgrade | 35 | 40 | 42 | 39 | 43 | 52 | 52 | 52 | 52 | 52 |
| Disposal/Decomissioning | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 465 | 473 | 482 | 490 | 500 | 508 | 517 | 526 | 536 | 544 |

Renewal Expenditure



Asset Plan 2022-2032

Latrobe City Council

13

Off Street Carparks make up %

of our asset base





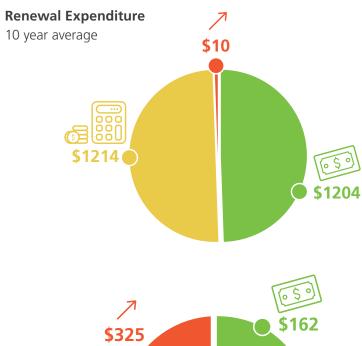
Renewal Budget

Renewal Surplus/Shortfall

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Asset Plan 2022-2032
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Path Assets (000's)

| | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 |
|-------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Maintenance | 180 | 181 | 182 | 183 | 184 | 185 | 186 | 187 | 188 | 189 |
| Renewal | 1050 | 1072 | 1097 | 1126 | 1236 | 1264 | 1292 | 1316 | 1335 | 1347 |
| Acquisition/Gifted | 305 | 305 | 305 | 305 | 305 | 305 | 305 | 305 | 305 | 305 |
| Expansion/Upgrade | 235 | 239 | 240 | 238 | 240 | 240 | 240 | 240 | 245 | 255 |
| Disposal/Decomissioning | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 1770 | 1797 | 1824 | 1852 | 1965 | 1994 | 2023 | 2048 | 2073 | 2097 |



Bridge Assets (000's)

| | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 |
|-------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Maintenance | 8 | 8 | 8 | 8 | 8 | 9 | 9 | 9 | 9 | 9 |
| Renewal | 468 | 478 | 229 | 497 | 507 | 517 | 527 | 538 | 549 | 560 |
| Acquisition/Gifted | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Expansion/Upgrade | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Disposal/Decomissioning | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 476 | 486 | 237 | 505 | 515 | 526 | 536 | 547 | 558 | 569 |

Other Assets

(000's)

| | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 |
|-------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Maintenance | 425 | 425 | 425 | 425 | 425 | 425 | 425 | 425 | 425 | 425 |
| Renewal | 0 | 0 | 0 | 0 | 65 | 65 | 65 | 65 | 65 | 65 |
| Acquisition/Gifted | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 |
| Expansion/Upgrade | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Disposal/Decomissioning | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 433 | 433 | 433 | 433 | 498 | 498 | 498 | 498 | 498 | 498 |



€ \$487



Latrobe City Council

15







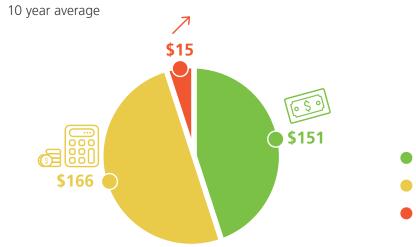
Asset Plan 2022-2032

Drainage

Pits, Pipes & GPT Assets (000's)

| | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 |
|-------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Maintenance | 1075 | 1085 | 1094 | 1104 | 1114 | 1124 | 1133 | 1143 | 1153 | 1162 |
| Renewal | 144 | 155 | 166 | 166 | 166 | 166 | 166 | 178 | 178 | 178 |
| Acquisition/Gifted | 2145 | 2145 | 2145 | 2145 | 2145 | 2145 | 2145 | 2145 | 2145 | 2145 |
| Expansion/Upgrade | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Disposal/Decomissioning | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 3364 | 3385 | 3405 | 3415 | 3425 | 3434 | 3444 | 3466 | 3476 | 3485 |

Renewal Expenditure





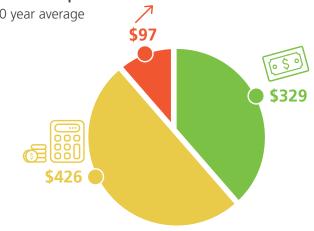
- Renewal Demand
- Renewal Budget
- Renewal Surplus/Shortfall

Open Drains, Wetlands and Water Storage Assets (000's)

| | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 |
|-------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Maintenance | 202 | 202 | 202 | 202 | 202 | 203 | 203 | 203 | 203 | 203 |
| Renewal | 350 | 402 | 402 | 414 | 425 | 437 | 449 | 449 | 462 | 475 |
| Acquisition/Gifted | 16 | 16 | 16 | 16 | 16 | 16 | 16 | 16 | 16 | 16 |
| Expansion/Upgrade | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Disposal/Decomissioning | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 568 | 620 | 620 | 633 | 644 | 656 | 668 | 668 | 681 | 694 |

Renewal Expenditure

10 year average



Asset Plan 2022-2032

Latrobe City Council

17

Open Drains & Wetlands make up



- Renewal Demand
- Renewal Budget
- Renewal Surplus/Shortfall

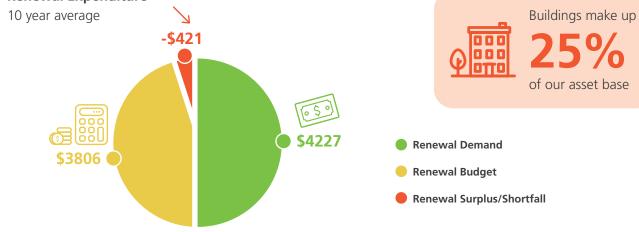
Asset Plan 2022-2032

Property

Building Assets (000's)

| | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 |
|-------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Maintenance | 2659 | 2659 | 2659 | 2659 | 2659 | 2659 | 2659 | 2659 | 2659 | 2659 |
| Renewal | 2830 | 3058 | 3349 | 3589 | 3591 | 3606 | 4071 | 4252 | 4679 | 5039 |
| Acquisition/Gifted | 16 | 16 | 16 | 16 | 16 | 16 | 16 | 16 | 16 | 16 |
| Expansion/Upgrade | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Disposal/Decomissioning | 87 | 87 | 87 | 87 | 87 | 87 | 87 | 87 | 87 | 87 |
| Total | 5592 | 5820 | 6111 | 6351 | 6353 | 6368 | 6833 | 7014 | 7441 | 7801 |

Renewal Expenditure



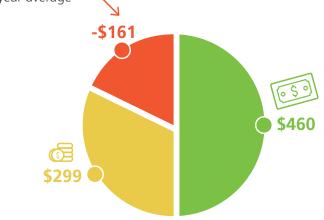
Open Space

Playgrounds, Skate Parks & BMX Track Assets (000's)

| | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 |
|-------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Maintenance | 670 | 673 | 676 | 680 | 683 | 686 | 690 | 693 | 696 | 700 |
| Renewal | 290 | 295 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 300 |
| Acquisition/Gifted | 52 | 52 | 52 | 52 | 52 | 52 | 52 | 52 | 52 | 52 |
| Expansion/Upgrade | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Disposal/Decomissioning | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 1012 | 1020 | 1028 | 1032 | 1035 | 1038 | 1042 | 1045 | 1048 | 1052 |

Renewal Expenditure

10 year average



Asset Plan 2022–2032

Latrobe City Council

19





Renewal Surplus/Shortfall

20

Asset Plan 2022-2032

Recreation

Latrobe City Council

| Active | Space |
|--------|---------|
| Assets | (000's) |

| | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 |
|-------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Maintenance | 1648 | 2526 | 2538 | 2551 | 2563 | 2576 | 2588 | 2601 | 2613 | 2626 |
| Renewal | 368 | 413 | 433 | 442 | 450 | 459 | 469 | 478 | 488 | 499 |
| Acquisition/Gifted | 229 | 229 | 229 | 229 | 229 | 229 | 229 | 229 | 229 | 229 |
| Expansion/Upgrade | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Disposal/Decomissioning | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 2245 | 3167 | 3200 | 3222 | 3242 | 3264 | 3286 | 3308 | 3330 | 3354 |

Waste

Transfer Stations & Landfill Assets (000's)

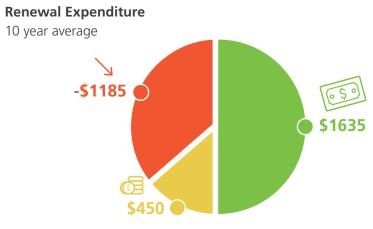
| | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 |
|-------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Maintenance | 3029 | 3334 | 3582 | 3828 | 4096 | 4383 | 4689 | 5018 | 5369 | 5745 |
| Renewal | 0 | 1061 | 2165 | 0 | 1126 | 2297 | 0 | 1195 | 2438 | 0 |
| Acquisition/Gifted | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Expansion/Upgrade | 0 | 5000 | 0 | 0 | 5000 | 0 | 0 | 5000 | 0 | 0 |
| Disposal/Decomissioning | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 3029 | 9395 | 5747 | 3828 | 10,222 | 6680 | 4689 | 11,213 | 7807 | 5745 |

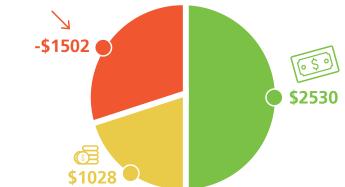
Other

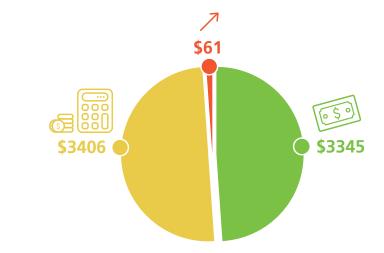
Other Assets

(000's)

| | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 |
|-------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Maintenance | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Renewal | 2998 | 3121 | 3452 | 3274 | 3355 | 3440 | 3525 | 3606 | 3696 | 3601 |
| Acquisition/Gifted | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Expansion/Upgrade | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Disposal/Decomissioning | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 2998 | 3121 | 3452 | 3274 | 3355 | 3440 | 3525 | 3606 | 3696 | 3601 |







Asset Plan 2022-2032

Latrobe City Council

21



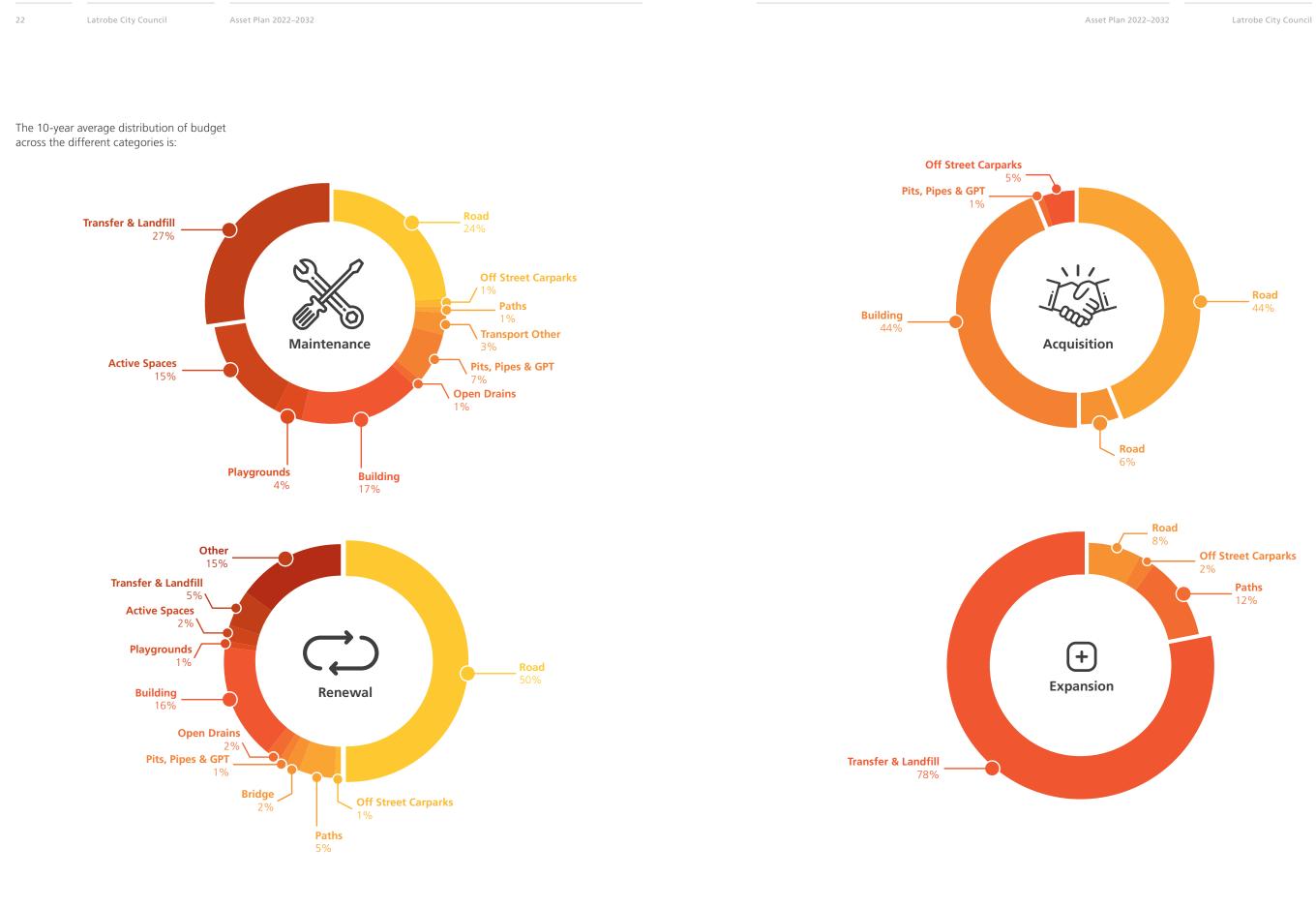




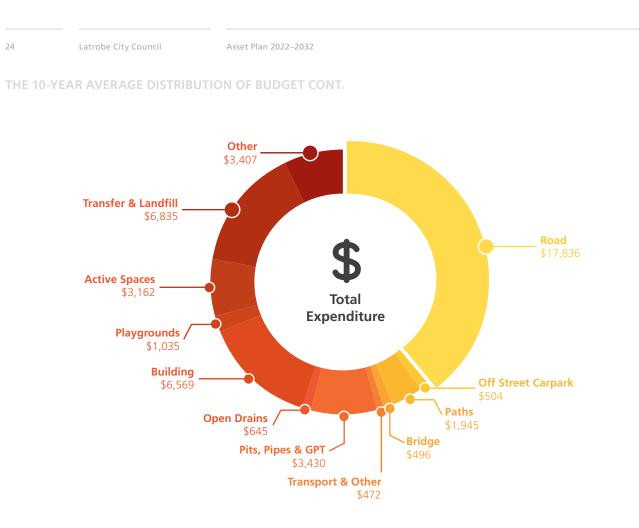
Renewal Demand

Renewal Budget

Renewal Surplus/Shortfall



23



This level of funding provides the following ratios:

Capital Replacement Ratio:

Compares the rate of all capital spending against annual depreciation. Long term indicator, a ratio of less than 1 means the spending on capital works has not kept pace with consumption of assets.

Renewal Gap Ratio:

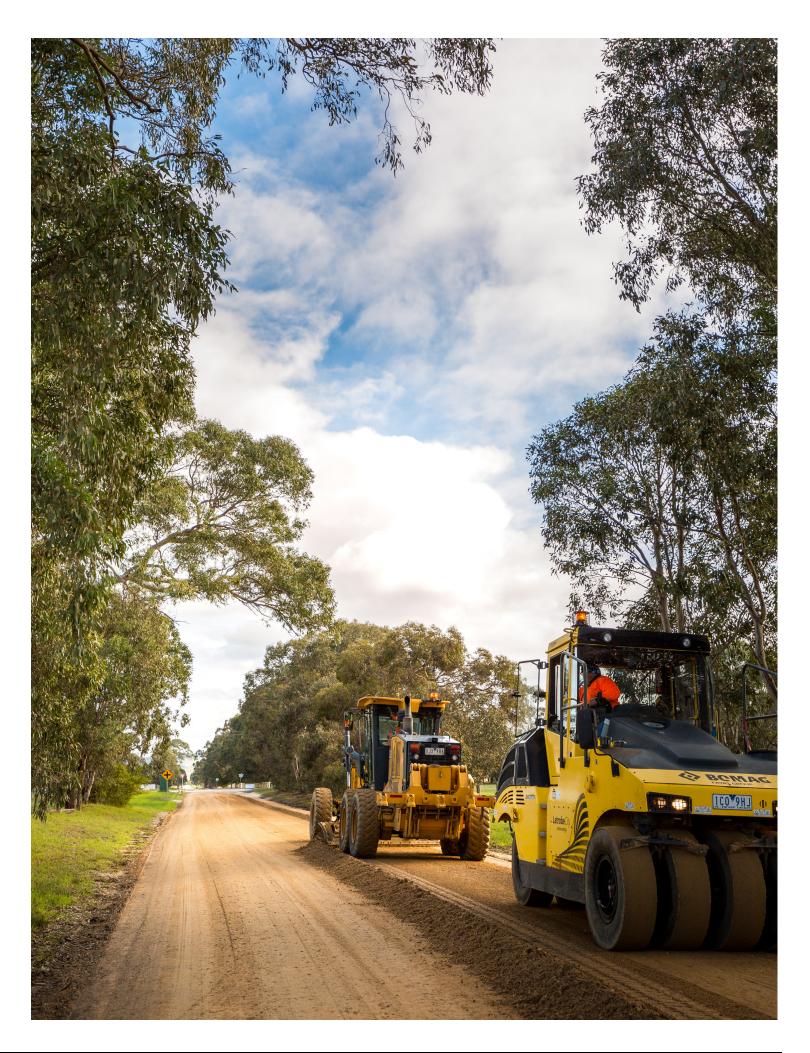
Compares the rate of capital expenditure on infrastructure assets with the required renewal expense. A ratio of less than 1 means the spending on infrastructure renewal is not keeping pace with consumption of assets.

Capital Replacement Ratio

| 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 |
|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| 1.14 | 0.68 | 0.73 | 0.77 | 0.71 | 0.74 | 0.78 | 0.72 | 0.76 | 0.87 |

Renewal Gap Ratio

| 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | |
|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---|
| 0.77 | 0.60 | 0.65 | 0.69 | 0.63 | 0.66 | 0.69 | 0.64 | 0.67 | 0.78 | - |





Asset Plan 2022–20

Future Actions

This section provides details in regards to the ongoing actions which include:

- Performance Monitoring
- Risk Management
- Projected Growth
- Improvement Plan
- Next Revision

4.1 PERFORMANCE MONITORING

Each year Council publishes a Council Report which details the Financial Indicators as well as the results of the Customer Satisfaction Survey. The management of our assets is included in this report.

Specific measures include:

- Asset Renewal and Upgrade compared to depreciation
- Sealed local roads maintained to condition standard
- Cost of sealed local road reconstruction
- Cost of sealed road resealing
- Satisfaction with sealed local roads
- Cost of Aquatic Facilities
- Infrastructure per head of municipal population
- Asset Plan adoption

4.2 RISK MANAGEMENT

There are a number of risk factors that must be considered in the maintenance of the Asset Plan, as well as the maintenance of Councils asset base.

4.2.1 FINANCIAL RISK

The current level of funding does not allow for the full renewal and maintenance of Councils assets. As a resultresult, the condition of the assets will deteriorate over time, which will lead to increased maintenance costs, as well as the potential for services to not be able to be delivered.

4.2.2 MANAGEMENT RISK

The maintenance requirements of the Asset Management System are increasing as new legislation is adopted. This places an increased burden to maintain information on a larger range of assets than was previously done, and also to provide more in-depth modelling and reporting. This increase in requirements will require addition funding to enable the Asset Management System to function adequately or Council will not meet it'sits legislative requirements.

Eac dev infr infr The gro yea by Wh

Asset Plan 2022-2032

Latrobe City Council

27

4.2.3 SERVICE PLANNING RISK

The provision of assets is linked directly to the services which Council provide to the community. Any lack of forward planning in regards to the provision of services could lead to not having assets that are fit for purpose to deliver those services. It may become necessary to either rationalise assets or services in the future to remain financially viable, and therefore service planning is essential and any lack of planning could have serious effects.

4.2.4 CLIMATE CHANGE

The changing climate is increasing the risk to Council's assets through more extreme weather events.

These extreme events may mean that stormwater systems are unable to cope with the increased water volume over short periods and increased modelling into the effects and potential remedies may be required. These events may also have a negative effect on road pavements and different materials may be required to ensure roads remain serviceable following these events.

These increased events may also have a negative effect on other assets types such as buildings, ovals, hard courts etc.

Detailed modelling and planning is required to mitigate these possible effects.

4.3 PROJECTED GROWTH

Each year Council receives new assets through the development of subdivisions. This increase in Roads and Path infrastructure has averaged 0.32% and 0.91% for Stormwater infrastructure.

The Bureau of Statistics have estimated that the population growth in Rural Victoria will increase 12.7% in the next 10 years. This has the potential of increasing Councils assets base by a greater degree than it is seeing currently.

While the forecast is that there is an increased population, there has been no budget allocated to increase Council's property portfolio, not its Active Spaces areas.

4.4 IMPROVEMENT PLAN

This Asset Plan is the first to be developed under the Local Government Act 2020. The Guidance Material issued by the Victorian State Government was published in February 2022 prior to the AP requiring adoption by Council in June 2022.

Asset Plan 2022–2032

This has meant that there are some areas that have not been developed or included as the information was either not available at the time or was not in a format that could be used to enable financial and condition modelling. The short timeframe for the development of this plan has meant that changes to the information was not possible to allow it to be included.

The next AP is legislated to be adopted in October 2025, and the following actions are planned to be taken to improve this document: -

- 1. Decrease the number of Not Assessed assets.
- 2. Increase the linkages between the services council provides and the assets the services are provided from.
- 3. Increased sophistication of modelling for renewal and maintenance.
- 4. Increased maturity of connections between Council Plan, Financial Plan and Asset Plan.
- 5. Strengthen the risk profile in renewal and maintenance modelling.
- 6. Investigate actions to mitigate the effects of climate change

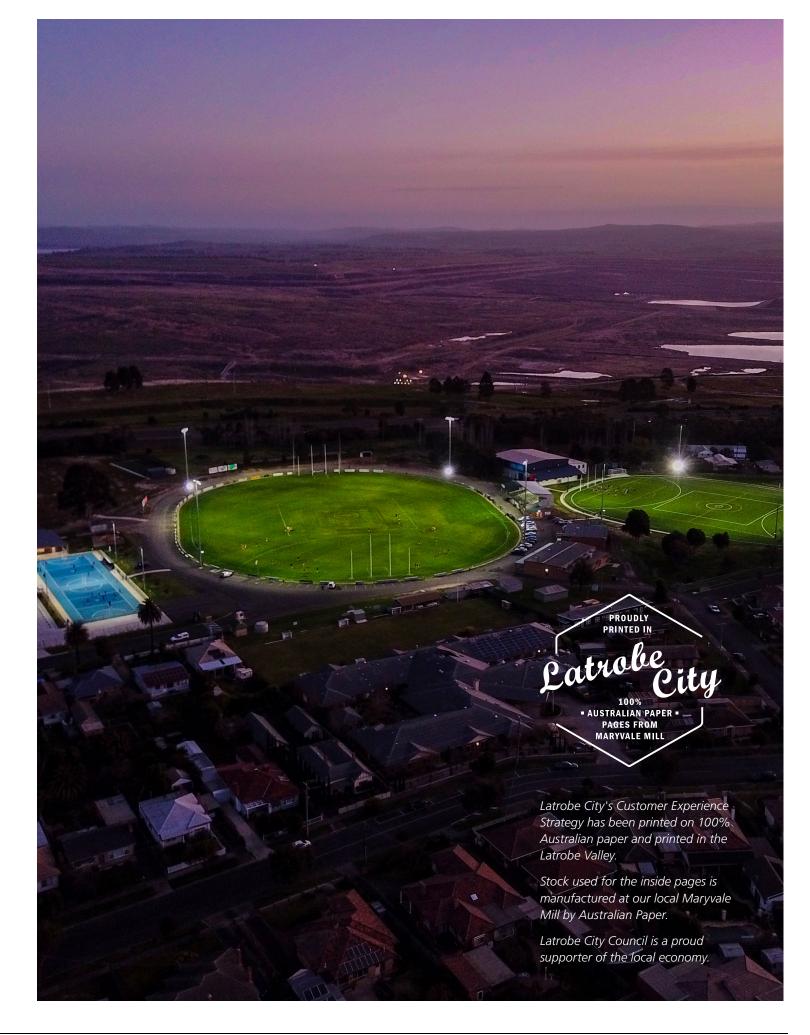
These actions will be included in the Asset Management Strategy to ensure that they are included in all Asset Management planning going forward

4.5 NEXT REVISION

The Local Government Act 2020 calls for the Asset Plan to be updated along with the Council Vision, Council Plan and Finance Plan by 31 October in the year following a general election.

This document will also be updated if there is a material change to:-

- Quantity of assets
- Value of Assets
- Maintenance requirements
- Budget allocations
- Service provision
- Finance Plan revision



LatrobeCity

Latrobe City Council

Phone 1300 367 700 Post PO Box 264, Morwell, 3840 Email latrobe@latrobe.vic.gov.au Website www.latrobe.vic.gov.au

Service Centres & Libraries

Morwell

Corporate Headquarters 141 Commercial Road, Morwell

Morwell Library 63-65 Elgin Street, Morwell

Moe

Moe Service Centre and Library 1-29 George Street, Moe

Traralgon

Traralgon Service Centre and Library 34-38 Kay Street, Traralgon

Churchill

Churchill Community Hub 9-11 Philip Parade, Churchill

To obtain this information in languages other than English, or in other formats, please contact Latrobe City Council on 1300 367 700.



Agenda Item: 14.2

| Agenda Item: | Proposed Planning Scheme Amendment - North of |
|-------------------------|--|
| | Baldwin Road, Traralgon |
| Sponsor: | General Manager, Regional City Planning and Assets |
| Council Plan Objective: | CONNECTED |
| Status: | For Decision |

Proposed Resolution:

That Council:

- 1. Request authorisation from the Minister for Planning to prepare and exhibit Amendment C138 to the Latrobe Planning Scheme, in accordance with section 8A of the *Planning and Environment Act 1987* once the following information has been submitted and approved:
 - a. Preliminary Risk Screen Assessment or another document agreed to by the EPA in accordance with Planning Practice Note 30; and
 - b. An updated buffer analysis in the Rezoning Report in accordance with the EPA requirements.
- 2. Prepare Amendment C138 to the Latrobe Planning Scheme to rezone part of land north of Baldwin Road, Traralgon from Farming Zone to General Residential Zone Schedule 3, insert and apply Development Plan Overlay Schedule 11 and make minor administrative changes to the Housing Framework Plan and Traralgon Structure Plan, generally in accordance with the documentation provided at Attachment 2, subject to Ministerial Authorisation; and
- 3. Place Amendment C138 on exhibition in accordance with the requirements of section 19 of the *Planning and Environment Act 1987*, subject to Ministerial Authorisation.



Executive Summary:

- A proponent led Planning Scheme Amendment has been lodged to rezone part of land north of Baldwin Road, Traralgon (approximately 51.07ha) from Farming Zone Schedule 1 to General Residential Zone Schedule 3.
- The Amendment also proposes to introduce the Development Plan Overlay Schedule 11 and make minor administrative changes to Clause 02.04 Strategic Framework Plans, 11.01-1LTR Traralgon Structure Plans and Clause 16.01-1L Housing Supply to reflect the proposed changes in the Morwell to Traralgon Framework Plan, Traralgon Structure Plan and Housing Framework Plan respectively.
- The Amendment has considered all advice received from both internal and external agencies and authorities in the preparation of the Amendment. Any outstanding issues can be addressed through the Development Plan stage and have been reflected in the Development Plan Overlay Schedule 11.
- It is considered that the Amendment is generally strategically justified. However, further work as request by the EPA, including a Preliminary Screen Risk Assessment and identification of any buffers needs to be completed before authorisation can be lodged with the Minister for Planning. Depending on the outcomes of the findings, it is likely that some changes will need to be made to the amendment documents prior to lodgement for authorisation. These changes are only minor and believes that Council can consider this amendment request.

Background:

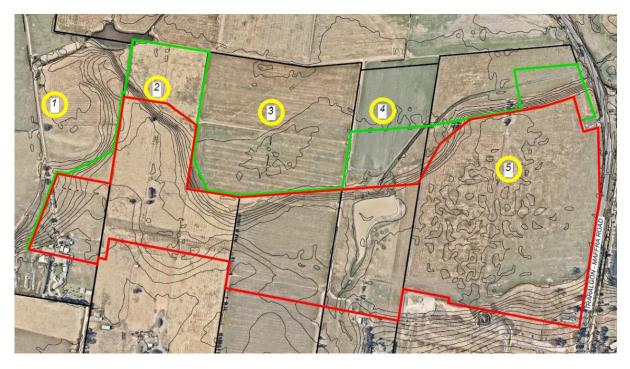
A proponent led Planning Scheme Amendment request has been submitted by NBA Group on behalf of Gippsland Development Group Pty Ltd and Marshall Road Developments Pty Ltd (see Attachment 1) to rezone 51.07ha of land north of Baldwin Road, Traralgon.

Proposed Amendment C138 (North of Baldwin Road, Traralgon) affects land at (see figure 1 below):

- 1. Unit 2, 55 Glendale Road, Traralgon (Crown Allotment 26F Parish of Traralgon);
- 2. 50 Glendale Road, Traralgon (Lot 1, PS329021) and 110 Marshalls Road, Traralgon (Lot 2, PS329021);
- 3. 60 Marshalls Road, Traralgon (Lot 2, PS323156);
- 4. 60 Marshalls Road, Traralgon (Lot 1, TP4167);
- 5. Traralgon Maffra Road, Traralgon (Lot C, PS821062).



Figure 1: Properties impacted by the proposal. Red line shows land to be rezoned (51.07ha), green line shows extent of proposed reserves.



Please note, the Amendment request has been made on behalf of landowner 2 and 5. However consent from landowner 3/4 and 1 has been provided to the request.

The Amendment proposes to:

- Rezone land from Farming Zone Schedule 1 to General Residential Zone Schedule 3;
- Apply the Development Plan Overlay Schedule 11 to the land;
- Insert Schedule 11 to the Development Plan Overlay at Clause 43.03, which requires the preparation of the Development Plan and Development Contributions Plan; and
- Amends Clause 02.04 Strategic Framework Plans to update the Morwell to Traralgon Framework Plan to show the land as residential supply.
- Amends Clause 11.01-1LTR to update the Traralgon Structure Plan to show the land as residential supply;
- Amends Clause 16.01-1L Housing Supply to update the Traralgon Housing Framework Plan to include the area to be zoned in limited change area.

A copy of draft Amendment documents is provided at Attachment 2. These may be subject to minor edits before lodging an authorisation request.

Amendment C138 was referred to relevant internal and external agencies and authorities for comments.

Council Meeting Agenda 06 June 2022



In particular, reports have been prepared to ensure key concerns have been addressed including:

- Rezoning Report;
- Flooding and Stormwater;
- Land Supply;
- Bushfire;
- Flora and Fauna;
- Infrastructure Servicing;
- Cultural Heritage due diligence;
- Traffic; and
- Preliminary Environmental Site Assessment.

Comments from every referral authority have been addressed to the satisfaction of Council officers.

Stormwater and Flooding

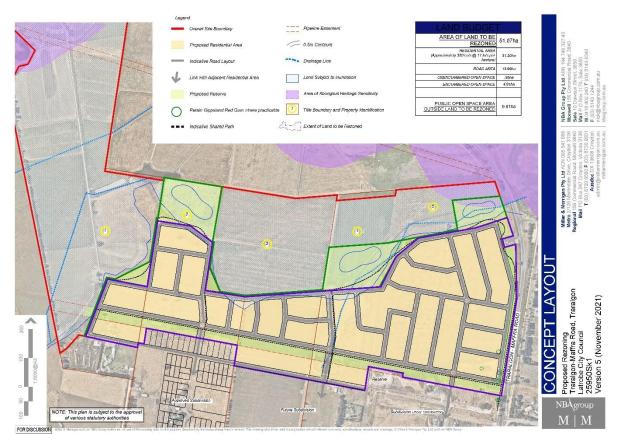
The area to be rezoned has been discussed with the West Gippsland Catchment Management Authority (WGCMA) and proposed Amendment C131 (Land Subject to Inundation Overlay and Flood Overlay) proposed mapping has been used to inform this request.

Please see Figure 2 below which is a general concept and lot layout (this is not being approved as part of this Amendment). It is noted that there is some Land Subject to Inundation Overlay (LSIO) as part of the road network and lots. This concept has been approved by the WGCMA and further work will be done at the DP stage to reduce the flooding extent or ensuring that no lots are fully within the LSIO.



Council Meeting Agenda 06 June 2022 (CM579)

Figure 2 – Draft Concept



Land Supply

In accordance with the Latrobe Planning Scheme, Council should have at least 15 years residential land supply for our municipality. Currently, with all available growth front, Latrobe City Council meets this requirement.

However, a detailed land supply assessment has been undertaken. The land supply assessment which has been prepared for this application details that Latrobe settlement and land supply should be treated differently due to the different growth rates experienced by each town.

The land supply assessment details that Traralgon does has approximately 12 years land supply. This Urban Development Program undertaken through the Department of Environment, Land, Water and Planning (DELWP) Traralgon estimates there is approximately 8 years of land supply under our current growth rate.

This proposal will rezone approximately 51.07ha of land and the estimated lot yield is between 500 and 600 lots subject to the preparation and approval of a Development Plan. Therefore, it is estimated that this rezoning will create up to 3 years land supply under the current growth rate.



Preliminary Site Assessment and Buffer Assessment

A preliminary site investigation (PSI) was undertaken to identify the risk for potential contamination. This assessment has identified the potential for contamination as a low risk, however, it still recommended further work be undertaken to ensure this risk is mitigated.

The EPA have requested that in accordance with the Planning Practice Note 30 that a Preliminary Risk Screen Assessment be completed prior to the request for authorisation. The applicant, DRC Environment are working with the EPA to meet Planning Practice Note 30. An authorisation request will not be lodged until such time as a PRSA has been completed or agreement form the EPA on an appropriate course of action in accordance with Planning Practice Note 30 can be determined.

There are currently 3 sites in Eastern Road, Traralgon which are waste recycling facilities that have a buffer requirement of 'none specified' in Clause 53.10. The EPA have requested that these buffer distances be specified in the rezoning application to ensure that there is no potential amenity impacts from the proposed rezoning. The applicant is working with their consultant to determine the buffer. In most cases these types of facilities have buffers between 300m and 500m. The closest waste recycling facilities in Eastern Road is 491m from the site. Therefore, we believe that it is likely to have a low risk once these investigations are complete.

Following the findings of the investigations into both the potential for contaminated land and buffer requirements, there may be minor changes required to the Development Plan Overlay or amendment documents to make sure any issues are addressed.

Issues:

Strategy Implications

Connected - Facilitate appropriate urban growth, industry diversification, liveability and connectivity throughout Latrobe City

Amendment C138 proposes to rezone land in Traralgon in accordance with the Traralgon Structure Plan. The application of the Development Plan Overlay will ensure the appropriate urban growth will occur and that key infrastructure it is funded appropriately.

Communication

Informal Referral

Proposed Amendment C138 was referred internally and externally to referral authorities for comments in 7 April 2021. A detailed further information request was provided to the applicant on 4 May 2021.

A response to the further information request was submitted by the applicant 2 March 2022. This was following meetings with several agencies and authorities in October and November 2021 to resolve some of the key issues identified.



The application was re-referred to agencies and authorities who requested changes to ensure that the changes made met their requirements. There are outstanding issues from the EPA which are required to be addressed prior to lodging the request for authorisation. There are also outstanding issues from the Department of Education in relation to the school site. However, it is believed that this can be addressed as part of the Development Plan process and the Development Plan Overlay and Explanatory Report have been updated accordingly to address these issues. All other agencies and authorities concerns have been addressed.

Planning Scheme Amendment

Amendment C138 is subject to the prescribed process in accordance with the public notice and consultation requirements of section 19 of the *Planning and Environment Act 1987* (Act).

An engagement plan will be developed to ensure appropriate engagement activities are undertaken for Amendment C138. This will include:

- Exhibition of Amendment C138 for a minimum of 1 calendar month;
- Documents available on Latrobe City Council's website
- Have Your Say page created;
- Letters / emails notifying affected owners and occupiers, agencies, public authorities and Ministers believed to be materially affected by Amendment C138 or prescribed under the Act;
- Notices in the Latrobe Valley Express; and
- Notice in the Government Gazette.

Financial Implications

As Amendment C138 is to be prepared at the request of NBA Group, the proponent will be required to pay Council the fees prescribed at Regulation 6 of the *Planning and Environment (Fees) Regulations 2016* for each stage of the amendment process. Stage 1 fees were paid in March 2021when the application was lodged.



Risk Analysis

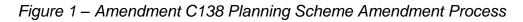
| Identified risk | Risk likelihood* | Controls to manage risk |
|---|------------------|---|
| Occupational Health and Safety Risk | 2 (unlikely) | The preliminary site assessment has identified as a low risk. |
| The land is identified as contaminated and cannot be developed for residential purposes. | | A PRSA or measure to meet the requirements under Planning Practice Note is required before we lodge for authorisation. |
| Legal/Regulatory Risk | 2 (unlikely) | |
| An affected landowner does not receive notice of the amendment and is unable to be involved in the process. | | A range of engagement activities will be undertaken to ensure that landowners and the community are aware of the proposal. |
| Strategic Risk | 3 (possible) | Planning officers will respond to any submissions received. If |
| A landowner does not agree with the | | the submission cannot be |
| amendment and objects | | resolved, Council has the |
| to it. | | option to refer the |
| | | Amendment to an |
| | | independent planning panel to be considered. |

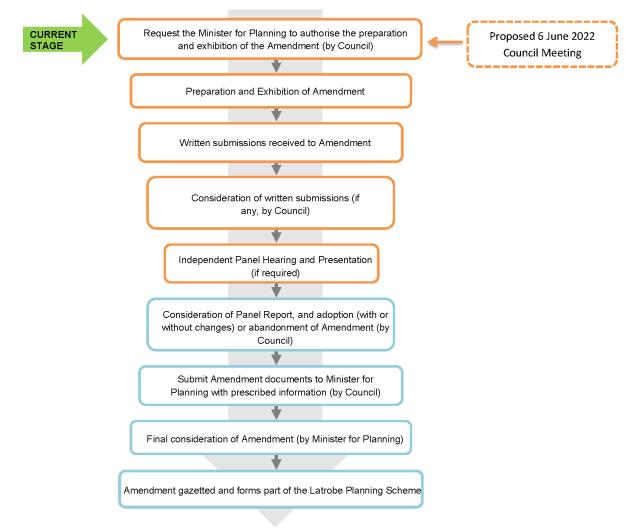
* For example, likelihood ratings: 1 (Rare); 2 (Unlikely); 3 (Possible); 4 (Likely); 5 (Almost Certain)

Legal and Compliance

The planning scheme amendment process is shown in Figure 1 below, which identifies the current stage Amendment C138 is at in the process:







In accordance with section 8A of the Act, the Minister for Planning may authorise Council to prepare an amendment to State and local provisions of the Latrobe Planning Scheme.

Council, as the planning authority, has a number of duties and powers, which are listed at section 12 of the Act. Under section 12(2), in preparing a planning scheme amendment, Council must have regard to:

- The Minister's directions;
- The Victoria Planning Provisions;
- Any strategic plan, policy statement, code or guideline which forms part of the Latrobe Planning Scheme;



- Any significant effects which it considers a planning scheme amendment might have on the environment or which it considers the environment might have on any use or development envisaged in the planning scheme amendment.
- Any social and economic effects.

Council has had regard to section 12(2) of the Act and considers Amendment C138 to be consistent with these requirements.

Community Implications

The Amendment will be placed on exhibition to ensure any submissions from adjoining or adjacent landowners to understand any implication for the community.

All landowners have consented to the Planning Scheme Amendment application being made.

Health Implications

The Development Plan Overlay will ensure that health and wellbeing outcomes are considered in land use planning. Including walkable neighbourhoods, public open space requirements, lot design and layout. This is in accordance with Natural and Built Environment Strategic Objective 4.6 of the Municipal Public Health and Wellbeing plan is met.

Environmental Implications

All environmental implications have been addressed through the flora, fauna and preliminary site assessments undertaken as part of the application. Further work as outlined above to address EPA concerns will be required before we lodge the request with DELWP for authorisation.

Other

There are no other requirements to consider.

Declaration of Interests:

Officers preparing this report have declared they do not have a conflict of interest in this matter under the provisions of the *Local Government Act 2020*.

Supporting Documents:

Nil

Attachments

- 11. Rezoning Application and Technical Reports
- 2. Amendment Documents



14.2

Proposed Planning Scheme Amendment - North of Baldwin Road, Traralgon

| 1 | Rezoning Application and Technical Reports | 188 |
|---|--|-----|
| 2 | Amendment Documents | 641 |





BALDWIN ROAD RESIDENTIAL AREA REZONING

Traralgon-Maffra Road, Traralgon Latrobe City Council

March 2022

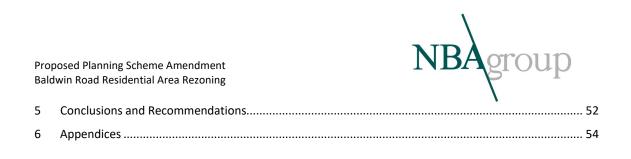
Prepared by the NBA Group



Contents

| 1 | Intro | oduction and Executive Summary | . 4 |
|---|--------|--|-----|
| | 1.1 | Supporting Documentation | . 5 |
| 2 | Site | Context and Description | . 6 |
| | 2.1 | Site Context | . 6 |
| | 2.2 | Title Particulars and Covenants | 7 |
| | 2.3 | Existing Built Form and Topography | . 9 |
| | 2.4 | Easements and Restrictions | 10 |
| | 2.5 | Vegetation | 11 |
| | 2.6 | Faunal Habitat | 14 |
| | 2.7 | Existing Road Network | 15 |
| | 2.8 | Stormwater Runoff | 17 |
| | 2.9 | Reticulated Water | 19 |
| | 2.10 | Reticulated Gas | 19 |
| | 2.11 | Electricity | 20 |
| | 2.12 | Reticulated Sewerage | 21 |
| | 2.13 | Cultural Significance | 22 |
| | 2.14 | Surrounding Development | 23 |
| | 2.15 | Industrial Areas | 25 |
| | 2.16 | Land Supply | 30 |
| | 2.17 | Bushfire Considerations | 34 |
| | 2.18 | Contamination | 35 |
| 3 | Prop | posed Use | 36 |
| | 3.1 | Existing Zoning | 36 |
| | 3.2 | Proposed Zoning | 36 |
| | 3.3 | Existing Design and Development Overlay and Amendment C121 Introduction of Buffer Area | |
| | Overla | у | 38 |
| | 3.4 | Existing Overlays | 41 |
| | 3.5 | Proposed Overlays | 44 |
| | 3.6 | Planning Policy Framework (PPF) | 45 |
| | 3.7 | Municipal Planning Strategy | 47 |
| | 3.8 | Amendment Strategy and Consultation | 48 |
| 4 | Indi | cative Concept Plan | 51 |

Page 2 | 54



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Page 3 | 54



1 Introduction and Executive Summary

The NBA Group has been requested by the proponents to prepare a submission in support of a proposal to amend the Latrobe Planning Scheme.

The amendment seeks to rezone land identified as a growth area in the Traralgon Town Structure Plan (TTSP) from <u>Farming Zone (FZ)</u> to <u>General Residential Zone – Schedule 3 (GRZ3)</u> and apply the <u>Development Plan</u> <u>Overlay – Schedule 11 (DPO11)</u>.

The subject land is situated north of the Traralgon North Growth Area, is bound by Traralgon-Maffra Road, Baldwin Road and the Latrobe River and is dissected by major gas and oil piped infrastructure. There are five properties that form part of the area to be rezoned, made up of six titles in separate ownership.

The land has been strategically nominated as appropriate for future residential development.

A study of land supply and demand was recently undertaken to renew the work done in the TGAR process and analyse the significant rise in land sales that occurred in 2020 as a result of the COVID19 pandemic. The land supply report indicates a need for additional residential land to be provided within Traralgon to meet market demand and suggests the subject site is the most appropriate location for such land.

The location of the subject site immediately north of the existing Traralgon North Development Plan (TNDP) area provides the opportunity to leverage off infrastructure already provided or proposed to be provided for within the TNDP, thus providing for logical and economical expansion of a recognised growth area. The relatively low number of land holdings across the subject site reduces development complexities and increases the likelihood of the land being developed in a timely manner.

This planning scheme amendment seeks to implement a <u>Development Plan Overlay – Schedule 11</u>, that is specific to the subject site. It will require the preparation and approval of a cohesive development plan for the area prior to subdivision of land and will provide Council the opportunity to ensure development occurs in a sensitive and logical manner. A conceptual plan has been prepared to accompany this rezoning and provide for the preparation of background reports. It is designed to demonstrate how that land *could* be developed in the future. The Development Plan Overlay will require a detailed Development Plan to be prepared prior to the subdivision of land, and the proposed overlay content will ensure the Development Plan will respond to the particulars of the site and surrounding area.

This application responds to expert analysis provided throughout the course of the preparation of this amendment. It is a comprehensive submission that has been informed by consultation with various stakeholders, and in particular the Latrobe City Council, ESSO, Exxon Mobil, VicRoads and the Catchment Management Authority. The revised submission responds to feedback received from various authorities and presents outcomes agreed to during authority meetings. This submission justifies the rezoning in accordance with Council's indicated strategic vision for the area and is considered to be in accordance with the Latrobe Planning Scheme.

This planning scheme amendment has been prepared in line with the relevant Ministerial Directions.

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Page 4 | 54



1.1 Supporting Documentation

Accompanying this submission is the following supporting documentation:

| Appendix 1 | Certificates of Title |
|-------------|---|
| Appendix 2 | Site Context Plans NBA Group in consultation with Millar Merrigan Reference 25950P1_V2 (3 sheets) |
| Appendix 3 | Flora Survey Prepared by Ironbark Environmental Arboriculture December 2021 Revision A |
| Appendix 4 | Fauna Survey Prepared by Ironbark Environmental Arboriculture December 2021 Revision B |
| Appendix 5 | Traffic Impact Assessment Prepared by O'Brien Traffic December 2021 |
| Appendix 6 | Stormwater Management Strategy Prepared by Millar Merrigan February 2022 |
| Appendix 7 | Infrastructure Servicing Report Prepared by Millar Merrigan Version 2 February 2022 |
| Appendix 8 | Land Supply Analysis Prepared by Ethos Urban June 2021 |
| Appendix 9 | Cultural Heritage Due Diligence Prepared by ACHM October 2020 |
| Appendix 10 | Bushfire Assessment Prepared by Millar Merrigan March 2021 |
| Appendix 11 | Indicative Concept Plan NBA Group in consultation with Millar Merrigan Reference 25950SK1_V5 |
| Appendix 12 | Amendment Pack Documentation NBA Group in consultation with Millar Merrigan |
| Appendix 13 | Landscape Master Plan NBA Group in consultation with Millar Merrigan Reference 25950L01_V2 |
| Appendix 14 | Letter of Consent Marshall Family and Conway Family |
| Appendix 15 | Preliminary Development Contributions Information NBA Group in consultation with Millar Merrigan |
| Appendix 16 | Preliminary Site Environmental Investigation DRC Environmental November 2021 |

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Page 5 | 54



2 Site Context and Description

The following section of this report provides a description of the relevant site features. This should be read in conjunction with attached Site and Context Plans.

2.1 Site Context

The land is located on the northern outskirts of Traralgon. Traralgon is Latrobe Valley's largest town and it is strategically located on the Princes Freeway approximately 160 kilometres east of Melbourne.

The subject land is made up of five properties (six separate titles), all of which are farming properties in separate ownership. The properties are located to the north of the Traralgon North Development Plan area, west of Traralgon- Maffra Road and south of the Latrobe River.

The land is identified on the Regional and Local Context Plans at Figures 1 and 2 below.

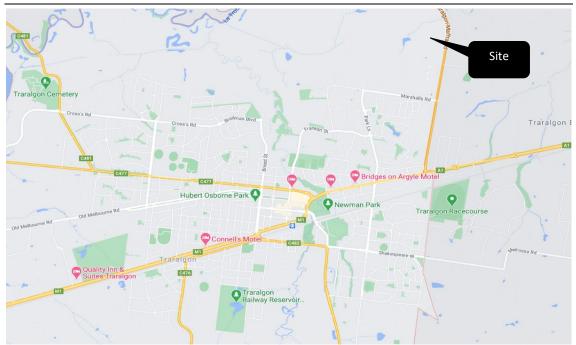


Figure 1 | Regional Context Plan

ATTACHMENT 1



Proposed Planning Scheme Amendment Baldwin Road Residential Area Rezoning

Figure 2 | Local Context Plan



2.2 Title Particulars and Covenants

The subject site comprises of six titles that make up five separate farming properties. Title details for these properties are described as follows with copies of titles attached:

Property 1

Unit 2, 55 Glendale Road Traralgon Crown Allotment 26F Parish of Traralgon Vol 8617 Fol 660

Covenants: D423517, D715342 and Title Plan is impacted by Reservations Exceptions Conditions and Powers

Property 2

50 Glendale Road, Traralgon Lot 1 PS329021 Vol 10150 Fol 467

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Page 7 | 54



Covenants: D382326

110 Marshalls Road, Traralgon Lot A PS826057 Vol 12324 Fol 522

Covenants: D285661

Property 3

60 Marshalls Road, Traralgon Lot 2 PS 323156 Vol 10245 Fol 531

Covenants: D261416

Property 4

60 Marshalls Road, Traralgon Lot 1 TP4167 Vol 4416 Fol 026

Covenants: D261415

Property 5

Traralgon Maffra Road, Traralgon Lot C, PS821062 Vol 12251 Fol 794

Covenants: D775664, G567702, H341878 and D464412.

As can be seen the titles associated with the subject site are large and in the case of Property 1, extend north towards the Latrobe River.

This application concerns the southern extent of the titles where the land abuts the existing residential area of Traralgon North. For the sake of clarity, the map below shows the extent of land to be rezoned (outlined in Red) which represents approximately 51.07ha.

It is noted that all landowners have been consulted throughout the course of this process and give their permission for inclusion of their land within the amendment. In particular the proposal seeks to rezone land that was previously left out of the Traralgon Strip Rezoning (C114) and presents a uniform extension of the TNDP area.

There are a number of historic restrictive covenants affecting the subject properties as listed above. These restrictions relate primarily to the creation of easements in favour of ESSO Exploration & Production Australia and Victorian Pipeline Commission. The covenants include restrictions around the pipeline infrastructure and legal rights to access the pipeline for authority maintenance and the like. In addition to the covenants on the land, Property 1 is impacted by a Reservations Exceptions Conditions & Powers which also relates to the pipeline infrastructure together with historic mining and mineral removal.

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Page 8 | 54



Advice from Licensed Surveyors through the preparation of this amendment is that none of the restrictive covenants impact or prohibit the rezoning of the subject site. The act of rezoning the land does not contravene any of the restrictions contained in the subject covenants. The covenants will need to be adequately addressed as part of the subdivision of the land, noting that redundant covenants can be removed or updated through the subdivision process once final development design has occurred. It is noted that the indicative master plan suggests the pipeline infrastructure is retained within a public reserve.

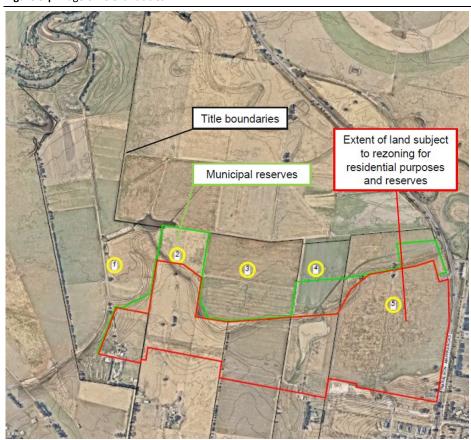


Figure 3 | Image of relevant titles

2.3 Existing Built Form and Topography

The subject site is vacant agricultural land with a long history of grazing. Whilst some dwellings are present on some of the titles, these are located outside of the area of land that is proposed to be rezoned as part of this application.

Some farming infrastructure such as shedding and accessways are located within the proposed rezoning area of properties 1 and 4. The remaining properties are vacant in nature comprises entirely of pastural grass with some small dams and waterbodies available throughout. Post and wire fencing is available between and within properties for stock management.

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Page 9 | 54



Photograph 1 | Looking across major gas pipeline at grazing land to be rezoned



Photograph 2 | looking north across land forming part of the subject site



2.4 Easements and Restrictions

The subject titles are affected by a 24.38m wide easement at the southern end which is in favour of ESSO and contains major gas and oil infrastructure.

The gas pipeline is protected from development via the application of a Design and Development Overlay (DDO) that follows the pipeline through the Latrobe region. The overlay is approximately 200m wide extending both north and south of the existing easement. The overlay includes permit triggers for buildings and works within the vicinity of the pipeline.

To the north of the titles is a further major easement containing natural gas infrastructure and this too is covered by the DDO.

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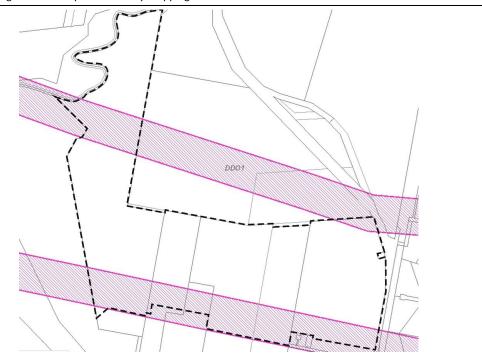
Page 10 | 54

ATTACHMENT 1



Proposed Planning Scheme Amendment Baldwin Road Residential Area Rezoning

Figure 4 | Design and Development Overlay Mapping



In preparing this application, the NBA Group have engaged with ESSO Australia and ExxonMobil who have indicated no objection to development in this area subject to the preparation of a detailed Safety Management Study and Safety Management Workshop. Further detail regarding this consultation is provided below.

2.5 Vegetation

The subject land is agricultural land that has a long farming history with the majority of the site supporting limited environmental values.

A Flora Survey has been prepared by Ironbark Environmental Arboriculture (December 2020). The survey included desktop analysis of available vegetation mapping, including assessment of potentially occurring threatened for a species and an on-site field survey. The key findings of the Flora report can be summarised as follows:

- The site is within Latrobe City Council and is zoned as Farming Zone Schedule 1.
- There are no overlays affecting trees and vegetation removal. Each property within the subject site is greater than 4000sqm and therefore subject to assessment under Clause 52.17 Native Vegetation.
- In the Farming Zone Schedule 1 the land is comprised of paddocks with trees planted in rows to act as wind breaks.
- There are several small water bodies and dams across the site.
- In the south eastern section of the site there are ten (10) naturally occurring Gippsland Red Gum.

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Page 11 | 54



- These trees have an exotic grass and herb understorey; the plant species composition and structure does not match the description of what is considered to be Gippsland Red Gum Grassy Woodland and Associated Native Grassland (Department of the Environment, Water, Heritage and the Arts 2010).
- Gippsland Red Gum Grassy Woodland and Associated Native Grassland is a nationally threatened ecological community, listed as critically endangered under the EPBC Act (Environment Protection and Biodiversity Conservation Act 1999).
- The Australian Government flowchart of identifying Gippsland Red Gum Grassy Woodland indicates that this site does not have the ecological community present, as the site is NOT 'a native remnant dominated by native species'. The small area with Gippsland Red Gum (Eucalyptus tereticornis subsp. mediana) in the South East is NOT 'dominated by native grasses and grass-like plants' below or near these trees.
- The remainder of the site is cleared of native vegetation, including one (1) small area mapped as 2005 extent Floodplain Riparian Woodland. This is a group of exotic Cypresses (Cupressus sp.), which have recently been felled.
- No potentially occurring threatened or rare species were found within the survey areas accessible.

The report goes on to include the following recommendations:

- Naturally occurring Gippsland Red Gum (Eucalyptus tereticornis subsp. mediana) are recommended to be retained and incorporated into any design.
- The maximum tolerable encroachment into TPZs (Tree Protection Zones) of these trees, without further investigation, should be limited to 10%.
- Future planning permit applications will need to demonstrate appropriate treatment of native vegetation as per state and local planning policies, in particular avoid, minimise and offset requirements'
- Naturally occurring Gippsland Red Gum (Eucalyptus tereticornis subsp. mediana) are recommended to be retained and protected under a formal agreement, and incorporated into any design such as bushland reserve/conservation parkland/nature strip. However, any vegetation shown in the residential area will still be deemed lost and offsets will need to be retained. The maximum tolerable encroachment into TPZs (Tree Protection Zones) of these trees, without further investigation, should be limited to 10%, TPZs need to be constructed around the trees during any construction or site works.

The Flora Survey has not identified any significant environmental constraints that would preclude the land from being rezoned for residential purposes. It does include a recommendation that 10 scattered Gippsland Red Gums be retained and incorporated into any future design. The approximate location of these significant trees has been shown on the indicative master plan and the plan has been designed to show how the trees could be avoided with the proposed road network meandering around the trees allowing for their retention within road reserves. Similarly trees within the proposed residential area could be avoided at the subdivision stage if considered worthy through pocket parks or similar design techniques. Any loss of vegetation at the subdivision stage will require appropriate offsetting. Feature survey will need to be undertaken to accurately locate these trees and their merits for retention considered at the Development Plan/Subdivision Stage in keeping with state and local planning policies in particular, avoid, minimise and offset.

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Page 12 | 54



Photographs 3 + 4 | Exotic pasture grass dominates the site





Photographs 5 + 6 | Gippsland Red Gums present on site



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Page 13 | 54



2.6 Faunal Habitat

A desktop Fauna Survey has been undertaken by Ironbark Environmental Arboriculture. The key findings of the Ironbark report can be summarised as follows:

- The flora survey (IEA 09/12/2020) found ten (10) Gippsland Red Gums. These are large, old trees and as such are suitable nesting sites for potentially occurring threatened raptors, including Grey Falcon (Falco hypoleucos), Black Falcon (Falco subniger) and Grey Goshawk (Accipiter novaehollandiae). The open grassland on the site is also suitable foraging habitat, and it is plausible these species are present.
- Dwarf Galaxia, an EPBC listed species, has been recorded in the La Trobe River just outside of the 5kn buffer used for assessment. There are multiple records with the last as recently as 2020. Whilst they have not been recorded in the stretch of the creek near site, the precautionary principal should be applied, and any activities based on the presumption they are there. Controls must be in place to ensure that the movement of people, plant and construction activities does not create impacts on habitat, the waterway, or water quality. The avoidance of light in the waterway and minimisation of activity causing vibration is recommended.
- There are dams and drainage lines on the site which are potential habitat for threatened waterbirds. Australian Shield Duck and Black Swan were observed during the flora survey, which indicates the habitat is suitable for waterbirds. It is plausible the water bodies on the site are habitat for Great Egret (Ardea alba), Eastern Great Egret (Ardea alba modesta), Musk Duck (Biziura lobata), Hardhead (Aythya australis) and Blue-billed Duck (Oxyura australis).
- The connectivity and arrangement of water bodies within the landscape matrix are one of the most significant factors influencing the presence of GGF (Robertson et al. 2002; Heard et al. 2004; Hamer and Organ 2008). The site borders the La Trobe River; therefore, it is plausible GGFs are present on the site.

The Fauna Report goes on to include the following recommendations:

- Retain and protect the ten (10) Gippsland Red Gums. Consider incorporating these trees into a bushland reserve/conservation parkland via a formal agreement and incorporated into any design.
- The maximum tolerable encroachment into TPZs of these trees, without further investigation, should be limited to 10%, TPZs need to be constructed around the trees during any construction or site works.
- Undertake a targeted avifauna survey of the water bodies on the subject site (prior to approval of subdivision on property 4).
- Undertake a targeted GGF survey of water bodies on the subject site (prior to approval of subdivision on property 4).
- Ensure the Construction Management Plan and/or Environmental Management Plan, which will be commissioned for the construction phase provides specifications for controlling sediment and discharge into the La Trobe River.

On this basis, the Fauna survey has not identified any significant faunal constraints that would preclude the land from being rezoned for residential purposes. It does however recommend targeted avifauna and GGF surveys of the water bodies on property 4 be conducted at the subdivision stage. Should these targeted

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Page 14 | 54



surveys encounter rare or threatened species an appropriate design response can be incorporated into future subdivision layouts.

Photographs 7 + 8 | Drainage lines on site





2.7 Existing Road Network

The subject site has abuttal to Traralgon-Maffra Road (RDZ1) to the east and a network of smaller hierarchy local Council roads either developed or to be developed to the south.

A Traffic Impact Assessment has been prepared by O'Brien Traffic and notes the following in relation to the existing road network:

Traralgon-Maffra Road is an arterial road (Road Zone Category 1) under the control and management of Department of Transport. It runs in a north-south orientation. In the vicinity of the subject site, Traralgon-Maffra Road has a road reserve of approximately 20 metres and a pavement width of approximately 12 metres providing one traffic lane (3.8 metres wide) and a sealed shoulder (between 2 and 2.5 metres wide) in each direction.

The posted speed limit on Traralgon-Maffra Road changes along the site frontage. A posted speed limit of 80 km/h applies from the southern boundary of the site for a distance of approximately 250 metres. North of this point, the posted speed limit increases to 100 km/h.

Department of Transport open data indicates that Traralgon-Maffra Road in the vicinity of the subject site carries traffic volumes of 5,100 vehicles per day with a split of 2,600 northbound and 2,500 southbound.

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Page 15 | 54



Baldwin Road is a local road to the south of the subject site that has been constructed from Traralgon-Maffra Road up to property 4 and is to continue along the southern boundary to property 1 as per the approved TNDP.

Photograph 9 | Traralgon-Maffra Road in the vicinity of the site



It is likely that land within the TNDP area (and therefore Baldwin Road) will be developed prior to development of the subject site, and therefore road connections to Baldwin Road will be available which will service the future development of the subject site.

The attached Traffic Report includes a Traffic Distribution analysis prepared for the indicative master plan as follows:

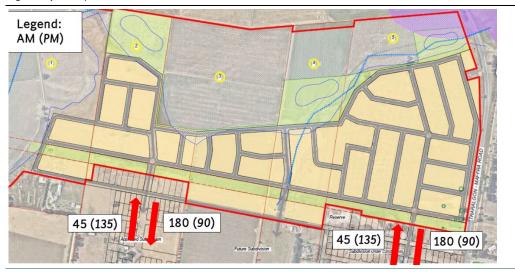


Figure 5 | Anticipated traffic distribution within the site

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Page 16 | 54



The report notes:

- In the following assessment it has been conservatively assumed that only two of the three proposed north-south connector roads between the subject site and Marshalls Road would be constructed prior to the full development of the subject site (note – one subdivision to the south is currently under construction and a second has been approved so this is a reasonable assumption). Further, it is assumed that half of the traffic generated by the development will use each of the two access routes assumed to be available. It has also been assumed that 50% of traffic using the eastern access road (Lighthouse Road), will use Rise Boulevard to travel to and from Traralgon-Maffra Road.
- Ultimately, when three routes are available between the subject site and Marshalls Road, the volume on any one connector road will be lower than indicated below.
- On the basis of the above traffic assessment, the traffic movements anticipated to be generated by the proposal would be readily accommodated on the proposed road network without any significant adverse impacts.

The Traffic Report includes an assessment of traffic generated by development of the entire Traralgon North area (including the proposed development) and looks at the impacts this will have on the surrounding road network. It notes that:

- Assuming that the signalisation of Marshalls Road and Traralgon-Maffra Road was planned with knowledge of the development of land to the south of the subject site, it is the additional traffic generated by the subject site that needs to be assessed. The main movements will be right turn out of Marshalls Road into Traralgon-Maffra Road, and left turn from Traralgon-Maffra Road. Based on the peak hour volumes shown in Figure 11, it is clear that the signalised intersection of Marshalls Road and Traralgon-Maffra Road will be able to accommodate the additional traffic generated.
- On the basis of the above traffic assessment, the traffic movements anticipated to be generated by the proposal would be readily accommodated on the proposed road network without any significant adverse impacts.

In relation to the proposed internal road network, the Traffic Assessment notes that future development should be designed in accordance with the requirements of the IDM. Detailed design will need to be provided at the Development Plan/subdivision stage of development.

2.8 Stormwater Runoff

A Flood Modelling Report has been prepared by Millar Merrigan as part of this amendment and discusses hydrology across the site and impacts to and from the Latrobe River. It notes the following in relation to the proposal:

It can be seen from the above that the proposed development has no impact on the flood extent or flood water levels. This is as expected, given the vast area of the Latrobe River Flood Plain and the quantum of flows relative to the area the proposed development protrudes into the flood extent. Again, it is only the section highlighted in Figure 9, which extends into the flood waters.

The report also addresses the extent of the LSIO that impacts the property and notes:

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Page 17 | 54



It can be seen from the above that the existing conditions flood model approximates the current LSIO boundary, however, some differences are apparent. In several locations the TUFLOW model shows the extent of the flood waters some distance from the LSIO Boundary despite the conservative nature of the model run. It is likely that the LSIO Boundary was drawn by tracing a contour in this location, rather than exactly matching the flood water extent.

It should be noted that despite the footprint of the proposed development extending beyond the LSIO in a number of location, in only the highlighted area above does it protrude into the actual flood extent. And it does so marginally.

Pre-lodgement consultation has occurred with Latrobe City Council and WGCMA where the extent of development within the LSIO land was discussed. The revised concept layout has been prepared as a result of negotiations held during this meeting. As per CMA preference, intrusion into the floodplain at the western end of the site has been significant reduced. A slight protrusion is still proposed at the northern extent of the development area, however this was considered appropriate by CMA.

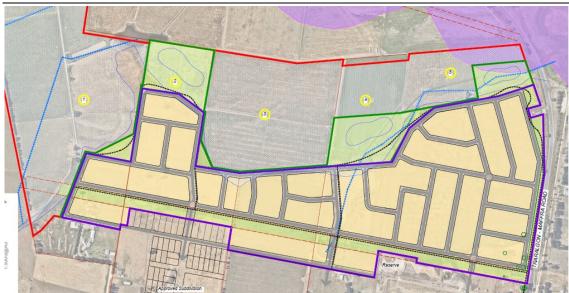


Figure 7 | Concept Plan showing LSIO extent (blue hatch)

It is noted that there is a 'blue line' that partially impacts the site and leads into a man made dam. We understand this to be of limited environmental value, and opportunity for enhanced stormwater treatment and storage is available on the northern portion of the site, where the indicative concept plan suggests a wetland network to offer treatment, storage and recreational opportunities. As discussed during post lodgement meetings, CMA are happy to allow drainage in this area to be piped and enhancement of the downstream area can be accepted as an offset to providing a 30m buffer. Detailed design will be required at the Development Plan/Subdivision Stage which provides the opportunity for the downstream environmental conditions to be significantly improved.

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Page 18 | 54



Figure 8 | Blue line through the subject site



It is considered that there are no drainage considerations that will prohibit the rezoning and future development of this land.

2.9 Reticulated Water

The responsible authority for water is Gippsland Water. A new 300mm main extension has been provided along Traralgon Maffra Road and is currently being interconnected into the main within Park Lane to the south. The reticulated water design requirements from Gippsland Water indicate the water extension from Park Lane via a 300mm main on Traralgon Maffra Road requiring a loop feed to supply the area. The elevation head noted by Gippsland Water is 112.8AHD and there are no anticipated issues with water supply for the zoned area. There are no reticulated recycled water sources within this area, but opportunity exists for rainwater capture and re-use at the subdivision stage.

2.10 Reticulated Gas

APA Group are the relevant gas authority in the area. Natural gas is available within the area and can be extended to service any future development within the rezoned area. APA have significant assets to the north of the site which are not affected by this application.

Three (3) licenced Esso pipelines are contained within the activity area, contained within the Longford to Long Island Point Easement. These pipelines are:

- The operating DN 700 crude oil pipeline (LFD700);
- The suspended DN 70 pipeline, which is filled with inhibited water;
- The DN 250 liquefied petroleum gas (LPG) pipeline (LPG250)

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Page 19 | 54



An additional DN 350 Esso pipeline is planned for this easement, but as construction had not commenced at the time of this report it has not been explicitly addressed.

| Pipeline Parameter | LPG250 | LFD700 | Suspended DN 700 |
|----------------------|-------------------------|---------------------------------------|---------------------------------------|
| Inlet | Longford Gas Plant | Longford Crude Stabilisation Plant | Longford Crude Stabilisation Plant |
| Outlet | LIP Fractionation Plant | LIP Tank Farm | Westbury Station |
| Contents | Liquid Petroleum Gas | Stabilised Crude Oil | Inhibited Water |
| Length | 186 km | 186 km | 87 km |
| Licence Number | PL 27 ¹ | PL 126 ² | PL 35 |
| Design Pressure | 8275 kPa | 4500 kPa | - |
| Design Code | B31.4 – 1966 | AS 2018 – 1977 | B31.4 – 1966 |
| Year of Construction | 1969 | 1980 | 1969 |

Table 1 | Pipeline Operational Parameters

Note:

1. The LPG250 operates under Victorian pipeline licence PL 34 from Bayview Valve Station to LIP.

2. The LFD700 operates under Victorian pipeline licence PL 35 from Westbury to LIP.

An AS2885 Safety Management Study (SMS) review will need to be conducted for threats associated with the proposed residential subdivision and associated infrastructure works. The objectives of an AS2885.1 SMS review are to:

- Systematically identify threats to the pipeline that may result in loss of integrity;
- Review the external interference protection and other design/procedural protection measures and assess their effectiveness;
- Determine whether the effectiveness of the protective measures renders the threat fully mitigated;
- Evaluate the frequency and severity of hazardous events, leading to a risk ranking in accordance with the AS2885.1 risk matric; and if required,
- To propose additional physical or procedural controls.

An AGN gas facility is available off Traralgon Maffra Road. Millar Merrigan have engaged with the responsible authority in relation to this facility and potential amenity impacts. It is submitted that the facility will have no impact on the rezoning of the land and detailed design at the Development Plan an subdivision stage provides opportunities for any necessary buffers to be implemented.

2.11 Electricity

The relevant electricity supplier for the area is SP-AusNet. It is understood from consultation with SP Ausnet's Network Planner that the site can be serviced with reticulated electricity and there are no anticipated issues with regard to network capacity. Substations will be required within the development as an SP-AusNet maintained asset.

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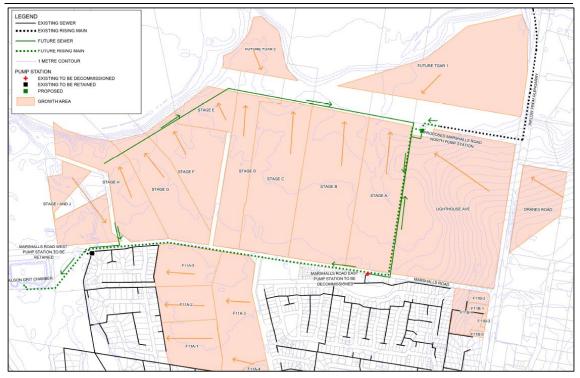
Page 20 | 54



Based on advice from SP-AusNet's Network Planner – the 22kV lines bounding the site – can, at present, support future development based on 4kVA per lot. There are two 22kV feeders in the area – TGN 11 which runs along Park Lane and Marshalls Road and TGN 31 feeder which runs along Traralgon-Maffra Road.

2.12 Reticulated Sewerage

A new pump station, Marshalls Road North is currently being constructed to receive flow from the existing Marshalls Road East Pump Station catchment and surrounding growth areas, including those north of Marshalls Road. The pump station is also intended to have provision for flows for Glengarry. The configuration is shown in Figure 8 below.





The predicted inflows discharged into the proposed Marshalls Road North Pump Station were estimated using a hydraulic model with a scenario created to incorporate future growth, including the areas identified in TGAR.

The assumed network arrangement is as follows:

- The Marshalls Road East pump station is decommissioned. A gravity sewer is constructed to the proposed Marshalls Road North Pump Station.
- A new rising main is constructed from the proposed Marshalls Road North Pump Station to the Traralgon Grit Chamber with a discharge level of 35.0 m AHD.

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Page 21 | 54

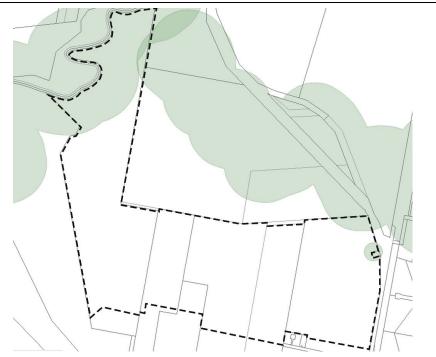


- The Marshalls Road West Pump Station is retained and injects into the new Marshalls Road North rising main. Stages I and J of future development discharge into Marshalls Road West Pump Station.
- The Glengarry Pump Station discharges into the wet well of the Marshalls Road North pump station. This provides flexibility for the design of Marshalls Road North Pump Station to receive these flows should the disadvantages associated with the alternative redirection be unacceptable.
- Glengarry discharges approximately 20 L/s in wet weather to allow for future upgrade of the rising main.

2.13 Cultural Significance

The site is bound by the Latrobe River to the north and as a result a small portion of the north of the site is considered to be an area of Cultural Heritage Sensitivity. The norther-east corner of the site is also identified as a sensitive area, see Figure 9 below.

Figure 9 | Cultural Heritage Sensitivity Mapping



A Cultural Heritage Due Diligence Assessment has been prepared by Australian Cultural Heritage Management (ACHM). It notes the following:

- The proposed activity is the re-zoning of land within the activity area from its present zoning of farming (FZ) to residential (GRZ3). At this stage there is no firm proposal for a residential development over the activity area, therefore this due diligence is only assessing the cultural heritage requirements associated with the proposed re-zoning. Any future residential development plans would require a separate cultural heritage assessment to establish requirements.
- One previously recorded Aboriginal place occurs immediately adjacent to the activity area.

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- The activity (the rezoning of land) is not a high impact activity.
- A CHMP is not required under Section 47 of the Victorian Aboriginal Heritage Act 2006 for the proposed activity (the rezoning of land). The results of this Due Diligence Assessment demonstrate that the proposed activity is not a High Impact Activity under the Aboriginal Heritage Regulations 2018. Therefore, there is no mandatory trigger for the requirement to complete a CHMP prior to undertaking the activity (the rezoning of land).
- It should be noted that a CHMP may be required should the land be subject to a future application to develop residential lots. In this instance the requirement for a CHMP would need to be determined independently of this report.

It is noted that the area of sensitivity is in the far north-eastern and western corners of the subject site, outside of the area proposed to be rezoned. Therefore, the area of cultural heritage sensitivity should not preclude this land from being rezoned for residential purposes. Future development will need to consider impacts on Cultural Heritage as required under the Regulations.

2.14 Surrounding Development

The Traralgon North Development Plan (TNDP) is a Latrobe City approved Development Plan that applies to almost 119 hectares of residential land on the northern side of Marshalls Road.

The land subject to this rezoning sits north of the TNDP.



Figure 10 | Approved Traralgon North Development Plan

Development of land within the TNDP has occurred under a series of permits summarised as follows:

- The Rise (corner of Marshalls Road and Traralgon-Maffra Road):
 - 2014/42 permit: Two lot subdivision separating residentially zoned land from farming zoned land. Completed and separate titles issued;

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- 2013/271/C permit: Multi lot staged subdivision of northern extent of estate. Stages 1, 2A, 2B and 3. Stage 1 and 2A are complete with titles issued and some dwellings constructed. Stage 2b and 3 are currently under construction;
- 2014/199 permit: Multi lot staged subdivision of southern extent of estate. Stages 4 and 5.
 Construction yet to commence;
- 2014/111 permit: Use and development of display homes. Development of some dwellings commenced;
- 2015/113 permit: Buildings and works associated with supermarket development. Construction yet to commence;
- 2018/93 application: Re-subdivision of servicing reserves on northern side of Baldwin Road. Completed.
- 110A Marshalls Road, Traralgon:
 - 2016/197 permit: Multi lot subdivision of land. Stages 1-6. Construction yet to commence.
- 50 Glendale Road, Traralgon:
 - 2017/237 application: Multi lot subdivision of land in three stages. Permit issued, plans endorsed, construction yet to commence.
- 'STRIP' of land north of Baldwin Road, South of pipeline:
 - Recently rezoned from Farming to Residential, to facilitate an extra 'strip' of residential lots north of Baldwin Road within The Rise Estate, 50 Glendale Road and 110 Marshalls Road. TNDP updated accordingly. Note that the strip of land within Properties 3 and 4 were not included in the previous rezoning due to landowner wishes at that time.
 - 2018/94 application: Re-subdivision of land between The Rise Estate balance lot (Lot C PS729262E) and Farming Zone Balance lot (Lot C PS821062Y) to coincide with the rezoning. Permit issued, plan endorsed. Not yet completed.
 - 2020/193 multi lot subdivision of strip of rezoned land mentioned above at 50 Glendale and 110 Marshalls Road. Permit issued, plans not yet endorsed.
 - 2020/197 multi lot subdivision of strip of rezoned land mentioned above at The Rise estate.
 Permit issued, plans not yet endorsed.

Outside of the TNDP area, the following is available within the locality:

- Residential development on the southern side of Marshalls Road, comprising mostly of standard residential allotments developed with single dwellings, recreation areas such as pocket parks and some retirement living.
- Rural living land on the east side of Traralgon Maffra Road characterised by roughly 5 acre allotments that contain sprawling homes and offer rural living lifestyle arrangements.
- Farming land located to the north and east of the subject site.
- Industrial land use to the south east as described in further detail below.



2.15 Industrial Areas

When locating sensitive residential land use it is necessary to assess surrounding land use to ensure no land use conflicts. As part of the rezoning process EPA have requested an assessment to determine if the proposed residential land use will be located within an recommended separation distances of existing industries as defined by <u>*Clause 53.10.*</u>

The following pockets of Industrial Land are located in proximity to the subject site:

- A substantial Industrial 1 Zoned area located on the eastern side of Traralgon Maffra Road, extending
 from Princes Highway to just beyond the Marshalls Road intersection. A variety of industrial land uses
 are available within this area. The northern extent of this Industrial Area is situated 500m from the
 closest area of the land to be rezoned (southeast corner).
- A small Industrial 3 zoned pocket located on the southern corner of Marshalls Road and Traralgon Maffra Road. This area comprises of warehouses occupied by building companies, a tyre centre (tyre fixing not tyre recycling/retreading), gymnastic centre, church etc. The northern extent of this industrial area is situated approximately 690m from the closest area of the land to be rezoned (south east corner).
- The next closest Industrial area is located towards the western corner of Traralgon -Maffra Road and Princes Highway along McMahon Street. It is zoned Industrial 3 Zone and is located some 1.5kms from the closest area of the land to be rezoned (south east corner).
- Located on the southern side of Princes Highway is Standing Drive which contains INZ1 land on the northern side of INZ3 land on the southern side.

<u>Clause 53.10</u> specifies threshold distances from activities to land in a residential zone. EPA have requested an analysis of existing activities in order to determine if the proposed residential land falls within any of the specified threshold distances.

Given that the subject site is in excess of 500m from <u>any</u> industrial land, this removes the requirement to consider many of the activities in <u>Clause 53.10-1</u>. The following tables represents activities with threshold distances that may impact the site (ie threshold distances in excess of 500m):

Threshold distance (m) Type of use or activity Iron or Steel production exceeding 1,000,000 tonnes per year 1,000 Ammunition, explosives and fireworks production 1,000 Biocides production and storage 1,000 Fertiliser production 1,000 Gasworks 1,000 Industrial gases production 1,000 Pharmaceutical and veterinary chemical production 1,000 Polyester and synthetic resins production, exceeding 2,000 per year 1,000 Rubber Production - synthetic rubber, exceeding 2,000 tonnes per year 1,000

 Table 1 | Extract from Clause 53.10-1: 1,000m threshold distances

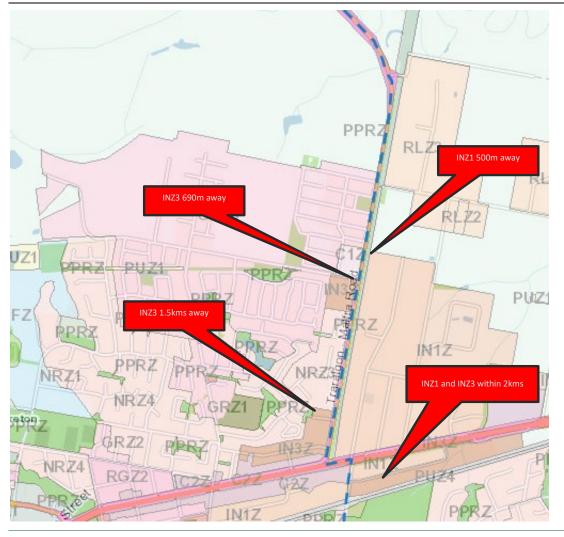
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Page 25 | 54



| Rubber Production – using sulphur | 1,000 |
|--|-------|
| Animal processing | 1,000 |
| Rendering and casings works manufacture | 1,000 |
| Bitumen batching plant | 1,000 |
| Cement production in amounts - exceeding 150,000 tonnes per year | 1,000 |
| Solar salt manufacture | 1,000 |
| Treatment or production of natural and synthetic fibres and textiles | 1,000 |
| Storage of bulk volatile organic compounds in quantities greater than 1,000 tonnes | 1,000 |
| Chemical or oil recycling | 1,000 |
| Hazardous waste storage or treatment | 1,000 |
| Waste tyre recycling and re-treading | 1,000 |
| Charcoal production - other than by the retort process | 1,000 |

Figure 11 | Surrounding INDZ areas



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Page 26 | 54



Figures 12 and 13 below depict a 1,000m radius from the nearest area of the site proposed to be rezoned. It is clear that the INZ3 zone on Marshalls Road corner falls within the 1,000m radius as does the INZ1 Zone of Eastern Road North of Dodd Court.

Figure 12 | 1,000m radius from the closest point of the site

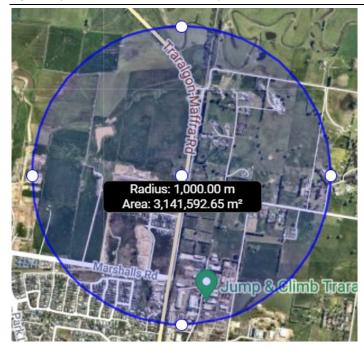
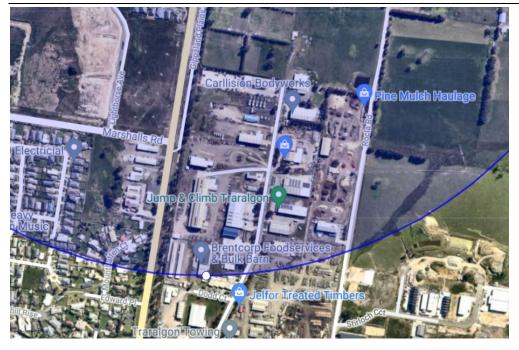


Figure 13 | Eastern Road Traralgon Area within 1,000m of the site



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Page 27 | 54



Industrial uses located within the 1,000m threshold distance of the site currently include the following:

- Brentcorp Foodservices & Bulk Barn (food product supplier)
- Construction Sciences Traralgon (Soil testing service)
- Mountain Logging (Logging contractor)
- FedEx
- Steeline (roofing supply store)
- Jump and Climb (Recreation Centre)
- The DocShop (Record storage facility)
- Drac Mechanical (Mechanical contractor)
- Traralgon Industries (Insulation contractor)
- Trade Weld (Fabrication engineer)
- Suez (Gippsland Resource Recovery/Recycling Centre)
- Carllision Body Works Traralgon
- Traralgon Cabinets/Kitchens
- Sims Metal Management (Recycling centre)
- Graham Hobson Refrigeration
- Nova Power (Electricity company)

None of these uses fall within the categories listed in Table 1.

Table 2 | Extract from Clause 53.10-1: 2,000m threshold distances

| Type of use or activity | Threshold distance (m) |
|---|------------------------|
| Non-ferrous metal production – aluminium by electrolysis | 2,000 |
| Leather tanning and dressing - exceeding 250 tonnes per year | 2,000 |
| Organic and inorganic industrial chemicals production other than those listed within this | |
| group | 2,000 |
| Petroleum refinery | 2,000 |

Figure 14 overleaf depicts a 2,000m radius from the nearest area of the site proposed to be rezoned. It is clear that the INZ3 zone on Marshalls Road falls within the 2,000m radius as does all of the INZ1 Zone land on the corner of Princes Highway and Marshalls Road, the INZ3 zoned land along McMahon Street and INZ1 and INZ3 along Standing Drive south of the Highway.

All of these industrial areas are within close proximity to Traralgon Town Centre and none of the activities listed in Table 2 are located within this area.

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Page 28 | 54



Figure 14 | 2,000m radius from the closest point of the site

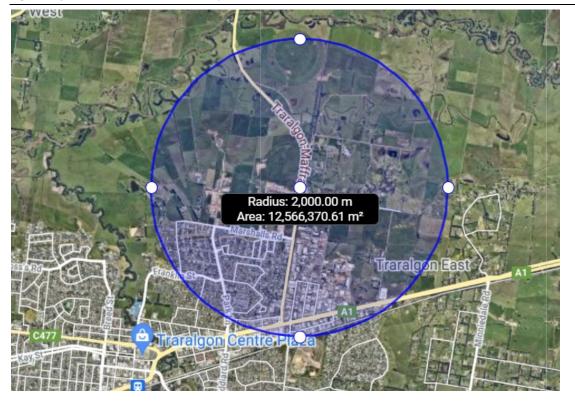
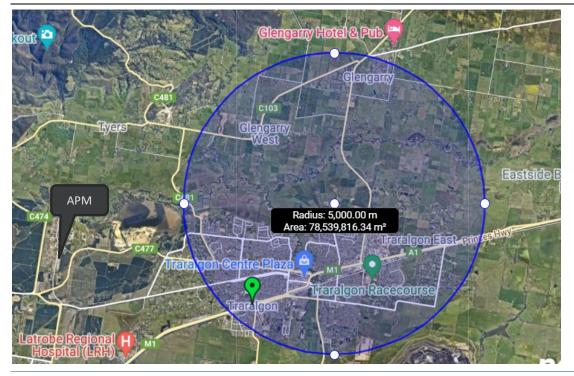


Figure 15 | 5000m radius from the closest point of the site



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Page 29 | 54



 Table 3 | Extract from Clause 53.10-1: 5,000m threshold distances

| Type of use or activity | Threshold distance (m) |
|--|------------------------|
| Paper or paper pulp production - involving combustion of sulphur or sulphur containing materials | 5,000 |

Figure 15 depicts a 5,000m threshold distance from the western most portion of the land to be rezoned. The Australian Paper Mill is located outside of this 5,000m radius.

The subject site is not impacted by threshold distances from nearby industrial areas. It is considered suitable for residential development in that context, as evidenced by the zoning of land south of the subject site which is in fact closer to industrial land than the subject site.

2.16 Land Supply

A land supply analysis has been prepared to demonstrate the need for additional residential land in Traralgon.

The Land Supply Analysis notes the following in relation to Traralgon Growth Area Review (TGAR):

Situated at the northern edge of Traralgon's northern growth front, as shown in Figure 1.2, the Subject Site is currently zoned Farming Zone 1 (FZ1) but is identified in the TGAR for residential development as part of the 'second stage' of future residential growth.

TGAR distributes the identified areas for future residential development into three phases for staging, and these are as follows:

- First Phase, which includes land located at the urban fringes of Traralgon in the north-east, northwest, south-west and south-east. These areas include residential-zoned land and land identified as being part of the Traralgon South East Precinct Structure Plan (PSP). The PSP is currently under development and, having regard for the timing required to prepare and implement the PSP, residential development on the land is not anticipated for at least two years.
- Second Phase, which includes the Subject Site as well as land located east of Traralgon-Maffra Road, and land located on the southern border of the urban growth boundary south of the principal activity centre. The Subject Site is the logical next growth front identified in TGAR. The Subject Site is identified in Stage 2A in the suggested staging of development (refer TGAR, p59), whereas land located to the east of Traralgon-Maffra Road is identified for Stage 2B. TGAR provides support for the Subject Site as the next logical expansion of growth areas in Traralgon.
- Third Phase, land located further from the existing extent of urban Traralgon, currently zoned Farming Zone. These areas are to be progressively rezoned as the Second Phase land is developed from west to east.

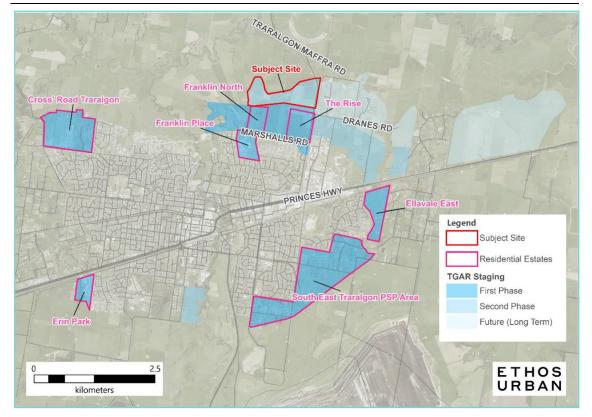
We understand the TGAR phasing has been removed from the framework plan, however note that the areas identified below and assessment in the attached Land Supply Analysis is still relevant.

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Page 30 | 54







The Land Supply Analysis goes on to provide an assessment of land supply within each phase previously identified in TGAR (since removed from the Framework Plan) The referce to phasing remains in the Land Supply report simple for ease of reference to different areas of the township. It noted the following key points in relation to each area (previously identified as phases):

First Phase

In addition to the estates above, the South East Traralgon PSP area is located in the First Phase. Planning for the PSP is currently underway, during which the indicative residential yield will be investigated. Having regard for the size of the precinct and the potential for areas to be constrained, it would be reasonable to expect a residential yield in the order of 1,500 lots. As noted earlier, the PSP area is unlikely to become available for residential development for at least three or so years, having regard for timeframes associated with preparing and gaining approval of the PSP, implementing the PSP into the Planning Scheme, and mobilising landowners to subdivide and develop their land.

In total, the First Phase growth areas have a capacity of 3,960 lots (including South East Traralgon) as shown in Table 2.1, with 530 lots having been developed and with 3,430 vacant lots remaining; developed lots were estimated based on an audit of aerial imagery, with lots considered developed if there was evidence of a concrete slab.

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Page 31 | 54



Second Phase

In total, the Second Phase growth areas have a capacity of approximately 1,470 lots, including the Subject Site.

Importantly, the Subject Site is able to leverage both existing and planned infrastructure investment delivered as part of the Franklin North and The Rise developments, including the \$3.5m pump station servicing Traralgon North and Glengarry, \$2.7m intersection upgrade completed at Rise Boulevard, and a \$3m signalised intersection to be constructed at the intersection of Marshalls Road and Traralgon-Maffra Road. Construction costs have been provided by Millar Merrigan.

However, land to the east of Traralgon-Maffra Road and land on the southern border of the township will require substantial additional infrastructure investment, including reconstruction of Dranes Road to allow additional vehicle movements and other essential services.

The Subject Site represents the next logical location for residential development in the township, based on infrastructure provision efficiencies linked to the First Phase precinct located immediately south of the Site, TGAR development principles outlined in Section 1.3 above, and infrastructure barriers and constraints associated with other land in the Second Phase.

Third Phase

The Third Phase is considered to be the longer-term residential land supply for Traralgon. In total, it is estimated Third Phase land could accommodate approximately 2,730 lots at capacity.

The analysis goes on to discuss market activity and notably the significant rise in sales in Traralgon within 2020. It notes that vacant land sales in 2020 were higher than they have been in 10 years, developers are selling 3-5 stages of development in advance, compared to the usual single stage sales and the price of land has substantially increased.

The analysis includes an important discussion on the impacts of COVID19 on the region. Whilst some industry such as tourism and retail have been negatively impacted upon by the pandemic, the regional residential property market has thrived as working from home has become a new normal and people re assess their need to live close to their workplace. The report notes:

A clear spike in sales activity from April 2020 to October 2020 is illustrated in Figure 3.6 [12], which shows the 12-month rolling average number of property sales indexed against the 10-year average. The slowdown in activity in late 2020 is to some extent due to limited properties on the market as existing developments struggle to keep up with demand. This situation is supported by advice from agents that developments are selling multiple stages at a time.

While uncertainty remains on whether recent trends reflect a one-off 'sugar-hit' or a long-term structural trend, it is clear that in the short-term residential demand in regional areas such as Traralgon is likely to remain strong. This highlights the need to ensure adequate supply is available for development in the short-term to support growth and housing affordability in Traralgon.

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Page 32 | 54

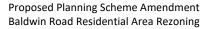
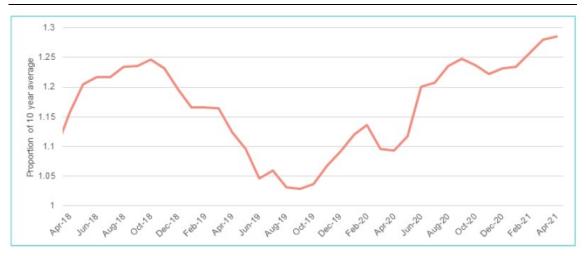




Figure 17 | Residential property transactions (12 moth rolling average) indexed to the 10 year average, Traralgon



When assessing the current land supply available in Traralgon, the Land Supply Analysis notes:

A 15-year supply is widely considered the minimum for residential land supply planning, and this is reflected in the State Planning Policy Framework at Section 11.01-15 in regard to supply of residential land on a municipal-wide basis. To this extent, background analysis for Live Work Latrobe indicates sufficient supply of residential land exists throughout Latrobe City over the 2016 to 2031 period.

However, as noted throughout this report, Traralgon's residential market is distinct from other residential markets in the balance of Latrobe City. In this context, it is prudent to consider the local demand and supply situation.

Based on the supply analysis detailed in Chapter 2, and the forecast demand scenarios detailed in Section 3.7, Traralgon has between 10.1 and 12.5 years of existing vacant zoned residential land supply, including existing vacant lots and lots within the area defined in TGAR as First Phase residential (this excludes South East Traralgon PSP).

If the Subject Site is rezoned to support in the order 450 lots, total supply of residential zoned land – either available to the market or with the potential to be provided to the market in the near-term – would increase to between 12.2 years to 15.1 years (this excludes the South East Traralgon PSP due to anticipated delays relating to finalising and implementing the PSP, and the eventual delivery to the market due to fragmented landownership and other issues).

The South East Traralgon PSP will add a further 7.1 to 8.8 years of supply; however, the timing of when this land will be available to the market is unknown.

On this basis the report concludes:

The following key considerations support the suitability of the Subject Site as the next location for residential development in Traralgon:

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Page 33 | 54



- With completion of the South East Traralgon PSP not anticipated for another three or so years, zoned residential land supply available for development in Traralgon (10.1 to 12.5 years) is below the minimum supply benchmark of 15-years.
- The Subject Site is identified in TGAR as Stage 2A, and the Site is the next growth area intended for development under the Framework Principles.
- The Subject Site can leverage existing infrastructure supporting the First Phase growth areas, such as Franklin North and The Rise estates. On this basis, development of the Subject Site is well-placed to minimise infrastructure investment costs for Council.
- The Subject Site is under single ownership and the landowner has the capability and willingness to develop the land for residential uses.
- Development of the Subject Site would not increase total supply in Traralgon, it only brings forward supply already identified for residential development to address a short-fall in the short to medium-term.
- It is the intention of planning policy to provide a residential land supply of at least 15 years, so the South East Traralgon PSP will always be competing with other residential growth fronts in Traralgon, noting that the South East Traralgon PSP accounts for a supply of between 7 to 9 years.

It is considered that the Land Supply Analysis provides compelling justification for a need for additional residential land in Traralgon and it is appropriate to bring forward the rezoning of the subject site.

2.17 Bushfire Considerations

The land is not covered by a Bushfire Management Overlay however it is within a designated Bushfire Prone Area (BPA).



Figure 18 | Bushfire Prone Area Mapping

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Page 34 | 54



A Bushfire Assessment has been prepared in response to <u>Integrated Decision Making (71.02-3)</u> which states that in bushfire affected areas, planning and responsible authorities must prioritise the protection of human life over all other policy considerations.

It addresses the requirements of <u>Clause 13.02-1S Bushfire Planning</u>, providing advice on the bushfire hazard landscape assessment and bushfire hazard site assessment. A review of alternative locations is also included and the assessment demonstrates that bushfire risk can be mitigated to an acceptable level.

The following recommendation is made:

It is recommended that the Development Plan Overlay proposed to be applied to the land includes a section on bushfire protection and that Council undertake liaison with CFA to discuss appropriate wording for the DPO to achieve implementation of bushfire protection measures.

The draft DPO11 prepared includes suggested Bushfire Protection Measures for Council and CFA consideration.

2.18 Contamination

A Contamination Assessment was prepared by DRC Environmental and is attached to this application. It was prepared in accordance with EPA Guidelines, Practice Note 30 and Ministerial Direction 1. The report notes:

In accordance with the DELWP Planning Practice Note 30 - Potentially Contaminated Land (PPN30), the site does not meet the definition of 'potentially contaminated land' as no land uses listed in Table 2 of PPN30 as having a high or medium potential for contamination have been found to have occurred at the site and the potential for contamination was therefore considered low. DRC does however note, that several major oil and gas pipelines are in the vicinity of the site. DRC recommends additional works to ensure that no risk is posed by these baed on the proposed development.

The report recommends additional work at the development plan or subdivision stage to ensure no low level leaks of the existing pipeline prior to residential development. As such, suitable wording is included in proposed DPO11 to ensure the further work is undertaken at the Development Plan stage.

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Page 35 | 54



3 Proposed Use

3.1 Existing Zoning

Pursuant to the Latrobe Planning Scheme, the subject land is presently contained within the *Farming Zone* (*FZ*), as shown in Figure 14 below.

It is surrounded by a variety of different land zonings including *Farming Zone (FZ)*, *General Residential Zone (GRZ3)*, *Rural Living Zone (RLZ)*, Public *Park and Recreation Zone* and *Road Zone Category* 1.



Figure 19 | Existing Zoning Plan

3.2 Proposed Zoning

When deciding upon the most appropriate set of planning controls for the subject site, a number of planning scheme options were considered. Discussions were held with Council's planning department and the existing planning controls of the Latrobe City Council Planning Scheme and relevant strategic documents were reviewed.

The Housing Framework Plan for Traralgon contained within the Live Work Latrobe Housing Strategy identifies land south of the pipeline as a Limited Change Area. The Housing Strategy notes the most appropriate zone for the Limited Change Area is the General Residential Zone.

In this instance it is considered appropriate to apply the existing <u>General Residential Zone – schedule 3 (GRZ3)</u> to the subject site as this will continue the current zoning of the Traralgon North Growth area and reflects the zoning of land south of the pipeline. Development of land north of the pipeline is to continue the pattern

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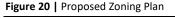
Page 36 | 54

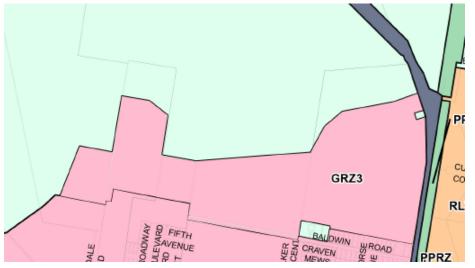


and density available south of the pipeline and therefore its considered appropriate to apply the same zoning. The proposed zoning is as shown in below and in the plan attached.

The extent of land to be rezoned correlates with the growth boundary in the TTSP and TGAR. It responds to the existing conditions of the site and maximises residential development opportunity whilst limiting impacts on the floodplain.

The Flood Modelling report prepared as part of this amendment demonstrates the extent of the site impacted upon by floodwaters and this area is to remain as FZ. Scope exists for some of this FZ land to be utilised as reserves/ wetland design and it may be prudent for Council to rezone this land to PPRZ once developed.





Alongside implementing State and Local Planning Policies the primary purpose of the <u>General Residential</u> <u>Zone</u> is:

- To encourage development that respects the neighbourhood character of the area;
- To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport; and
- To allow educational, recreational, religious, community and a limited range of other nonresidential uses to serve local community needs in appropriate locations.

Pursuant to *Clause 32.08-3 Subdivision* a permit is required to subdivide land.

Response:

The provisions of the General Residential Zone (GRZ) are considered appropriate to apply to the subject site for the following reasons:

• The proposed zoning is a logical extension of the existing General Residential Zone area to the south of the site;

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Page 37 | 54



- The land is fully serviceable via reticulated services proposed as part of the TNDP area;
- The application of the General Residential Zone provides the opportunity for residential development in accordance with the intent of the Traralgon Township Structure Plan;
- The proposal results in a logical expansion of the existing residential TNDP area to allow fully serviceable land to be developed for residential purposes;
- Future development of the land can occur in accordance with the requirements of the proposed zone and consistent with the style and form of other residential developments within the area; and
- Planning permission will be required for subdivision of land once the land is rezoned.
- It is acknowledged that the proposal will result in some split zoned parcels with some land contained within the GRZ1 zone and some contained within the Farming Zone. Given the size of the land holdings this is considered appropriate and is consistent with what has happened previously in this growth area with 50 and 55 Glendale Road both currently containing split zoning. The indicative master plan has been designed to ensure developable land is contained in the GRZ land and development of the land will result in subdivision that creates separate parcels for each zone. Opportunity exists to consider consolidation of surplus farming land into farming properties to the north at the subdivision stage.
- 3.3 Existing Design and Development Overlay and Amendment C121 Introduction of Buffer Area Overlay

The subject site is currently constrained by a *Design and Development Overlay – Schedule 1 (DDO1)* as shown below.

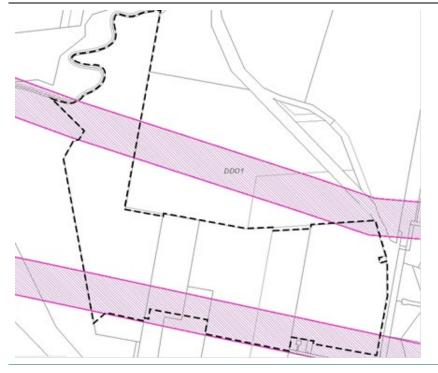


Figure 21 | Existing Design and Development Overlay Plan

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Page 38 | 54



Schedule 1 to the Design and Development Overlay is unique to the Major Pipeline Infrastructure and the design objective of the DDO is:

• To ensure that all buildings and works and in particular buildings designed to accommodate people are sufficiently separated from high pressure pipelines to avoid a safety hazard.

Pursuant to this Clause a planning permit is required to subdivide land.

Pursuant to this Clause a planning permit is also required to construct a building or carry out works. This includes fencing and construction of outdoor swimming pools associated with dwellings.

The Decision Guidelines of the overlay are:

Before deciding on an application, in addition to the decision guidelines in <u>Clause 65</u>, the responsible authority must consider:

- The appropriateness of constructing any buildings or fences within 3 metres of any pipeline;
- The appropriateness of constructing any dwelling or building designed to accommodate 20 or more people within 200 metres of a Type C Pipeline; and
- The views of the Secretary of the Department administering the Pipelines Act 1967.

Response:

There are no changes proposed to the extent or content of the Design and Development Overlay as a result of this Amendment.

The Overlay includes a planning permit trigger for subdivision and as such future subdivision applications will need to address overlay requirements.

In addition, the overlay also currently includes permit triggers for buildings and works associated with a dwelling, including fencing and swimming pools. No changes are proposed to these requirements as a result of this amendment and as such future development within the overlay area will trigger a planning permit.

An indicative concept plan has been prepared to demonstrate how the land could be developed in the future and facilitate discussions with the relevant authorities. The plan provides for growth as encouraged by the Latrobe Planning Scheme whilst responding to the features of the site. It includes a green spine within the development over the gas easement. As part of detailed design at the Development Plan and subdivision stage. Restrictions in relation to works and development within the easement can be imposed.

As mentioned above, ESSO Australia and Exxon Mobil have not indicated an objection to the proposal to date and have indicated that a Safety Management Strategy (SMS) and SWM will need to be prepared prior to the development of the zoned land to determine relevant controls that will need to be adopted to appropriately manage risks associated with development in the vicinity of the pipeline. Opportunity exists for this SMS to be prepared at the subdivision stage.

The proposal responds appropriately to the DDO1 and retention of this overlay will ensure future development is appropriately managed.

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Page 39 | 54



It is noted that the Latrobe City Council were involved in a pilot program on the review of planning scheme controls for major pipelines. As a result of the review the *Latrobe City Council Design and Development Overlay Schedule 1 Major Pipeline Infrastructure Review (May 2020)* was prepared.

This review resulted in the recommendation that the DDO1 be removed from the Latrobe Planning Scheme and replaced with a more appropriate planning overly. On 9 June 2021 a Buffer Area Overlay (BAO) was introduced into the Victorian Planning Provisions.

Planning Scheme Amendment C121 seeks to implement the findings of the *Latrobe City Council Design and Development Overlay Schedule 1 Major Pipeline Infrastructure Review (May 2020)* through the replacement of the DDO1 with the BAO1.

The Objectives of the proposed BAO are:

- To protect human life, property and the environment from the impacts of pipeline failure.
- To identify the location of licensed pipeline and the region where impacts from pipeline failure are greatest;
- To ensure land use and development around pipelines is appropriately designed and sited to minimise risk.
- To protect the integrity of licensed pipelines.

The BAO triggers a planning permit for the use of land for:

- Accommodation (other than Dependant person's unit and Dwelling);
- Earth and energy resource industry where Clause 62.01 is not met;
- Education Centre;
- Freeway service Centre;
- Hospital;
- Industry where any of the following applies:
 - A fire protection quantity is exceeded under the Dangerous Goods (Storage and Handling) Regulations 2012.
 - A notification is required under the Occupational Health and Safety Regulations 2017.
 - A license is required under the Dangerous Goods (Explosives) Regulations 2011.
 - A license is required under Dangerous Goods (HCDC) Regulations 2016;
- Leisure and Recreation Facility (excluding informal outdoor recreation. Open sports ground)
- Place of Assembly;
- Service Station;
- Warehouse (excluding commercial display are, milk depot, mail centre).

The BAO does not trigger a planning permit for subdivision.

The BAO triggers a planning permit for buildings and works associated with the above mentioned uses or construction of two or more dwellings on a lot.

The BAO includes an application requirement for an SMS to be prepared for planning permit applications.

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Page 40 | 54



The proposed width of the Buffer Area Overlay has been calculated to cover the expected distance of a pipeline failure – most likely through puncture. This is known as the 'notification area'.

In the instance of the subject site, the proposed BAO will impact a larger area with the overlay proposed at 360m wide as apposed to the current DDO which is 200m wide.



Figure 22 | Amendment C121 – Proposed Buffer Area Overlay (Map 63BAO)

At the Council meeting of 4 October 2021 Council endorsed the *Latrobe City Council Design and Development Overlay Schedule 1 Major Pipeline Infrastructure Review (May 2020)* and moved a motion to procced with requesting authorisation from the minister of planning to prepare and exhibit Amendment C121. The Amendment was lodged for authorisation on 13 October. Exhibition is expected to occur early 2022.

Response:

It is considered that the impacts of Amendment C121 and introduction of the BAO on the proposed rezoning will be minimal. Whilst the area of land impacted by the overlay will increase as a result of the amendment, the Schedule to the BAO includes less onerous permit triggers than that of the DDO1. No planning permit will be required for subdivision and permit triggers for buildings and works are limited to particular high impact vulnerable uses and no permits will be triggers for single dwellings on lots or alterations to dwellings ect. The removal of the DDO1 and application of BAO1 appears to be logical, will provide for appropriate safety measures surrounding the pipeline and will limit unnecessary permit applications to Council. It would appear that the timing of C121 will preceed that of this proposed amendment and will have no negative impact on this proposal.

3.4 Existing Overlays

Clause 44.04 Land Subject to Inundation Overlay

The northern reaches of the site are impacted by the Land Subject to Inundation Overlay.

Alongside implementing the Municipal Planning Strategy and the Planning Policy Framework, the purpose of the LSIO is:

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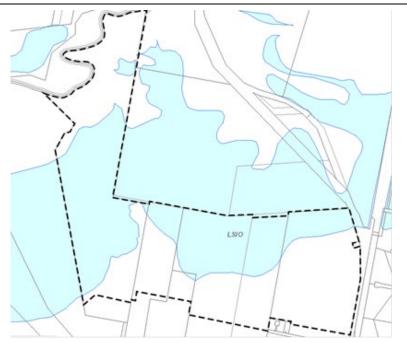
Page 41 | 54



- To identify land in a flood storage or flood fringe area affected by the 1 in 100 year flood or any other area determined by the floodplain management authority.
- To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.
- To reflect any declaration under Division 4 of Part 10 of the Water Act, 1989 where a declaration has been made.
- To protect water quality in accordance with the provisions of relevant State Environment Protection Policies, particularly in accordance with Clauses 33 and 35 of the State Environment Protection Policy (Waters of Victoria).
- To ensure that development maintains or improves river and wetland health, waterway protection and flood plain health.

A planning permit is required for subdivision and some buildings and works within an LSIO area.

Figure 23 | Land Subject to Inundation Overlay



Response – LSIO:

No changes are proposed to the LSIO as part of this amendment. The Flood Modelling report discusses the extent of the LSIO in comparison to modelling carried out and notes:

In several locations the TUFLOW model shows the extent of the flood waters some distance from the LSIO Boundary despite the conservative nature of the model run. It is likely that the LSIO Boundary was drawn by tracing a contour in this location, rather than exactly matching the flood water extent.

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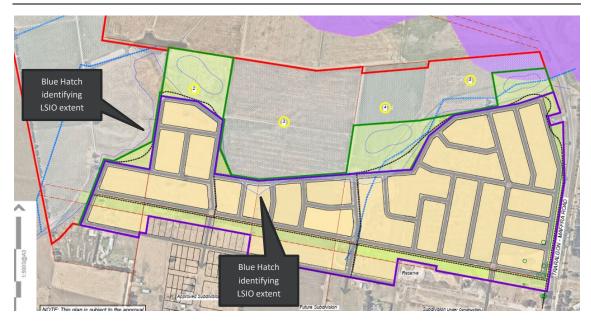
Page 42 | 54



It should be noted that despite the footprint of the proposed development extending beyond the LSIO in a number of location, in only the highlighted area above does it protrude into the actual flood extent. And it does so marginally.

The extent of land impacted by the LSIO to be developed has been greatly reduced in the version 2 concept as a result of feedback and post lodgement discussions with WGCMA. Both CMA and Council agreed that the provisions of roads and some minor encroachment into the overlay through the middle of the site would be considered acceptable if the development extent was reduced substantially at the western end. The revised concept represents an accepted outcome as agreed to by the various authorities.

Figure 24 | Area of LSIO



In reviewing the Concept plan prepared for the site, the report notes:

It can be seen from the above that the proposed development has no impact on the flood extent or flood water levels. This is as expected, given the vast area of the Latrobe River Flood Plain and the quantum of flows relative to the area the proposed development protrudes into the flood extent. Again, it is only the section highlighted in Figure 7, which extends into the flood waters.

On this basis, it is considered that the extent of the LSIO should not preclude the land from being rezoned for residential purposes. There is scope to develop land in line with the parameters set out in the LSIO with only a small section of the residential land shown on the concept plan impacted by the LSIO.

It is envisioned that Water Sensitive Urban Design (WSUD) elements will be incorporated into the reserve areas to the north of the residential land and these will assist in mitigating flood waters and improving water quality.

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Page 43 | 54



Clause 44.03 Floodway Overlay

The very northern section of Property 1 is partially impacted by the *Floodway Overlay*. This area of the site is well outside the area proposed to be rezoned and developed in the future and therefore the overlay has no bearing on this application.

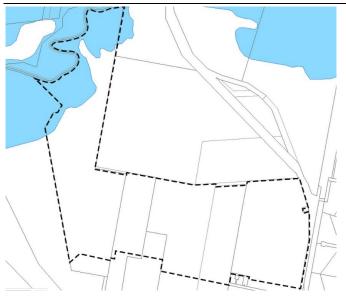


Figure 25 | Floodway Overlay

3.5 Proposed Overlays

It is proposed to apply a Development Plan Overlay over the subject land as shown below and on the plans as provided. Given the surrounding residential area already has a Development Plan prepared and approved (TNDP), it was considered most appropriate to create a new schedule to the overlay and apply that to the subject site.

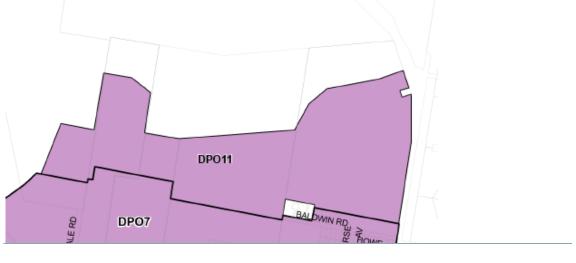


Figure 26 | Proposed Development Plan Overlay Schedule 11

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Page 44 | 54



The requirements of the DPO are as such that a Development Plan must be approved prior to the subdivision and development of land.

Response:

The application of DPO11 is considered an appropriate mechanism to guide future development of the subject site, as it will require a Development Plan and associated Development Contributions Plan to be prepared and approved for the entire site prior to subdivision.

A draft schedule 11 has been prepared for Council's consideration and includes necessary requirements for a future Development Plan to provide for the orderly planning of the area. As part of the expert background analysis undertake for this amendment, some work has been done on infrastructure requirements for servicing the future development of this land. This information is attached for Council's considerations and can assist with the preparation of a future Development Contributions Plan. It is not intended that this work is endorsed as a Development Contribution Plan, but rather provides guidance from a developers' perspective. The draft Development Plan Schedule has been prepared and includes a requirement that prior to development landowners must enter into a Section 173 Agreement. The Agreement must provide for infrastructure contributions to be paid prior to the commencement of any development of the land. All landowners are aware of the application of the DPO and its requirements as evidence by their involvement in driving this project or consent letters attached.

3.6 Planning Policy Framework (PPF)

The amendment is consistent with the Planning Policy Framework (PPF) and supports its objectives.

The amendment supports the objectives of <u>Clause 11 Settlement</u>, particularly <u>Clause 11.01-1R Settlement –</u> <u>Gippsland</u> to ensure that regional centres can support urban growth, <u>Clause 11.02-1</u> to accommodate projected population growth over at least a 15 year period, <u>Clause 11.02-25</u> to facilitate orderly development of urban areas, <u>Clause 11.02-3S Sequencing of Development</u> to ensure that sequencing of development in growth areas facilitates infrastructure planning and funding, and <u>Clause 11.03-6S Regional and Local Places</u> to consider the characteristics and needs of regional places for future land use and development.

<u>Clause 11.01-1L Traralgon</u> contains the Traralgon Town Structure Plan where the subject land is identified as Area 1 ' Future Residential and 'Future Public Open Space'. The strategies of the TTSP including encouraging short to medium term (0-15 years) development within TTSP Area 1. The rezoning is completely compatible with these objectives. It is noted that the TTSP also identifies a potential school site on the subject land. The potential for a school on the subject site has been investigated and preliminary conclusions suggest the site may not be suitable for such sensitive land use due to the proximity of the gas pipeline infrastructure. It seems the responsible authority may not accept a school in this location. The proposed GRZ zoning of the land provides opportunity for a school, should further investigations as part of the Development Plan process determine that one is required and suitable for this location.

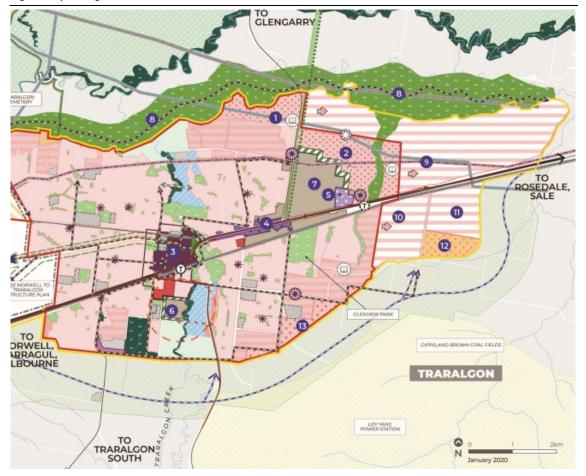
The amendment supports the <u>Gippsland Regional Growth Plan</u> and its objectives of strengthening community resilience, providing for sustainable growth and delivering timely and accessible infrastructure, by providing zoned land in an appropriate location where sustainable growth can occur.

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Page 45 | 54







Traralgon currently has between 10.1 and 12.5 years of existing vacant zoned residential land supply, including existing vacant lots and excluding the South East Traralgon PSP. The rezoning of the subject site and its potential to support in the order of 450 lots would increase land supply to between 12.2 years to 15.1 years, in line with state policy recommendations.

The amendment is consistent with <u>Clause 12 Environmental and Landscape Values</u> and various sub objectives (including the Latrobe specific objectives in <u>Clause 12.01-1 L and 12.03-L</u>), which includes the objectives of ensuring no net loss to biodiversity, through the rezoning of generally degraded and modified land that supports little environmental significance. The appropriate implementation of the Victorian Planning Provisions at the development stage will ensure no net loss to Victoria's Biodiversity and that the nearby waterways are protected.

The amendment is consistent with <u>Clause 13 Environmental Risks and Amenity</u>, particularly Objective 13.02-1S (Bushfire Planning) 13.02-1 L Planning in the BMO and Bushfire Planning by directing growth and development to a location where the risk to life and property can be managed to an acceptable level through application of Bushfire Protection measures specified in the DPO. The interface between Farming Land and Residential Land will require consideration, with the indicative concept suggesting a multi-purpose reserve

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Page 46 | 54



network north of the residential land that can be managed to low threat conditions and offer a suitable buffer between land uses. The draft DPO includes bushfire protection measures that will need to be implemented in a future Development Plan. The amendment is also consistent with the objective of <u>Clause 13.03-15</u> <u>Floodplain Management</u> as demonstrated by the flood modelling report which concludes that the rezoning and future development can occur in a manner that will have no impact on the floodplain. The amendment has addressed <u>Clause 13.04-15 Contaminated land</u> through preparation of Preliminary Contamination assessment and inclusion of recommendations in the draft Development Plan Overlay. The amendment has also addressed <u>Clause 13.07-15</u> and <u>13.07-11 Land Use Compatibility</u> through appropriate separation from industrial and farming land and no obvious land use conflicts under existing conditions.

The amendment is consistent with <u>Clause 15 Built Environment and Heritage</u>, particularly the objectives of <u>Clause 15.01-1S Urban Design</u>, <u>Clause 15.01-3S and L Subdivision Design</u>, <u>Clause 15.01-4S Healthy</u> <u>Neighbourhoods</u> and <u>Clause 15.01-5S and L Neighbourhood Character</u>, by extending the existing residential area and offering opportunity to create urban environments that are safe, functional and contribute to a sense of place and identity. A detailed Development Plan will need to be prepared and approved prior to the subdivision of land. Such plan can be prepared in accordance with the revenant objectives contained in these clauses.

The amendment is supported by <u>*Clause 16 Housing*</u> in that is seeks to provide zoned and serviceable land ready for residential development to increase housing opportunities within Latrobe.

The amendment is therefore considered to be completely in accordance with <u>Clause 19 Infrastructure</u>. <u>Clause</u> <u>19.01-3S</u> and <u>19.01-3L</u> <u>Pipeline Infrastructure</u> seek to ensure that gas, oil and other substances are safely delivered to users from port terminals at minimal risk to people, other critical infrastructure and the environment. The amendment recognises the existing high pressure oil pipeline located within the site. Appropriate measures will be put in place to protect the operations and safety of the pipeline via a Safety Management Plan which will be developed in conjunction with the pipeline operator following rezoning of the land.

<u>Clause 19.03-15 Development and infrastructure contribution plans</u> require the timely and efficient provision of cost-effective development infrastructure through development contributions. As part of a future Development Plan, a Development Contributions Plan will be prepared. A preliminary draft plan has been prepared to demonstrate the viability of development of this site and provide guidance to Council.

<u>Clause 19.03-25 and L Infrastructure Design and Provision</u> encourages the timely, efficient and cost-effective development infrastructure that meets the needs of the community. The amendment is considered consistent with this objective in that it directs residential growth to an area where substantial infrastructure is already provided or proposed to be provided for by the TNDP. The site is a logical expansion to an existing residential area.

3.7 Municipal Planning Strategy

The Municipal Planning Strategy provides local content to support the PPF and as such the amendment is considered to be supported by the MPS. In particular:

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Page 47 | 54



Strategic Directions (02.03) notes the following:

Traralgon is the largest of the four main towns in Latrobe. It is the key Regional Retail Centre for Gippsland. Compared to other towns in Latrobe, due to its role as a commercial centre, Traralgon is experiencing higher population and urban growth. This trend is expected to continue.

Council's settlement planning seeks to:

- Promoting growth in Traralgon-Morwell as the primary population centre, serving as the dominant residential, commercial and retail node.
- Strengthen Traralgon's role as the Regional Retail Centre for Gippsland.

The proposed rezoning is completely compatible with these settlement objectives in that it introduces additional residential land to the main township of Latrobe to cater for the high population growth.

<u>Built Environment and Heritage (02.03-5)</u> includes a number of objectives that relate to Heritage and Neighbourhood Character. It is submitted that the rezoning of the land can occur in a manner that allows future development to protect and continue the preferred neighbourhood character of the area. The implementation of the DPO will provide council the opportunity to ensure any future Development Plan is prepared in accordance with the objectives contained in this Clause.

<u>Housing (02.03-6)</u> notes Council's aspirations to the grow the municipality population to 100,000 by 2050 and as such the provision of additional residential land to cater for this population increase is considered to be consistent with this planning policy.

<u>Infrastructure (02.03-9)</u> the rezoning of the subject site acknowledges infrastructure requirements and constraints required to deliver the additional housing proposed. As such preliminary investigates into infrastructure delivery have been undertaken and recommendations that can be included in a future DCP provided. The SPO will require the preparation of a DCP prior to development of the land.

3.8 Amendment Strategy and Consultation

This Planning Scheme Amendment has been prepared in accordance with various Ministerial Directions and Planning Practice Notes.

The following is noted:

<u>Ministerial Direction Form and Content of Planning Schemes</u> including the Local Provision Templates have been utilised to guide the preparation of the proposed Development Plan Overlay.

<u>Ministerial Direction 1 Potentially Contaminated Land and Planning Practice Note 30</u> has been considered and preliminary contamination assessment has been prepared in accordance with this direction.

This planning report has been prepared to aid in the strategic evaluation of the planning scheme amendment as per *Ministerial Direction 11 Strategic Assessment of Amendments*.

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Page 48 | 54



<u>Ministerial Direction 15 The Planning Scheme Amendment Process</u> sets timing for completing steps in the planning amendment process which can be followed in the assessment and delivery of this planning scheme amendment.

<u>Ministerial Direction 19 Information requirement for amendments that may result in impacts on the</u> <u>environment, amenity and human health</u> requires planning authorities to seek the views of the EPA. The views of the EPA have been provided throughout the preparation of this amendment and amendment documentation has been updated to address (including the preparation of a preliminary contamination assessment).

<u>Planning Practice Note 23 Applying the Development Plan Overlay</u> was utilised to determine that the DPO was the appropriate planning tool to guide future development of the subject land. The proposed Schedule was drafted in accordance with the PPN and the future preparation of the Development Plan can be guided by the PPN.

To assist with preparing a comprehensive strategic evaluation, <u>Planning Practice Note 46: Strategic</u> <u>Assessment Guidelines for preparing and evaluation planning scheme amendments</u> was relied upon for guidance. The Strategic Assessment Guidelines provide a consistent framework for preparing and evaluating a proposed planning scheme amendment and its outcomes.

<u>Planning Practice Note 91 Using the residential zones has been reviewed and the principals contained in the</u> PPN considered in determining the most appropriate zone for the subject site.

Summary:

This proposal seeks to extend a zone and introduce a new overlay that produces a different and new land use and development outcome and as such a full assessment against the strategic considerations has been prepared. The Attached Amendment Pack (inclusive of Explanatory Report, Instruction Sheet and updated Zone and Overlay Maps) includes a full assessment against the strategic considerations as required by PN46.

The amendment will result in the potential for residential development of land within closer proximity to the ESSO easement than has previously occurred and as such the views of ESSO are considered to be paramount in this amendment. The ESSO easement contains substantial gas infrastructure that conveys services from Longford to Melbourne and as such development within this area is particular significance.

Integration with the existing gas easement is the key consideration for the amendment and future development of the land. As such the NBA Group have engaged in extensive consultation with ESSO Australia Pty Ltd in preparing this amendment. ESSO have raised no objection to the development of land in this area provided assets can be protected without impact and future development can be controlled via an appropriate mechanism.

ESSO have advised a Safety Management Study and Safety Management Workshop would likely need to be prepared in accordance with AS2885 prior to future development of the land. The SMS will determine relevant controls that will need to be adopted as part of the next stage of development to appropriately

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Page 49 | 54



manage risks associated with development in the vicinity of the pipeline. Appropriate wording has been included in the draft Development Plan Overlay as required.

The preparation of this amendment has been driven by owners of the subject land including known developers Marshalls Road Pty Ltd and Gippsland Development Group Pty Ltd. Both of these developers have been active in the Latrobe Valley for some time and have approved or pending planning permits for land within the TNDP.

It is acknowledged the owners of properties 3 and 4, the Marshall Family have previously resisted development of their land, such as the inclusion of their land within the strip rezoning. The Marshall family being owners of properties 3 and 4 and the Conway family, owners of property 1 and consented to the inclusion of their land within the amendment (see attached letters). This consent allows for the whole of the growth area to be included in the one amendment which is the preferred strategic outcome.

It is submitted that the views of interested parties have been adequately considered in preparing this amendment.

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Page 50 | 54



4 Indicative Concept Plan

Significant site analysis has occurred to determine the opportunities and constraints of the site and therefore the future development potential of the land. To inform third-party expert reports and provide informed development analysis, an indicative concept plan was prepared (copy attached).

The plan is indicative only and has been prepared to demonstrate how the land to be rezoned could be developed in the future. The plan has informed discussions with the various authorities and interested parties who to date have raised no objection to the indicative design. The proposed planning controls will require a detailed Development Plan to be prepared for the area prior to subdivision of land, giving Council and other authorities the opportunity to assess detailed design at that stage.

For the purposes of the rezoning, the plan takes into account the opportunities and constraints of the site as summarised by the various third parties and provides a development footprint, with proposed zone and overlay boundaries corresponding with that footprint.

In particular, the plan responds to expert engineering advice in determining the extent of the land that can be developed for residential purposes and recommends land to the north encompass water storage and treatment. It is recommended that this land be developed as an extensive reserve network offering dual purpose stormwater function and open space, presenting an attractive outlook for future development and a functional recreation space with path network and improvements (refer to the Landscape Master Plan). It was considered appropriate that this land remain in the Farming Zone until such time that a design finalises the extent of reserve area and the land is transferred to Council. An administrative amendment can occur to zone the land for PPRZ use if considered appropriate by Council at a later date. Any surplus land to the north of reserve area would remain in the FZ and be consolidated with neighbouring farming titles if so required.

This amendment does not seek or require the approval of the indicative Concept Plan or Landscape Master Plan and ample opportunity for detailed design is available at the Development Plan and subdivision stage.

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Page 51 | 54



5 Conclusions and Recommendations

As detailed in this application there is overwhelming strategic justification to proceed with the rezoning of the subject land from the Farming Zone (FZ) to General Residential Zone (GRZ3) and apply the <u>Development</u> <u>Plan Overlay – Schedule 11 (DPO11)</u>. The proposed rezoning responds to these strategies and the site opportunities and constraints, and has been informed by comprehensive consultation with relevant stake holders where possible.

The following key conclusions can be drawn from the above analysis:

- a) The proposal supports the strategic objectives of the State and Local Planning Policy Framework, including the Municipal Strategic Statement;
- b) The proposed rezoning will allow for the development of the land in accordance with the Traralgon Structure Plan whereby the subject site is identified as 'Second Phase Future Residential';
- c) The proposed amendment will implement the findings of the Traralgon Growth Areas Review, whereby the subject site is identified as a future residential development area available for development;
- d) The earlier development of the subject land is seen as a logical expansion of the TNDP area given the provision of infrastructure. Growth towards the north of Traralgon is considered logical and preferable given the constraints impacting the southern growth areas of Traralgon;
- e) The rezoning and future development of the subject land is considered necessary in order to achieve a 15-year land supply as encouraged by the Planning Policy Framework and outlined in the recently prepared land supply analysis;
- f) The use of the Development Plan Overlay will ensure that future development is appropriate and in accordance with Councils strategic vision for the site;
- g) The rezoning does not prejudice any significant flora or fauna with the Schedule to the DPO to include appropriate commentary for preparation of a future Development Plan and subsequent subdivision;
- h) The rezoning prioritises protection of life from bushfire in accordance with relevant bushfire planning requirements and CFA input into the proposed DPO Schedule should be sought from CFA by Council;
- i) The extent of floodwaters has been a key consideration in determining the extent of land to be rezoned for residential purposes and the LSIO remains in place;
- j) The rezoning does not impact the DDO and major pipeline infrastructure will be protected in accordance with the requirements of the relevant authorities;

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Page 52 | 54



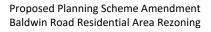
- Increased residential density within a fully serviced and growing area will reinforce the role of Traralgon as the primary growth area in Latrobe; and
- Appropriate planning mechanisms are provided to ensure future development of the land can occur in accordance with authority requirements, particularly those determined by ESSO to protect the nearby gas infrastructure.

The proponents are keen to proceed with development of the subject land in accordance with Council's requirements and look forward to working in conjunction with Council's team to expedite this project as a matter of priority.

Nick Anderson Managing Director

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Page 53 | 54





6 Appendices

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Page 54 | 54



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REGISTER SEARCH STATEMENT (Title Search) Transfer of Page 1 of 1 Land Act 1958

VOLUME 08617 FOLIO 660

Security no : 124088181712R Produced 17/02/2021 03:43 PM

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 26F Parish of Traralgon.

REGISTERED PROPRIETOR

Estate Fee Simple Joint Proprietors STEVEN JOHN CONWAY TRACEY ANNE EZARD both of 55 GLENDALE ROAD TRARALGON VIC 3844 AB382476H 02/07/2002

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AB382477F 02/07/2002 AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

MORTGAGE AH784131B 12/02/2011 AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

COVENANT as to part D423517

COVENANT as to part D715342

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below. For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP004233S FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

------END OF REGISTER SEARCH STATEMENT------

Additional information: (not part of the Register Search Statement)

Street Address: UNIT 2 55 GLENDALE ROAD TRARALGON VIC 3844

ADMINISTRATIVE NOTICES

NIL

eCT Control $$16165A\ ANZ\ RETAIL\ AND\ SMALL\ BUSINESS Effective from $23/10/2016$$

DOCUMENT END Title 8617/660

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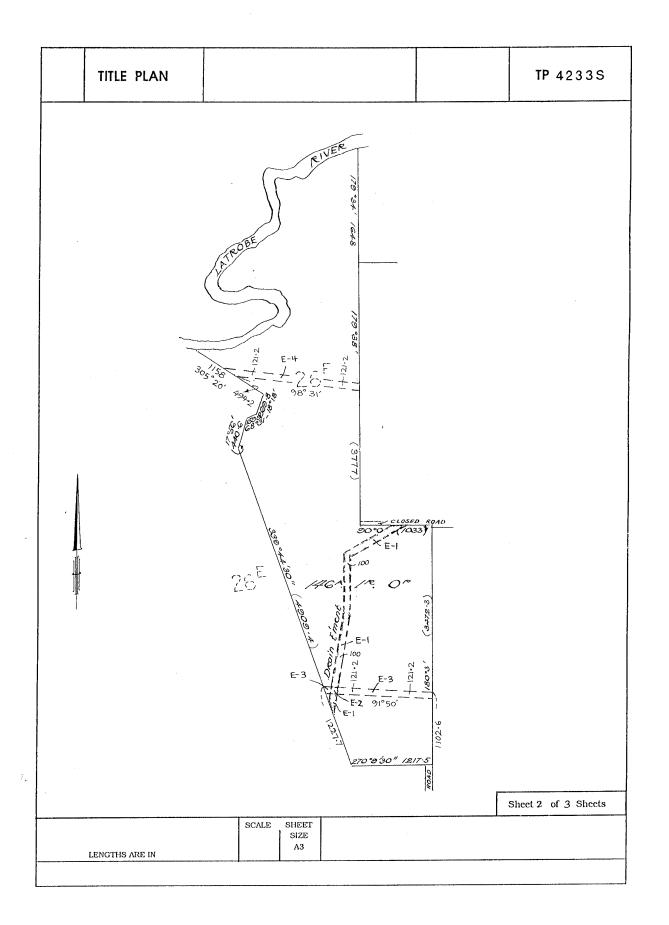
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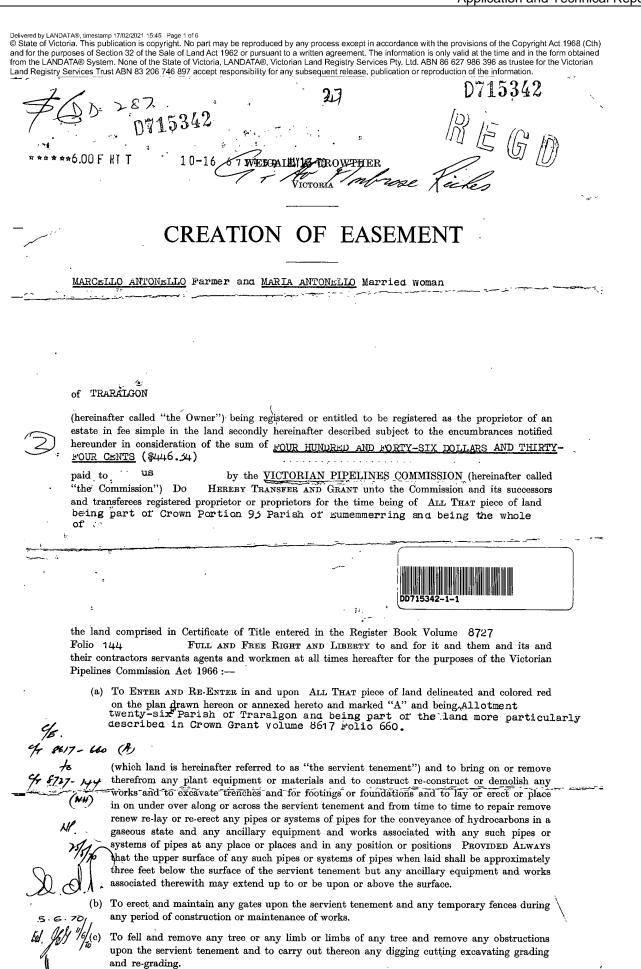
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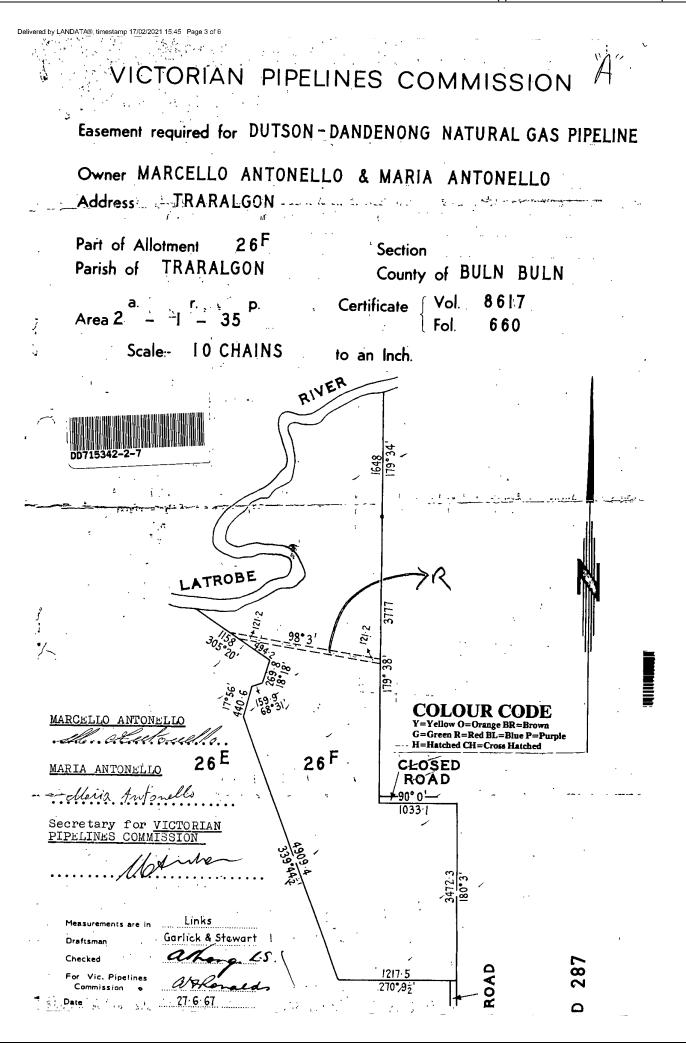
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| Sheet 3 of 3 Sheets | (, (, (, | a) the reservation to Us Our here (i) all gold silver uran the Petroleum Acc (ii) rights of access for (iii) rights for access and of the reserved m (b) the right to resume the said (c) the right of any person bein corresponding previous energet and occupy mining which such a person has | uum thorium and minerals wi 1958 (hereinafter called "the r the purpose of searching for and 1 for pipe-lines works and other interals which is obtained in any land for mining purposes pursu- ng the holder of a miner's ri- actment to enter on the said k plant or machinery thereon in the now the right to mine for go | eserved minerals "); obtaining the reserved minerals purposes necessary for obtaining part of the said land; int to section 205 of the Land A that or of a mining lease or nd and to mine for gold or us same manner and under th d and silver in and upon Cro | in any part of the said lane and conveying on and Act 1958; mineral lease under the minerals within the mear the same conditions and p wm lands provided that co | d; from the said <i>Mines Act</i> 1953 ning of that Ac provisions as the ompensation as | land any 3 or any t and to use under prescribed |
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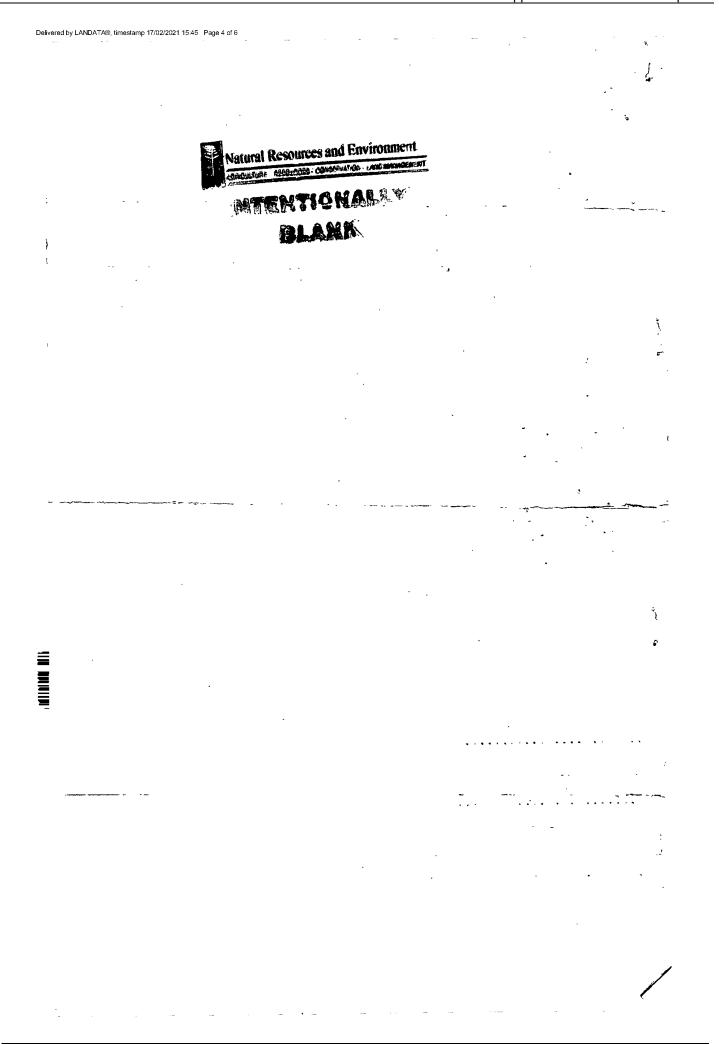
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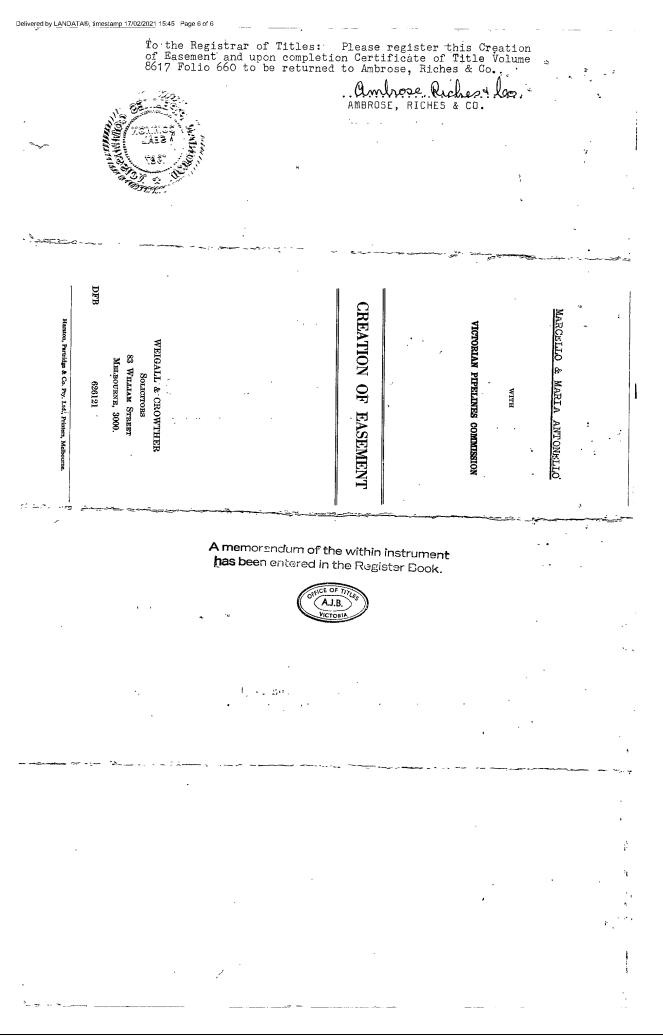
Page 246

Delivered by LANDATA®, timestamp 17/02/2021 15:45 Page 2 of 6 (d) To go pass and repass for all of the purposes aforesaid either with or without vehicles machines plant and equipment through over and along the servient tenement. To use the servient tenement for all purposes of and incidental to the transmission of hydro (e) carbons in gaseous state. To keep the servient tenement free of any buildings whatsoever and free from any obstructions (f) above the surface. To maintain inspect alter repair duplicate add to renew use take up remove and replace all (g) works and installations. (h) To enter re-enter and pass on foot or on horseback or in any vehicle or machine over and along the servient tenement as often as the Commission or its officers may desire for the purpose of protecting inspecting maintaining altering repairing duplicating adding to renewing using taking up removing or replacing all works and installations. PROVIDED ALWAYS that nothing herein contained shall be deemed in any way to restrict limit or detract from any right power authority or immunity of the Commission or its successors under or by virtue of the Victorian Pipelines Commission Act 1966 or any amendment thereof or any other statute or regulation which now or hereafter may confer any rights powers authorities or immunities on the Commission. AND PROVIDED FURTHER that the Commission will at all times fill in any excavations made in the exercise of the powers and rights hereby granted and leave the servient tenement reasonably level and free from rubbish and debris and will pay to the Owner reasonable compensation for disturbance caused by the execution by the Commission of any works on or in the servient tenement which may be carried out after completion of the initial works to be performed and constructed thereon or therein. AND the Owner for himself his heirs executors and administrators and transferees registered proprietor or proprietors for the time being of the servient tenement HEREBY COVENANTS with the Commission and its successors and transferees registered proprietor or proprietors for the time being of the land firstly hereinbefore described not to erect on any part of the servient tenement any building or other structure or place thereon any obstruction or to cultivate or dig or excavate any part of the surface of the servient tenement to a depth greater than one foot without the previous consent in writing of the Commission first had and obtained. AND IT IS HEREBY AGREED AND DECLARED that in the interpretation of this Instrument the singular number shall include the plural number and vice versa and the masculine gender shall include the feminine and neuter genders. One day of DATED the thousand nine hundred and sixty-nine. AND DELIVERED SIGNED the SEALED by Maria Ant said ARIA ANTONELLO in the State of Victoria in the presence of





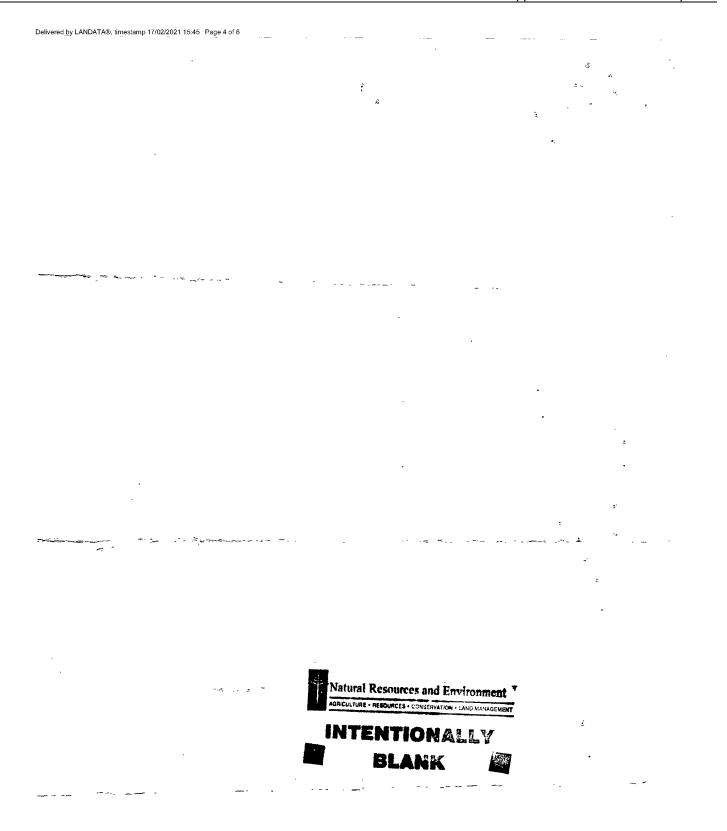
Delivered by LANDATA®, timestamp 17/02/2021 15:45 Page 5 of 6 4 THE COMMON SEAL of VICTORIAN PIPELINES COMMISSION was hereunto affixed by the authority of the Commission and is hereby attested by :-Commissioner . Commissioner Secretary ENCUMBRANCES REFERRED TO

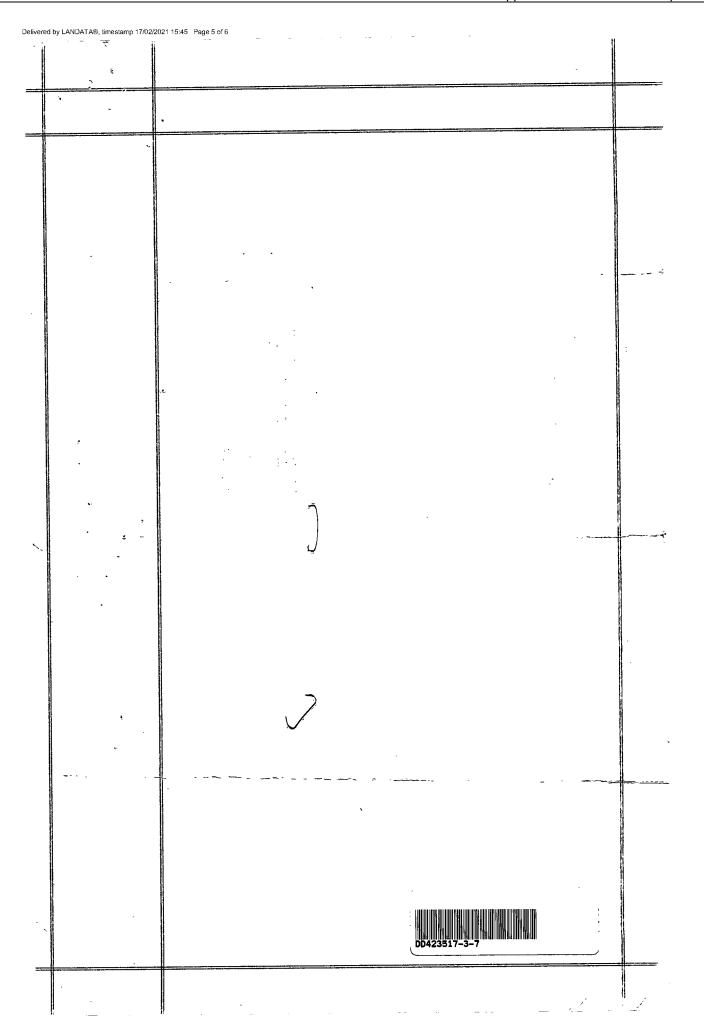


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Ξī. 3 Ξ 2 D423517 **D** 10 4 🕁 🖞 27 JUN19-69 6.ſ ARTHUR ROBINSON & CO VICTORIA CA-CREATION OF EASEMENT WE MARCELLO ANTONELLO Farmer and MARIA ANTONELLO Married Woman both of Buffalo River Myrtleford || both of Buffalo River Myrtleford (hereinafter called "the Grantor") being registered as the proprietor of an estate in fee simple in the land secondly herein-after described subject to the encoumbrances notified hereunder in consideration of the sum of \$ 170.99 paid to US DO HEREBY TRANSFER and GRANT unto ESSO EXPLORATION AND PRODUCTION AUSTRALIA INC. of 380 Uonsdale Street Melbourne and HEMATITE PETROLEUM PROPRIETARY LIMITED of 500 Bourke Street Melbourne and their transferees in fee simple the registered proprietor or proprietors for the time being of ALL THOSE pieces of land being the whole of the land described in Cvrificaties of Tille Volume 8718 Folio 882 Volume 8718 Folio 883 Volume 8718 Solio 885 Volume 8718 Folio 883 Volume 8718 Folio 883 Volume 8718 Folio 883 Volume 8718 Folio 885 Vo VICTO MP DUTY PAID F of Traralgon and being part of the land more particularly M. PHIBBS described in Crown Grant Volume 8617 Folio 660 mptroller of Stamps It is a down, construct, change the size and number of, operate, maintain, inspect, patrol (including aerial patrol), alter, remove, replace, reconstruct and/or repair one or more pipelines designed to convey or conveying oil and other liquid or gaseous hydrocarbons, natural and artificial gas and any products or by-products thereof and any other substance which may be transported by pipeline together with all the works of the Grantees useful in connection with or incidental to their undertaking including but without limiting the generality of the foregoing all such communication and power systems (including pibel ines), drips, valves, valve chambers, manholes, inspection pits, fittings, meters, connections and all other equipment and appurtenances whether or not similar to the foregoing as may be useful or convepient in connection therewith or incidental their surveyors, engineers, servants, agents, licensees, contractors, sub-contractors and others authorised by them (hereinafter called "the Grantees")— (1) to enter upon and remain pass and repass on and over the servient tenement for all or any of the purposes aforesaid and with or without vehicles, plant and equipment of any description; to clear the servient tenement and cut and remove timber, trees, undergrowth, crops and fences and construct and maintain gates in fences crossing the servient tenement and the other adjacent land of the Grantor as the Grantees shall consider necessary or desirable. And the Grantor for himself his heirs executors administrators and assigns registered proprietor or proprietors of the servicut tenement and every part thereof hereby covenants with the Grantes and each of them to the extent that the burden of this covenant may run with and bind the servicent tenement and every part thereof and that the benefit thereof may be granneed to and run with the dominant tenement that the Grantor shall not without the prior written consent of the Grantees plant or permit to be planted any trees or shrubs on the servient tenement or excavate, drill, install, erect or permit to be excavated, drilled, installed or erected on or under the servient tenement or any part thereof and put, well, foundation, pavement or other structure or installation nor shall the Grantor alter or disturb or permit to be altered or disturbed (other than by the processes of nature) the present grades and contours of the servient tenement but otherwise the Grantor shall be or installated or erective upon the Grantees. - 5---Cle + Covenant 8617-660 Pt ħ 8718-882-3 infl, y 8718-886-9 incl 8727 - 448 payable for the granting of this easement in favour of the Grantces. B. The Grantess will compensate the Grantor for damage done from and after the date this instrument shall have been delivered to the Grantes to the Grantor's crops, timber, pasture lands, live stock, improvements and other property on the servient tenement or any land of the Grantor adjacent thereto by reason of the exercise of the rights hereinbefore granted. In the event of any difference arising between the Grantor and the Grantees as to the amount of such compensation the same shall be determined in the manner provided in the Arbitration Act 1958. Any compensation paid by the Grantees to the Grantor shall include compensation for damage done to the crops, timber, pasture lands, live stock, improvements and other property on the servient tenement or any land of the Grantor adjacent thereto in which any tenant, sharefarmer or other person has any interest and the-Grantor agrees to indemnify the Grantees against any claim by any such tenant, sharefarmer or other person for any damage done by the Grantees against any claim by any such tenant. 5992 - 297 C. The Grantees shall as soon as weather and soil conditions permit and subject to the restrictions hereinbefore indeed and insofar as it is practicable so to do bury and maintain all pipelines so as not to interfere unreasonably with use of the servient tenement. with the D. Notwithstanding any rule of law or equity the pipes (which term shall include all pipelines and the Grantees' appli-ances) brought onto laid or erected upon or buried in or under the servient tenement by the Grantees shall at all times remain the property of the Grantees and their assigns notwithstanding that the same may be annexed or affixed to the free-hold and shall at any time and from time to time be removable in whole or in part by the Grantees and their assigns. E. Unless otherwise agreed by the Grantor and the Grantees upon the discontinuance of the use of the servient tener at by the Grantees the Grantees may at their option leave the pipe or any part thereof and the Grantees' appliances in the and but if the Grantees damage the property of the Grantor during the removal of the pipe or appliances then the intees will compensate the Grantor upon the terms and in the manner contained in Clause B hereof. STAMP 36713 F. The Grantees performing and observing the covenants, and conditions on their part to be observed and performed all and may peacefully hold and enjoy the rights, liberties, privileges and easement hereby granted without hindrance, olestation or interference on the part of the Grantor or of any person firm or corporation claiming by through under or trust for the Grantor. **DL.L** [1] G. All notices to be given hereunder may be given by prepaid registered or certified letter addressed to the Grantor by being forwarded to the registered proprietor for the time being at his latest address shown in the Register Book and to the Grantees at 380 Londsale Street Melbourne or such other address as the Grantor and Grantees may respectively from time to time designate in writing and any such notice shall be deemed to have been given to and received by the addressee on the third day following that on which the same is posted. Ξ H. Neither this instrument nor anything herein contained shall affect or prejudice the rights of the Grantees or the Grantees' associates under the Pipelines Act 1967 or under any consent granted pursuant to Section 9 (2) of the said Act or under any permit granted pursuant to Section 12 of the said Act or any written permission given pursuant to Section 22 (1) of the said Act or any other rights of the Grantees under the said Act. ភ 1019 I. The Grantor will execute every such deed, instrument or assurance and do every such thing for further or more effectively securing the rights and interests of the Grantees to or in the servient tenement or any part or parts thereof pursuant to these presents as shall by the Grantees be reasonably required. 计神经 1 rm No. 4, 1/9/67.

Delivered by LANDATA®, timestamp 17/02/2021 15:45 Page 2 of 6 J. Wherever the singular or masculine is used it shall be construed as if the plural feminine or neuter, as the case may be had been used where the context or the party or parties hereto so require and the rest of the sentence shall be construed as if the grammatical and other changes thereby rendered necessary had been made and where more than one Grantor is a party hereto the covenants herein contained shall extend to and bind such Grantors jointly and each of them severally. . . - ---..... x, DATED this eight. 200 day of One thousand nine hundred and sixty SIGNED by the said MARCELLO ANTONELLO in Victoria in the presence of: SIGNED by the said MARIA ANTONELLO in Victoria in the presence of: EXECUTED by ESSO EXPLORATION AND PRODUCTION AUSTRALIA INC. by being SIGNED SEALED' AND DELIVERED in Victoria by JAMES EUGENE PIANTA its attorney under Power Number المعتقد مع المعتقد ال NNT Jui EXECUTED by HEMATITE-PETROLEUM PROPRIETARY LIMITED by being SIGNED SEALED AND DELIVERED in COLINPARKER Victoria by its attorney under Power Number 160324 in the presence of EBa nett ENCUMBRANCES REFERRED TO: Any easements affecting the same. being the d_land_hereba under Mortgage Numl to the above Creation taking priority over th Restrictiv DISTRIBUTION: Original — Office of Titles. 1st Copy — Cons't Div. for Company. 2nd Copy — R/W Agent. 3rd Copy — Landowner. 4th Copy — Solicitor. Form No. 4, 1-9-67.

| RIGHT-OF-WAY EASEMENT REQUIRED FOR PIPELINE | |
|---|--|
| OWNER MARCELLO ANTONELLO & MARIA AN | NTONELLO |
| ADDRESS BUFFALO RIVER, MYRTLEFORD | |
| CROWN ALLOTMENT 26F PARISH OF TRARALGON Certificate of Title VOLUME 8617 FOLIO 660 Area 1:96550 AC. 1 A. 3 R. 34 4/10 P. | COUNTY OF BULN BULN Scale: 8 CHAINS to an inch Measurements are in LINKS |
| · | |
| | COLOUR CODE |
| · · · · · · · · · · · · · · · · · · · | Y=Yellow O=Orange BR=Brown G=Green R=Red BL=Blue P=Purple H=Hatched CH=Cross Hatched |
| | 90° 00' (3472 · 3) (33' ((33' ((3))))))))))))))))))))))))))))))))))) |
| BLR 2 2 1217 | 5 St A. Parke |
| 270° I certify that this plan has been made by me. agrees with title, is mathematically correct and the easement being created has been reasonably located in accordance with title position. | 9' 30" X M. Charlough |
| SURVEYORS J. A. GANNON & ASSOCIATES in association with CULLIVER & SIM Gamma | RIGHT-OF-WAY OR EASEMENT NUMBER TR - 369 |





Delivered by LANDATA®, timestamp 17/02/2021 15:45 Page 6 of 6 2 To the Registrar of Titles, lease register this Creation of Easement and on completion eturn Crown Grant Volume 8617 Folio 660 to AMBROSE, NOMES & 89. Please đ AMBROSE, RICHES & CO. . ambrose . Riches & bo ... A memorandum of the within instrument has been entered in the Register Book. سند سند ا N.W.O. ESSO EXPLORATION AND PRODUCTION AUSTRALIA INC. A HEMATITE PETROLEUM PROPRIETARY LIMITED CREATION OF EASEMENT TR-369 Solicitors 447 Collins Street, Melbourne, 3000. and MARIA ANTONELLO ARTHUR ROBINSON & CO. MARCELLO ANTONELLO 5 AND



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REGISTER SEARCH STATEMENT (Title Search) Transfer of Page 1 of 2 Land Act 1958

VOLUME 10150 FOLIO 467

Security no : 124088181928G Produced 17/02/2021 03:46 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 329021J. PARENT TITLES : Volume 07359 Folio 771 Volume 08461 Folio 326 Created by instrument PS329021J 05/01/1994

REGISTERED PROPRIETOR

Estate Fee Simple Sole Proprietor DENIS HOWARD BRADY of 40 TRISTANIA DRIVE TRARALGON VIC 3844 AE360920N 18/05/2006

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT (as to whole or part of the land) in instrument D382326

CAVEAT AQ145351Y 15/08/2017 Caveator GIPPSLAND DEVELOPMENT GROUP PTY LTD ACN: 610506164 Grounds of Claim AGREEMENT WITH THE FOLLOWING PARTIES AND DATE. Parties THE REGISTERED PROPRIETOR(S) Date 15/08/2017 Estate or Interest FREEHOLD ESTATE Prohibition ABSOLUTELY Lodged by HORSEMAN SIM PTY LTD Notices to HORSEMAN SIM of 154 COMMERCIAL ROAD MORWELL VIC 3840

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS329021J FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 50 GLENDALE ROAD TRARALGON VIC 3844

Title 10150/467

Page 1 of 2



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| REGISTER | SEARCH | STATEMENT | (Title | Search) | Transfer | of | Page 2 of 2 |
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| Land Act | 1958 | | | | | | |

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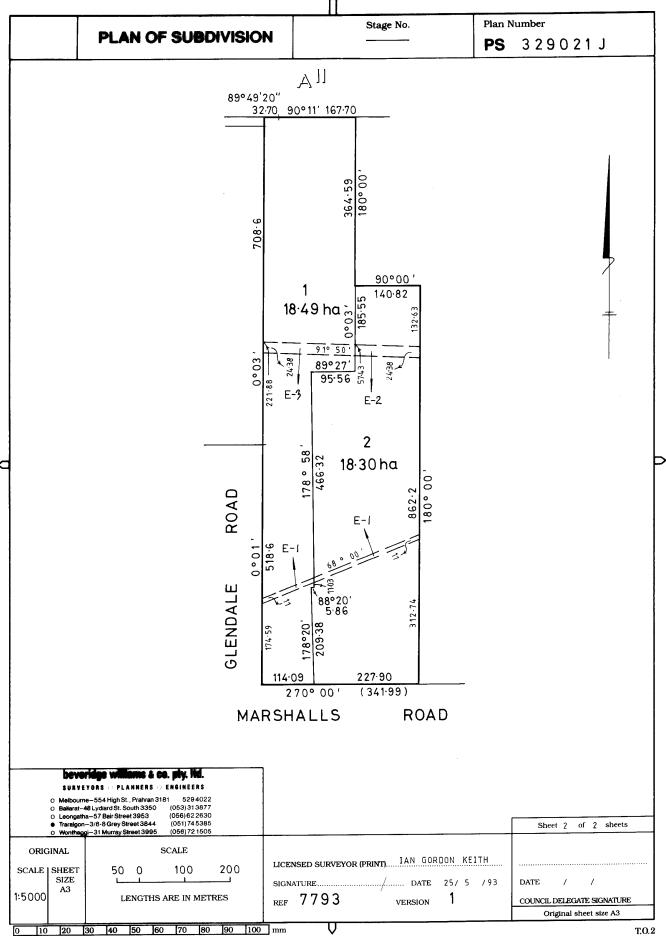
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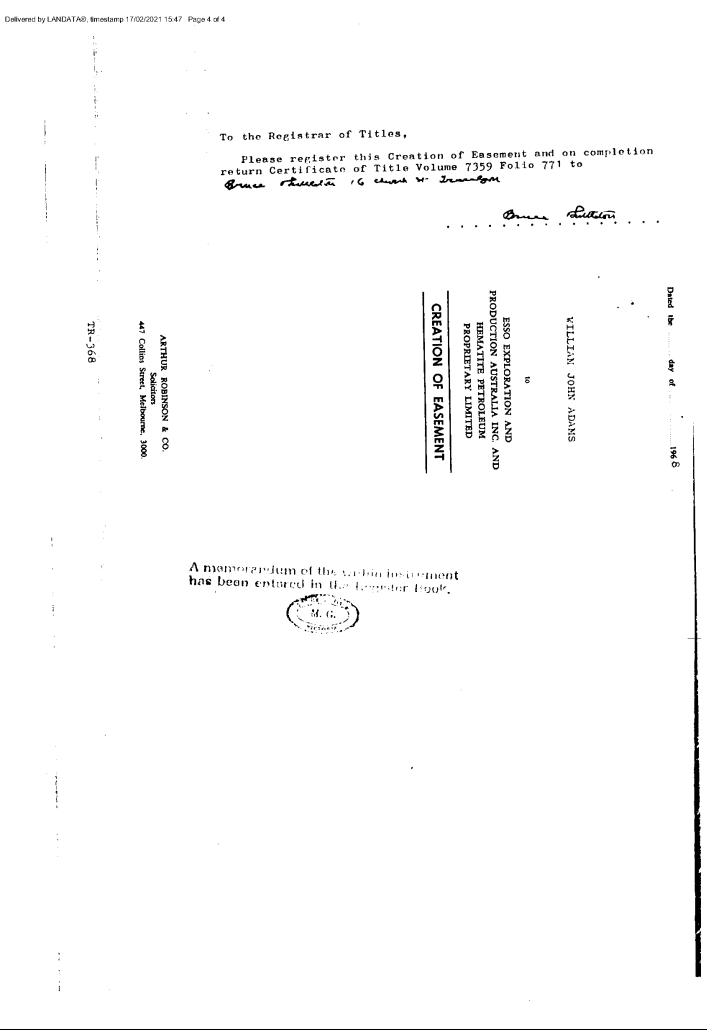
0382326 60 D352326 ler 出了 10-56 342325 WY-6-69 PENELS ARTHUR ROBINSON & CO. PAID VICTORIA CIT / :16 11 5121 1.1 CREATION OF EASEMENT ્યત હ્ય I WILLIAM JOHN ADAMS of 20 Ethel Street Traralgon Farmer (bereinafter called "the Grantor") being registered as the proprietor of an estate in fee simple in the land secondly berein-after described subject to the encumbrances notified bereunder in consideration of the sum of 8 88.95 paid to me of the described subject to the encumbrances notified bereunder in consideration of the sum of 8 88.95 paid to me DO HEREBY TRANSFER and GRANT unlo ESSO EXFLORATION AND PRODUCTION AUSTRALIA INC. of 380 Lonsdale Street Melbourne and HEMATHIE PETROLEUM FROPRIETARY LIMITED of 500 Bourke Street Melbourne and their transferees in feessinge the registered proprietors for the time being of ALL THOSE pieces of land and their strafferes in Folio 887 Volume 8718 Folio 882 Volume 8718 Folio 883 Volume 8718 Folio 886 Volume 8718 Folio 887 Volume 8718 Folio 882 Volume 8718 Folio 883 Volume 8718 Folio 886 Volume 8718 He Grantees") at all times bereafter the full and free likerty and right, as appurtenant to the land comprised in the suid Certificates of Title (which lands are hereinafter referred to as the "dominant tene-ment"), on over under and through ALL THAT piece of land declineated and coloured bulk on the plan annexed hereto (hereinafter referred to as the "servient tenement") being part of Lot 7 Block 2 on Plan of Subdivision Number 4847 being part of Crown Pre-emptive Section A Parish of Traralgon and boing part of the land more particularly described in Certificate of Title Volume 7359 Folio 771 , I WILLIAM JOHN ADAMS of 20 Ethel Street Traralgon Farmer to lay down, construct, change the size and number of, operate, maintain, inspect, patrol (including aerial patrol), alter, remove, replace, reconstruct and/or repair one or more pipelines designed to convey or conveying oil and other liquid or gaseous hydrocarbons, natural and artificial gas and any products or by-products thereof and any other substance which may be transported by pipeline together with all the works of the Grantees useful in connection with or incidental to their under-taking including but without limiting the generality of the foregoing all such communication and power systems (including pole lines), drips, valves, valve chambers, manboles, inspection pits, fittings, meters, connections and all other equipment and appurtenances whether or not similar to the foregoing as may be useful or convenient in connection therewith or inciden-tal thereto (hereinafter called "the Grantees" appliances") and together with the right for the Grantest and their surveyors, engineers, servants, agents, licensees, contractors, sub-contractors and others authorised by them (hereinafter called "the Grantest application") and the interview of the surveyors and others authorised by them (hereinafter called "the Grantest application"). Clix Gewont 7359.771 / to 8118 882 3 mil 8118 Sel 9 int] (1) to enter upon and remain pass and repass on and over the servient tenement for all or any of the purposes aforesaid χ^{\pm} and with or without vehicles, plant and equipment of any description; shall consider necessary or desirable. And the Grantor for himself his beirs executors administrators and assigns registered proprietor or proprietors of the servient tenement and every part thereof hereby covenants with the Grantees and each of them to the extent that the burden of this covenant may run with and bind the servient and every part thereof and that the benefit thereine may be annexed to and run with the dominant tenement that the Grantor shall not without the prior written consent of the Grantees plant or permit to be planted any trees or shrubs on the servient tenement or any part thereof any pit, well, foundation, pavement or other structure or installation nor shall the Grantor shell ervient tenement or other structure or installation nor shall the Grantor shell covers the disturbed of disturbed (other then by the processes of nature) the present grades and cours of the servient tenement subject always to and so as not to interfere with the rights and privileges hereby granted and conferred upon the Grantees. 6.60 Jo The Grantor and the Grantees hereby mutually covenant and agree one with the other of them as follows f au stile A. The consideration hereinbefore mentioned is acknowledged by the Grantor to be in full satisfaction of all moneys payable for the granting of this easement in favour of the Grantees. payable for the granting of this easement in favour of the Oranteea.
B. The Grantees will compensate the Grantor for damage done from and after the date this instrument ahall have been delivered to the Grantees to the Grantor's crops, timber, pasture lands, live stock, improvements and other property on the servicint tenement or any land of the Grantor adjacent thereto by reason of the exercise of the rights hereinbefore granted.
In the event of any difference arising between the Grantor and the Grantees as to the amount of such compensation takes the Grantor shall include compensation for damage done to the crops, timber, pasture lands, live stock, improvements and other property on the servicint tenement or any land of the Grantor sdjacent thereto in which any tenant, sharefarmer or other person has any interest and the Grantor and the Grantees in the performance of their rights under this easement.
C. The Grantee that are available as a senter and toil grant tend whiert in and whiert to the restrictions berindefore compared to the grantees in the performance of the in rights under this easement. 7/69 -1-23-69 C. The Grantees shall as soon as weather and soil conditions permit and subject to the restrictions hereinbefore con-tained and insofar as it is practicable so to do bury and maintain all pipelines so as not to interfere unreasonably with the use of the servient tenement. -3 0 D. Notwithstanding any rule of law or equity the pipes (which term shall include all pipelines and the Grantees' appli-ances) brought onto laid or erected upon or buried in or under the servient tenement by the Grantees shall at all times remain the property of the Grantees and their assigns notwithstanding that the same may be annexed or affixed to the free-hold and shall at any time and from time to time be removable in whole or in part by the Grantees and their assigns. 41 E. Unless otherwise agreed by the Grantor and the Grantees upon the discontinuance of the use of the servient tene-ment by the Grantees the Grantees may at their option leave the pipe or any part thereof and the Grantees appliances in the ground but if the Grantees damage the property of the Grantor during the removal of the pipe or appliances then the Grantees will compensate the Grantor upon the terms and in the manner contained in Clause B bereof. N U) Erel X 13 F. The Grantees performing and observing the covenants, and conditions on their part to be observed and performed shall and may peacefully hold and enjoy the rights, libertles, privileges and easement hereby granted without hindrance, molestation or interference on the part of the Grantor or of any person firm or corporation claiming by through under or in trust for the Grantor. 13 G. All notices to be given bereunder may be given by prepaid registered or certified letter addressed to the Grantor by being forwarded to the registered proprietor for the time being at his latest address shown in the Register Book and to the Grantees at 380 Londsale Street Melbourne or such other address as the Grantor and Grantees may respectively from lime to time designate in writing and any such notice shall be deemed to have been given to and received by the addresse on the third day following that on which the same is posted. -H. Neither this instrument nor anything berein contained shall affect or prejudice the rights of the Grantees or the Grantees' associates under the Pipelines Act 1967 or under any consent granted pursuant to Section 9 (2) of the said Act or under any permit granted pursuant to Section 12 of the said Act or any written permission given pursuant to Section 22 (1) of the said Act or any other rights of the Grantees under the said Act. -- , I. The Grantor will execute every such deed, instrument or assurance and do every such thing for further or more effectively securing the rights and interests of the Grantees to or in the servient tenement or any part or parts thereof pursuant to these presents as shall by the Grantees be reasonably required. Form No. 4, 1/9/67. ***2-50

Delivered by LANDATA®, timestamp 17/02/2021 15:47 Page 2 of 4 J. Wherever the singular or masculine is used it shall be construed as if the plural feminine or neuter, as the case may be had been used where the context or the party or parties hereto so require and the rest of the sentence shall be construed as if the grammatical and other changes thereby rendered necessary had been made and where more than one Orantor is a party hereto the covenants herein contained shall extend to and bind such Grantors jointly and each of them severally. One thousand nine hundred and sixtyday of Dicemps DATED this ROIL eight. SIGNED by the said WILLIAM JOHN ADAMS W.J. Adams in Victoria in the presence of: 6.49.62-2-SIGNED by the said in Victoria in the presence of: J. C. Prainter B. L. Parken EXECUTED by ESSO EXPLORATION AND PRODUCTION AUSTRALIA INC. by being SIGNED SEALED AND DELIVERED in Victoria by TAMES EUGENE PIANTA_ its attorney under Power Number attorney in the presence of: EXECUTED by HEMATITE PETROLEUM PROPRIETARY LIMITED by being SIGNED SEALED AND DELIVERED in Victoria by COLIN LIVING STONE PARKER its attorney under Power Number 160324 in the presence of ENCUMBRANCES REFERRED TO: Nil. Mortgage being the d land hereby consen t of part of the this Creation of under Mortgage Number in the Regi to the above Creation of Easement and Restrictive Covenant taking priority over the said Mortgage and ib an endorsement and Restrictive DISTRIBUTION: Original — Office of Titles. Ist Copy — Cons't Div. for Company. 2nd Copy — R/W Agent. 3rd Copy — Landowner. 4th Copy — Solicitor. Form No. 4, 1-9-67.

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| | RIGHT-OF-WAY EASEM | |
|--|----------------------|---|
| OWNER WILLIAM | JOHN ADAMS | |
| ADDRESS TRARALGO | N | |
| PART OF CROWN P | RE-EMPTIVE SECTION A | |
| PARISH OF TRARAL | _ | COUNTY OF BULN BULN 71 Scale: 8 CHAINS to an Inch |
| Certificate of Title VC Area 1-2120 | | Measurements are in LINKS |
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| | | I certify that this plan has been made by me agr |
| | | with title is mathematically correct and the ease of being created has been reasonably located in accordance |
| | | with title position. |
| | | Date 30/ 6 14.3 |
| | | · ^ ^ ^ ^ ^ |
| | × | G. L. Varker. |
| | 1000 270 • 0' | - OB Pranta |
| | de tra | V. L. Parker. J. E. Pranta W. J. Adams. |
| | | W.J. Adams. |
| CLIDUCYOPA | | RIGHT-OF-WAY OR |
| SURVEYORS | ORINTER | EASEMENT NUMBER |

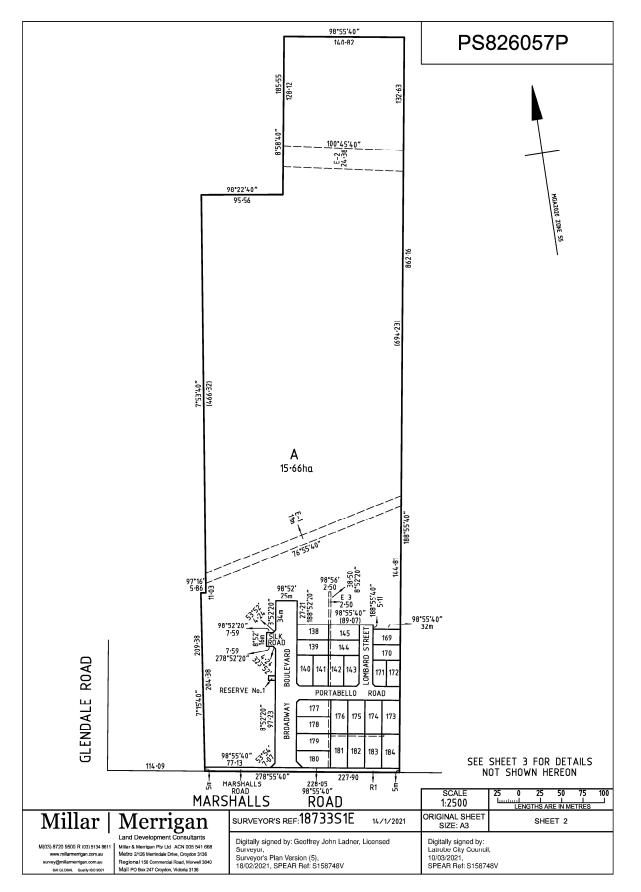


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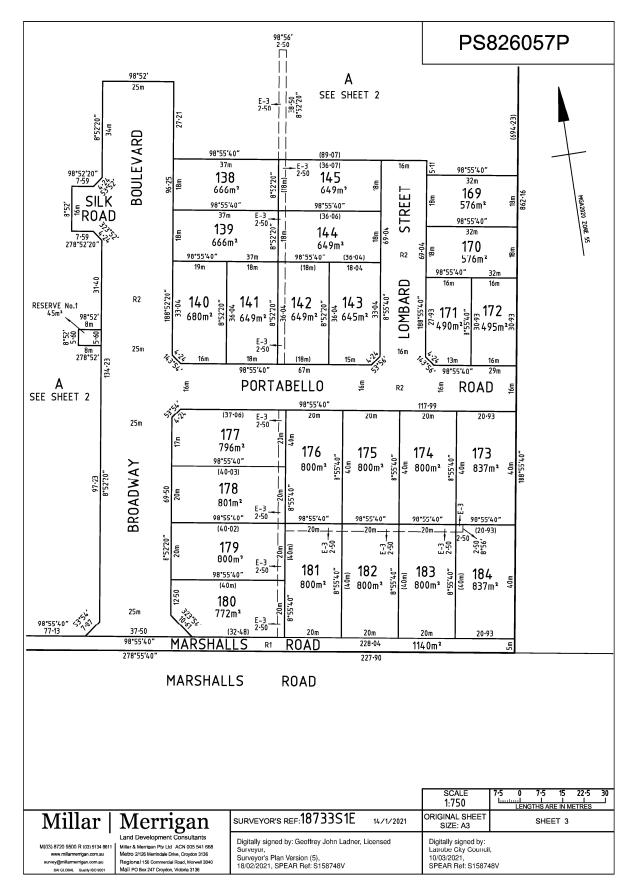
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| PLA | N OF SUBDIVIS | SION | EDIT | ION 1 | PS8 | 326057P | |
|--|--|---------------------|--------------------------|-------------------------------|--|--|---|
| LOCATION O | | | Council Nam | e: Latrobe City Co | uncil | | |
| PARISH: TRARALGON | | | | | rence Number: 20 mit Reference: 20 rence Number: S1 | 20/43/CRT3 16/197 | |
| DADT OF TRAD | ALCON FACT ODE ENDING | DICUT | Certification | | | | |
| SECTION A | ALGON EAST PRE-EMPTIVE | RIGHT | | This plan is c Public Open | | tion 6 of the Subdivision <i>i</i> | Act 1988 |
| TITLE REFEREN | CE: VOL.10150 FOL.468 | | | A requiremer has not been | | pace under section 18 of | f the Subdivision Act 1988 |
| LAST PLAN REF | ERENCE: PS329021J LOT 2 | | | | ed by: Lucy Lane f f Compliance issu | or Latrobe City Council o ued: 09/08/2021 | n 10/03/2021 |
| POSTAL ADDRE | | - | | | | | |
| MGA CO-ORDINA (at approx centre of la in plan) | | ZONE: 55 GDA2020 | i | | | | |
| VEST | ING OF ROADS AND/OR RI | ESERVES | ; | | | NOTATIONS | ; |
| IDENTIFIER | COUNCIL/BOD | //PERSON | | LOTS 1 TO 1 | 37 & 146 TO 168 | B HAVE BEEN OMITTED | |
| ROAD R1 & R RESERVE №. | | PTY LTD | | | | | |
| | NOTATIONS | | | | | | |
| DEPTH LIMITATION | | | | | | | |
| SURVEY: This plan | n is based on survey | | | | | | |
| STAGING This is not a staged s | ubdivision. | | | | | | |
| Planning Permit No. 2 | 2016/197 | | | | | | |
| This survey has been | connected to permanent marks No(s). | 101, 279, 280, | 488 | | | | |
| In Proclaimed Survey | Area No | | | AREA OF LA No. OF LOTS | ND IN THE PLAN & AREA: | : 18-30ha 24 LOTS - 1-703ha 1 BALANCE LOT - 19 2 ROADS - 9347m ² RESERVE - 45m ² | 5·66ha |
| | | EAS | SEMENT I | NFORMAT | | | |
| LEGEND: A - Appu | Irtenant Easement E - Encumbering E | | | ng Easement (F | | | |
| | | | | | | | |
| Easement Reference | Purpose Width (Metres) | | | igin | | Land Benefited/ | 'In Favour Of |
| E-1 | | | | SECTION 103B | | | |
| E-2 | PIPELINE PURPOSES | 24-38 | C/E (| 0285661 | 1 VOL.8718 FOLs.882 to 889, VOL.5992 FOL.297, VOL.8727 FOL.4 | | |
| E-3 | PIPELINE OR ANCILLARY PURPOSES 2:50 THIS PLAN OF THE W. | | THIS PLAN - OF THE WA | - SECTION 136 TER ACT 1989 | CENT | RAL GIPPSLAND REGIO | IN WATER CORPORATION |
| | | | | | | | |
| Millar | r Merrigan | SURVEYOR | 's REF:187 | 33S1E | 14/1/2021 | ORIGINAL SHEET SIZE: A3 | SHEET 1 OF 3 |
| Millar Merrigan M(03) 6720 9500 R (03) 1514 6511 www.millarmerigan.com.au avvrg@millarmerigan.com.au avvrg@millarmerigan.com.au evvrg@m | | | | | icensed | PLAN REGI TIME: 11:5: IT | STERED 5 am DATE: 13 / 08 / 2021 egistrar of Titles |

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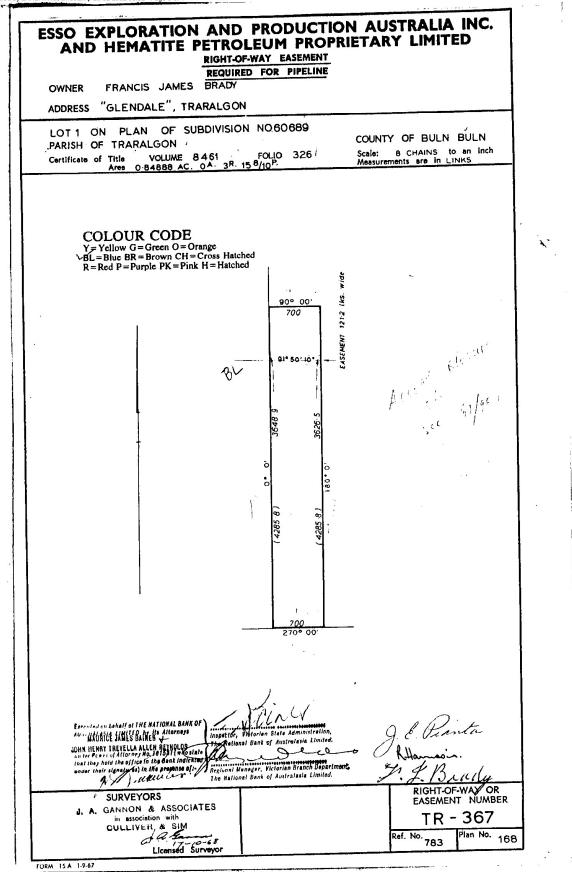


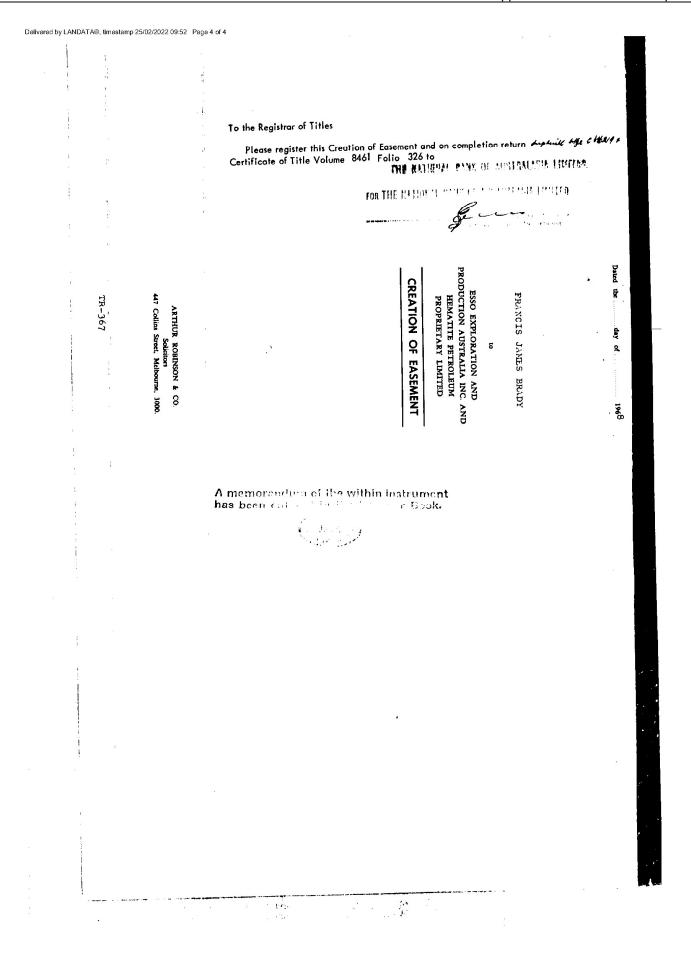
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0285661 10.00 D285661 0285664 - La La La N)XQOFRIT 10-3 ABTHUR ROBINSON & CO. 39028 川田-7-09 CREATION OF EASEMENT I FRANCIS JAMES BRADY of "Glendale" Traralgon Farmer (bereinafter called "the Grantor") being registered as the proprietor of an estate in fee simple in the land secondly herein-after described subject to the encumbrances notified hereunder in consideration of the sum of \$62.20 to 100 to 100 the second secon λ. ision Number 60689 Parish of Traralgon and being part of the land more particularly described in Certificate of Title Volume 8461 Folio 326 to lay down, construct, change the size and number of, operate, maintain, inspect, patrol (including aerial patrol), alter, remove, replace, reconstruct and/or repair one or more pipelines designed to convey or conveying oil and olber liquid or genous hydrocarbons, natural and artificial gas and non products or by-products thereof sed any other substance which may be transported by pipeline together with all the works of the Grantees useful in connection with or incidental to their under-taking including but without limiting the generality of the foregoing all such commut, connections and all other equipment and appurtenances whether or not similar to the foregoing as may be useful with the right for the Grantees and all other super-tal thereto (hereinafter colled "the Grantees") and together with the right for the Grantees and the super-tal thereto servents, agents, licensees, contractors, sub-contractors and others authorised by them (hereinafter called "the Grantees" and other servents, genomes, contractors, sub-contractors and others authorised by them (hereinafter called "the Grantees" and contractors, sub-contractors, and others authorised by them (hereinafter called "the Grantees" and contractors, sub-contractors, and others authorised by them (hereinafter called "the Grantees" and contractors. to enter upon and remain pass and repass on and over the servient tenement for all or any of the purposes aforesaid and with or without vehicles, plant and equipment of any description; (2) to clear the servient tenement and cut and remove timber. trees, undergrowth, crops and fences and construct and maintain gates in fences crossing the servient tenement and the other adjacent land of the Grantor as the Grantees shall consider necessary or desirable. C/E with loverant And the Grantor for himself his heirs executors administrators and assigns registered proprietor or proprietors of the servient tenement and every part theretof berroky coverants with the Grantees and each of them to the extent that the burden of this covernant may part heretof berroky coverants with the Grantees and each of them to the extent that the burden of this covernant may part heretof berroky coverants with the Grantees and each of them to the extent that the burden there of any bar the dominant tenement that the Grantor shall not without the prior written consent of the Grantees are determined any trees of shrubs on the servient tenement or excavate, drill, installed or erected on or under the servient tenement or any part thereof any pit, well, foundation, parement on other structure or installation nor shall the Grante alter of disturb or permit to be faitured (utree) the present grades and contours of the servient tenement but otherwise the Grantor shall have the right fully to use and enjoy the servient tenement subject always to and so as not to interfere with the rights and privileges bereby granted and conferred upon the Grantees. 8461-326 PA 10 8118 882 S718 - 883 1 S716 - 886 1 S716 - 886 1 S718 - 587 The Grantor and the Grantees hereby mutually covenant and agree one with the other of them as follows:-8718 - 888 8718 - 889 5382 - 297 8727 - 448 All A. The consideration hereinbefore mentioned is acknowledged by the Grantor to be in full satisfaction of all moneys payable for the granting of this easement in favour of the Grantees. payable for the granting of this easement in favour of the Grantees. B. The Grantees will compensate the Grantor for damage done from and after the date this instrument shall have been delivered to the Grantees to the Grantor's crops, limber, pasture lands, live stock, improvements and other property on the servient tenement or any land of the Grantor adjacent thereto by reason of the exercise of the input hereinbefore granted. In the even to fany difference arising between the Grantor at the Granter as to the amount of such compensation the same shall be determined in the manner provided in the Arbitration Act 1938. Any compensation paid by the Grantees to the Granter shall include compensation for damage done to the crops, limber, pasture lands, live stock, improvements and other property on the servient tenement or any land of the Grantees to indemnify the Grantees may have done to the craps, timber, pasture lands, they stock, inprovements and other property on the servient tenement or any land of the Grantee against any claim by any such tenant, sharefarmer or other person for any gamage done by the Grantees in the performance of their rights under this easement. i 11ak 2010 CT Jillion C. The Grantees shall as soon as weather and soil conditions permit and subject to the restrictions hereinbefore con-tained and insofar as it is practicable so to do bury and maintain all pipelines so as not to interfere unreasonably with the use of the servient tenement. Endle. D. 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Delivered by LANDATA®, timestamp 25/02/2022 09:52 Page 2 of 4 Wherever the singular or masculine is used it shall be construed as if the plural feminine or neuter, as the case may be een used where the context or the party or parties hereto so require and the rest of the sentence shall be construed as grammatical and other changes thereby rendered necessary had been made and where more than one Grantor is a hereto the covenants herein contained shall extend to and bind such Grantors jointly and each of them severally. One thousand nine hundred and sixty-2etis day of Drepribas DATED this eight. SIGNED by the said FRANCIS JAMES BRADY F.L. Budy in Victoria in the presence of My ban SIGNED by the said the Victoria in the presence of: EXECUTED by ESSO EXPLORATION AND PRODUCTION ŀ AUSTRALIA INC. by being SIGNED SEALED AND DELIVERED in Victoria by Chames Equence Hoarto 16/348 its attorney under Power Number 156024 in the presence of: la EXECUTED by HEMATITE PETROLEUM PROPRIETARY Rettomasin. LIMITED by being SIGNED SEALED AND DELIVERED in Victoria by ROSS PL DIMAR 14ARRISON its attorney under Power Number 160324 in the presence of C. U. R. Bucks ENCUMBRANCES REFERRED TO: Mortgage Number C696219 in the Register Book. < THE NATIONAL BANK OF AUSTRALASIA LIMITED of 271-285 Collins Street being the Mortgagee under Mortgage Number C696219 in the Register Book of part of the abovementioned land hereby consent to the above Creation of Easement and Restrictive Covenant and to this Creation of Easement and Restrictive Covenant taking priority over the said Mortgage and to an endowend of the said to the said Mortgage. ng priority over the said Morigage and to Executed on behalf of the NATIONAL BARK OF AUSTRALASIA LIMITED by its Attorneys MACINIC MARKS BAINLES TODA MITTER SAINLES TODA MITTER THE CLARACTER REINFOLD Inder Miner of Attorney No. 1055/the bastane Inder Miner of Attorney No. 1055/the bastane Inder Miner of Attorney No. 1055/the bastane Inder Miner Status for the Bastanes Inder Miner Status for the presence of the Attorney No. 1055/the bastanes Inder Miner Status for the presence of the Miner Miner Status for the Status for the Status Miner Miner Status for the Status for the Status for the Miner Status for the Status for the Status for the Miner Status for the Status for the Status for the Status for the Miner Status for the Status for the Status for the Status for the Miner Status for the Status for the Status for the Status for the Miner Status for the Status for the Status for the Status for the Miner Status for the Status for the Status for the Status for the Miner Status for the S N of Australas. a Limited. al Bunk 1ha A 1 200 VRegional Managor, Victorian Branch Departmenty The National Bank of Australaxia Limited. DISTRIBUTION: Original — Office of Titles. Ist Copy — Cons't Div. for Company. 2nd Copy — R/W Agent. 3rd Copy — Landowner. 4th Copy — Solicitor. Form No. 4, 1-9-67. ħ

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| Lodger Code | 18776H | | | | | |
| Name | HARWOOD ANDREWS | | | | | |
| Address | | | | | | |
| Lodger Box Phone | | | | | | |
| Email | | | | | | |
| Reference | 7cmm:22003689 | | | | | |
| | APPLICATION TO RECORD | O AN INSTRUMENT | | | | |
| Jurisdiction | VICTORIA | | | | | |
| searchable registers and | m is collected under statutory authority | and used for the purpose of main | ntaining publicly | | | |
| Estate and/or Interest FEE SIMPLE | | | | | | |
| Land Title Reference 12324/522 | | | | | | |
| Instrument and/or legis RECORD - AGREEMEN Planning & Environment | F - SECTION 173 | | | | | |
| Applicant(s) | | | | | | |
| Name | LATROBE CITY COUNCIL | | | | | |
| Address | | | | | | |
| Street Number | 141 | | | | | |
| Street Name | COMMERCIAL | | | | | |
| Street Type | | | | | | |
| Locality MORWELL | | | | | | |

Additional Details

State Postcode

Reference :7cmm:22003689 LAND USE VICTORIA, 2 Lonsdale Street Melbourne Victoria 3000 GPO Box 527 Melbourne VIC 3001, DX 250639 ABN 90 719 052 204

VIC

3840

AU872509X Page 1 of 2





Electronic Instrument Statement

Refer Image Instrument

The applicant requests the recording of this Instrument in the Register.

Execution

- The Certifier has taken reasonable steps to verify the identity of the applicant or his, her or its administrator or attorney.
- 2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
- 3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
- 4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

| Executed on behalf of | LATROBE CITY COUNCIL |
|-----------------------|---------------------------------|
| Signer Name | CLARE MARGARET MCKENNA |
| Signer Organisation | THE LANTERN LEGAL GROUP PTY LTD |
| Signer Role | LAW PRACTICE |
| Execution Date | 01 OCTOBER 2021 |
| | |

File Notes: NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.

Reference :7cmm:22003689 LAND USE VICTORIA, 2 Lonsdale Street Melbourne Victoria 3000 GPO Box 527 Melbourne VIC 3001, DX 250639 ABN 90 719 052 204 AU872509X Page 2 of 2





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SECTION 173 AGREEMENT PLANNING AND ENVIRONMENT ACT 1987

LATROBE CITY COUNCIL Council

- and -GIPPSLAND DEVELOPMENT GROUP PTY LTD ACN 610 506 164 Registered Land Owner

in relation to land at:

110 MARSHALLS ROAD, TRARALGON

Aaron Shrimpton: 22003689 Aaron Shiringuon 22003033 Aanood Andrews ABN 98 076 868 034 70 Cheringhap Street, Geelong 3220, Victoria, Australia DX 22019 Geolong PO Box 101 Geelong Vic 3220

Telephone: 03 5225 5225 Facsimile: 03 5225 5222

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This agreement is made the SH day of September 2021

PARTIES:

Latrobe City Council of 141 Commercial Road, Morwell, Victoria, 3840

(Council)

 Gippsland Development Group Pty Ltd ACN 610 506 164 of Tyrrell Partners 57 Temple Street, Heyfield, Victoria, 3858

(Owner)

RECITALS:

- R.1. The Owner is or is entitled to be the registered proprietor of the Land.
- R.2. Council is the Responsible Authority under the Act for the Land.
- R.3. The Land is in the Traralgon North residential growth area. The DPO7 and the DP apply to the Land.
- R.4. In accordance with requirements in clause 3.0 of the DPO7, the DP sets out the contribution required from individual land owners within the area covered by the DPO7 and DP to fund specified acquisition of land and provision of infrastructure and services required as a result of development of the area.
- R.5. Council has issued the Permit for the Land. In accordance with clause 2.0 of the DPO7, the Permit requires the Owner to enter into this Agreement to provide for payment of a contribution to fund the infrastructure and services set out in the DP in accordance with the DP.
- R.6. The DP provides that, subject to Council's agreement, the Owner may provide infrastructure or land identified in the DP and receive a Credit.
- R.7. This Agreement is entered into between Council and the Owner pursuant to section 173 of the Act in order to:
 - a. satisfy the requirements of the Permit;
 - b. set out the obligations of the Owner to pay the DIL or, in lieu of payment, provide the land or works specified in this Agreement that Council has agreed to accept in full or partial satisfaction of the obligation to pay DIL on the terms set out in this Agreement;
 - c. set out the obligations of the Owner to pay the CIL;
 - d. set out the obligations of the Owner to transfer the Open Space Land to Council; and
 - e. achieve and advance the objectives of planning in Victoria and the objectives of the Planning Scheme in respect of the Land.
- R.8. All Mortgagees or Caveators have consented to this Agreement.

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- 2 -

IT IS AGREED AS FOLLOWS:

1. DEFINITIONS

In this Agreement unless inconsistent with the context or subject matter:

- 1.1. Act means the Planning and Environment Act 1987 (Vic).
- 1.2. Agreement means this Agreement and any agreement executed by the Parties varying or expressed to be supplemental to this Agreement.
- 1.3. **Caveator** means the caveator identified in item 4 of Schedule 1.
- 1.4. Certificate of Practical Completion means a written certificate prepared by Council stating that the DP Construction Project has been completed to the satisfaction of Council.
- 1.5. **Council** means Latrobe City Council or its successor as the authority responsible for administering and enforcing the Planning Scheme and includes its agents, officers, employees, servants, workers and contractors.
- 1.6. **Construction Index** means the building price index published in the latest edition of Rawlinson's Australian Construction Handbook and in the event that this index is no longer available then the Council will nominate a replacement index.
- 1.7. **Civil Maintenance Bond** means an irrevocable unconditional bank guarantee from a financial institution approved by Council or other form of security to the satisfaction of Council, in favour of Council, for the amount specified in item 6 of Schedule 1 to secure maintenance of the DP Construction Project.
- 1.8. **Civil Maintenance Period** means the period specified in item 5 of Schedule 1 from the issue of a Certificate of Practical Completion for a DP Construction Project.
- 1.9. Credit means a credit for a DP Construction Project or DP Land Project against the Owner's liability to pay DIL, in the amount specified in Column C in Schedule 2 subject to indexation in accordance with clause 3.3.
- 1.10. CIL means the community infrastructure levy required to be paid at \$900 per Residential Lot, or such higher amount specified in the DP.
- 1.11. DP means the Traralgon North Development Plan and Development Contributions Plan – Final Report prepared by Planisphere dated November 2015, or such later version of this document approved by Council.
- 1.12. **DP Construction Project** means a project for the construction of infrastructure identified in the DP Construction Project Table in Schedule 2, which comprises such part of the construction project included in the DP and identified in Column A of Schedule 2 as described in Column B of Schedule 2.
- 1.13. **DP Land Project** means the provision of land identified in the DP Land Project Table in Schedule 2, which comprises such part of the land project included in the DP and identified in Column A of Schedule 2 as described in Column B of Schedule 2.
- 1.14. **DP Levy** means the DP Levy required to be paid in respect of the Land in accordance with the DP, payable at the rate identified in item 7 of Schedule 1 subject to indexation in accordance with clause 3.3 of this Agreement.
- 1.15. DIL means the DP Levy and Drainage Levy.

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- 3 -

- 1.16. **DPO7** means Schedule 7 to the Development Plan Overlay Traralgon North Residential Growth Area.
- 1.17. **Drainage Levy** means the drainage levy required to be paid in respect of the Land in accordance with the DP, payable at the rate identified in item 8 of Schedule 1 subject to indexation in accordance with clause 3.3 of this Agreement.
- 1.18. Endorsed Plans means the plans endorsed under the Permit.
- 1.19. **GST** means the *New Tax System (Goods and Services Tax) Act 1999 (Cth)* as amended from time to time.
- 1.20. **GST Regulations** means the *New Tax System* (Goods and Services Tax) *Regulations* 1999 (*Cth*) as amended from time to time.
- 1.21. Land means the land identified in item 1 of Schedule 1 and includes any lots created by the subdivision of the Land or any part of it.
- 1.22. Land Index means the annual change in the value of land projects identified in the DP as determined by the valuer appointed by Council pursuant to the DP.
- 1.23. Localised Infrastructure means works, services or facilities necessitated by the subdivision or development of the Land including but not limited to provision of utility services such as water supply, stormwater drainage, sewerage, gas and electricity services, telecommunications infrastructure and local road, bridges, culverts and other water crossings, any required associated traffic control measures and devices. For the purposes of this Agreement, localised infrastructure does not include the infrastructure required in accordance with the DP or other infrastructure that is in the nature of regional or state infrastructure.
- 1.24. **Mortgagee** means the person or persons registered or entitled from time to time to be registered by the Registrar of Titles as Mortgagee of the Land or any part of it.
- 1.25. Net Developable Area has the meaning identified in the DP.
- 1.26. **Owner** means the person or persons registered or entitled from time to time to be registered by the Registrar of Titles as the proprietor or proprietors of an estate in fee simple of the Land or any part of it, and includes a Mortgagee in possession.
- 1.27. **Party** or **Parties** means the Owner and the Council under this Agreement as appropriate.
- 1.28. **Passive Open Space Land** means land for passive open space provided by the Owner to Council in accordance with the DP and Endorsed Plans.
- 1.29. **Plan of Subdivision** means a plan showing the subdivision of the Land which creates an additional lot which can be disposed of separately or which can be re-subdivided.
- 1.30. Permit means the planning permit identified in item 2 of Schedule 1, as amended from time to time.
- 1.31. **Planning Scheme** means the Latrobe Planning Scheme and any successor instrument or other planning scheme which applies to the Land.
- 1.32. **Residential Lot** means a lot created as a result of the subdivision of the Land which in the opinion of Council is of a size and dimension that it is intended to be developed as a housing lot without further subdivision.
- 1.33. Schedule means a schedule to this Agreement.

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- 4 -

- 1.34. **Stage** is a reference to a stage of subdivision of the Permit as shown on an approved Plan of Subdivision or Endorsed Plan.
- 1.35. **Statement of Compliance** means a statement of compliance issued by Council under the *Subdivision Act* 1988.
- 1.36. **Surplus Credit** means any Credit that has been issued under clause 6.1 of this Agreement that, after the final Stage, has not been applied or exhausted under clauses 6.2 & 6.3.
- 1.37. Tax Act means the *Taxation Administration Act 1953* (Cth) as amended from time to time.

2. INTERPRETATION

In the interpretation of this Agreement unless inconsistent with the context or subject matter:

- 2.1. the singular includes the plural and the plural includes the singular;
- 2.2. a reference to a gender includes a reference to all other genders;
- 2.3. words (including defined expressions) denoting persons will be deemed to include all trusts, bodies and associations, corporate or unincorporated, and vice versa;
- 2.4. a reference to a person includes a reference to a firm, corporation, association or other entity and their successors in law;
- 2.5. a reference to a statute includes any statute amending, consolidating or replacing that statute and includes any subordinate instruments made under that statute;
- 2.6. the Recitals to this Agreement are and will be deemed to form part of this Agreement including any terms defined within the Recitals;
- 2.7. references to the Parties will include their transferees, heirs, assigns, and liquidators, executors and legal personal representatives as the case may be;
- 2.8. reference to a document or agreement includes reference to that document or agreement as changed, novated or replaced from time to time;
- 2.9. where a word or phrase is given a definite meaning in this Agreement, a part of speech or other grammatical form for that word or phrase has a corresponding meaning; and
- 2.10. where a word or phrase is not defined in this Agreement, it has the meaning as defined in the Act, or, if it is not defined in the Act, it has its ordinary meaning.

3. REQUIREMENT TO PAY THE DIL AND CIL

3.1. Payment of the DIL and CIL

At least 21 days prior to the issue of a Statement of Compliance for any Stage and in accordance with the Permit, the Owner must pay:

- 3.1.1. in respect of the land within that Stage, the DIL subject to the Owner's entitlement to a Credit under this Agreement; and
- 3.1.2. in respect of each Residential Lot within the Plan of Subdivision for that Stage, the CIL.

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- 5 -

3.2. Entitlement to a Credit

The Owner agrees that it will be entitled to a Credit for a Stage if the schedule of contributions endorsed under condition 7 of the Permit for that stage identifies that:

- 3.2.1. there is an existing Credit in excess of the DIL liability for that Stage, in which event the Credit will be applied in accordance with clause 6 of this Agreement;
- 3.2.2. there is an existing Credit which is less than the DIL liability for that Stage, in which event the DIL liability will be reduced by the amount of the Credit;
- 3.2.3. the land comprising a DP Land Project will vest in Council upon the issue of a Statement of Compliance for that Stage, in which event the DIL liability will be reduced by the amount of Credit that will accrue upon the issue of the Statement of Compliance for that Stage; or
- 3.2.4. there is a combination of the circumstances described above in clauses 3.2.1, 3.2.2 or 3.2.3.

3.3. Indexation

The Owner agrees:

- 3.3.1. any Credit for a:
 - DP Construction Project will be adjusted annually at 1 July in accordance with the Construction Index, until a Certificate of Practical Completion is issued in respect of the DP Construction Project;
 - (b) DP Land Project will be adjusted annually as at 1 July in accordance with the Land Index, until the DP Land Project is transferred to or vested in Council;
- 3.3.2. the annual adjustment to the Credit outlined in clause 3.3.1 will cease:
 - (a) in respect of a Credit for a DP Construction Project upon the issue of a Certificate of Practical Completion for the DP Construction Project; and
 - (b) in respect of a DP Land Project when the land is transferred to or vested in Council.
- 3.3.3. the Drainage Levy will be adjusted annually as at 1 July in accordance with the Construction Index;
- 3.3.4. the DP Levy will be adjusted by Council each year as at 1 July applying the Construction Index to DP Construction Projects and Land Index to DP Land Projects.

4. DP CONSTRUCTION PROJECTS

4.1. Construction

The Owner agrees with Council that it must construct the DP Construction Projects:

4.1.1. at its own cost;

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- 6 -

- 4.1.2. in accordance with plans and specifications approved by Council;
- 4.1.3. in accordance with the Permit;
- 4.1.4. in compliance with all applicable laws and permits, consents and approvals;
- 4.1.5. within the time specified for the DP Construction Project in column D of Schedule 2 of this Agreement; and
- 4.1.6. to the satisfaction of Council.

4.2. Designs and approval

The Owner agrees that prior to commencing any works for a DP Construction Project, it must, at its own cost:

- 4.2.1. prepare plans and specifications for the DP Construction Project and submit those plans and specifications to Council for its approval; and
- 4.2.2. obtain all necessary permits, consents and approvals for the DP Construction Project.

4.3. Maintenance of DP Construction Projects

The Owner agrees that it must:

(C)

- 4.3.1. prior to the issue of a Certificate of Practical Completion for a DP Construction Project, provide the following to Council:
 - a copy of as-built plans and any maintenance information, operational manual or other material which is reasonably required for the ongoing operation and maintenance of the DP Construction Project;
 - (b) a copy of any permit, consent or approval obtained for the DP Construction Project;
 - payment of any fees or charges outstanding in respect of the DP Construction Project; and
 - (d) the Civil Maintenance Bond for the DP Construction Project;
- 4.3.2. following the issue of a Certificate of Practical Completion for a DP Construction Project, maintain the DP Construction Project in good order, condition and repair for the Civil Maintenance Period to the satisfaction of Council.

4.4. Issue of a Certificate of Practical Completion

Upon the completion of a DP Construction Project to Council's satisfaction and in accordance with this Agreement, Council will issue a Certificate of Practical Completion for the DP Construction Project.

4.5. Application of the Civil Maintenance Bond

Council may use the Civil Maintenance Bond to undertake works or repairs to ensure the good order, condition and repair of the Construction Project in the event that:

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- 7 -

- 4.5.1. any part the Construction Project is not maintained to Council's satisfaction during the Civil Maintenance Period; and
- 4.5.2. the Owner fails to comply with a written direction from Council to undertake any maintenance works or repairs required by Council.

4.6. Return of Civil Maintenance Bond

Following the:

- 4.6.1. end of the Civil Maintenance Period; and
- 4.6.2. completion of any maintenance works or repairs required by Council,

Council will return the Civil Maintenance Bond less any monies used by Council in accordance with clause 4.5.

DP LAND PROJECTS

5.1. Provision of DP Land Projects

The Owner agrees that it must transfer to or vest in Council each DP Land Project within the timeframe identified for the DP Land Project in column D of Schedule 2 of this Agreement.

5.2. Condition of the land

The Owner agrees that any land transferred to or vested in Council in accordance with clause 5.1 must be:

- 5.2.1. sown to grass or landscaped to the satisfaction of Council;
- 5.2.2. free from disused structures;
- 5.2.3. free of all encumbrances;
- 5.2.4. free from contamination; and
- 5.2.5. connected to services, where applicable;

unless otherwise agreed to in writing by Council.

5.3. No further compensation payable

The Owner acknowledges and agrees that, upon Council complying with its obligations under this Agreement, no further compensation of any kind whatsoever is payable to the Owner in relation to the land transferred to Council for a DP Land Project.

6. CREDIT

6.1. Issue of a Credit

Council agrees that it will issue the Owner with a Credit as follows:

6.1.1. in relation to a DP Construction Project, Council will issue a Credit upon the issue of Certificate of Practical Completion for the DP Construction Project; and

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- 8 -

6.1.2. in relation to a DP Land Project, Council will issue a Credit once the land has been vested in or transferred to Council.

6.2. Application of the Credit

Council agrees that:

- 6.2.1. the Owner will not be required to make cash payments towards the Owner's obligation to pay DIL until any Credit has been exhausted as determined in accordance with clause 6.3; and
- 6.2.2. prior to the issue of a Statement of Compliance for a Stage, Council must deduct the amount of DIL payable in relation to that Stage from any Credit.

6.3. Exhaustion of the Credit

When the amount of the DIL payable in relation to a Stage exceeds the amount of any Credit that has been issued:

- 6.3.1. in relation to that Stage, the Owner must pay in cash an amount equal to the amount of DIL payable in relation to that Stage that exceeds the amount of any Credit remaining prior to the issue of the Statement of Compliance for that Stage; and
- 6.3.2. in relation to subsequent Stages, the Owner must pay the DIL in cash prior to the issue a Statement of Compliance for each Stage or as otherwise agreed by Council, unless a further Credit is issued by Council.

6.4. Refund of Credit

Subject to receiving a written request for a refund of any Surplus Credit, Council agrees that within 24 months of the latter of:

- 6.4.1. a Statement of Compliance being issued in respect of the final Stage; or
- 6.4.2. the issue of a Certificate Practical Completion for the final DP Construction Project; or
- 6.4.3. the transfer to or vesting in Council of the final DP Land Project,

Council will refund any Surplus Credit to the Owner.

6.5. Information to be provided

The Owner must include in a request for a Statement of Compliance for any Stage of subdivision of the Land, the following information in relation to that Stage:

- 6.5.1. the net developable area of land included in the Stage;
- 6.5.2. the DIL payable in relation to the Stage;
- 6.5.3. the amounts previously deducted from the Credit in relation to previous Stages;
- 6.5.4. the amount of Credit to be deducted in relation to the Stage; and
- 6.5.5. the amount of the Credit remaining following deduction in relation to the Stage/s.

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- 9 -

7. OBLIGATION TO PROVIDE PASSIVE OPEN SPACE LAND

The Owner agrees that prior to the issue of a Statement of Compliance for any Stage or such later time as agreed to by Council in writing, the Owner must transfer to or vest in Council any Passive Open Space Land within that Stage as shown on the DP or an Endorsed Plan.

8. OWNER'S FURTHER COVENANTS

The Owner warrants and covenants that:

- 8.1. it is the registered proprietor (or entitled to be so) of the Land;
- 8.2. save as shown in the certificate of title to the Land, there are no mortgages, liens, charges, easements or other encumbrances or any rights inherent in any person affecting the Land or any part of it and not disclosed by the usual searches;
- 8.3. neither the Land nor any part of it is subject to any right obtained by adverse possession or subject to any easements, rights or encumbrances mentioned in section 42 of the *Transfer of Land Act 1958* (Vic);
- 8.4. it will not sell, transfer, dispose of, assign, mortgage or otherwise part with possession of the Land or any part of it without first providing to its successors a copy of this Agreement;
- 8.5. it will within 28 days of written demand pay to Council, Council's reasonable costs (including legal or other professional costs) and expenses of and incidental to the:
 - 8.5.1. negotiation, preparation, execution and recording of this Agreement;
 - 8.5.2. assessment, negotiation, preparation, execution and recording of any proposed amendment to this Agreement; and
 - 8.5.3. the cancellation or alteration of this Agreement in the Register.
- 8.6. to the extent that the costs and expenses to be paid for by the Owner in accordance with clause 8.5 constitute legal professional costs, Council may at its absolute discretion have these costs assessed by the Law Institute of Victoria and in that event the Parties will be bound by the amount of that assessment, with any fee for obtaining such an assessment being borne equally by Council and the Owner;
- 8.7. it will do all that is necessary to enable Council to make application to the Registrar of Titles to record this Agreement in the Register in accordance with the Act, including the signing of any further agreement, acknowledgment or other document; and
- 8.8. until such time as this Agreement is recorded in the Register, the Owner must ensure that successors in title will give effect to this Agreement, and do all acts and sign all documents which will require those successors to give effect to this Agreement, including executing a deed agreeing to be bound by the terms of this Agreement.

9. ACKNOWLEDGEMENT BY THE PARTIES

The Parties acknowledge and agree that:

- 9.1. this Agreement relates only to infrastructure that is set out in the DP and not Localised Infrastructure except to the extent that the Localised Infrastructure is specifically funded under DP, and
- 9.2. compliance with the obligations of this Agreement does not relieve the Owner of any obligation imposed by Council or a Tribunal to provide Localised Infrastructure which

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- 10 -

obligation may be imposed as a requirement in a planning permit for the subdivision or development of the Land.

10. FURTHER ASSURANCE

The Parties to this Agreement will do all things necessary (including signing any further agreement, acknowledgement or document) to give full effect to the terms of this Agreement and to enable this Agreement to be recorded in the Register in accordance with the Act.

11. AMENDMENT

This Agreement may be amended only in accordance with the requirements of the Act.

12. NO WAIVER

The Parties agree that:

- 12.1. no waiver by any Party of any default in the strict and literal performance of or compliance with any provision, condition or requirement in this Agreement will be deemed to be:
 - 12.1.1. a waiver of strict and literal performance of and compliance with any other provision, condition or requirement of this Agreement; or
 - 12.1.2. a waiver or release any Party from compliance with any provision, condition or requirement in the future; and
- 12.2. any delay or omission of any Party to exercise any right under this Agreement in any manner will not impair the exercise of such right accruing to it thereafter.

13. NO FETTERING OF POWERS OF COUNCIL

The Parties acknowledge and agree that this Agreement does not fetter or restrict the power or discretion of the Council to make any decision or impose any requirements or conditions in connection with the granting of any planning approval or certification of any plans of subdivision applicable to the Land or relating to any use or development of the Land.

14. INTEREST ON OVERDUE MONEYS

Any amount due under this Agreement but unpaid by the due date incurs interest at the rate prescribed under section 227A of the *Local Government Act 1989* (Vic) and any payment made shall be first directed to payment of interest and then the principal amount owing.

15. NOTICES

All notices and other communications under this Agreement will be sent by prepaid mail, by hand delivery, email or by facsimile to the Current Addresses for Service, Current Email Address for Service or Current Number for Service of the Parties, and may be sent by an agent of the Party sending the notice. Each notice or communication will be deemed to have been duly received:

- 15.1. not later than two business days after being deposited in the mail with postage prepaid;
- 15.2. when delivered by hand;
- 15.3. if sent by email, at the time of receipt in accordance with the *Electronic Transactions* (*Victoria*) *Act 2000* (Vic); or

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- 11 -

15.4. if sent by facsimile transmission upon completion of that transmission and production of a transmission report stating that the facsimile was sent to the addressee's facsimile number.

16. COSTS ON DEFAULT

If the Owner defaults in the performance of any obligations under this Agreement it will pay to the Council its reasonable costs of action taken to achieve compliance with this Agreement.

17. INVALIDITY OF ANY CLAUSE

Notwithstanding anything to the contrary in this Agreement, if any provision of this Agreement will be invalid and not enforceable in accordance with its terms, all other provisions which are self-sustaining and capable of separate enforcement without regard to the invalid provisions will be and continue to be valid and enforceable in accordance with those terms.

18. AGREEMENT BINDING ON SUCCESSORS OF OWNERS

This Agreement will extend to and bind the Owner's successors, assigns, administrators, transferees and legal personal representatives and the obligations imposed upon them will also be binding on their successors, transferees, purchasers, mortgagees and assigns as if each of them had separately executed this Agreement.

19. JOINT OBLIGATIONS

In the case of each Party that consists of more than one person (including in that expression any corporation) each of those persons covenants, agrees and declares that all of the covenants, agreements, declarations and consents contained in this Agreement and made and given by that Party have been entered into, made and given and are binding upon that person both severally and also jointly with the other person or persons constituting that Party.

20. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the Parties in connection with its subject matter and supersedes all previous agreements or understandings between the Parties in connection with its subject matter.

21. GST

The Parties agree that:

- 21.1. expressions used in this clause and in the GST Act have the same meanings as when used in the GST Act;
- 21.2. a supply under this Agreement of:

21.2.1. in-kind contributions of any kind provided by the Owner to the Council for the supply by the Council to the Owner of a right to develop land where the right/s granted comply with requirements imposed by or under an Australian law (as that term is understood in the GST Act) will be exempt from GST;

- 21.2.2. payments, fees, charges levies or other amounts payable (the amount payable) by the Owner to the Council for the supply of a right to develop land, to the extent:
 - (a) the amount payable is a payment of an Australian tax under subsection 81-5(1) of the GST Act; or

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Delivered by LANDATA®, timestamp 25/02/2022 09:52 Page 13 of 17

- 12 -

- (b) is an amount that is subject to subsection 81-10(1) of the GST Act and is not an amount listed in regulation 81-10.01 of the GST Regulations; or
- (c) is an amount that is not subject to subsection 81-10(1) of the GST Act but is listed in regulation 81-15.01 of the GST Regulations; or
- (d) is an amount that is subject to subsection 81-10(1) of the GST Act and is listed in regulations 81-10.01 and 81-15.01 of the GST Regulations but is listed in subregulation 81-10.01(1)(g);

will be exempt from GST.

- 21.3. the recipient of a taxable supply made under or in respect of this Agreement must pay to the supplier, at the time the consideration for the supply is due, the GST payable in respect of the supply. This obligation extends to supply consisting of a Party's entry into this document; and
- 21.4. a Party is not obliged, under clause 21.3, to pay the GST on a taxable supply to it until given a valid tax invoice for the supply.

22. FOREIGN RESIDENT CAPITAL GAINS WITHHOLDING TAX

(a)

(b)

- 22.1. The Parties agree that the words defined or used in subdivision 14-D of schedule 1 of the Tax Act have the same meaning in this clause unless the context requires otherwise.
- 22.2. The Owner acknowledges and agrees that if Council is required to pay the Commissioner an amount in accordance with subdivision 14-D of schedule 1 of the Tax Act for any transfer to or vesting of land by the Owner in Council under this Agreement (the Amount):
 - 22.2.1. at least 60 days prior to the transfer to or vesting of such land in Council, the Owner must provide Council with a clearance certificate issued by the Commissioner under section 14-220 (1) of schedule 1 to the Tax Act, which must be valid for the period within which the relevant land is to be vested in or transferred to Council and must be issued in the exact name of the Owner, or
 - 22.2.2. where a clearance certificate is not provided in accordance with clause 21.2.1:
 - if the land is to be transferred or vested in Council in exchange for a cash payment to the Owner, then the Amount is to be deducted from the total cash payment;
 - if the land is to be transferred or vested in Council in exchange for non-cash consideration, the Owner must pay the Amount to Council at least 30 days prior to the transfer to or vesting of the land in Council; and
 - (c) if the land is to be transferred or vested in Council in exchange for part cash payment and part non-cash consideration, then the Amount is to be deducted from the total cash payment and to the extent that the total cash payment is less than the Amount, the Owner must pay the

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- 13 -

difference to Council at least 30 days prior to the transfer to or vesting of the land in Council.

- 22.2.3. The Owner acknowledges and agrees that it must provide Council with all information and assistance necessary to enable Council to comply with its obligation to make a payment under subdivision 14-D of schedule 1 of the Tax Act in respect to the transfer to or vesting of land in Council under this Agreement.
- 22.2.4. The Owner indemnifies Council against any interest, penalty, fine or other charge or expense incurred by Council arising from a failure by Council to pay the Amount in accordance with subdivision 14-D of schedule 1 of the Tax Act as a result of the Owner's failure to comply with its obligations under this clause of the Agreement.

23. COUNTERPARTS

- 23.1. This Agreement may consist of a number of counterparts and, if so, the counterparts taken together constitute an agreement.
- 23.2. Execution by either or both parties of a fax or email copy of this Agreement, or transmission or email of a copy of this Agreement, executed by that party, will constitute valid and binding execution of this Agreement by such party or parties.

24. COMMENCEMENT OF AGREEMENT

This Agreement will commence:

- 24.1. on the date that it bears; or
- 24.2. if it bears no date, on the date it is recorded in the Register.

25. ENDING OF AGREEMENT

The Parties agree:

- 25.1. this Agreement will end:
 - 25.1.1. in respect of a Residential Lot, upon the issue of a Statement of Compliance for a subdivision that creates that Residential Lot; or
 - 25.1.2. in respect of all other land, once the Owner has completed, to the satisfaction of Council all of the obligations imposed upon it under this Agreement and Council has complied with its obligations under the Agreement; or

25.1.3. otherwise by agreement between the Parties in accordance with Section 177(2) of the Act;

25.2. once this Agreement ends with respect to part or all of the Land, Council will, within 28 days of the Agreement ending with respect to that part of all of the Land, following a request from the Owner and at the cost of the Owner, complete and execute within 21 days all documents necessary to make application to the Registrar of Titles under Section 183(2) of the Act to cancel the recording of this Agreement on the register in relation to the relevant land.

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- 14 -

EXECUTED BY THE PARTIES

Signed sealed and delivered as a deed by the Parties

Date: 8 SECTEMBER 2021 SIGNED for and on behalf of LATROBE CITY COUNCIL by Steven Piasente pursuant to Instrument of Delegation JUNE 2021 in the presence of: Steven Pia ente - Chief Executive Officer Witness hause Mck Print Name EXECUTED by Gippsland Development Group Pty Ltd ACN 610 506 164 in accordance with Section 127 of the Corporations Act 2001: 1 Director Director/Secretary Dale Full Name Caru nson Full Name Rego (9/5 0 0 Address Address

Draft - s173 agreement 110Marshalls Road Traralgon - 8-7-21(13375669.1).docx\P.14 - S.2\P:8/07/21 5.30 as

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- 15 -

Schedule 1

| Item 1 – Land | Lot A on Plan of Subdivision 826057P. Certificate of Title Volume 12324 Folio 522 |
|---|--|
| Item 2 – Permit | Planning Permit 2016/197 |
| Item 3 – Mortgagee & Instrument/s of Mortgagee | NA |
| Item 4 – Caveator & Instrument of Caveat | NA |
| Item 5 – Civil Maintenance Period | 3 months |
| Item 6 – Civil Maintenance Bond Amount | 5% of the cost of the DP Construction Project |
| ltem 7 –DP Levy | \$181,833.91 per hectare of Net Developable Area or part thereof, as at 1 July 2019 and subject to Indexation. |
| Item 8 – Drainage Levy | \$36,006.98 per hectare of Net Developable Area or part thereof, as at 1 July 2019 and subject to Indexation. |

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| Schedule 2 DP CONSTRUCTION PROJECTS TABLE | ROJECTS TABLE | | | |
|---|--|--|------------|--|
| A – DP Project Number and Description | Project A1 – Total DP and Project Value | B - Extent of DP C - Credit Project | C – Credit | D – Timing for delivery |
| DI_RO_3 - Park Lane Roundabout | \$583,241 | 100% | \$583,241 | Prior to the issue of a Statement of Compliance for Stage 1. |
| DI_RO_1 - Marshalls Road Upgrade | \$3,998,931 | 10% - 150m of a 1500m project | \$399,893 | Prior to the issue of a Statement of Compliance for Stage 1. |
| DI_TR_2 – Marshalls Road Shared Path | \$334,983 | 9.3% - 150m of a 1600m project | \$31,153 | Prior to the issue of a Statement of Compliance for Stage 1. |
| DI_TR_4 - Shared path - internal connector streets | \$314,047 | 36.7% - 550m of a 1,550m project | \$115,151 | Prior to the issue of a Statement of Compliance for Stage 6. |
| DI_OS_2d - Central Park | \$584,571 | 80.0% | \$467,657 | Prior to the issue of a Statement of Compliance for Stage 6 |
| DI_DR_2 - Retention basin - catchment 2 | Retention \$1,427,775 int 2 | 33.0% | \$471,166 | Prior to the issue of a Statement of Compliance for Stage 6. |
| DP LAND PROJECTS TABLE | TABLE | | | |
| A – DP Project Number and Description | Project A1 – Total DP and Project Value | B – Extent of DP C – Credit Project | C – Credit | D – Timing for delivery |
| DI_LA_8b – Marshalls Road widening | \$159,500 | 19.8% - 0.115ha to be vested | \$31,581 | Stage 1. |

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Stage 4. Stage 4.

\$96,250 \$237,534

be

35.4% - 0.86ha to vested

\$96,250 \$671,000

DI_LA_1 - Land for 1 Community Facility DI_LA_2 - Land for Active 1 Open Space

100%



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REGISTER SEARCH STATEMENT (Title Search) Transfer of Page 1 of 1 Land Act 1958

VOLUME 10245 FOLIO 531

Security no : 124088182057R Produced 17/02/2021 03:48 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 323156R. PARENT TITLE Volume 08424 Folio 541 Created by instrument PS323156R 18/08/1995

REGISTERED PROPRIETOR

Estate Fee Simple Sole Proprietor LEONARD WILLIAM MARSHALL of 60 MARSHALLS ROAD TRARALGON VIC 3844 AS449823V 16/08/2019

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT D261416

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS323156R FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----END OF REGISTER SEARCH

Additional information: (not part of the Register Search Statement)

Street Address: 60 MARSHALLS ROAD TRARALGON VIC 3844

ADMINISTRATIVE NOTICES

NIL

eCT Control 17349J BD LEGAL Effective from 16/08/2019

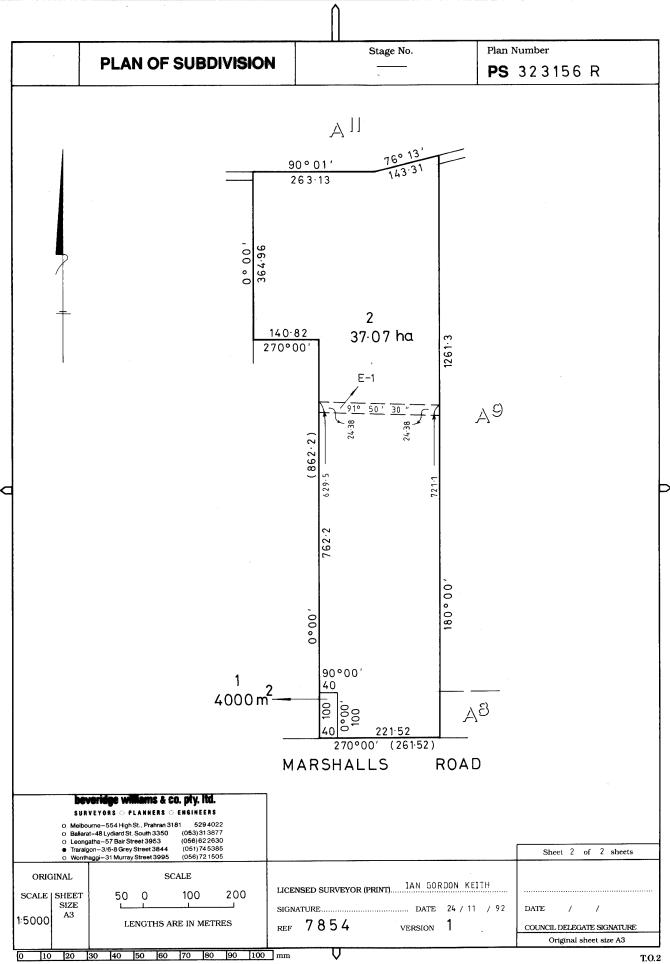
DOCUMENT END

Page 1 of 1

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|---|---|---|----------------------------|---|---|---|---|
| PLAN OF SUBDIVISION | | | | | IO. LTO use only EDITION | | lan Number PS 323156 R |
| Township: - Section: — Crown Allot TRARALGO FORMER LTO Base R Title Referen Last Plan Ro Postal Addr (at time of subo AMG Co-ord (of approx. cen in plan) | ment: A ⁸ (PART) a DN EAST PRE-EMPT GOVERNMENT ROAI ecord: LITHO 1 (364 ence: VOL 8424 FOL eference: LP 60689 LO ess: MARSHALLS division) TRARALGON linates E 460 tre of land N 5 774 esting of Roads and/on | & A ⁹ (P IVE RIGH D (PART 7) 541 T 2 ROAD 3844 900 500 Reserves Body/Perso | T (PART),) Zone: 55 | 1. This 2. This Date 3. This 1983 OPE (i) A re 1988 (ii) The (iii) The Cou Cou Cou Cou Cou Cou Cou Cou | Name: SHIRE OF plan is certified under of original certified under of original certification is a statement of comp 3. N SPACE quirement for public op 3 has/has not been mad requirement has been sat requirement has been sat requirement is to be sat neil delegate neil seal (/ 7 / 9) ertified under section 1 neil Delegate neil Seal (/ 7 / 9) This ts/is not a t Planning Permit imitation 15:24 m APPLIE R NOTATIONS EA OF LOT 2 HAS BEE | TRARALGO section 6 of the section 11(7) of under section- liance issued u en space under ie. atisfied. .isfied in Stage: 3 1(7) of the Subdivis No. 61121 BELOW THE S TO THE FOR N OBTAINED | Subdivision Act 1988. |
| | | | ا ـ | THE AR LOT 1 A THE RE | EA OF LOT 2 HAS BEE ND THE CONNECTIONS SULT OF THIS SURVE | 0°00'762·2 Y. | AND 270°00' 14082 ARE |
| | | Easemo | ent Informs | In Procla | imed Survey Area N | cted to perm | anent marks no(s) —— LTO use only |
| Legend: A - A | Appurtenant Easement E | - Encumberl | ing Easement | R - Encu | nbering Easement (Roa | d) | Statement of Compliance/ Exemption Statement |
| Easement Reference | Purpose | Width (Metres) | Origi | n | Land Benefited/I | Received | |
| E-1 PIPELINE PURPOSES 24-38 | | PIPELINE PURPOSES 24.38 C/E D 2614 | | 16 1 | SSO EXPLORATION A | Date 7/6/95 LTO use only PLAN REGISTERED TIME $g \cdot g \circ Am$. DATE $18/8/95$ Multiple Assistant Registrar of Titles Sheet 1 of 2 Sheets | |
| SUI O Melbe O Ballar O Leon Trarai | at-48 Lydiard St. South 3350 (053) gatha-57 Bair Street 3953 (056) gon-3/6-8 Grey Street 3844 (051) | | | NSED SURVER | or (print)IAN GOR | 4 | 92 DATE / / COUNCIL DELECATE SIGNATURE Original sheet size A3 |

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D261416 D2614169- TO BRUCK I LITTLETO GID 156330 DEC-448 HUR ROBINSON & CO. * **6.0Q 11- 6 RT VICTORIA CREATION OF EASEMENT I GEORGE ALBERT MARSHALL of Traralgon Farmer (hereinafter called "the Grantor") being registered as the proprietor of an estate in fee simple in the land secondly herein-after described subject to the encumbrances notified hereunder in consideration of the sum of \$ 173.36 paid to me after described subject to the encumbrances notified hereunder in consideration of the sum of \$ 173.36 paid to me after described subject to the encumbrances notified hereunder in consideration of the sum of \$ 173.36 paid to me DO HEREBY TRANSFER and GRANT unto ESSO EXPLORATION AND PRODUCTION AUSTRALIA INC. of 380 DO HEREBY TRANSFER and GRANT unto ESSO EXPLORATION AND PRODUCTION AUSTRALIA INC. of 380 Lonsdale Strett Melbourne and HEMATITE PETROLEUM PROPRIETARY LIMITED of 500 Bourke Street Melbourne and their transferees in fee simple the registered proprietor or proprietors for the time being of ALL THOSE prices of land and their transferees in fee simple the registered proprietor or proprietors for the time being of ALL THOSE prices of land being the whole of the land described in Certificates of Title Volume 8718 Folio 882 Volume 8718 Folio 883 Volume 8718 Folio 886 Volume 8718 Folio 887 Volume 8718 Folio 889 and Volume 592 Folio 297 and Lot 2 Folio 486 (hereinafter called "the Grantees") at all times hereafter the full and free liberty and right, as appurtenant to the lands comprised in the said Certificates of Title (which lands are hereinafter referred to as the "dominant tene-ment"), on over under and through ALL THAT piece of land delineated and coloured blue on the plan annexed hereto (hereinafter referred to as the "servient tenement") being part of Lot 2 on Plan of Subdivision Number 60689 Parish of Traralgon and being <u>part of</u> the land remaining untransferred in Certificate of Title Volume 8424 Folio 541 I GEORGE ALBERT MARSHALL of Traralgon Farmer Folio 541 to lay down, construct, change the size and number of, operate, maintain, inspect, patrol (including aerial patrol), alter, remove, replace, reconstruct and/or repair one or more pipelines designed to convey or conveying oil and other liquid or gaseous hydrocarbons, natural and artificial gas and any products or by-products thereof and any other substance which may be transported by pipeline together with all the works of the Grantees useful in connection with or incidental to their under taking including but without limiting the generality of the foregoing all such communication and power systems (including pole lines), drips, valves, valve chambers, manholes, inspection pits, fittings, meters, connections and all other equipment and appurtenances whether or not similar to the foregoing as may be useful or convenient in connection therewith or inciden-tal thereto (hereinafter called "the Grantees' appliances") and together with the right for the Grantees and their surveyors, engineers, servants, agents, licensees, contractors, sub-contractors and others authorised by them (hereinafter called "the Grantees' associates')— C/E with Guenaist 8424-541 - PA to enter upon and remain pass and repass on and over the servient tenement for all or any of the purposes aforesaid and with or without vehicles, plant and equipment of any description; 8718-882 (2) to clear the servient tenement and cut and remove timber, trees, undergrowth, crops and fences and construct and maintain gates in fences crossing the servient tenement and the other adjacent land of the Grantor as the Grantees shall consider necessary or desirable. 8718- 883 8718 - 886 shall consider necessary or desirable. And the Grantor for himself his heirs executors administrators and assigns registered proprietor or proprietors of the servient tenement and every part thereof hereby covenants with the Grantees and each of them to the extent that the burden of this covenant may run with and bind the servient tenement and every part thereof and that the benefit thereof may be annexed to and run with the dominant tenement that the Grantor shall not without the prior written consent of the Grantees plant or permit to be planted any trees or shrubs on the servient tenement or exavate, drill, install, erect or permit to be excavated, drilled, installed or erected on or under the servient tenement or any part thereof and part thereof or disturbed (other than by the processes of nature) the present grades and contours of the servient tenement but otherwise the Grantor shall have the right fully to use and enjoy the servient tenement subject always to and so as not to interfere with the rights and privileges hereby granted and conferred upon the Grantees. The Grantor and the Grantees bereby writually covenent and serve one with the other of them as follows:— 8718- 887 8718-888 8718 - 889 5992 - 297 8727-448 The Grantor and the Grantees hereby mutually covenant and agree one with the other of them as follows:-A. The consideration hereinbefore mentioned is acknowledged by the Grantor to be in full satisfaction of all moneys payable for the granting of this easement in favour of the Grantees. payable for the granting of this easement in favour of the Grantees. B. The Grantees will compensate the Grantor for damage done from and after the date this instrument shall have been delivered to the Grantees to the Grantor's crops, timber, pasture lands, live stock, improvements and other property on the servient tenement or any land of the Grantor adjacent thereto by reason of the exercise of the rights hereinbefore granted. In the event of any difference arising between the Grantor and the Grantees as to the amount of such compensation the same shall be determined in the manner provided in the Arbitration Act 1958. Any compensation paid by the Grantees to the Grantor shall include compensation for damage done to the crops, timber, pasture lands, live stock, improvements and other property on the servient tenement or any land of the Grantees against any claim by any such tenant, share-farmer or other person for any damage done by the Grantees in the performance of their rights under this easement. F7/2/69 < C. The Grantees shall as soon as weather and soil conditions permit and subject to the restrictions hereinbefore con-tained and insofar as it is practicable so to do bury and maintain all pipelines so as not to interfere unreasonably with the use of the servient tenement. 68 FORIA --- STAMP DUTY D. Notwithstanding any rule of law or equity the pipes (which term shall include all pipelines and the Grantees' appli-ances) brought onto laid or erected upon or buried in or under the servient tenement by the Grantees shall at all times remain the property of the Grantees and their assigns notwithstanding that the same may be annexed or affixed to the free-hold and shall at any time and from time to time be removable in whole or in part by the Grantees and their assigns. 362 E. Unless otherwise agreed by the Grantor and the Grantes upon the discontinuance of the use of the servient tenement by the Grantees the Grantees and a their option leave the pipe or any part thereof and the Grantees' appliances in the ground but if the Grantees damage the property of the Grantor during the removal of the pipe or appliances then the Grantees will compensate the Grantor upon the terms and in the manner contained in Clause B hereof. ບາ ເລ 76241 F. The Grantees performing and observing the covenants, and conditions on their part to be observed and performed shall and may peacefully hold and enjoy the rights, liberties, privileges and easement hereby granted without hindrance, molestation or interference on the part of the Grantor or of any person firm or corporation claiming by through under or in trust for the Grantor. • G. All notices to be given hereunder may be given by prepaid registered or certified letter addressed to the Grantor by being forwarded to the registered proprietor for the time being at his latest address shown in the Register Book and to the Grantees at 380 Londsale Street Melbourne or such other address as the Grantor and Grantees may respectively from time to time designate in writing and any such notice shall be deemed to have been given to and received by the addressee on the third day following that on which the same is posted. H. Neither this instrument nor anything herein contained shall affect or prejudice the rights of the Grantees or the Grantees' associates under the Pipelines Act 1967 or under any consent granted pursuant to Section 9 (2) of the said Act or under any permit granted pursuant to Section 12 of the said Act or any written permission given pursuant to Section 22, (1) of the said Act or any other rights of the Grantees under the said Act. F ÷. m7 10TS**** I. The Grantor will execute every such deed, instrument or assurance and do every such thing for further or more in effectively securing the rights and interests of the Grantees to or in the servient tenement or any part or parts thereof pursuant to these presents as shall by the Grantees be reasonably required. ÷. Form No. 4, 1/9/67. s y

Delivered by LANDATA®, timestamp 17/02/2021 15:49 Page 2 of 6 ٠. 2 3 ÷. 1 J. Wherever the singular or masculine is used it shall be construed as if the plural feminine or neuter, as the case may be had been used where the context or the party or parties hereto so require and the rest of the sentence shall be construed as if the grammatical and other changes thereby rendered necessary had been made and where more than one Grantor is a party hereto the covenants herein contained shall extend to and bind such Grantors jointly and each of them severally. . 1. Ino DATED this eight. De day of One thousand nine hundred and sixtybee. SIGNED by the said GEORGE ALBERT MARSHALL A Marshall in Victoria in the presence of: M. 9 la-7/ SIGNED by the said in Victoria in the presence of: EXECUTED by ESSO EXPLORATION AND PRODUCTION E. Pianta AUSTRALIA INC. by being SIGNED SEALED AND DELIVERED in Victoria by Sames Flagade Views 16/368 its attorney under Power Number = 156054 in the presence of: EXECUTED by HEMATITE PETROLEUM PROPRIETARY LIMITED by being SIGNED SEALED AND DELIVERED in Victoria by ROSS PEDDAR HARRISON its attorney under Power Number 160324 in the presence of Tieske. ENCUMBRANCES REFERRED TO: Nil. beind igage to the above Cr ad hereby-coasen Restricti Mortgage. DISTRIBUTION: Original — Office of Titles. Ist Copy — Cons't Div. for Company. 2nd Copy — R/W Agent. 3rd Copy — Landowner. 4th Copy — Solicitor. Form No. 4, 1-9-67.

Delivered by LANDATA®, timestamp 17/02/2021 15:49 Page 3 of 6 ESSO EXPLORATION AND PRODUCTION AUSTRALIA INC. AND HEMATITE PETROLEUM PROPRIETARY LIMITED RIGHT-OF-WAY EASEMENT 1 REQUIRED FOR PIPELINE GEORGE ALBERT MARSHALL OWNER ADDRESS TRARALGON LOTS 8 & 9 BLOCK 2 ON PLAN OF SUBDIVISION NO. 4847 4 COUNTY OF BULN BULN PARISH OF TRARALGON Scale: 8 CHAINS to an Measurements are in LINKS to an inch ÷ Title VOLUME 8424 FOLIO 541 Area 1 • **57644 AC**. 1A. 2^R • 12 ²/10^P. Certificate of Title ROAD <u>_</u> 90*_01′ FORMER 1308 GOVI <u>ب</u> 8 ł Ĉ C 4 9 6 9 ć 700 Accept super Closure 59/980 Ser 270° 5 91. 50' 10" 121-2-121.2 1584 B 3626 ß ò ĉ 070 ŕ £ 8 1300 270 , RIGHT-OF-WAY OR EASEMENT NUMBER SURVEYORS J. A. GANNON & ASSOCIATES in association with TR-366 CULLIVER & SIM Ref. No. 783 Plan No. 167 \bigcirc Licensed Surveyor] 3 CODU 15 4 10 47Delivered by LANDATA®, timestamp 17/02/2021 15:49 Page 4 of 6 ٤ Ŵ ÷ . . . Natural Resources and Environment AGRICULTURE - RESOURCES - CONSERVATION + LAND MANAGE TENT INTENTIONALLY 3 ÷ BLANK 5 ļ ÷. ź

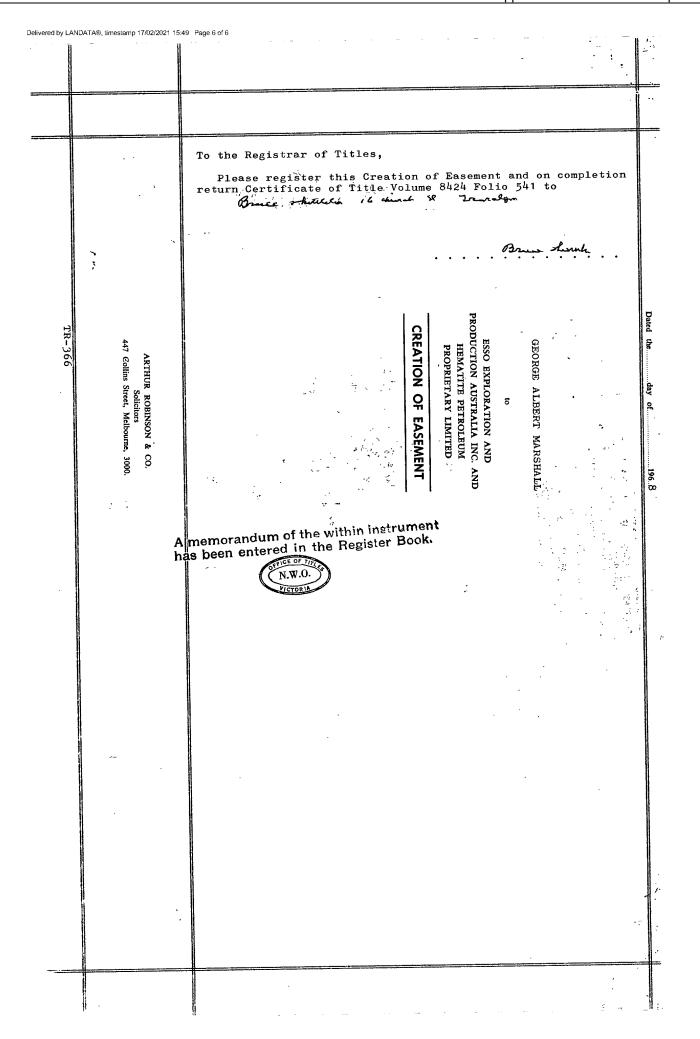
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REGISTER SEARCH STATEMENT (Title Search) Transfer of Page 1 of 1 Land Act 1958

VOLUME 04416 FOLIO 026

Security no : 124088182114E Produced 17/02/2021 03:49 PM

LAND DESCRIPTION

Lots 1 and 2 on Title Plan 004167D (formerly known as part of A FORMER GOVERNMENT ROAD Parish of Traralgon, Lot 10 on Plan of Subdivision 004847). PARENT TITLES : Volume 03223 Folio 578 Volume 03259 Folio 733 Created by instrument 0983220 27/01/1921

REGISTERED PROPRIETOR

Estate Fee Simple Sole Proprietor NORTHWAY ENGINEERING PTY LTD of 3 CHURCH STREET MORWELL VIC 3840 V348782V 01/04/1998

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT as to part D261415

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP004167D FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

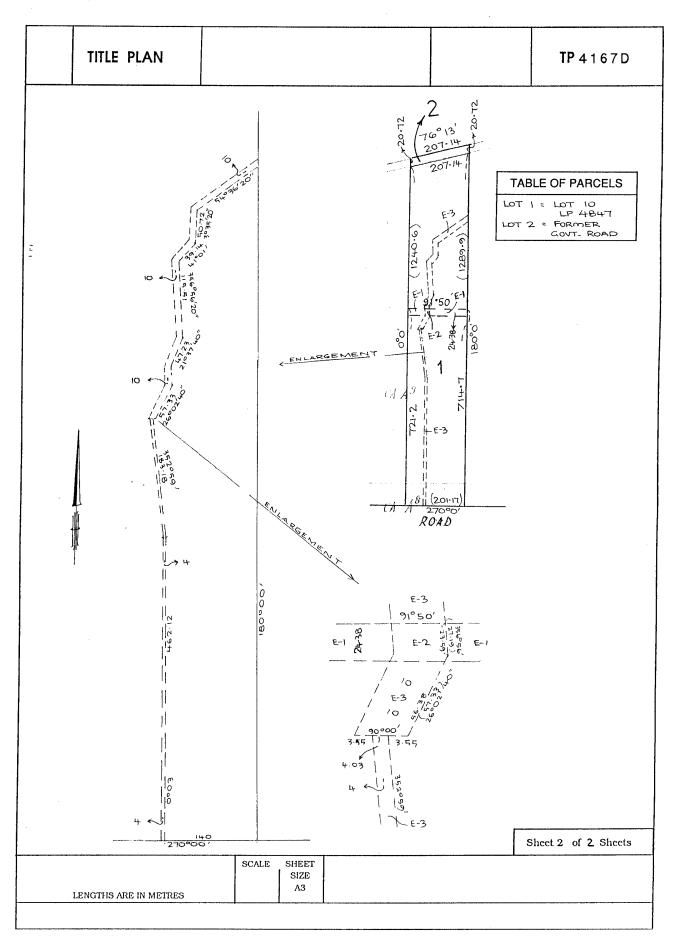
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DOCUMENT END

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| TITLE PLAN | | | EDITION 1 | TP 4167D |
|--|---------------------------|---------------------------|------------------|---|
| Crown Portion: FORME LTO base record : Last Plan Reference: LP 44 Title References: V 4441 | 6 F 026 | | Notations: | |
| Depth Limitation: 15.24 m | | l | I. | |
| E-1 and E-2: EASEMI E-2 and E-3: EASEMI CREATE | | • | CI415 VIC OFF | S PLAN HAS BEEN PARED BY THE IORIAN LAND TITLES ICE FOR TITLE DIAGRAM POSES |
| | -, | | Dat | cked by |
| | SE | AGRAM DETAIL E SHEET 2 | Γ | Sheet 1 of 2 Sheets |
| | SCALE SHEET SIZE A3 | | | |
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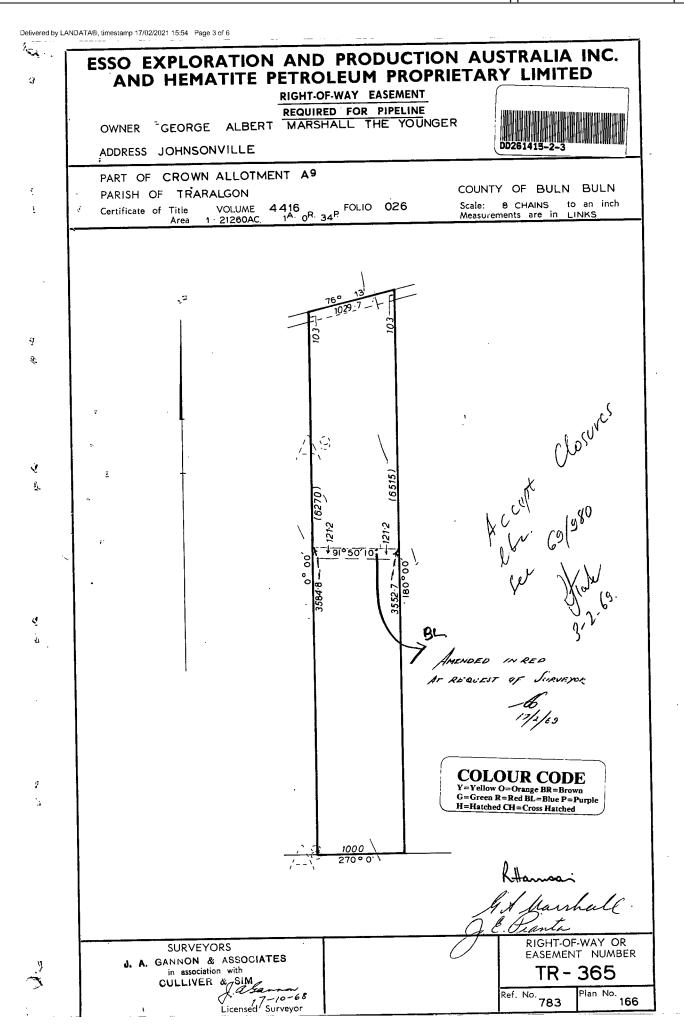
Delivered by LANDATA®, timestamp 17/02/2021 15:53 Page 2 of 2

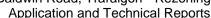


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0261415Ô 0261415ARTHUR ROBINSON & CO 100 A RT 11- 6 156329 DEC-4-68 VICTORIA Q DA.N. 17 H CREATION OF EASEMENT I GEORGE ALBERT MARSHALL THE YOUNGER formerly of Johnsonville but I GEORGE ALBERT MARSHALL THE YOUNGER formerly of Johnsonville but now of Traralgon Farmer (hereinatte called "the Granto") being registered as the proprietor of an estate in fee simple in the land secondly herein-after described subject to the encumbrances notified hereunder in consideration of the sum of \$13.43 paid to me after described subject to the encumbrances notified hereunder in consideration of the sum of \$13.43 paid to me DO HEREBY TRANSFER and GRANT unto ESSO EXPLORATION AND PRODUCTION AUSTRALLA INC. of 380 Lonsdale Street Melbourne and HEMATITE PETROLEUM PROPRIETARY LIMITED of 500 Bourke Street Melbourne and their transferees in fee simple the registered proprietor or proprietors for the time being of ALL THOSE pieces of land heing the whole of the land described in Certificates of Title Volume 8718 Folio 882 Volume 8718 Folio 883 Volume 8718 Folio 883 Volume 8718 Folio 884 Volume 8718 Folio 885 Volume 8718 Folio 887 Volume 8718 Folio 884 Volume 8718 Folio 889 and Volume 8718 Folio 887 Volume 8718 Folio 886 Volume 8718 Folio 887 Volume 8718 Folio 888 Volume 8718 Folio 889 and Volume 8718 Folio 889 and Volume 8718 Folio 888 Volume 8718 Folio 886 Volume 8718 Folio 886 Comme 8718 Folio 886 Volume 8718 Folio 886 Volume 8718 Folio 886 Volume 8718 Folio 887 Volume 8718 Folio 889 and Volume 8718 Folio 888 Volume 8718 Folio 889 and Volume 8718 Folio 889 and Volume 8718 Folio 886 Volume 8718 Folio 886 Volume 8718 Folio 889 and Volume 8718 Folio 888 Volume 8718 Folio 889 and Volume 8718 Folio 880 Volume 8718 Folio 880 Common Formatice Folio 880 Volume 8718 Folio 880 Volume 8718 Folio 880 Volume 8718 Folio 880 Volume 8718 Folio 880 Part of the land described in Crown Grant Volume (5643 Folio 486 (hereinafter called "the Grantees") at all times hereafter the full and free liberty and right, as appurtenant to the lands comprised in the said Certificates of Title (which lands are hereinafter referred to as the "dominant tene-tion"), on over under and through ALL THAT piece of land delineated and coloured blue >U Subdivision Number 4847 Parish of Traralgon and being part of the land more particularly described in Certificate of Title Volume 4416 Folio 026 to lay down, construct, change the size and number of, operate, maintain, inspect, patrol (including aerial patrol), alter, remove, replace, reconstruct and/or repair one or more pipelines designed to convey or conveying oil and other liquid or gaseous hydrocarbons, natural and artificial gas and any products or by-products thereof and any other substance which may be transported by pipeline together with all the works of the Grantees useful in connection with or incidental to their under-taking including but without limiting the generality of the foregoing all such communication and power systems (including pole lines), drips, valves, valve chambers, manholes, inspection pits, fittings, meters, connections and all other equipment and appurtenances whether or not similar to the foregoing as may be useful or convenient in connection therewith or inciden-engineers, servants, agents, licensees, contractors, sub-contractors and others authorised by them (hereinafter called "the Grantees' associates") ---£ (1) to enter upon and remain pass and repass on and over the servient tenement for all or any of the purposes aforesaid and with or without vehicles, plant and equipment of any description; with Guen le Pt (2) to clear the servient tenement and cut and remove timber, trees, undergrowth, crops and fences and construct and maintain gates in fences crossing the servient tenement and the other adjacent land of the Grantor as the Grantees shall consider necessary or desirable. 4416-026 70 8718- 882 8718 - 883 8718 - 886 8718 - 887 8718 - 898 8718 - 889 5992 - 257 The Grantor and the Grantees hereby mutually covenant and agree one with the other of them as follows:-8727-448 A. The consideration hereinbefore mentioned is acknowledged by the Grantor to be in full satisfaction of all moneys payable for the granting of this easement in favour of the Grantees. Bayable for the granting of this easement in layour of the Grantees. B. The Grantees will compensate the Grantor for damage done from and after the date this instrument shall have been delivered to the Grantees to the Grantor's crops, timber, pasture lands, live stock, improvements and other property on the servient tenement or any land of the Grantor adjacent thereto by reason of the exercise of the rights hereinbefore granted. In the event of any difference arising between the Grantor and the Grantees as to the amount of such compensation the same shall be determined in the manner provided in the Arbitration Act 1958. Any compensation paid by the Grantees to the Grantor shall include compensation for damage done to the crops, timber, pasture lands, live stock, inprovements and other property on the servient tenement or any land of the Grantees against any claim by any such tenant, share-farmer or other person for any damage done by the Grantees in the performance of their rights under this easement. Jiade .69. - GEC--3-68 C. The Grantees shall-as soon as weather and soil conditions permit and subject to the restrictions hereinbefore con-tained and insofar as it is practicable so to do bury and maintain all pipelines so as not to interfere unreasonably with the use of the servient tenement. 12 8362 D. Notwithstanding any rule of law or equity the pipes (which term shall include all pipelines and the Grantees' appli-ances) brought onto laid or erected upon or buried in or under the servient tenement by the Grantees shall at all times remain the property of the Grantees and their assigns notwithstanding that the same may be annexed or affixed to the free-hold and shall at any time and from time to time be removable in whole or in part by the Grantees and their assigns. VINC 1 E. Unless otherwise agreed by the Grantor and the Grantees upon the discontinuance of the use of the servient tene-ment by the Grantees the Grantees may at their option leave the pipe or any part thereof and the Grantees' appliances in the ground, but if the Grantees damage the property of the Grantor during the removal of the pipe or appliances then the Grantees will compensate the Grantor upon the terms and in the manner contained in Clause B hereof. ບາ ດ STAMP DUTY 76241 F. The Grantees performing and observing the covenants, and conditions on their part to be observed and performed shall and may peacefully hold and enjoy the rights, liberties, privileges and easement hereby granted without hindrance, molestation or interference on the part of the Grantor or of any person firm or corporation claiming by through under or interest for the Granter. in trust for the Grantor. G. All notices to be given hereunder may be given by prepaid registered or certified letter addressed to the Grantor by being forwarded to the registered proprietor for the time being at his latest address shown in the Register Book and to the Grantees at 380 Londsale Street Melbourne or such other address as the Grantor and Grantees may respectively from time to time designate in writing and any such notice shall be deemed to have been given to and received by the addressee on the third day following that on which the same is posted. H. Neither this instrument nor anything herein contained shall affect or prejudice the rights of the Grantees or the Grantees' associates under the Pipelines Act 1967 or under any consent granted pursuant to Section 9 (2) of the said Act or under any permit granted pursuant to Section 12 of the said. Act or any written permission given pursuant to Section 22 (1) of the said Act or any other rights of the Grantees under the said Act. 5 **611** 1018 * * * I. The Grantor will execute every such deed, instrument or assurance and do every such thing for further or more effectively securing the rights and interests of the Grantees to or in the servient tenement or any part or parts thereof pursuant to these presents as shall by the Grantees be reasonably required. Form No. 4, 1/9/67: N ***2-00 10.

Delivered by LANDATA®, timestamp 17/02/2021 15:54 Page 2 of 6 J. Wherever the singular or masculine is used it shall be construed as if the plural feminifie or neuter, as the case may be had been used where the context or the party or parties hereto so require and the rest of the sentence shall be construed as if the grammatical and other changes thereby rendered necessary had been made and where more than one Grantor is a party hereto the covenants herein contained shall extend to and bind such Grantors jointly and each of them severally. ZHD DATED this eight. Dece day of 12102 One thousand nine hundred and sixty SIGNED by the said GEORGE ALBERT MARSHALL 1 & Marshall THE YOUNGER in Victoria in the presence of: the e la 2 SIGNED by the said in Victoria in the presence of EXECUTED by ESSO EXPLORATION AND PRODUCTION AUSTRALIA INC. by being SIGNED SEALED AND DELIVERED in Victoria by James Logente Victoria 16/368 its attorney under Power Number-156954 in the presence of: EXECUTED by HEMATITE PETROLEUM PROPRIETARY LIMITED by being SIGNED SEALED AND DELIVERED in Rillar Victoria by ROSS PEDDAR HARRISON its attorney under Power Number 160324 in the presence of R Greike V ENCUMBRANCES REFERRED TO: Nil. being th under-Mortgage Number ______ in the Register Book of part of the abovementioned land hereby control to the above Creation of Easement and Restrictive Covenant and to this Creation of Easement and Restrictive Covenant and the set of the above creation of the set of land hereby conse DISTRIBUTION: Original - Office of Titles. Ist Copy — Cons't Div. for Company. 2nd Copy — R/W Agent. 3rd Copy — Landowner. 4th Copy — Solicitor. Form No. 4, 1-9-67.





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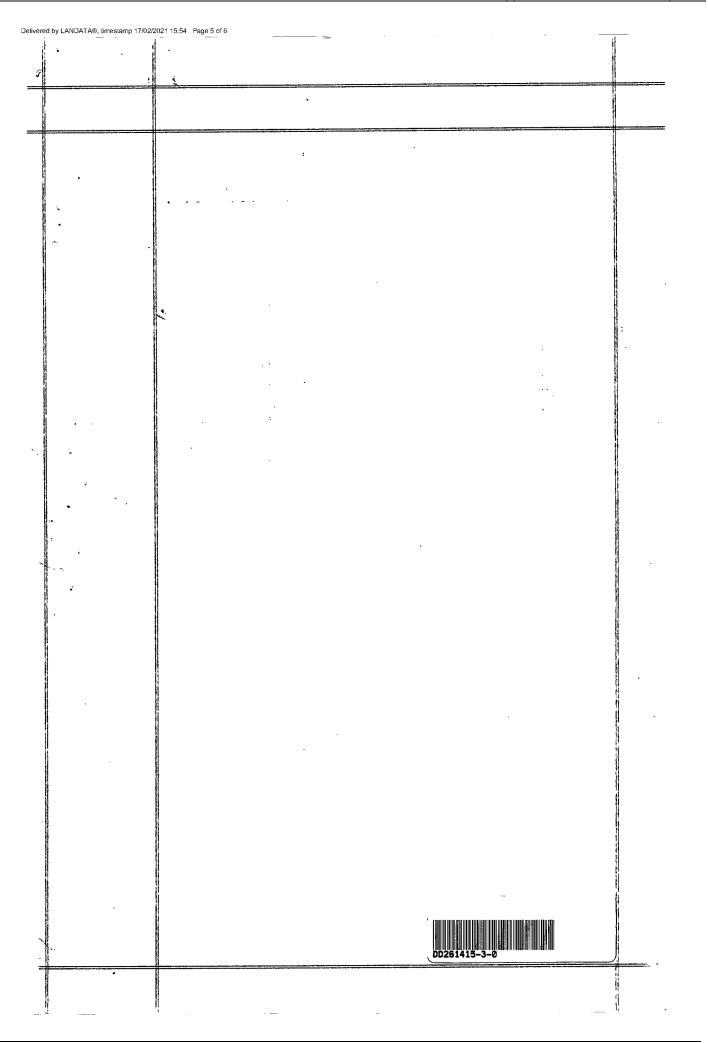
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Natural Resources and Environment

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Delivered by LANDATA®, timestamp 17/02/2021 15:54 Page 6 of 6 To the Registrar of Titles, Please register this Creation of Easement and on completion return Certificate of Title Volume 4416 Folio 026 to Australia and New Zealand Bank Limited, Trarilgon-Branch. PRODUCTION AUSTRALIA INC. AND PR-36 CREATION OF EASEMENT GEORGE ALBERT MARSHA 447 Collins Street, Melbourne, 3000. ESSO EXPLORATION AND HEMATITE PETROLEUM PROPRIETARY LIMITED ARTHUR ROBINSON & CO. THE YOUNGER Solicitors ಕ 88 A memorandum of the within instrument has been entered in the Register Book N.W.O. X Same y H



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REGISTER SEARCH STATEMENT (Title Search) Transfer of Page 1 of 2 Land Act 1958

VOLUME 12251 FOLIO 794

Security no : 124088182177L Produced 17/02/2021 03:50 PM

LAND DESCRIPTION

Lot C on Plan of Subdivision 821062Y. PARENT TITLES : Volume 11555 Folio 025 to Volume 11555 Folio 026 Volume 11555 Folio 028 Created by instrument PS821062Y 25/09/2020

REGISTERED PROPRIETOR

Estate Fee Simple Sole Proprietor MARSHALLS ROAD DEVELOPMENTS PTY LTD of 31-33 KIRK STREET MOE VIC 3825 PS821062Y 25/09/2020

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AS098370L 17/04/2019 PRINCIPLED MORTGAGE INVESTMENTS LTD VARIATION OF MORTGAGE AS740380F 25/11/2019 VARIATION OF MORTGAGE AT378516Q 26/06/2020

COVENANT as to part D775664

COVENANT as to part G567702

COVENANT as to part H341878

COVENANT as to part D464412 01/08/1969

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS821062Y FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 000 TRARALGON-MAFFRA ROAD TRARALGON VIC 3844

ADMINISTRATIVE NOTICES

NIL

eCT Control 21150K RENNICK & GAYNOR Title 12251/794

Page 1 of 2



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REGISTER SEARCH STATEMENT (Title Search) Transfer ofPage 2 of 2Land Act 1958

Effective from 25/09/2020

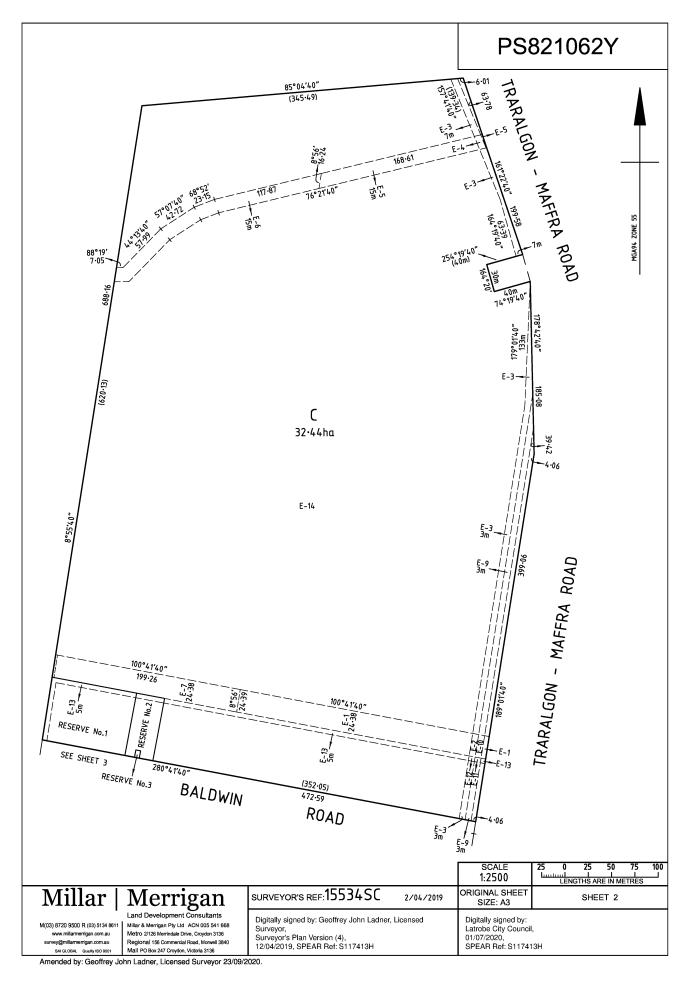
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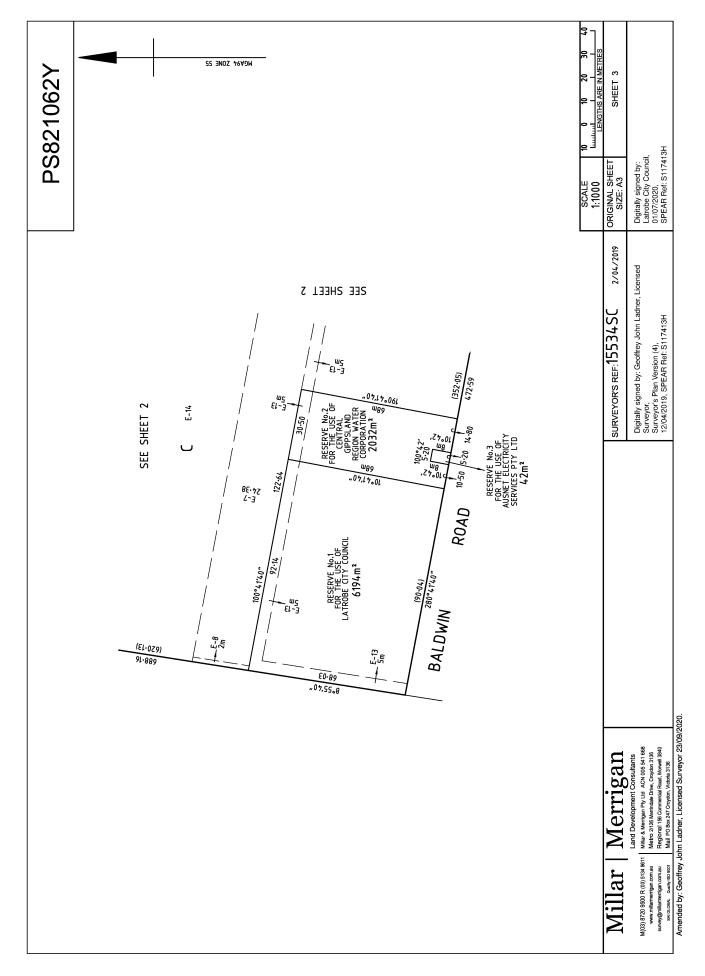
Delivered by LANDATA®, timestamp 17/02/2021 15:52 Page 1 of 3

| PLA | N OF SUBDIVIS | SION | | EDIT | ION 1 | PS821062Y | | |
|--|---|-----------------------------------|--------------------------|--|--|---|--|--|
| LOCATION O | F LAND | | | Council Name | e: Latrobe City Co | buncil | | |
| PARISH: | TRARALGON | | | Planning Perr | ence Number: 20 nit Reference: 20 rence Number: S1 | 18/93 | | |
| CROWN ALLOTM | ENT: A8 (PT), A9(& PART OF A FOF | | . ROAD | Public Open S | Space | tion 6 of the Subdivision Act 1988 | | |
| TITLE REFERENC | E: VOL.11555 FOLs.02 | 5,026 & 0 |)28 | has not been | made | space under section 18 of the Subdivision Act 1988 mpson for Latrobe City Council on 01/07/2020 | | |
| LAST PLAN REFE | RENCE: PS729261G LOT B, RESERVE No.2 | RESERVE | No.1 & | | Compliance iss | | | |
| POSTAL ADDRES (at time of subdivision | | | D, | | | | | |
| MGA CO-ORDINA (at approx centre of lar in plan) | | zone: 55 gda 94 | i | | | | | |
| VESTI | NG OF ROADS AND/OR R | ESERVES | 3 | | | NOTATIONS | | |
| STAGING This is not a staged su Planning Permit No. 20 | CENTRAL GIPPSL WATER COR AUSNET ELECTRICITY NOTATIONS 15:24m applies to the former Govt is based on survey in PS729261G bdivision. 18/93 | AND REGIC PORATION SERVICES | | VIA SECTIOI GROUNDS FOR LATROBE CITY TO VARY BY PURPOSES EAS TO REMOVE B PART OF PIPE TO REMOVE B | N 24A OF THE <u>REMOVAL</u> ' COUNCIL PLAN AGREEMENT 0F , SEMENT E-14 ON Y AGREEMENT 0 :LINE EASEMENT Y AGREEMENT 0 | TATUS FROM RESERVES No.1 & No.2 ON PS729261G SUBDIVISION ACT ALL INTERESTED PARTIES PIPELINE OR ANCILLARY PS729261G TO EASEMENT E-13 ON THIS PLAN OF ALL INTERESTED PARTIES PIPELINE EASEMENT E- 'S E-1 & E-12 ON PS729261G CREATED IN INST.D4644 OF ALL INTERESTED PARTIES PIPELINE EASEMENTS E 'ED IN INST.H341878 | | |
| | | EAS | | I NFORMAT | ION | | | |
| LEGEND: A - Appur | tenant Easement E - Encumbering | Easement R | - Encumberir | ng Easement (R | load) | | | |
| | IMPLIED EASEMENTS FOR SET APART IN P | | | | | | | |
| Easement Reference | Purpose | Width (Metres) | Or | rigin | Land Benefited/In Favour Of | | | |
| E-1, E-2, E-10 | | | D464 G567 | 4412 7702 | & | SO EXPLORATION & PRODUCTION AUSTRALIA INC. HEMATITE PETROLEUM PTY LTD | | |
| E-2, E-3, E-4, E-12 E-4, E-5 E-6 | PIPELINE DRAINAGE DRAINAGE | RAM | T143 | 3102H 3375V | GAS & FUEL CORPORATION OF VICTORIA SHIRE OF TRARALGON SHIRE OF TRARALGON | | | |
| E-7, E-8 | PIPELINE SAS DISTRIBUTION & AS SET OUT IN MCP No.AA1261 | see diag | DYIC D775 | | | SHIEL OF TRAKALGUN ESSO EXPLORATION & PRODUCTION AUSTRALIA INC. & HEMATITE PETROLEUM PTY LTD VIC GAS DISTRIBUTION PTY LTD | | |
| E-8 E-11, E-12, E-13 P | DRAINAGE IPELINE OR ANCILLARY PURPOSES DRAINAGE | | PS729261G · OF THE WA | 29261G - SECTION 136 .TER ACT 1989 5 PLAN | CE | LATROBE CITY COUNCIL CENTRAL GIPPSLAND REGION WATER CORPORATION LATROBE CITY COUNCIL | | |
| Millar | Merrigan | SURVEYOR | ''S REF:155 | 34SC | 2/04/2019 | ORIGINAL SHEET SIZE: A3 SHEET 1 OF 3 | | |
| M(03) 8720 9500 R (03) 513 | Land Development Consultants | Digitally sign Surveyor, | ed by: Geoffre | y John Ladner, Li | censed | PLAN REGISTERED TIME: 4:06pm DATE: 25/9/2020 | | |

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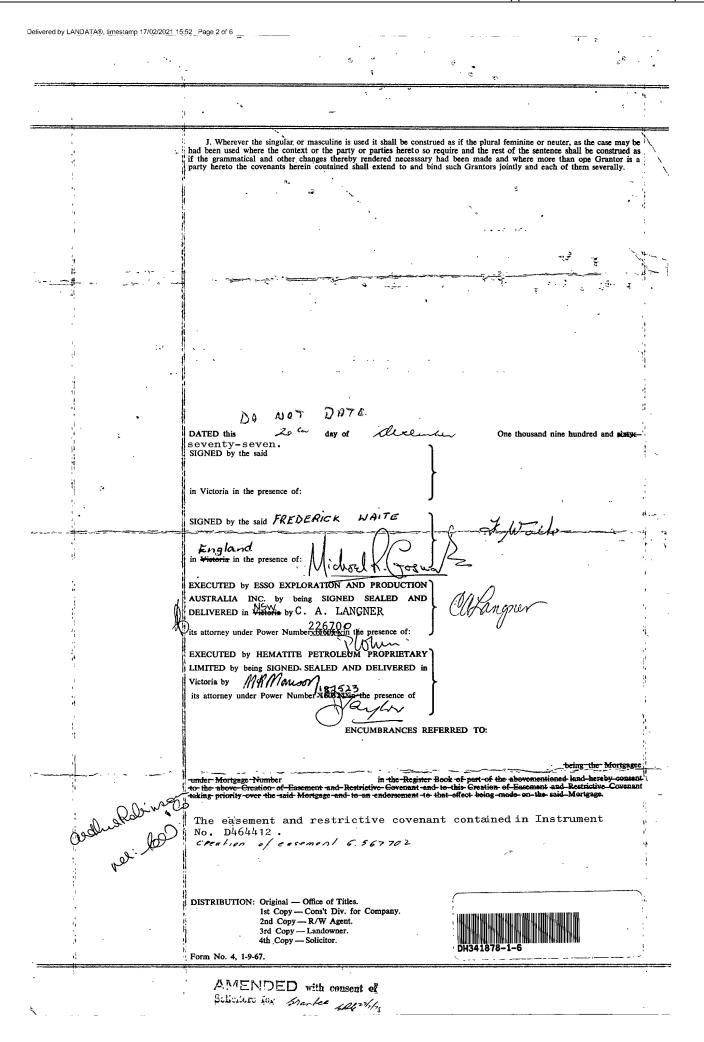


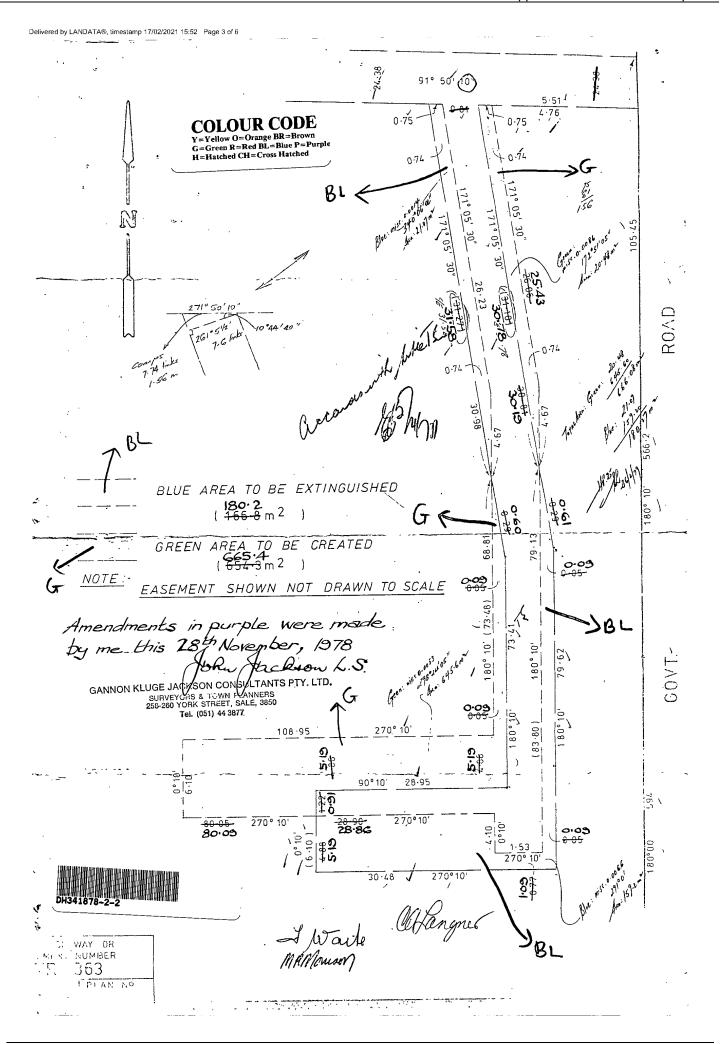
Delivered by LANDATA®, timestamp 17/02/2021 15:52 Page 3 of 3

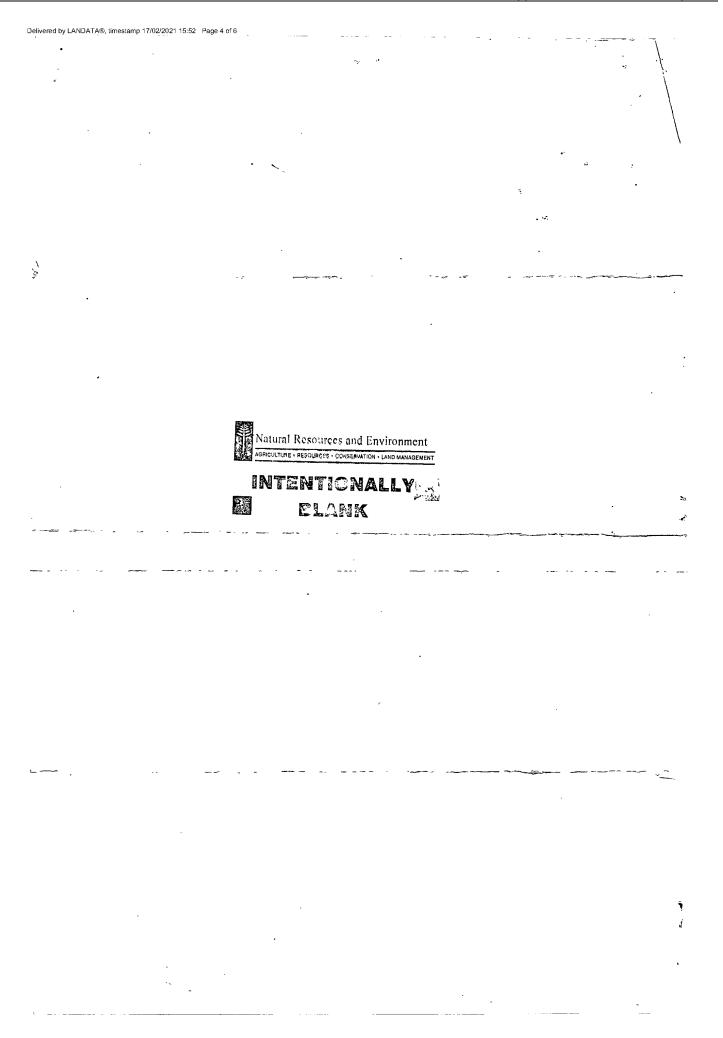


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Returned under Sec. A 05 Act 63.93 TR-363 341878 Assistant - Registrar = of = Titles == L1 1 OCT 1978 ;****18.00 N RT T 54 67.8018 -3-168-78 6954553 H341878🎋 +10.00 B RT T •3-1 522893 EC13ARTHUR ROBINSON & CO. CITHADE AVAILABIDE VICTORIA TO ISSUE TO alle CREATION OF EASEMENT hitlets Hackford . Balle \$5-I, FREDERICK WAITE of Glengarry, Grazier (hereinafter called "the Grantor") being registered as the proprietor of an estate in fee simple in the land secondly herein-after described subject to the encumbrances notified hereunder in consideration of the sum of \$ 300 - 00 paid to me DO HEREBY TRANSFER and GRANT unto ESSO EXPLORATION AND PRODUCTION AUSTRALIA INC. of -360 447 LOTMSTAB Street Melbourne and HEMATITE PETROLEUM PROPRIETARY LIMITED of 560 - Door Boarte Street Melbourne and their transferes in fee simple the registered proprietor or proprietors for the time being of ALL THOSE pieces of land William being the whole of the land described in Certificates of Title Volume 8718 Folio 882 Volume 8718 Folio 297 and Lot 2 Street on Plan of Subdivision Number 72314 Parish of Glencce South and being part of the land described in Crown Grant Volume 5643 Folio 486 (hereinafter called "the Grantese") at all times hereafter the full and free liberty and right, as appurtenant to the lands comprised in the said Certificates of Title (which lands are hereinafter referred to as the "dominant tene-ment"), on over under and through ALL THAT piece of land delineated and coloured these on the plan annexed hereto (hereinafter referred to as the "servient tenement") being part of Lot 12 BLock 2 on Plan of Subdivision No. 4847 being part of Crown Allotment A9 Parish of Traralgon and being part of the land described in Certificate of Title Volume 5882 Folio 344. $\xi \pm$ Ň. Collin Street to lay down, construct, change the size and number of, operate, maintain, inspect, patrol (including aerial patrol), alter, remove, replace, reconstruct and/or repair one or more pipelines designed to convey or conveying oil and other liquid or gaseous hydrocarbons, natural and artificial gas and any products or by-products thereof and any other substance which may be transported by pipeline together with all the works of the Grantees useful in connection with or incidental to their under-taking including but without limiting the generality of the foregoing all such communication and power systems (including pole lines), drips, valves, valve chambers, manholes, inspection pits, fittings, meters, connections and all other equipment and appurtenances whether or not similar to the foregoing as may be useful or convenient in connection therewith or inciden-tal thereto (hereinafter called "the Grantees" appliances") and together with the right for the Grantees and heir surveyors, engineers, servants, agents, licensees, contractors, sub-contractors and others authorised by them (hereinafter called "the Grantees" associates")---(1) to enter upon and remain pass and repass on and over the servient tenement for all or any of the purposes aforesaid and with or without vehicles, plant and equipment of any description; to clear the servient tenement and cut and remove timber, trees, undergrowth, crops and fences and construct and maintain gates in fences crossing the servient tenement and the other adjacent land of the Grantor as the Grantess shall consider necessary or desirable. And the Grantor for himself his heirs executors administrators and assigns registered proprietor or proprietors of the exercisent-tenment and-every part-thereof-hereby covenants with the Grantces' and each 'of them to' the extent that the burden' of this covenant may run with and bind the servient tenement and every part thereof and that the benefit thereof may be annexed to and run with the dominant tenement that the Grantor shall not without the prior written consent of the Grantees plant or permit to be planted any trees or shrubs on the servient tenement or excavate, drill, install, erect or permit to be excavated, drilled, installed or erected on or under the servient tenement or any part thereof any pit, well, foundation, pavement or other structure or installation nor shall the Grantor alter or disturb or permit to be altered or disturbed (other than by the processes of nature) the present grades and contours of the servient tenement but otherwise the Grantor shall have the right fully to use and enjoy the servient tenement subject always to and so not to interfere with the rights and privileges hereby granted and conferred upon the Grantees. CE +lov 5882-344 [1] CHS 8718-882 The Grantor and the Grantees hereby mutually covenant and agree one with the other of them as follows: A. The consideration hereinbefore mentioned is acknowledged by the Grantor to be in full satisfaction of all moneys payable for the granting of this easement in favour of the Grantees. - 883 - 886 B. The Grantees will compensate the Grantor for damage done from and after the date this instrument shall have been delivered to the Grantees will compensate the Grantor for damage done from and after the date this instrument shall have been delivered to the Grantees to the Grantor's crops, timber, pasture lands, live stock, improvements and other property on the servient tenement or any land of the Grantor adjacent thereto by reason of the exercise of the rights hereinbefore granted. In the event of any difference arising between the Grantor and the Grantees as to the amount of such compensation the same shall be determined in the manner provided in the Arbitration Act 1958. Any compensation paid by the Grantees to the Grantor shall include compensation for damage done to the crops, timber, pasture lands, live stock, improvements and other property on the servient tenement or any land of the Grantor salicers as to the stock in the stock the Grantees to other person has any interest and the Grantor agrees to indemnify the Grantees: against. any claim by any such tenant, sharefarmer or other person for any damage done by the Grantees: in the performance of their rights under this easement. - 887 (HA) - 888 - 889 7-13P 5992- 257 C. The Grantees shall as soon as weather and soil conditions permit and subject to the restrictions hereinbefore con-ained and insofar as it is practicable so to do bury and maintain all pipelines so as not to interfere unreasonably with the buse of the servient tenement. E / 5643-486 D. Notwithstanding any rule of law or equity the pipes (which term shall include all pipelines and the Grantees' appli-ances) brought onto laid or erected upon or buried in or under the servient tenement by the Grantees shall at all times remain the property of the Grantees and their assigns notwithstanding that the same may be annexed or affixed to the free-hold and shall at any time and from time to time be removable in whole or in part by the Grantees and their assigns. E. Unless otherwise agreed by the Grantor and the Grantees upon the discontinuance of the use of the servient tene-ment by the Grantees the Grantees may at their option leave the pipe or any part thereof and the Grantees' appliances in the ground but if the Grantees damage the property of the Grantor during the removal of the pipe or appliances then the Grantees will compensate the Grantor upon the terms and in the manner contained in Clause B hereof. F. The Grantees performing and observing the covenants, and conditions on their part to be observed and performed shall and may peacefully hold and enjoy the rights, liberties, privileges and easement hereby granted without hindrance, molestation or interference on the part of the Grantor or of any person firm or corporation claiming by through under or in trust for the Grantor. G. All notices to be given hereunder may be given by prepaid registered or certified letter addressed to the Grantor by being forwarded to the registered proprietor for the time being at his latest address shown in the Register Book and to the Grantees as 380 Londsale Street Melbourne or such other address as the Grantor and Grantees may respectively from time to time designate in writing and any such notice shall be deemed to have been given to and received by the addresse on the third day following that on which the same is posted. 0 Foster reet,Sal Ξ H. Neither this instrument nor anything herein contained shall affect or prejudice the rights of the Grantees or the Grantees' associates under the Pipelines Act 1967. or under any consent granted pursuant to Section 9 (2) of the said Act or under any permit granted pursuant to Section 12 of the said. Act or any written permission given pursuant to Section 22 (1) of the said Act or any other rights of the Grantees under the said Act. 0 8 I. The Grantor will execute every such deed, instrument or assurance and do every such thing for further or more effectively securing the rights and interests of the Grantees to or in the servient tenement or any part or parts thereof pursuant to these presents as shall by the Grantees be reasonably required. -bas been-entered in the Revision Buok. 4 OFT: HA-VASS MASS Ϋ́ι Ś







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| 447 Collins Street, Melbourne, 3000. | ARTHUR ROBINSON & CO. Solicitors | | | CREATION OF EASEMENT | ESSO EXPLORATION AND PRODUCTION AUSTRALIA INC. AND HEMATITE PETROLEUM PROPRIETARY LIMITED | • | FREDERICK WAITE | | Dated the day of |
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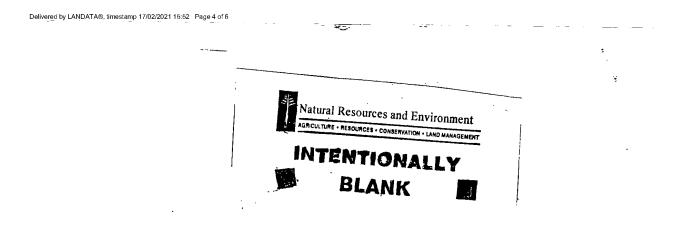
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θ.g. D775<u>664</u> 38 D775664 EU MAIT **#**6 02-38 888419 JUL15-70 ı i ARTHUR ROBINSON & CO. Ż VICTORIA Bonce 1 er-CREATION OF EASEMENT I FREDERICK WAITE formerly of Glengarry but now of 14 Quantock Road Bridgewater Somerset England Farmer Road Bridgewater Somerset England Farmer (hereinafter called "the Granter") being registered as the proprietor of an estate in fee simple in the land secondly herein-after described subject to the encumbrances notified hereunder in consideration of the sum of \$ 88.95 paid to me DO HEREBY TRANSFER and GRANT unto ESSO EXPLORATION AND PRODUCTION AUSTRALIA INC. of 380 Lonsdale Street Melbourne and HEMATITE PETROLEUM PROPRIETARY LIMITED of 500 Bourke Street Melbourne and their transferees in fee simple the registered proprietor or proprietors for the time being of ALL THOSE pieces of land being the whole of the land described in Certificates of Tille Volume 8718 Folio 882 Volume 8718 Folio 883 Volume 8718 Volume 8718 Folio 883 Volume 8718 Folio 885 Volume 8718 Folio 886 (hereinafter called "the Grantees") at all times hereafter the full and free liberty and right, as appurtenant to the lands comprised in the said Certificates of Tille (which lands are hereinafter referred to as the "dominant tene-(hereinafter referred to as the "servient thement") being part of Lot 11 Hock 2 on Plan of Subdivision Number 180 Plan part, of Crown Allotment A⁹ Parish Subdivision Number 4847 being part of Crown Allotment AP Parish of Traralgon and being part of the land more particularly described in Certificate of Title Volume 5814 Folio 734 Ŷ to lay down, construct, change the size and number of, operate, maintain, inspect, patrol (including aerial patrol), alter, remove, replace, reconstruct and/or repair one or more pipelines designed to convey or conveying oil and other liquid or gaseous bydrocarbons, natural and artificial gas and any products or by-products thereof and any other substance which may be transported by pipeline together with all the works of the Grantees useful in connection with or incidental to their under-taking including but without limiting the generality of the foregoing all such communication and power systems (including pole lines), drips, valves, valve chambers, manholes, inspection pits, fittings, meters, connections and all other equipment and appurtenances whether or not similar to the foregoing as may be useful or convenient in connection therewith or inciden-tal thereto (hereinafter called "the Grantees' appliances") and together with the right for the Grantees and their surveyors, engineers, servants, agents, licensees, contractors, sub-contractors and others authorised by them (hereinafter called "the Grantees' associates")— Clo 11 5814-734 (1) to enter upon and remain pass and repass on and over the servicent tenement for all or any of the purposes aforesaid and with or without vehicles, plant and equipment of any description; 1 to clear the servient tenement and cut and remove timber, trees, undergrowth, crops and fences and construct and maintain gates in fences crossing the servient tenement and the other adjacent land of the Grantor as the Grantees shall consider necessary or desirable. (2)Û 8718 -882 1 Wi shall consider necessary or desirable. And the Grantor for himself his heirs executors administrators and assigns registered proprietor or proprietors of the servient themement and every part thereof hereby covenants with the Grantees and each of them to the extent that the burden of this covenant may run with and bind the servient tenement and every part thereof and that the benefit thereof may be annexed to and run with the dominant tenement tant the Grantor shall not without the prior written consent of the Grantees plant or permit to be planted any trees or shrubs on the servient tenement or excavate, drill, install, erect or permit to be excavated, drilled, installed or erected on or under the servient tenement or any part thereof and part well, foundation, pavement or other structure or installation nor shall the Grantor alter or disturb or permit to be altered or disturbed (other than by the processes of nature) the present grades and contours of the servient tenement but to therwise the Grantor shall have the right fully to use and enjoy the servient tenement subject always to and so as not to interfere with the rights and privileges hereby granted and conferred upon the Grantees. - 883 WH 13 ~ 886 IWH 18718-887 92-297 [[wh] [wh) 24 - 293 K B (wH) The Grantor and the Grantees hereby mutually covenant and agree one with the other of them as follows:-688 24-912 A. The consideration hereinbefore mentioned is acknowledged by the Grantor to be in full satisfaction of all moneys payable for the granting of this easement in favour of the Grantees. By the for the granting of this easement in favour of the Grantees. B. The Grantees will compensate the Grantor for damage done from and after the date this instrument shall have been delivered to the Grantees to the Grantor's crops, timber, pasture lands, live stock, improvements and other property on the servient tenement or any land of the Grantor adjacent thereto by reason of the exercise of the rights hereinbefore granted, In the event of any difference arising between the Grantor and the Grantees as to the amount of such compensation the same shall be determined in the manner provided in the Arbitration Act 1958. Any compensation paid by the Grantees to the Grantor shall include compensation for damage done to the crops, timber, pasture lands, live stock, iangrovements and other property on the servient tenement or any land of the Grantor adjacent thereto in which any tenant, sharefarmer or other person has any interest and the Grantor surgeres to indemnify the Grantees against any claim by any such tenant, share-farmer or other person for any damage done by the Grantees in the performance of their rights under this easement. JUL-1.5-70 C. The Grantees shall as soon as weather and soil conditions permit and subject to the restrictions hereinbefore con-tained and insofar as it is practicable so to do bury and maintain all pipelines so as not to interfere unreasonably with the use of the servient tenement. دى ----D. Notwithstanding any rule of law or equity the pipes (which term shall include all pipelines and the Grantees' appli-ances) brought onto laid or erected upon or buried in or under the servient tenement by the Grantees shall at all times remain the property of the Grantees and their assigns notwithstanding that the same may be annexed or affixed to the free-hold and shall at any time and from time to time be removable in whole or in part by the Grantees and their assigns. o -1 0 5 E. Unless otherwise agreed by the Grantor and the Grantees upon the discontinuance of the use of the servient tene-ment by the Grantees the Grantees may at their option leave the pipe or any part thereof and the Grantees' appliances in the ground but if the Grantees damage the property of the Grantor during the removal of the pipe or appliances then the Grantees will compensate the Grantor upon the terms and in the manner contained in Clause B hereof. SLAND 6665h F. The Grantees performing and observing the covenants, and conditions on their part to be observed and performed shall and may peacefully hold and enjoy the rights, liberties, privileges and easement hereby granted without hindrance, molestation or interference on the part of the Grantor or of any person firm or corporation claiming by through under or intermeting the Grantee and the Grantee an molestation in trust for trust for the Grantor. G. All notices to be given hereunder may be given by prepaid registered or certified letter addressed to the Grantor by being forwarded to the registered proprietor for the time being at his latest address shown in the Register Book and to the Grantees at 380 Londsale Street Melbourne or such other address as the Grantor and Grantees may respectively from time to time designate in writing and any such notice shall be deemed to have been given to and received by the addressee on the third day following that on which the same is posted. H. Neither this instrument nor anything herein contained shall affect or prejudice the rights of the Grantees or the Grantees' associates under the Pipelines Act 1967 or under any consent granted pursuant to Section 9 (2) of the said Act or under any permit granted pursuant to Section 12, of the said Act or any written permission given pursuant to Section 22: (1) of the said Act or any other rights of the Grantees under the said Act. 5 m 0 I. The Grantor will execute every such deed, instrument or assurance and do every such thing for further or more effectively securing the rights and interests of the Grantees to or in the servient tenement or any part or parts thereof pursuant to these presents as shall by the Grantees be reasonably required. 69 Form No. 4, 1/9/67. -

Delivered by LANDATA®, timestamp 17/02/2021 15:52 Page 2 of 6 J. Wherever the singular or masculine is used it shall be construed as if the plural feminine or neuter, as the case may be had been used where the context or the party or parties hereto so require and the rest of the sentence shall be construed as if the grammatical and other changes thereby rendered necessary had been made and where more than one Grantor is a party hereto the covenants herein contained shall extend to and bind such Grantors jointly and each of them severally. \tilde{v} 6 DATED this seventy. day of One thousand nine hundred and s SIGNED by the said FREDERICK WAITE Fuderick Waite in the pre ce of: 39. SIGNED by wat 00 224 En امسوا EXECUTED by ESSO EXPLORATION AND PRODUCTION Pianta. AUSTRALIA INC. by being SIGNED SEALED AND DELIVERED in Victoria by **JAMES EUGENE PIANTA** 161368 // its attorney under Power Number **LANTA** M.E.L. ے، لمہ EXECUTED by HEMATITE PETROLEUM PROPRIETARY LIMITED by being SIGNED SEALED AND DELIVERED in Victoria by COLIN LIVINGSTONE PARKER its attorney under Power Number 160324 in the presence of t Barness ENCUMBRANCES REFERRED TO: Mortgage Number 790590. I LAWRENCE HENRY WAITE of Glengarry Farmer being the Mortgagee under Mortgage Number 790590 in the Register Book of part of the abovementioned land hereby consent to the above Creation of Easement and Restrictive Covenant and to this Creation of Easement and Restrictive Covenant taking priority over the said Mortgage and to an endorsement to that effect being made on the said Mortgage SIGNED by the said LAWRENCE HENRY WAITE in Victoria in . H. Waile C the presence of: DISTRIBUTION: Original — Office of Titles. 1st Copy — Cons't Div. for Company. 2nd Copy — R/W Agent. 3rd Copy — Landowner. 4th Copy — Solicitor. Form No. 4, 1-9-67. rie-

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ESSO EXPLORATION AND PRODUCTION AUSTRALIA INC. AND HEMATITE PETROLEUM PROPRIETARY LIMITED RIGHT-OF-WAY EASEMENT REQUIRED FOR PIPELINE OWNER FREDERICK WAITE GLENGARRY ADDRESS PART OF CROWN ALLOTMENT A9 COUNTY OF BULN BULN PARISH OF TRARALGON Scale: 8 CHAINS to an inch FOLIO 734 VOLUME 5814 1^{A.} 0^{R.} 34^{P.} Certificate of Title Measurements are in LINKS 1-21260 AC Area TOAD FORMER ò 8 ŝ 16760 გ 65 ğ アピー 121.2 121 -919 501 10 **COLOUR CODE** Y=Yellow O=Orange BR=Brown G=Green R=Red BL=Blue P=Purple H=Hatched CH=Cross Hatched - + 4 Federick Wait ٩ 1000 2709 00 I certify that this plan has been made by me, agrees with title, is mathematically correct and the easement J. E. Pin being created has been reasonably located in accordance with tithe position llever ..Licensed Surveyor nku Date 12 170 9 RIGHT-OF-WAY OR EASEMENT NUMBER SURVEYORS J. A. GANNON & ASSOCIATES in association with TR - 364 CULLIVER & SHM °a.Go Plan No. 165 Ref. No. 783 Licensed Surveyor



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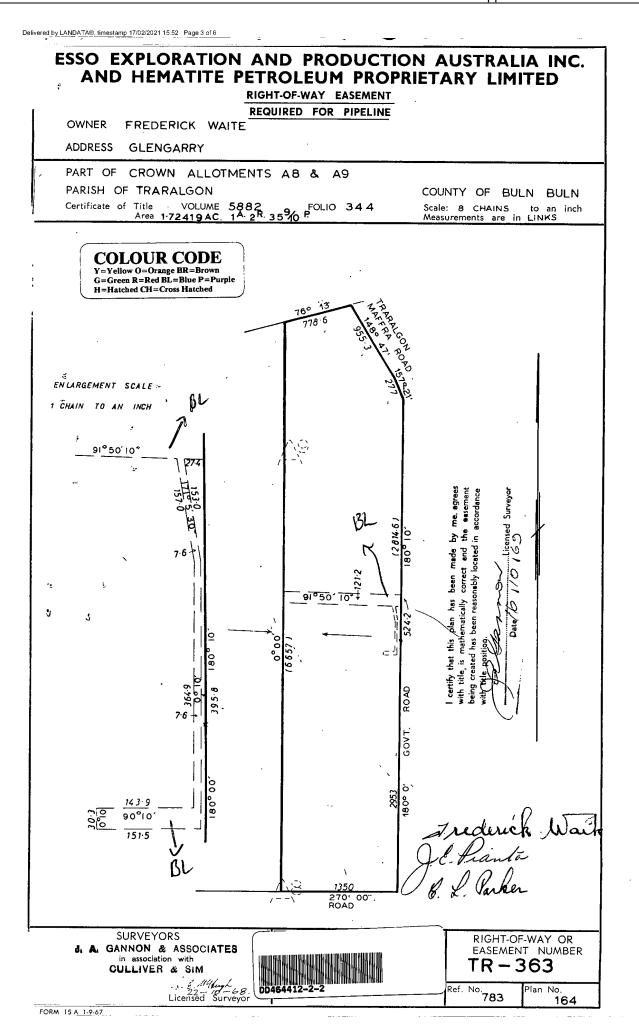
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Delivered by LANDATA®, timestamp 17/02/2021 15:52 Page 6 of 6 To the Registrar of Titles, please register this Creation of Easement and on completion return Certificate of Title Volume 5814, Folio 734 to Anne. Littleton + Hackyord 16 church 21-39439. 7 nh D M. •- e f. ESSO EXPLORATION AND PRODUCTION AUSTRALIA INC. Dated TR-364 CREATION OF EASEMENT ARTHUR ROBINSON & CO. Solicitors 447 Collins Street, Melbourne, 3000. E. HEMATITE PETROLEUM PROPRIETARY LIMITED FREDERICK WAITE day 5 <u>e</u> AND - 196 -A memorandum of the within instrument has been entered in the Register Book. N.W.O. TOPUL ź

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ſΛ D464412 0464412 A RÏ T 09-51 474589 AUG-1-69 ARTHUR ROBINSON & CO. VICTORIA CREATION OF EASEMENT to Bruce a Cashedon TRAMALGON. I FREDERICK WAITE formerly of Glengarry but now of 14 Quantock-Road Bridgewater Somerset England Farmer (hereinafter called "the Grantor") being registered as the proprietor of an estate in fee simple in the land, secondly herein-after described subject to the encumbrances notified hereunder in consideration of the sum of \$ 114.94 paid to me after described subject to the encumbrances notified hereunder in consideration of the sum of \$ 114.94 paid to me after described subject to the encumbrances notified hereunder in consideration of the sum of \$ 114.94 paid to me postale Street Melbourne and HEMATITE PETROLEUM PROPRIETARY LIMITED of 500 Bourke Street Melbourne anticipation of proprietors for the time being of ALL THOSE pieces of land being the whole of the land described in Certificates of Title Volume 8718 Folio 882 Volume 8718 Folio 883 Volume 8718 Folio 886 Volume 8718 Folio 887 Volume 8718 Folio 889 and Volume 592 Folio 297 and Lo2 = 77 WHY Folio 486 (hereinafter called "the Grantees") at all times hereafter the full and free liberty and right, as apputenant to the lands comprised in the said Certificates of Title (which lands are hereinafter referred to as the "dominant tene-to the lands comprised in the said Certificates of Title (which lands are horeinafter referred to as the "dominant tene-to the lands comprised in the said Certificates of Title (which lands are horeinafter referred to as the "dominant tene-to the lands comprised in the said Certificates of Title (which lands are horeinafter referred to as the "dominant tene-to the lands comprised in the said Certificates of Title (which lands are horeinafter and through ALL THAT piece of land delineated and coloured blue on the plan annexed hereto (hereinafter referred to as the "servient tenement") being part of Crown Allotment A9 Parish of Traralgon and being part of the land more particularly described in Certificate of Title Volume 5882 Folio 344 Road Bridgewater Somerset England Farmer do to lay down, construct, change the size and number of, operate, maintain, inspect, patrol (including aerial patrol), alter, remove, replace, reconstruct and/or repair one or more pipelines designed to convey or conveying oil and other liquid or gaseous hydrocarbons, natural and artificial gas and any products on by-products thereof and any other substance which may be transported by pipeline together with all the works of the Grantees useful in connection with or incidental to their under-taking including but without limiting the generality of the foregoing all such communication and power systems (including pole lines), drips, valves, valve chambers, manholes, inspection pits, fittings, meters, connections and all other equipment and appurtenances whether or not similar to the foregoing as may be useful or convenient in connection therewith or inciden-tal thereto (hereinafter called "the Grantees" appliances") and together with the right for the Grantees and their surveyors, regimeers, servants, agents, licensees, contractors, sub-contractors and others authorised by them (hereinafter called "the Grantees" associates")— (1) to enter upon and remain pass and repass on and over the servient tenement for all or any of the purposes aforesaid and with or without vehicles, plant and equipment of any description; to clear the servient tenement and cut and remove timber, trees, undergrowth, crops and fences and construct and maintain gates in fences crossing the servient tenement and the other adjacent land of the Grantor as the Grantees shall consider necessary or desirable. shall consider necessary or desirable. And the Grantor for himself his heirs executors administrators and assigns registered proprietor or proprietors of the servient tenement and every part thereof hereby covenants, with the Grantes and each of them to the extent that the burden of this covenant may run with and bind the servient tenement and every part thereof and that the benefit thereof may be annexed to and run with the dominant tenement that the Grantor shall not without the prior written consent of the Grantes and each of the tereof and that the benefit thereof may be annexed to and run with the dominant tenement that the Grantor shall not without the prior written consent of the Grantes event tenement or excavated, drille, install, erect or permit to be excavated, drille, drilled, or tereted on or under the servient tenement or any part thereof any pit, well, foundation, pavement or other structure or installation nor shall the Grantor alter or disturb of permit to be altered or disturbed (other than by the processes of nature) the present grades and contours of the servient tenement but otherwise the Grantor shall have the right fully to use and enjoy the servient tenement subject always to and so as not to interfere with the rights and privileges hereby granted and conferred upon the Grantees. Covenant CIE ¢ 5882 - 344 (PH) Ь 87/8-882-3 8718 - 886-9 Wh The Grantor and the Grantees hereby mutually covenant and agree one with the other of them as follows:-A. The consideration hereinbefore mentioned is acknowledged by the Grantor to be in full satisfaction of all moneys payable for the granting of this easement in favour of the Grantees. 8727-448 5992-297 payaote for the granting of this easement in rayour of the Grantees. B. The Grantees will compensate the Grantor for damage done from and after the date this instrument shall have been delivered to the Grantees to the Grantor's crops, timber, pasture lands, live stock, improvements and other property on the servicint tenement or any land of the Grantor adjacent thereto by reason of the exercise of the rights hereinbefore granted. In the event of any difference arising between the Grantor and the Grantees as to the amount of such compensation the same shall include compensation for damage done to the crops, timber, pasture lands, live stock, improvements and other property on the servient tenement or any land of the Grantor adjacent thereto in which any tenant, sharefarmer or other person has any interest and the Grantor agrees to indemnify the Grantees against any claim by any such tenant, sharefarmer or other person for any damage done by the Grantees in the performance of their rights under this easement. share-C. The Grantees shall as soon as weather and soil conditions permit and subject to the restrictions hereinbefore con-tained and insofar as it is practicable so to do bury and maintain all pipelines so as not to interfere unreasonably with the use of the servient tenement. D. Notwithstanding any rule of law or equity the pipes (which term shall include all pipelines and the Grantees' appli-ances) brought onto laid or erected upon or buried in or under the servient tenement by the Grantees shall at all times, remain the property of the Grantees and their assigns notwithstanding that the same may be annexed or affixed to the free-hold and shall at any time and from time to time be removable in whole or in part by the Grantees and their assigns. 06 Ŕ E. Unless otherwise agreed by the Grantor and the Grantees upon the discontinuance of the use of the servient ten-ment by the Grantees the Grantees may at their option leave the pipe or any part thereof and the Grantees' appliances in the ground but if the Grantees damage the property of the Grantor during the removal of the pipe or appliances then the Grantees will compensate the Grantor upon the terms and in the manner contained in Clause B hereof. 6 li 47930 AMP F. The Grantees performing and observing the covenants, and conditions on their part to be observed and performed shall and may peacefully hold and enjoy the rights, liberties, privileges and easement hereby granted without hindrance, molestation or interference on the part of the Grantor or of any person firm or corporation claiming by through under or MULLY in trust for the Grantor. G. All notices to be given hereunder may be given by prepaid registered or certified letter addressed to the Grantor by being forwarded to the registered proprietor for the time being at his latest address shown in the Register Book and to the Grantees at 380 Londsale Street Melbourne or such other address as the Grantor and Grantees may respectively from time to time designate in writing and any such notice shall be deemed to have been given to and received by the addressee on the third day following that on which the same is posted. H. Neither this instrument nor anything herein contained shall affect or prejudice the rights of the Grantees or the Grantees' associates under the Pipelines Act 1967 or under any consent granted pursuant to Section 9 (2) of the said Act or under any permit granted pursuant to Section 12 of the said Act or any written permission given pursuant to Section 22 (1) of the said Act or any other rights of the Grantees under the said Act. 5 دب 101 **S** I. The Grantor will execute every such deed, instrument or assurance and do every such thing for further or more effectively securing the rights and interests of the Grantees to or in the servient tenement or any part or parts thereof pursuant to these presents as shall by the Grantees be reasonably required. 3 Form No. 4, 1/9/67. +2-00

Delivered by LANDATA®, timestamp 17/02/2021 15:52 Page 2 of 6 \$.7 4 J. Wherever the singular or masculine is used it shall be construed as if the plural feminine or neuter, as the case may be had been used where the context or the party or parties hereto so require and the rest of the sentence shall be construed as if the grammatical and other changes thereby rendered necessary had been made and where more than one Grantor is a party hereto the covenants herein contained shall extend to and bind such Grantors jointly and each of them severally. uly 3 ATED this and day of One thousand nine hundred and sixty-SIGNED by the said FREDERICK WAITE War edenil. in the presence of: 39. IGNED-by the -said کسح XECUTED by ESSO EXPLORATION AND PRODUCTION USTRALIA INC. by being SIGNED SEALED AND DELIVERED in Victoria by JAMES EUGENE PIANTA ts attorney under Power Number 15034 in the presence of: EXECUTED by HEMATITE PETROLEUM PROPRIETARY LIMITED by being SIGNED SEALED AND DELIVERED in Victoria by COLIN LIVINGSTONE PARKER its attorney under Power Number 160324 in the presence of El annet ENCUMBRANCES REFERRED TO: Nil. being the -Me tengee nder Mortes nd_hereby_consent DISTRIBUTION: Original — Office of Titles. 1st Copy — Cons't Div. for Company. 2nd Copy — R/W Agent. 3rd Copy — Landowner. 4th Copy — Solicitor. orm No. 4, 1-9-67. 3



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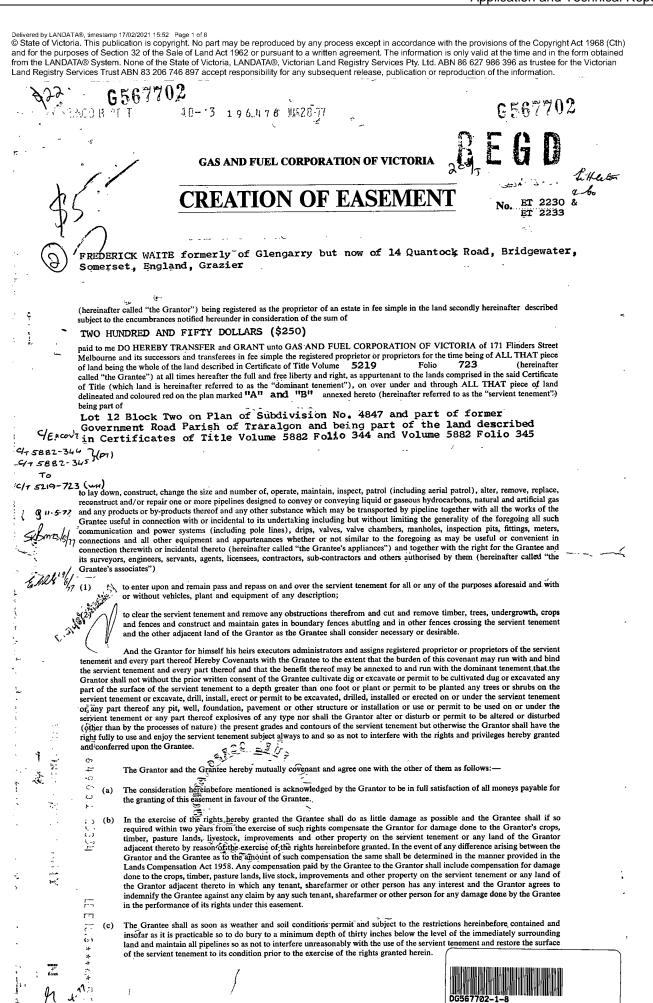


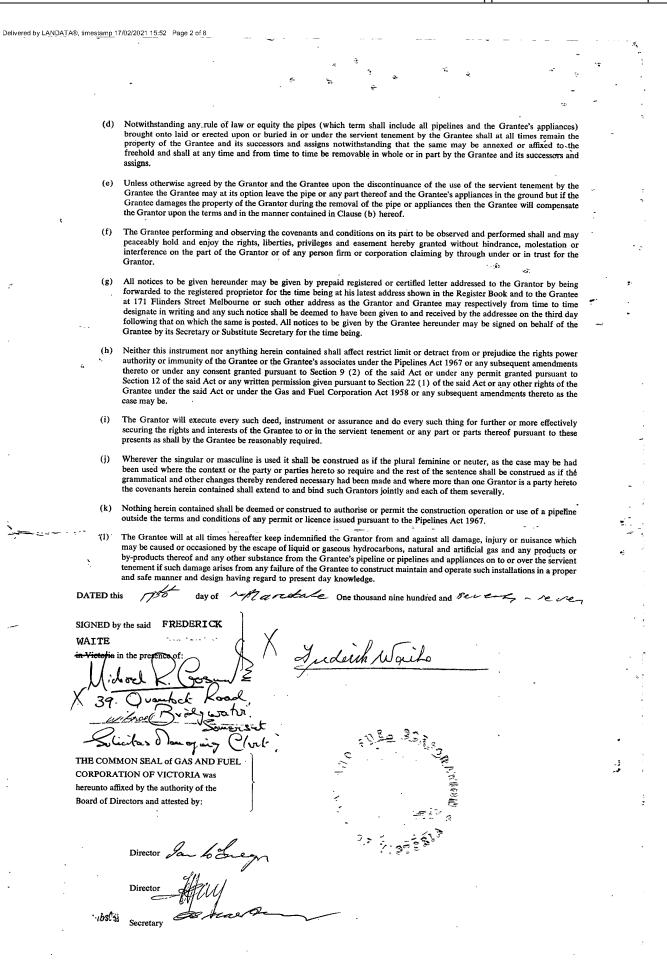


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Delivered by LANDATA®, timestamp 17/02/2021 15:52_ Page 6 of 6 : -1.1.1.1.1. 1.5 .. · · . : To the Registrar of Titles, Please register this Creation of Easement and on completion return Certificate of Title Volume 5882 Folio 344 to Br Thatchation 16 church St 200 Som .2 ESSO EXPLORATION AND PRODUCTION AUSTRALIA INC. AND Dated TR-363 ñ **CREATION OF EASEMENT** ARTHUR ROBINSON & CO. Solicitors 447 Collins Street, Melbourne, 3000. HEMATITE PETROLEUM PROPRIETARY LIMITED FREDERICK WAITE 5 5 o ŝ ٩ 1968 ٠°. 0 Educary 1979. A menorandum of the within instrument has been entered in the Register Book. Ś 3 R = محتشق وثلية سامرين Ļļ .





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" A" GAS & FUEL CORPORATION OF VICTORIA <u>;</u>. Easement required for TRARALGON RE-INFORCEMENT PIPELINE Owner FREDERICK WAITE Address GLENGARRY Part of CROWN ALLOTMENTS A8 & A9 Section Parish of TRARALGON BULN BULN County • of Vol 5882 ć. Certificate 5300 m² 344 Fol -Area ROAD 3.00 GOVERNMENT 3.00 Ы 3.0 RNM JR CODE =Orange BR=Brown ш Green R=Red BL=Blue P=Purole CH=Cross Hatched 200 D'IAG-RAM Accords WITH g ... 270°00 ROAD METRES I certify that this plan made by me, agrees Measurements are in SURVEY REFERENCE NUMBER with title, is mathematically correct, and the SARLICK & STEWART Draftsman easement being created has been reasonably Checked located in accordance with title position. 🕰 Chief 🛛 Draftsman Chief Engineer 30723^C æ <u>23 · 11 · 76</u> Date d S Date 23-11-76

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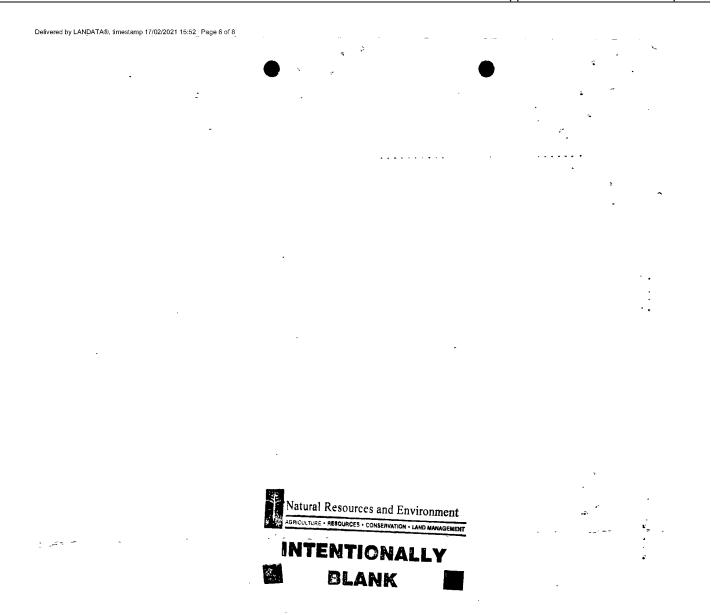
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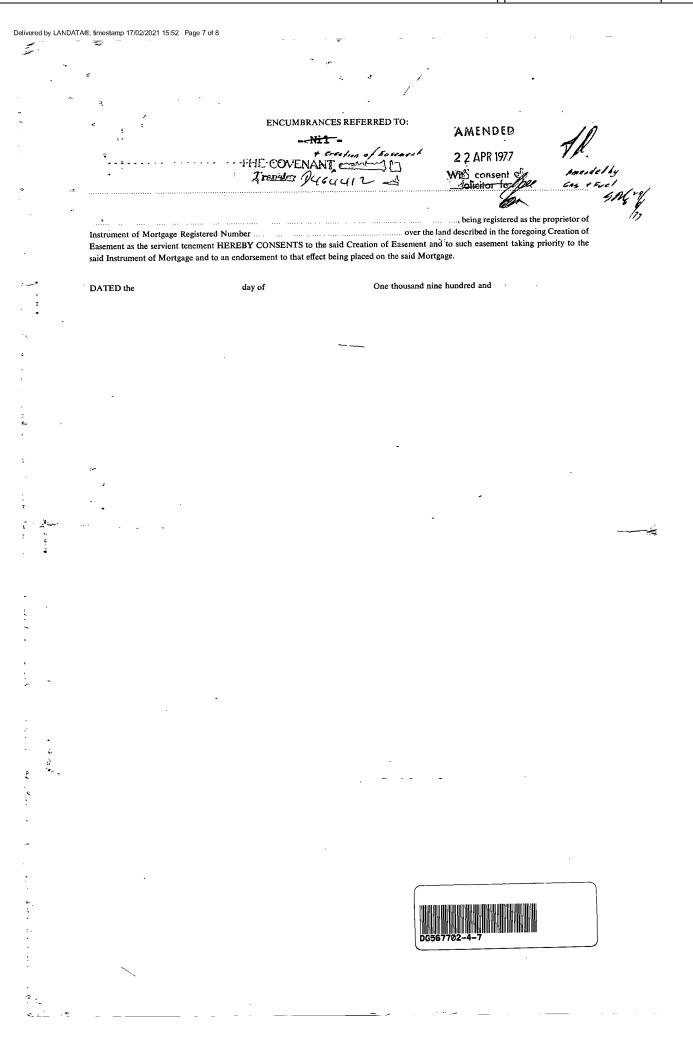
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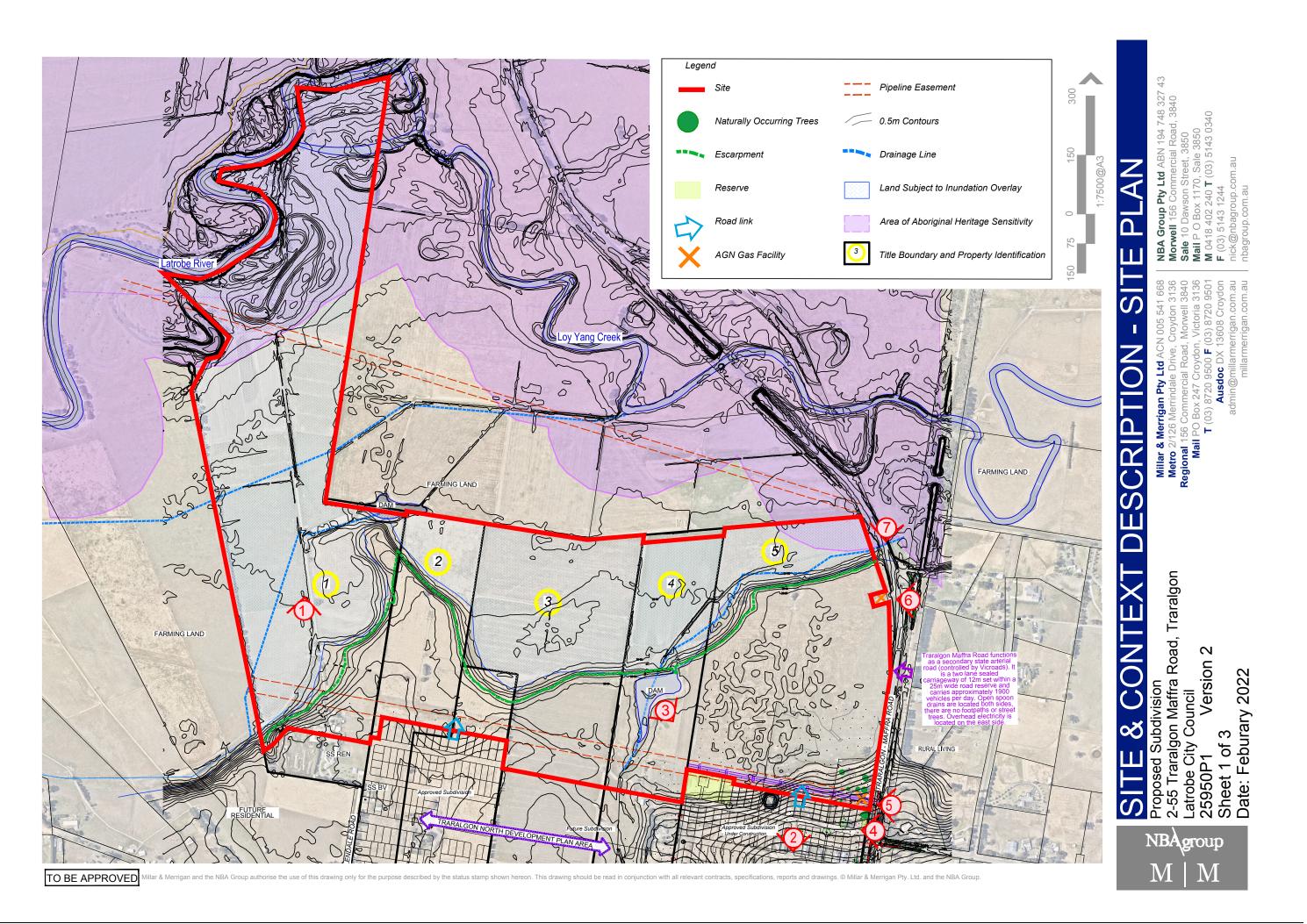
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Looking north over low lying parts of the site



3 Looking over grassed areas and the dam on site



Residential development to south of site (eastern end) (2)

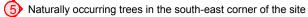


Looking west along the recently constructed road to the south of the site (eastern end)



Cooking down Traralgon Maffra Road with site on right



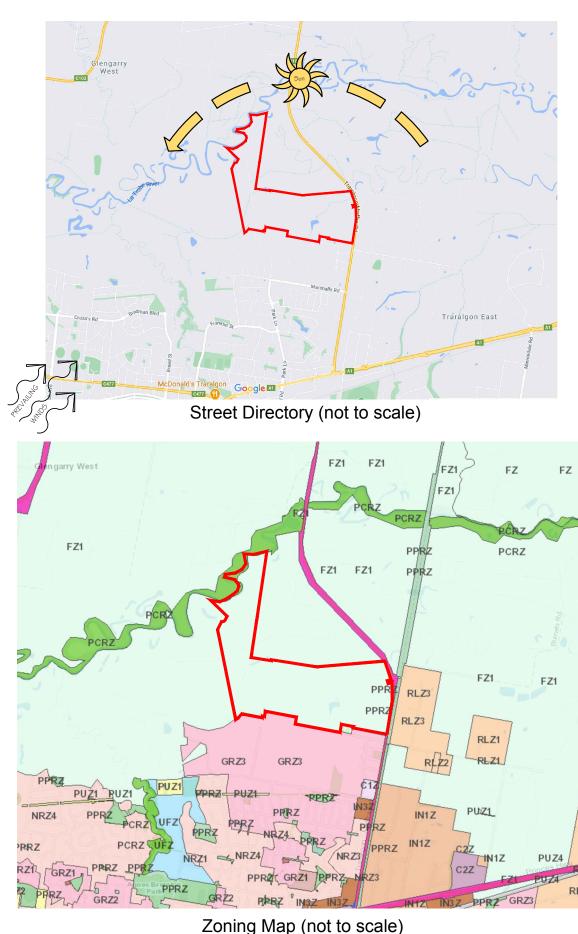


6 Infrastructure station abutting site

illar & Merrigan and the NBA Group authorise the use of this drawing only for the purpose described by the status stamp shown hereon. This drawing should be read in conjunction with all relevant contracts, specifications, reports and drawings. Described by the status stamp shown hereon.

TO BE APPROVED





Notes

1. Site: The titles subject to this amendment comprise of the following allotments as show hereon: Property 1: 55 Glendale Road, Traralgon (CA 26F).

- Property 2: 50 Glendale Road, Traralgon (Lot 1 on PS329021).
- Property 3: 60 Marshalls Road, Traralgon (Lot 2 on PS323156).
- Property 4: 110 Marshalls Road, Traralgon (Lot 2 on PS329021).
- Property 5: Lot H on PS826075.

2. Surrounding Area:

- The site interfaces with several land uses which include residential, rural living and farming land, as follows:
- Land to the east of Traralgon Maffra Road is generally contained within the Rural Living Zone and comprises of developed allotments that vary in sizes.
- Land to the south comprises of developing residential areas, in accordance with the Traralgon North Development Plan.
- Land to the north and west comprise of broadacre farming land, with the Latrobe river and Loy Yang Creek key landscape features.

3. Topography: The southern part of the land is flat to gently sloping towards an escarpment which offers a significant level change. North of the escarpment are river flats.

4. Views: Views across the river flats and distant mountains are available to the north of the site.

5. Infrastructure: There are a number of drainage lines traversing the site, one of which presents as a large man made dam. A significant pipeline easement dissects the southern part of the land and an AGN gas facility is located adjacent to the site near Traralgon-Maffra Road.

6. Flora & Fauna: Given the long farming history there is little significant vegetation. There are some scattered Gippsland Red Gums located in the south-east corner. There is potential habitat for avifauna & growling grass frog in the water bodies on site and targeted surveys are recommended at subdivision stage.

7. Cultural Heritage: The north-western and north-east extremity of the site is identified as an area of 'Aboriginal Cultural Heritage Sensitivity'. The extent of land to be rezoned is outside of the mapped area and as such there is no mandatory Cultural Heritage Management Plan required.

8. Planning: The site has the following planning controls:

-Public Conservation & Resource Zone (PCRZ) - northern extremity of site, outside extent of land to be rezoned; -Farming Zone - Schedule 1 (FZ1):

Design and Development Overlay Schedule 1 (DDO1) - applicable to pipeline easements only; -Floodway Overlay (FO) - northern extremity of site, outside extent of land to be rezoned; Land Subject to Inundation Overlay (LSIO) - part of land as shown coloured on sheet 1; -Bushfire Prone Area:

-Traralgon-Maffra Road is contained within a Road Zone Category 1 (RDZ1).

Opportunities:

- To provide additional residential development within close proximity to the township of Traralgon:
- To provide a definitive and attractive edge to the urban/rural interface:
- To provide an integrated stormwater treatment that meets best practice guidelines;
- To incorporate the pipeline easement in a . reserve;
- To limit sensitive land uses within proximity to pipeline infrastructure (ie. childcare);
- To meet market gaps in medium to premium housing and contributing to diversity of choice;
- To retain native vegetation if practicable; . .
- To enhance the communities resilience to bushfire:
 - To link with existing roads to the south.

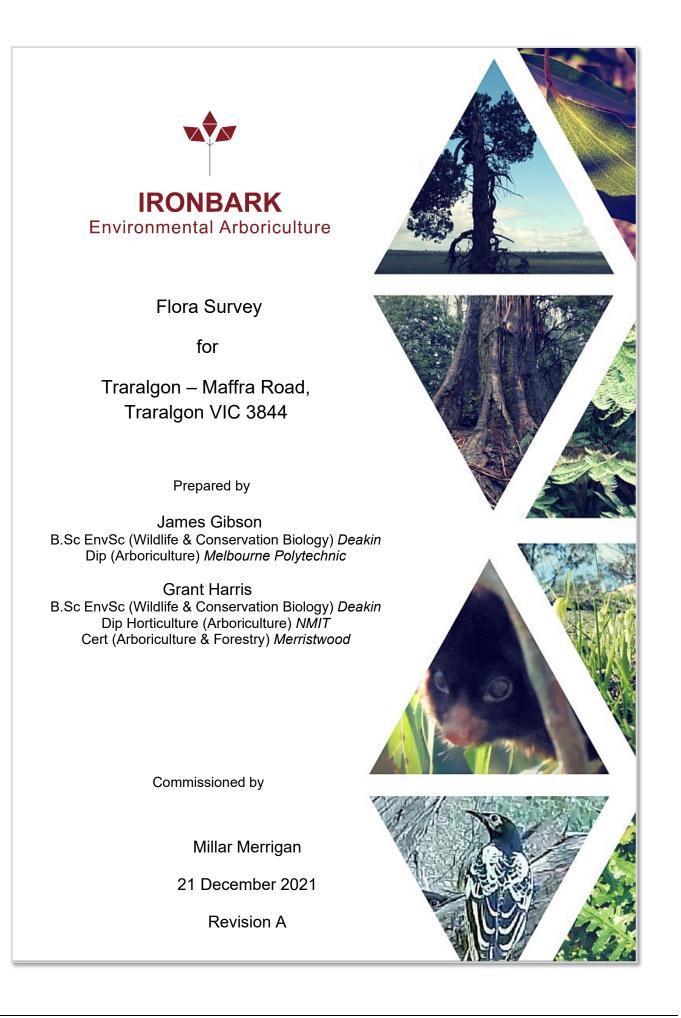
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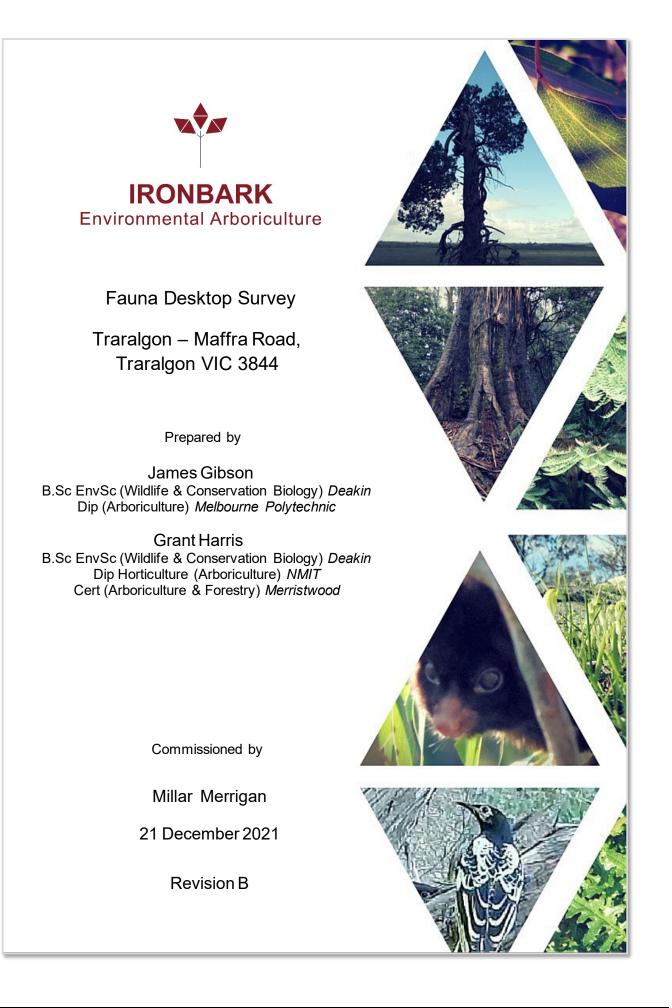
- The topography;
- Parts of land subject to flooding;
- Location of drainage lines:
- The bushfire threat posed by surrounding grassland;
- The location of the existing pipeline easement
- Traralgon Maffra Road is within a RDZ1; The location of native vegetation.

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lar & Merrigan and the NBA Group authorise the use of this drawing only for the purpose described by the status stamp shown hereon. This drawing should be read in conjunction with all relevant contracts, specifications, reports and drawings. 🕲 Millar & Merrigan Pty. Ltd. and the NBA Group. TO BE APPROVED

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Contents

| Summary | .1 |
|--|----|
| Introduction | .1 |
| Site Context and Study Area | .1 |
| Desktop Survey | .2 |
| Potentially Occurring Rare or Threatened Fauna Species – VBA search | .2 |
| Table 1: Potentially Occurring Rare or Threatened Species – VBA search | .3 |
| EPBC Act Protected Matters Report – Protected Matters Search Tool | .3 |
| Discussion | .4 |
| Recommendations | .5 |
| Appendix 1: Site photographs | .6 |
| Appendix 2: Expertise to Prepare the Report | .7 |
| References | .8 |

| Title | Action | Staff | Date |
|---|----------|-------|------------|
| Desktop Fauna Assessment – Traralgon-Maffra Road _V1 | Prepared | JG | 03/02/2021 |
| Desktop Fauna Assessment – Traralgon-Maffra Road _V2 | Reviewed | GH | 03/02/2021 |
| Desktop Fauna Assessment – Traralgon-Maffra Road _ FINAL | Checked | IF | 04/02/2021 |
| Desktop Fauna Assessment – Traralgon-Maffra Road _ Revision A | Prepared | AD | 17/12/2021 |
| Desktop Fauna Assessment – Traralgon-Maffra Road _ Revision A | Checked | IF | 21/12/2021 |
| Desktop Fauna Assessment - Traralgn-Maffra Road_Revision B | Proofed | IF | 31/01/2021 |

Summary

- There are ten (10) mature Gippsland Red Gum (*Eucalyptus tereticornis* subsp. *mediana*) which may be habitat for threatened raptors (birds of prey). These trees are recommended for retention and protection during construction.
- There are a dam and connecting drainage line which may be habitat for threatened waterbirds and the Growling Grass Frog (*Litoria raniformis*). Targeted fauna surveying is recommended.

Introduction

Millar Merrigan has commissioned Ironbark Environmental Arboriculture (IEA) to provide a desktop fauna assessment across several addresses at Glendale Road and Traralgon – Maffra Road, Traralgon.

- A flora survey was undertaken by IEA (09/12/2020) which identified ten (10) naturally occurring Gippsland Red Gums in the South-eastern corner of the site. Targeted fauna surveying was not undertaken, but an incidental observation of a Whistling Kite (*Haliastur sphenurus*) perching in one of the Gippsland Red Gums was made. Whistling Kite is not listed under the *Flora and Fauna Guarantee Act 1988* (FFG) of the EPBC.
- The ten (10) Gippsland Red Gums are potential nesting habitat for threatened raptors such as the Black Falcon (*Falco subniger*) and Grey Goshawk (*Accipiter novaehollandiae*).
- During the flora survey Australian Shelduck (*Tadorna tadornoides*) and Black Swan (*Cygnus atratus*) were observed using a dam as habitat. Neither of these species is listed under the FFG or EPBC.
- Dams on the site are potential habitat for threatened waterbirds, such as Eastern Great Egret (*Ardea alba modesta*) and the Growling Grass Frog (*Litoria raniformis*).

Site Context and Study Area

The subject site is across multiple addresses (2-55 Glendale Road, 50 Glendale Road, 60 Marshalls Road, 110 Marshalls Road and Parcel C\PS821062). The site is within Latrobe City Council and is zoned as *Farming Zone – Schedule 1* (FZ1) and a small area of General Residential Zone – Schedule 3 (GRZ3) near the edge of survey limits.



Figure 1. Showing study area (red circle). Adapted from EPBC Protected Matters Report.

Desktop Survey

Potentially Occurring Rare or Threatened Fauna Species – VBA search

Potentially occurring rare or threatened fauna species were identified using the Victorian Biodiversity Atlas (VBA) search tool; a 5 km study area was placed on the centre of the site. Records for seventeen (17) rare or threatened fauna species were retrieved (Table 1).

Table 1: Potentially Occurring Rare or Threatened Species – VBA search

| Species | Last Sighted | FFG Act Status | EBPC Status | Advisory List |
|---|-----------------|-------------------|--------------------------|---------------------------------------|
| Great Egret (Ardea alba) | 2017 | Listed | NA | Vulnerable DEPI 2013 |
| Regent Honeyeater (Anthochaera phrygia) | 1970 | Listed | Critically Endangered | Critically Endangered DEPI 2013 |
| Black Falcon (<i>Falco subniger</i>) | 1999 | Listed | NA | Vulnerable DEPI 2013 |
| White-bellied Sea-eagle (<i>Haliaeetus leucogaster</i>) | 2020 | Listed | NA | Vulnerable DEPI 2013 |
| Grey Goshawk (<i>Accipiter novaehollandia</i> e) | 2004 | Listed | NA | Vulnerable DEPI 2013 |
| Eastern Great Egret (Ardea alba modesta) | 2019 | Listed | NA | Vulnerable DEPI 2013 |
| Musk Duck (<i>Biziura lobata</i>) | 1977 | NA | NA | Vulnerable DEPI 2013 |
| Hardhead (<i>Aythya australis</i>) | 2019 | NA | NA | Vulnerable DEPI 2013 |
| Baillon's Crake (<i>Porzana pusilla</i>) | 1998 | Listed | NA | Vulnerable DEPI 2013 |
| Growling Grass Frog (Litoria raniformis) | 1968 | Listed | Vulnerable | Endangered DEPI 2013 |
| Eastern Snake-necked Turtle (Chelodina longicollis) | 1994 | NA | NA | Data Deficient DEPI 2013 |
| Australian Grayling (<i>Prototroctes maraena</i>) | 1979 | Listed | Vulnerable | Vulnerable DEPI 2013 |
| Flinders Pygmy Perch (<i>Nannoperca</i> sp. 1) | 1990 | NA | NA | Vulnerable DEPI 2013 |
| Macquarie Perch (Macqaria australasica) | 1929 | Listed | Endangered | Endangered DEPI 2013 |
| Blue-billed Duck (Oxyura australis) | 2018 | Listed | NA | Endangered DEPI 2013 |
| Barking Owl (<i>Ninox connivens</i>) | 2009 | Listed | NA | Endangered DEPI 2013 |
| White-throated Needle-tail (<i>Hirundapus caudacutus</i>) | 1998 | Listed | Vulnerable | Vulnerable DEPI 2013 |

EPBC Act Protected Matters Report – Protected Matters Search Tool

Potentially occurring matters of national environmental significance were identified using the *Protected Matters* search tool; a 5 km study area was place on the centre of the site. Nineteen (19) threatened fauna species were assessed as having the potential to occur within the survey radius (Appendix 2).

- Two (2) threatened fauna species are *known* to occur or have habitat within the 5 km survey radius. These are White-throated Needletail (*Hirundapus caudacutus*) and Dwarf Galaxias (*Galaxiella pusilla*).
- Nine (9) threatened fauna species are *likely* to occur or have habitat within the 5 km survey radius. These are Australasian Bittern (*Botaurus poiciloptilus*), Grey Falcon (*Falco hypoleucos*), Painted Honeyeater (*Grantiella picta*), Swift Parrot (*Lathamus discolor*), Eastern Curlew (*Numenius madagascariensis*), Australian Painted Snipe (*Rostratula australis*), Australian Grayling (*Prototroctes maraena*), Growling Grass Frog (*Litoria raniformis*) and Greater Glider (*Petauroides volans*).
- Six (6) threatened fauna species *may* occur or have habitat within the 5 km survey radius.
- One (1) threatened fauna species is *likely* to have foraging, feeding or related behaviour occur within the 5 km survey radius.
- One (1) threatened fauna species *may* have foraging, feeding or related behaviour occur within the 5 km survey radius.

Discussion

Gippsland Red Gums and Raptors

The flora survey (IEA 09/12/2020) found ten (10) Gippsland Red Gums. These are large, old trees and as such are suitable nesting sites for potentially occurring threatened raptors, including Grey Falcon (*Falco hypoleucos*), Black Falcon (*Falco subniger*) and Grey Goshawk (*Accipiter novaehollandiae*). The open grassland on the site is also suitable foraging habitat, and it is plausible these species are present.

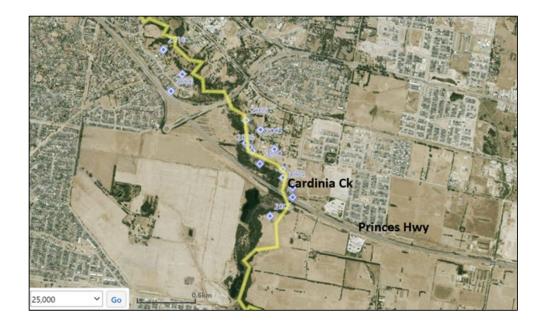
Fish

Dwarf Galaxia, an EPBC listed species, has been recorded in the La Trobe River just outside of the 5kn buffer used for assessment. There are multiple records with the last as recently as 2020. They are a non-migratory species, their entire life cycle spent in freshwater. They are known to occur in a variety of freshwater systems from slow-flowing to still, permanent and ephemeral including swamps, streams and the backwaters of creeks and rivers. Often, but not always, these waterways contain dense aquatic macrophytes and emergent vegetation. They are known to spawn late winter-spring. Eggs are layed on aquatic vegetation or hard surfaces such as rocks in the substrate. Eggs hatch 7-14 days later. They are still widely distributed across SE Australia but populations are patchy and fragmented. Known threats to the species

4

include drainage of wetlands, habitat damage from grazing around wetlands, climate change, competition and predation form feral fish. The fragmented nature of remaining populations makes them susceptible to local extinction.

Whilst they have not been recorded in the stretch of the creek near site, the precautionary principal should be applied, and any activities based on the presumption they are there. Controls must be in place to ensure that the movement of people, plant and construction activities does not create impacts on habitat, the waterway, or water quality. The avoidance of light in the waterway and minimisation of activity causing vibration is recommended.



Water Birds

There are dams and drainage lines on the site which are potential habitat for threatened waterbirds. Australian Shield Duck and Black Swan were observed during the flora survey, which indicates the habitat is suitable for waterbirds. It is plausible the water bodies on the site are habitat for Great Egret (*Ardea alba*), Eastern Great Egret (*Ardea alba modesta*), Musk Duck (*Biziura lobata*), Hardhead (*Aythya australis*) and Blue-billed Duck (*Oxyura australis*).

Growling Grass Frogs

The Growling Grass Frog (GGF) range has substantially declined over the last three decades (Wassens et al. 2008a). GGF habitat is vegetation in, and around surrounding water bodies, including lakes, dams, swamps and slow-flowing sections of rivers and streams. Important habitat components include floating and submerged vegetation, emergent vegetation, such as *Typha* spp. and *Eleocharis* spp., rocks, and open areas with bare ground (Heard et al. 2008). GGF seeks shelter under debris, rocks, and logs near water bodies, in soil cracks and yabby burrows (Wassens 2005).

The connectivity and arrangement of water bodies within the landscape matrix are one of the most significant factors influencing the presence of GGF (Robertson et al. 2002; Heard et al. 2004; Hamer & Organ 2008). The site borders the La Trobe River; therefore, it is plausible GGFs are present on the site.

Recommendations

- Retain and protect the ten (10) Gippsland Red Gums. Consider incorporating these trees into a bushland reserve/conservation parkland via a formal agreement and incorporated into any design.
- The maximum tolerable encroachment into TPZs of these trees, without further investigation, should be limited to 10%, TPZs need to be constructed around the trees during any construction or site works.
- Undertake a targeted avifauna survey of the water bodies on the subject site (prior to approval of subdivision on property 4).
- Undertake a targeted GGF survey of water bodies on the subject site (prior to approval of subdivision on property 4).
- Ensure the Construction Management Plan and/or Environmental Management Plan, which will be commissioned for the construction phase provides specifications for controlling sediment and discharge into the La Trobe River.

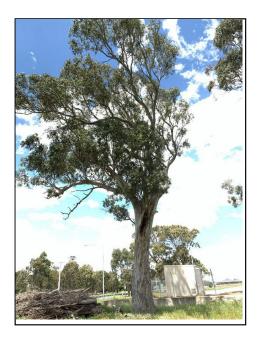
Appendix 1: Site photographs



Dam present within the survey area, possible habitat for threatened waterbirds and Growling Grass Frog.



Waterbody/drainage line.



Showing one of ten (10) mature Gippsland Red Gums (*Eucalyptus tereticornis* subsp. *mediana*) in the South-East corner of the site. Possible habitat for threatened raptors.



Showing exotic, pastoral grassland covering the majority of the site.

Appendix 2: Expertise to Prepare the Report

I have over twenty (20) years of experience in arboricultural and ecological industries, including over sixteen (16) years of consultancy. My expertise and experience lie in the fields of arboriculture, planning and wildlife biology.

I have training and experience in the collection of biological samples and data for scientific research and have co-authored papers published in peer-reviewed scientific journals.

My qualifications and experience ensure I have the expertise to make informed, independent assessments of issues about the management of vegetation and associated fauna.

Yours Sincerely

G. flams

Grant Harris Principal Consultant & Director Ironbark Environmental Arboriculture

7

References

Department of Environment, Water, Heritage and the Arts 2010, Gippsland Red Gum Grassy Woodland and Associated Native Grassland EPBC Act policy statement, < https://www.environment.gov.au/system/files/resources/1251b430-f8b8-47c9-bf1d-c5c787771589/files/gippsland-red-gum.pdf>, accessed on 11/11/2020.

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8

Contents

| Summary | 1 |
|--|------|
| Introduction | 1 |
| Planning Context | 2 |
| Existing Conditions | 2 |
| Desktop Survey | 4 |
| Vegetation Mapping | 4 |
| Potentially Occurring Rare or Threatened Species – VBA search | 5 |
| Table 2: Potentially Occurring Rare or Threatened Species – VBA search | 5 |
| EPBC Act Protected Matters Report – Protected Matters Search Tool | 5 |
| Flora Survey Methods | 6 |
| Flora Survey Limitations | 6 |
| Flora Survey Results | 6 |
| Flora Survey Map | 8 |
| Plant Species Recorded | 9 |
| Flora Survey Summary | . 10 |
| Vegetation Impact Assessment | . 10 |
| Discussion | 10 |
| Recommendations | 11 |
| Appendix 1: Flora Survey Photographs | 12 |
| Appendix 2: Glossary of Native Vegetation Assessment Terms | 14 |
| Appendix 3: Matters of National Environmental Significance | 15 |
| Appendix 4: Expertise to Prepare the Report | 16 |
| References | 17 |

| Title | Action | Staff | Date |
|---|----------|-------|------------|
| Flora Survey– Traralgon-Maffra Road _V1 | Prepared | JG | 09/12/2020 |
| Flora Survey– Traralgon-Maffra Road _V2 | Reviewed | GH | 14/12/2020 |
| Flora Survey– Traralgon-Maffra Road _V3 | Prepared | JG | 14/12/2020 |
| Flora Survey– Traralgon-Maffra Road _FINAL | Checked | IF | 14/12/2020 |
| Flora Survey– Traralgon-Maffra Road _Revision A | Prepared | GH | 20/12/2021 |
| Flora Survey– Traralgon-Maffra Road _FINAL | Checked | IF | 21/12/2021 |

Summary

- Ten (10) mature Gippsland Red Gums (*Eucalyptus tereticornis* subsp. *mediana*) were found within the subject site. These trees all have trunk diameters equal to or larger than the ecological vegetation community (EVC) benchmark. Pursuant to the definitions of *Clause 52.17 Native Vegetation*, these are *large trees*.
- Groundcover and understorey vegetation is exotic and not consistent with *Gippsland Red Gum Grassy Woodland* ecological community.
- The owner of 2-55 Glendale Road refused access to his land for the purpose of a vegetation assessment. Based on visual observation from neighbouring land and aerial imagery, the groundcover on this property is also comprised of pastoral grasses.
- No rare or threatened plant species listed under the Environment Protection & Biodiversity Conservation Act 1999 (EPBC), Flora & Fauna Guarantee Act 1988 (FFG) and/or the Department of Environment, Land, Water & Planning, Advisory List of Rare and Threatened Plants in Victoria (DEPI 2014) were found during the flora survey.

Introduction

Millar Merrigan has commissioned Ironbark Environmental Arboriculture (IEA) to undertake a broad-scale flora survey and a desktop assessment of potentially occurring threatened flora.

This report contains the following information:

- A desktop assessment of potentially occurring threatened flora species.
- A broad-scale flora assessment to determine how closely vegetation present on the site aligns with EVC mapping.
- A review of the planning context and explanation of what permits are likely to be required in relation to vegetation removal.

Planning Context

The subject site includes 2-55 Glendale Road, 50 Glendale Road, 60 Marshalls Road, 110 Marshalls Road and Parcel C\PS821062. The site is within Latrobe City Council and is zoned as *Farming Zone – Schedule 1* (FZ1) and a small area of *General Residential Zone – Schedule 3* (GRZ3), near the edge of the survey limits.

There are no overlays affecting trees and vegetation removals. Each property within the subject site is greater than 4,000m², and therefore subject to assessment under *Clause 52.17 Native Vegetation.*



Figure 1. Showing the zoning of land on the approximate survey area (white polygon) and the surrounding region. Adapted from VicPlan, DELWP 2020.

Existing Conditions

In the *Farming Zone – Schedule 1* the land is comprised of paddocks, with trees planted in rows to act as wind-breaks. There are several small water bodies and dams across the site. In the South-eastern section of the site there are ten (10) naturally occurring Gippsland Red Gums.



Figure 2: Site Context, showing a group of three (3) Gippsland Red Gum (*Eucalyptus tereticornis* subsp. *mediana*) next to Traralgon – Maffra Road.



Figure 3: Site context, showing a scattered Gippsland Red Gum with exotic, pastoral grasses as understorey



Figure 4: Site Context, showing a paddock with Barley (*Hordeum* sp.) in the foreground and other exotic grasses facing an existing dam.



Figure 5: Site Context, showing a paddock with Perennial Rye-grass (*Lolium perenne*) and sparse Cat's Ear (*Hypochaeris radicata*) with yellow flowers visible.

Desktop Survey

Vegetation Mapping

DELWP mapping (2005 extent) shows the subject site as almost entirely *cleared* with only three (3) small patches of native vegetation remaining; one (1) patch of *Plains Grassy Woodland* (EVC 55) and two (2) patches of *Floodplain Riparian Woodland* (EVC 56) (Figure 12). Both of these EVCs have a bioregional conservation status of *Endangered* in the *Gippsland Plain*.

Gippsland Red Gum (*Eucalyptus tereticornis* subsp. *mediana*) and River Red Gum (*Eucalyptus camaldulensis*) are character species of *Plains Grassy Woodland* (EVC 55). Gippsland Red Gum, River Red Gum and Swamp Gum (*Eucalyptus ovata*) are character species of *Floodplain Riparian Woodland* (EVC 56).

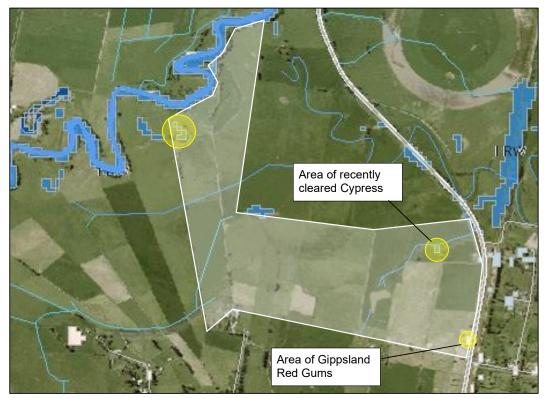


Figure 6: EVC mapping of the approximate areas of surveying (white polygon) and the three (3) areas mapped as 2005 extent EVCs (yellow circles). Adapted from NatureKit (DELWP 2020).

Potentially Occurring Rare or Threatened Species – VBA search

Potentially occurring rare or threatened flora species were identified using the Victorian Biodiversity Atlas (VBA) search tool; a 5 km survey radius was buffered from the centre of the site. Records for eight (8) rare or threatened plant species were retrieved (Table 2).

| Species | Last Sighted | FFG Act Status | EBPC Status | Advisory List |
|---|-----------------|-------------------|----------------|---------------------------|
| Matted Flax-lily (Dianella amoena) | 2017 | Listed | Endangered | Endangered DEPI 2014 |
| Strzelecki Gum (Eucalyptus strzeleckii) | 2019 | Listed | Vulnerable | Vulnerable DEPI 2014 |
| Bog Gum (<i>Eucalyptus kitsoniana</i>) | 1996 | NA | NA | Rare DEPI 2014 |
| Yarra Gum (<i>Eucalyptus yarraensis</i>) | 2012 | NA | NA | Rare DEPI 2014 |
| Spotted Gum (Corymbia maculata) # | 2002 | NA | NA | Vulnerable DEPI 2014 |
| Hypsela (<i>Hypsela tridens</i>) | 2003 | NA | NA | Poorly known DEPI 2014 |
| Giant Honey-myrtle (<i>Melaleuca armillaris</i> subsp. <i>armillaris</i>) # | 2011 | NA | NA | Rare DEPI 2014 |
| Grey Billy-buttons (Craspedia canens) | 2018 | Listed | NA | Endangered DEPI 2014 |

Table 2: Potentially Occurring Rare or Threatened Species – VBA search

Likely to be planted as it does not naturally occur in this region.

EPBC Act Protected Matters Report – Protected Matters Search Tool

Potentially occurring matters of national environmental significance were identified using the Protected Matters Search Tool; a 5 km survey radius was buffered from the centre of the site.

Records for one (1) threatened ecological community and twenty-eight (28) threatened species were retrieved from this search (Appendix 3). Threatened plant species occurrences were also identified in the VBA search (Table 2).

One (1) threatened ecological community of national significance was identified as *likely to occur within the area* in the area; this is *Gippsland Red Gum Grassy Woodland and Associated Native Grassland*.

Flora Survey Methods

On 12 November 2020, James Gibson of IEA surveyed vegetation and trees on the subject site. The flora taxonomy (classification) used in this report follows the *Australian Plant Name Index* (Australian National Botanic Gardens 2007). Vegetation was assessed using a combination of targeted surveying and random meandering transects (*Cropper 2003*).

Flora Survey Limitations

Vegetation surveys observe or sample flora during a particular season. Plant species may not be detected during a survey if they are dormant at the time of assessment. Species identification is based upon the diagnostic features available at the time of assessment. Where diagnostic features are not present, are inconclusive or both, a question mark will be used in front of the species name to indicate uncertainty.

Due to access limitations at 55 Glendale Road, observations were made from neighbouring properties to assess flora composition.

Flora Survey Results

The subject site is almost entirely cleared of native vegetation, with pastural grasslands of Barley (*Hordeum* sp.), Perennial Rye – grass (*Lolium perenne*), Cocksfoot (*Dactylis glomerata*), Paspalum (*Paspalum dilatum*), Sweet Vernal Grass (*Anthoxanthum odoratum*), Toowoomba Canary-grass (*Phalaris aqautica*) and Panic Veldt Grass (*Ehrharta erecta*) covering the majority of land.

A group of Gippsland Red Gum (*Eucalyptus tereticornis* subsp. *mediana*) was present in the South-eastern section of subject site overlapping part of the 2005 extent *Plains Grassy Woodland* mapping (Figure 6).

These trees have an exotic grass and herb understorey; the plant species composition and structure does not match the description of what is considered to be *Gippsland Red Gum Grassy Woodland and Associated Native Grassland* (Department of the Environment, Water, Heritage and the Arts 2010).

The remainder of the site is cleared of native vegetation, including one (1) small area mapped as 2005 extent *Floodplain Riparian Woodland* (Figure 6). This is a group of exotic Cypresses (*Cupressus* sp.), which have recently been felled.

Flora composition at 55 Glendale Road appeared consistent with nearby pastoral paddocks. The Western side of this property is near the La Trobe River; there are likely to be strips of native vegetation along the riverbank. Access to this section of the site was not granted and this is an assumption based on previous experience of assessing agricultural landscapes.

Flora Survey Map



Figure 7: Showing the site areas surveyed (green hatching) and areas inaccessible for surveying (orange hatching). Naturally occurring trees in the South - East corner (green points) and planted trees (yellow points) are shown. Adapted from Nearmap images, dated 10/11/2020.

Plant Species Recorded

| Life Form | Stratum | Scientific Name | Common Name | Origin |
|-----------|-------------|---|---------------------------|------------|
| Tree | Canopy | Eucalyptus tereticornis subsp. mediana | Gippsland Red Gum | Indigenous |
| Tree | Canopy | Eucalyptus viminalis | Manna Gum | Native* |
| Tree | Canopy | Eucalyptus cladocalyx | Sugar Gum | Native* |
| Tree | Canopy | Eucalyptus leucoxylon | Yellow Gum | Native* |
| Tree | Canopy | Eucalyptus tricarpa | Red Ironbark | Native* |
| Tree | Canopy | Cupressus sp. | Cypress | Exotic |
| Tree | Canopy | Schinus molle | Peppercorn | Exotic |
| Shrub | Understorey | Rubus fruticosus | Blackberry | Exotic |
| Herb | Groundcover | Echium plantagineum | Paterson's Curse | Exotic |
| Herb | Groundcover | Cirsium vulgare | Spear Thistle | Exotic |
| Herb | Groundcover | Malva sp. | Mallow | Exotic |
| Herb | Groundcover | Rumex crispus | Curled Dock | Exotic |
| Herb | Groundcover | Lysimachia arvensis | Scarlet Pimpernel | Exotic |
| Herb | Groundcover | Trifolium repens | White Clover | Exotic |
| Herb | Groundcover | Arctotheca calendula | Capeweed | Exotic |
| Herb | Groundcover | Cirsium vulgare | Spear Thistle | Exotic |
| Herb | Groundcover | Cerastium glomeratum | Mouse-ear Chickweed | Exotic |
| Herb | Groundcover | Hypochaeris radicata | Cat's Ear | Exotic |
| Herb | Groundcover | Plantago lanceolata | Ribwort Plantain | Exotic |
| Herb | Groundcover | Sonchus oleraceus | Common Sowthistle | Exotic |
| Herb | Groundcover | Galium aparine | Cleavers | Exotic |
| Graminoid | Groundcover | Juncus sp. | Rush | Native* |
| Graminoid | Groundcover | Cyperus eragrostis | Drain Flat-sedge | Exotic |
| Graminoid | Groundcover | Holcus lanatus | Yorkshire Fog | Exotic |
| Graminoid | Groundcover | Agrostis stolonifera | Creeping Bent Grass | Exotic |
| Graminoid | Groundcover | Ehrharta erecta | Panic Veldt Grass | Exotic |
| Graminoid | Groundcover | Romulea rosea | Onion Grass | Exotic |
| Graminoid | Groundcover | Dactylis glomerata | Cocksfoot | Exotic |
| Graminoid | Groundcover | Phalaris aquatica | Toowoomba Canary Grass | Exotic |
| Graminoid | Groundcover | Hordeum sp. | Barley | Exotic |
| Graminoid | Groundcover | Lolium perenne | Perennial Rye-grass | Exotic |
| Graminoid | Groundcover | Anthoxanthum odoratum | Sweet Vernal Grass | Exotic |

* = Native to Victoria but not naturally occurring on site.

Flora Survey Summary

- No potentially occurring threatened or rare species were found within the survey areas accessible.
- Ten (10) Gippsland Red Gum (*Eucalyptus tereticornis* subsp. *mediana*) were present in the South Eastern corner of surveying. These are naturally occurring native canopy trees.
- Survey areas were almost entirely pastural paddocks for farming, with Barley (Hordeum sp.), Perennial Rye – grass (Lolium perenne), Cocksfoot (Dactylis glomerata), Paspalum (Paspalum dilatum), Sweet Vernal Grass (Anthoxanthum odoratum), Toowoomba Canary-grass (Phalaris aqautica) and Panic Veldt Grass (Ehrharta erecta) covering the majority of surveyed areas.

Vegetation Impact Assessment

- Mature Gippsland Red Gums were the only observed native vegetation which may be impacted by changes to land usage.
- No areas of *Gippsland Red Gum Grassy Woodland and Associated Native Grassland* were present in surveyed areas.

Discussion

Gippsland Red Gum Grassy Woodland and *Associated Native Grassland* is a nationally threatened ecological community, listed as *critically endangered* under the EPBC Act (*Environment Protection and Biodiversity Conservation Act 1999*). It has undergone a very severe decline in its extent, and its integrity and faces continued threats, with less than 5% of the original distribution remaining (Department of the Environment, Water, Heritage and the Arts 2010).

The Australian Government flowchart of identifying *Gippsland Red Gum Grassy Woodland* indicates that this site does not have the ecological community present, as the site is NOT 'a native remnant dominated by native species'. The small area with Gippsland Red Gum (*Eucalyptus tereticornis* subsp. *mediana*) in the South – East is NOT 'dominated by native grasses and grass-like plants' below or near these trees.

Recommendations

- Naturally occurring Gippsland Red Gum (*Eucalyptus tereticornis* subsp. *mediana*) are recommended to be retained and incorporated into any design.
- The maximum tolerable encroachment into TPZs (Tree Protection Zones) of these trees, without further investigation, should be limited to 10%.
- Future planning permit applications will need to demonstrate appropriate treatment of native vegetation as per state and local planning policies, in particular avoid, minimise and offset requirements'
- Naturally occurring Gippsland Red Gum (Eucalyptus tereticornis subsp. mediana) are recommended to be retained and protected under a formal agreement, and incorporated into any design such as bushland reserve/ conservation parkland/nature strip. However, any vegetation shown in the residential area will still be deemed lost and offsets will need to be retained. The maximum tolerable encroachment into TPZs (Tree Protection Zones) of these trees, without further investigation, should be limited to 10%, TPZs need to be constructed around the trees during any construction or site works.

Appendix 1: Flora Survey Photographs



Barley (*Hordeum sp.*) one of the main groundcovers.



Perennial Rye-grass (*Lolium perenne*), one of the main groundcovers.



Showing exotic grassland around one of the remaining Gippsland Red Gums.



Showing Spear Thistle (*Cirsium vulgare*), a noxious weed, scattered throughout the site.





Mallow (Malva sp.) and exotic grasses

Showing one of two recently felled Cypress' (*Cupressus* sp.)

Appendix 2: Glossary of Native Vegetation Assessment Terms

Large Tree

 A large tree is a native canopy tree with a Diameter at Breast Height (DBH) greater than or equal to the large tree benchmark for the relevant bioregional EVC. A large tree can be either a large scattered tree or a large tree within a patch.

Lost

Native vegetation which will be removed or destroyed as part of the project.

This includes *consequential loss*, which is, whereas the result of a planning decision, additional native vegetation can be removed without a permit.

It also includes *assumed loss*, which is where the TPZ encroachment into a canopy tree is greater than 10% and an arborist has not demonstrated the tree will remain viable.

Origin

- Indigenous species is characteristic of pre-1750 ecological vegetation class of the local area
- Native native to the state of Victoria, naturally occurring since the recording of flora commenced
- Australian native to Australia and naturally occurring since the recording of flora commenced
- Exotic species is not endemic to any part of Australia

Patch

- An area of vegetation where at least 25% of the total perennial understorey plant cover is native.
- Any area with three (3) or more native canopy trees where the dripline of each tree touches the dripline of at least one other tree, forming a continuous canopy.

Scattered Tree

A native canopy tree that does not form part of a patch.

Appendix 3: Matters of National Environmental Significance

| Details | | | | | |
|---|-----------------------|--|--|--|--|
| Matters of National Environmental Significance | | | | | |
| Wetlands of International Importance (Ramsar) Name <u>Gippsland lakes</u> | | [Resource Information] Proximity 40 - 50km upstream | | | |
| Listed Threatened Ecological Communities | | [Resource Information] | | | |
| For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps. | | | | | |
| Name | Status | Type of Presence | | | |
| Gippsland Red Gum (Eucalyptus tereticornis subsp. mediana) Grassy Woodland and Associated Native Grassland | Critically Endangered | Community likely to occur within area | | | |

Appendix 4: Expertise to Prepare the Report

I have over twenty (20) years of experience in arboricultural and ecological industries, including over sixteen (16) years of consultancy. My expertise and experience lie in the fields of arboriculture, planning and wildlife biology.

I have training and experience in the collection of biological samples and data for scientific research and have co-authored papers published in peer-reviewed scientific journals.

My qualifications and experience ensure I have the expertise to make informed, independent assessments of issues about the management of vegetation and associated fauna.

Yours Sincerely,

G. flams

Grant Harris Principal Consultant & Director



References

Department of Environment, Water, Heritage and the Arts 2010, *Gippsland Red Gum Grassy Woodland and Associated Native Grassland EPBC Act policy statement, < https://www.environment.gov.au/system/files/resources/1251b430-f8b8-47c9-bf1d-c5c787771589/files/gippsland-red-gum.pdf>, accessed on 11/11/2020.*

Victoria Planning Provisions, *Native Vegetation*, < https://planning-schemes.delwp.vic.gov.au/schemes/vpps/52_17.pdf>, accessed on 05/10/2020.





Stormwater Management Strategy Report

Baldwin Road Traralgon 3844

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Table of Contents

| 1.0 l | ntroduction1 |
|-------|-----------------------------------|
| 1.1 | Site Description & Context1 |
| 2.0 | Orainage and Water Quality4 |
| 2.3 | Drainage4 |
| 2.: | 2 Water Treatment |
| 3.0 l | Flood Modelling |
| 3. | Existing Topography |
| 3. | 2 Hydrology |
| 3.: | 3 Tuflow Model Setup 10 |
| 3.4 | 4 Existing Conditions Model11 |
| 3. | 5 Developed Conditions Model13 |
| 4.0 (| Conclusion & Discussion15 |
| Apper | ndix A – MUSIC Input & Results 16 |

i

List of Tables and Figures:

| Figure 1: Planning Scheme Zoning Map (LSIO Shown) | 1 |
|---|-----|
| Figure 2: Land to be Rezoned | 2 |
| Figure 3: LSIO Boundary Relative to Proposed Development | 3 |
| Figure 4: Drainage Catchments | 4 |
| Figure 5: MUSIC Model | 6 |
| Figure 6: Existing Terrain | 8 |
| Figure 7: Inflow Hydrographs | |
| Figure 8: Existing TUFLOW Model Depth Results | .11 |
| Figure 9: Existing TUFLOW Model Depth Results Enlargement | 12 |
| Figure 10: Developed TUFLOW Model Depth Results | |
| Figure 11: Developed TUFLOW Model Depth Results Enlargement | |
| | |
| Table 1: Catchment Areas | 5 |
| Table 2: Treatment Basin Sizing | 7 |
| Table 3: Treatment Train Effectiveness | 7 |
| Table 4: Peak Flows | |
| Table 5: TUFLOW Model Key Input Data | |

Document Status

| Version | Date | Description | Prepared By | Approved By |
|---------|----------|-------------|-----------------|-------------------------|
| 1 | 17.03.21 | FINAL | Nicholas Bourke | Christopher Constantine |
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1.0 Introduction

As part of the Baldwin Road Development Plan, Millar Merrigan (MM) have produced a stormwater management strategy, which assesses the impact of the Latrobe River Flood Plain, the internal drainage of the proposed development with corresponding water quality outcomes.

To achieve the above, MM have undertaken a hydraulic model (TUFLOW) of a section of the Latrobe River Flood Plain, to determine whether the proposed development adversely impacts flood levels. As well as producing a MUSIC model, to size the required water quality treatment infrastructure.

1.1 Site Description & Context

The subject area is located 2.5km north-east of the Traralgon Township and approximately 160km southeast of Melbourne. The site is situated within the Traralgon North Growth Area.

The proposed development is bounded by residential development to the south and the Latrobe River Flood Plain to the north.

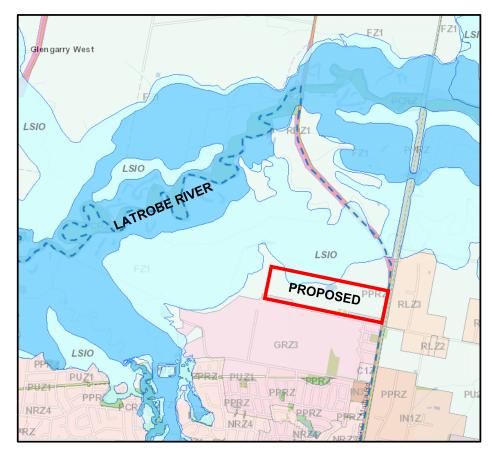


Figure 1: Planning Scheme Zoning Map (LSIO Shown)

This application concerns the southern extent of the titles where the land abuts the existing residential area of Traralgon North. For the sake of clarity, the map overleaf shows the extent of land to be rezoned (outlined in Red).



Figure 2: Land to be Rezoned

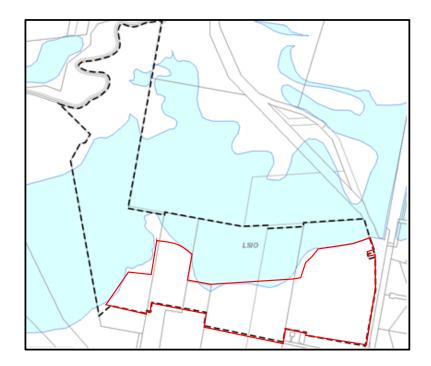


Figure 3: LSIO Boundary Relative to Proposed Development

The areas where the LSIO boundary extends within the proposed development can be viewed in Figure 3 above. It can be seen that the intrusion to the proposed development is relatively minimal. A discussion regarding to the accuracy and extent of the existing LSIO boundary is provided in Section 3 of this report.

The outcomes and recommendation of this report are not impacted by proposed amendment C131.

2.0 Drainage and Water Quality

2.1 Drainage

The proposed development comprises of three, predominately residential catchments, with pockets of reserve (Open Space) shown in Figure 4 below. Catchment areas are shown in Table 1 overleaf.

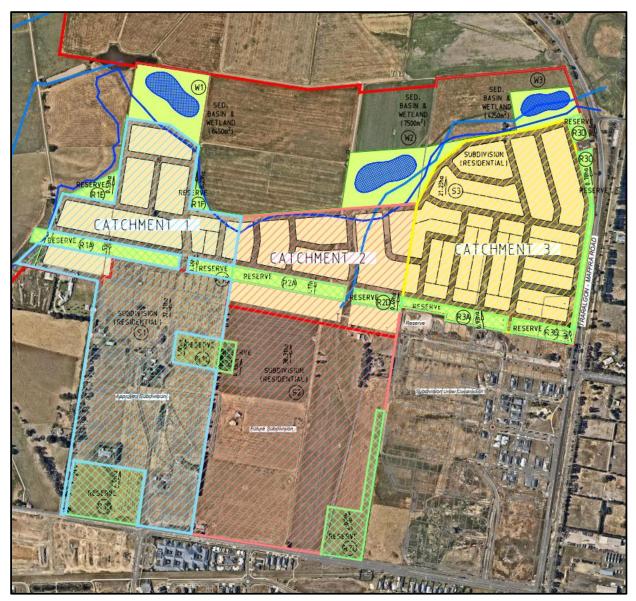


Figure 4: Drainage Catchments

The drainage pipelines follow the natural surface and direct stormwater towards treatment basins in the North and ultimately the Latrobe River Flood Plain. Similarly, overland flows produced by the 1% AEP rainfall events make their way North towards the Flood Plain. This is in line with the existing conditions of the site although it is proposed to fill the development adjacent to Marshalls Road to the South.

| Area ID | Area (Ha) | | | |
|-------------------|-----------|--|--|--|
| Catchment 1 | | | | |
| Residential | 32.31 | | | |
| Open Space | 6.64 | | | |
| Catchment 1 Total | 38.95 | | | |
| | | | | |
| Catchment 2 | | | | |
| Residential 2 | 38.31 | | | |
| Open Space 2 | 3.99 | | | |
| Catchment 2 Total | 42.30 | | | |
| | | | | |
| Catchment 3 | | | | |
| Residential 3 | 21.23 | | | |
| Open Space 3 | 2.53 | | | |
| Catchment 3 Total | 23.76 | | | |

Table 1: Catchment Areas

2.2 Water Treatment

A MUSIC model was undertaken to size the treatment basins for the development to meet best practice pollutant reduction targets. A summary is included below. For a comprehensive look at the MUSIC model input parameters refer to Appendix A.



Figure 5: MUSIC Model

Each catchment of the development will direct stormwater to a sediment basin and wetland. The size of the treatment basins are shown in Table 2 below:

| Catchment | Treatment Type | Treatment Area (m ²) |
|--------------|----------------|----------------------------------|
| Catchment 1 | Wetland | 5,850 |
| Catchment | Sediment Basin | 2,600 |
| Catchment 2 | Wetland | 8,600 |
| Calcriment 2 | Sediment Basin | 1,000 |
| Catchment 3 | Wetland | 5,000 |
| Catoninent 3 | Sediment Basin | 600 |

Table 2: Treatment Basin Sizing

The pollutant reduction outcomes, which were achieved through use of the above treatment basins, are summarised in Table 3 below:

Table 3: Treatment Train Effectiveness

| | Sources | Residual Load | % Reduction | Target % |
|-------------------------------|---------|---------------|-------------|----------|
| Flow (ML/yr) | 460 | 427 | 7.1 | |
| Total Suspended Solids(kg/yr) | 84,200 | 7,610 | 91.0 | 80 |
| Total Phosphorus (kg/yr) | 138 | 37.6 | 72.8 | 45 |
| Total Nitrogen (kg/yr) | 1,020 | 544 | 47.1 | 45 |
| Gross Pollutants (kg/yr) | 17,400 | 0 | 100 | 70 |

It can be seen that the proposed development exceeds industry best practice targets.

3.0 Flood Modelling

3.1 Existing Topography

Existing topography was modelled using LIDAR grid data.

The terrain of the study area is shown in Figure 6 below:



Figure 6: Existing Terrain

3.2 Hydrology

The hydrology of the study area was extracted from the Latrobe River Flood Study (LJ5792:RM2418), which was undertaken by Cardno in March 2015. This includes "Annex A hydrology Report" (LJ5792:RM2376), which contains the hydrographs, which were a basis of this hydraulic modelling.

To undertake the modelling, an inflow hydrograph was produced for both the Latrobe River and Traralgon Creek. This was completed by applying the shape of the hydrographs from the largest historical storm events recorded and adapting them to the peak flows determined in the Latrobe River Flood Study. Table 4 summarises the peak flows used to form the hydrographs.

Table 4: Peak Flows

| Location | Historical Peak Flow | 1% AEP Peak Flow |
|----------------------------------|------------------------------|------------------|
| Latrobe River @ Thoms Bridge | 825 m ³ /s (1978) | 1788 m³/s |
| Traralgon Creek @ Prices Highway | 230 m ³ /s (1993) | 330 m³/s |

The hydrographs can be viewed in Figure 7 below.

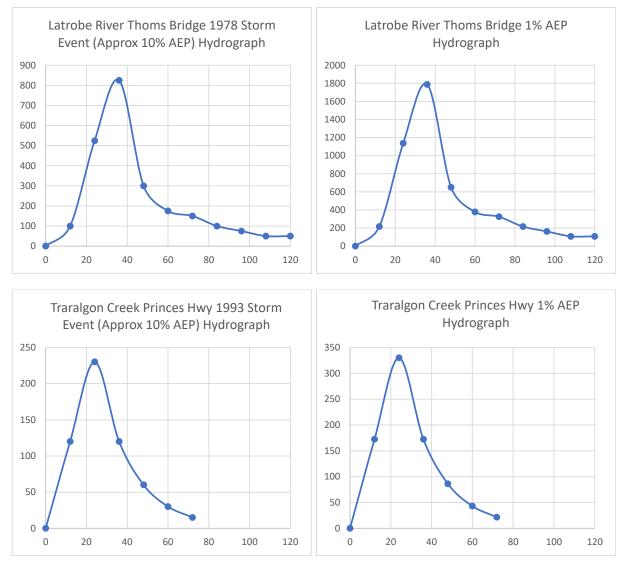


Figure 7: Inflow Hydrographs

A "rain on grid" inflow of 30mm/hour was also applied to each cell of the TUFLOW model as a conservative approach. This correlates with the 1% AEP for a 2 hour duration storm event for the local catchment. This was adapted from BOM IFD data.

Given that the upper limit peak flow for the Latrobe River was used to produce the hydrograph, the model contains two layers of conservatism.

3.3 Tuflow Model Setup

A TUFLOW model was set up within the computing software 12D.

A summary of the key modelling input data is provided in Table 5 below:

| Parameter | Value | Unit |
|----------------------|-------|-------|
| Cell Size | 10 | m |
| Manning's (n) | .035 | |
| Storm Duration | 72 | Hours |
| Rainfall | 30 | mm/h |
| Mapping Depth Cutoff | .02 | m |

| Table 5: TUFLOW Model | Key Input Data |
|-----------------------|----------------|
|-----------------------|----------------|

The hydrographs, which were previously discussed, were inserted into the model via 1d drainage nodes connected to the 2D surface tin.

10m cells were used in the TUFLOW model. This level of definition is adequate given the relatively large study area (1440 Hectares) creating 144,320 cells in total. The TUFLOW boundary extents spanned 4.5km in length and 3.2km width.

The topography of the study area is relatively undeveloped grasslands with basic farming activities. Therefore, a uniform Manning's value of .035 was deemed suitable.

3.4 Existing Conditions Model

TUFLOW was run using the existing terrain and the input data previously discussed. Figure 8 below shows the results of the existing conditions model.

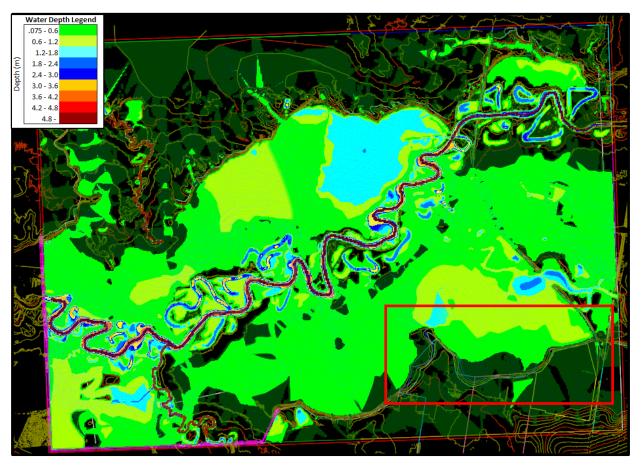


Figure 8: Existing TUFLOW Model Depth Results

Figure 9 overleaf contains a larger image of the area of interest, where the edge of the proposed development meets the Latrobe River Flood Plain.

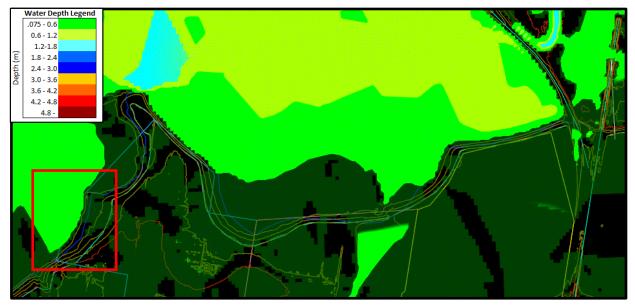


Figure 9: Existing TUFLOW Model Depth Results Enlargement

It can be seen from the above that the existing conditions flood model approximates the current LSIO boundary, however, some differences are apparent. In several locations the TUFLOW model shows the extent of the flood waters some distance from the LSIO Boundary despite the conservative nature of the model run. It is likely that the LSIO Boundary was drawn by tracing a contour in this location, rather than exactly matching the flood water extent.

It should be noted that despite the footprint of the proposed development extending beyond the LSIO in a number of location, in only the highlighted area above does it protrude into the actual flood extent. And it does so marginally.

3.5 Developed Conditions Model

TUFLOW was run using the developed terrain and the input data previously discussed. LIDAR data was again used as a base for the existing topography with the proposed road and development being spliced in to create a 12D super-tin. Figure 10 below shows the results of the developed conditions model.

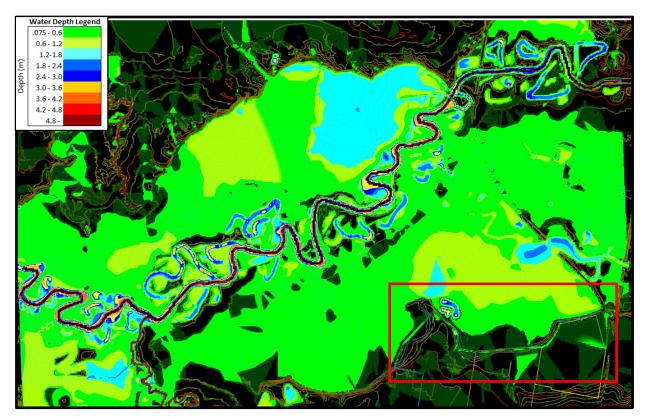


Figure 10: Developed TUFLOW Model Depth Results

Figure 9 overleaf contains a larger image of the area of interest, where the edge of the proposed development meets the Latrobe River Flood Plain.



Figure 11: Developed TUFLOW Model Depth Results Enlargement

It can be seen from the above that the proposed development has no impact on the flood extent or flood water levels. This is as expected, given the vast area of the Latrobe River Flood Plain and the quantum of flows relative to the area the proposed development protrudes into the flood extent. Again, it is only the section highlighted in Figure 11, which extends into the flood waters.

4.0 Conclusion & Discussion

A stormwater management strategy was undertaken to conceptually design the drainage, to size the subsequent treatment infrastructure required and to assess the impact of the development on the Latrobe River Flood Plain.

The development comprises of three residential catchments, which will all convey water to the North where the stormwater will be treated and eventually find its way into the Latrobe River Flood Plain.

A sediment basin and wetland will treat flows for all three catchments to exceed industry best practice pollutant reduction targets.

A TUFLOW model was undertaken to assess the impact of the proposed development on the Latrobe River Flood Plain.

Standard TUFLOW input parameters were used to produce a relatively accurate depiction of the existing conditions flood extents, conservatively using two separate inflow hydrographs with 30mm/hour rainfall. A high level analysis such as this would not typically include the rain on grid, however, it was the intention of the modelling to demonstrate the viability of the proposed development under the "worst case scenario". Similarly, the hydrographs themselves were created using a conservative approach far exceeding any flows recorded.

The developed model was undertaken by modifying the terrain only and it can be concluded that the proposed development sits elevated above 1% AEP flood levels and does not negatively impact on the flood levels themselves.

Discussions were held with West Gippsland Catchment Management Authority and Latrobe City Council in relation to the proposed rezoning. It was agreed that a reduction in the protrusion into the flood plain on the western side was preferred, which is now reflected in the proposed re-zoning extent. It was similarly agreed that along the northern boundary of the re-zoning that a straight road would be accepted despite a slight encroachment into the flood plain.

The outcomes and recommendation of this report are not impacted by proposed amendment C131.

All properties that are adjacent to the flood plain will be provided with a minimum floor level well above the 1% AEP rainfall event.

The proposed development will not reduce the storage of the flood plain and as demonstrated by the "worst case scenario" modelling approach the flood levels will not be negatively impacted. The slight encroachment into the flood plain is negligible, given the vast area and extensive volume of water in the large storm events. There will be a benefit to the flood plain via the proposed wetland and treatment systems, which offer some additional storage and pollutant reduction.

Appendix A – MUSIC Input & Results

Millar | Merrigan

Computations

Millar & Merrigan Pty Ltd ACN 005 541 668

| Client: | | Date: | Feb-2021 |
|-----------------|---|---|----------|
| Project: | Traralgon Rezoning | Page No: | 1 of 6 |
| Subject: | WSUD - INPUTS & SCHEMATIC MODEL | Reference No: | 25950 |
| Designer: | FM Checker: BB | | |
| | of Input parameters: | | |
| | , i i i i i i i i i i i i i i i i i i i | o-efficient is 0.35 for open s /SUD) | |
| <u>Schemati</u> | c Model: | | |
| | Ceiving Not Reciving Not Basin Turk turk turk turk turk turk turk turk t | ATCHMENTER Reserves R3A-D | |

Millar | Merrigan

Computations

Millar & Merrigan Pty Ltd ACN 005 541 668

| Client: | | Date: | Feb-2021 |
|----------|---------------------|---------------|----------|
| Project: | Traralgon Rezoning | Page No: | 2 of 6 |
| Subject: | WSUD - SOURCE NODES | Reference No: | 25950 |
| Author: | FM | | |

Source Nodes



Millar | Merrigan

Computations

Millar & Merrigan Pty Ltd ACN 005 541 668

| Client: | Date: Feb-2021 |
|--|---------------------|
| Project: Traralgon Rezoning | Page No: 3 of 6 |
| Subject: WSUD - SOURCE & TREATMENT NODES | Reference No: 25950 |
| | |

Author: FM



Treatment Nodes

| Properties of Bas | in 1 | | | | |
|---|-------------|---------|---------|-----------|----------|
| Location Bas | in 1 | | | | |
| Inlet Properties | | | | | |
| Low Flow By-pas | is (cubic i | metres | per sec |) | 0.00000 |
| High Flow By-pass (cubic metres per sec) 100.0000 | | | | | |
| Storage Propertie | s | | | | |
| Surface Area (sq | uare met | res) | | | 2600.0 |
| Extended Detent | ion Dept | h (metr | es) | | 0.50 |
| Permanent Pool | Volume (| cubic n | netres) | | 3150.0 |
| Initial Volume (cu | bic metre | es) | | | 3150.00 |
| Exfiltration Rate | (mm/hr) | | | | 0.00 |
| Evaporative Los | s as % of | PET | | | 75.00 |
| | | | Est | imate Pa | rameters |
| Outlet Properties | | | | | |
| Equivalent Pipe | Diameter | (mm) | | | 55 |
| Overflow Weir W | /idth (met | res) | | | 2.0 |
| Notional Detention Time (hrs) 72.5 | | | | | |
| Use Custom C | Outflow a | nd Stor | age Rel | ationship |) |
| Define Custom Outflow and Storage Not Defined | | | | | |
| Re-use | Fluxes | I | Not | es | More |

| Properties of Wetland 1 | | × | | | |
|---|----------------|-------------|--|--|--|
| Location Wetland 1 | | | | | |
| Inlet Properties | | | | | |
| Low Flow By-pass (cubic metres p | er sec) | 0.00000 | | | |
| High Flow By-pass (cubic metres p | 100.0000 | | | | |
| Inlet Pond Volume (cubic metres) | | 3150.0 | | | |
| | Estimate I | nlet Volume | | | |
| Storage Properties | | | | | |
| Surface Area (square metres) | | 5850.0 | | | |
| Extended Detention Depth (metres | i) | 0.50 | | | |
| Permanent Pool Volume (cubic metres) 2925.0 | | | | | |
| Initial Volume (cubic metres) 3150.00 | | | | | |
| Vegetation Cover (% of surface area) 50.0 | | | | | |
| Exfiltration Rate (mm/hr) | 0.00 | | | | |
| Evaporative Loss as % of PET | | 125.00 | | | |
| Outlet Properties | | | | | |
| Equivalent Pipe Diameter (mm) | | 82 | | | |
| Overflow Weir Width (metres) | | 3.0 | | | |
| Notional Detention Time (hrs) | | 73.3 | | | |
| Use Custom Outflow and Store | ge Relationshi | ip | | | |
| Define Custom Outflow and Storage Not Defined | | | | | |
| Re-use Fluxes | Notes | More | | | |

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| Client: | | Date: | Feb-2021 |
|--------------|------------------------|----------|-------------|
| Project: | Traralgon Rezoning | Page No: | 4 of 6 |
| Subject: | WSUD - TREATMENT NODES | Referenc | e No: 25950 |
| Author: | FM | | |

P

Treatment Nodes

Propertie Locatio

| Properties of Basin 2 | |
|---|-----------------|
| Location Basin 2 | |
| Inlet Properties | |
| Low Flow By-pass (cubic metres per sec) | 0.00000 |
| High Flow By-pass (cubic metres per sec | 100.0000 |
| Storage Properties | |
| Surface Area (square metres) | 1000.0 |
| Extended Detention Depth (metres) | 0.50 |
| Permanent Pool Volume (cubic metres) | 1200.0 |
| Initial Volume (cubic metres) | 1200.00 |
| Exfiltration Rate (mm/hr) | 0.00 |
| Evaporative Loss as % of PET | 75.00 |
| Esti | mate Parameters |
| Outlet Properties | |
| Equivalent Pipe Diameter (mm) | 34 |
| Overflow Weir Width (metres) | 2.0 |
| Notional Detention Time (hrs) | 72.9 |
| Use Custom Outflow and Storage Rel | ationship |

| | Equivalent Pipe Diameter (mm) | 34 | |
|---|--|----------|------|
| | Overflow Weir Width (metres) | 2.0 | |
| | Notional Detention Time (hrs) | 72.9 | N |
| | Use Custom Outflow and Storage Relationshi | ip | |
| | | | |
| | | | |
| • | roperties of Basin 3 | × | Prop |
| | Location Basin 3 | | L. |
| 1 | Inlet Properties | | |
| | Low Flow By-pass (cubic metres per sec) | 0.00000 | |
| | High Flow By-pass (cubic metres per sec) | 100.0000 | H |
| Ì | Storage Properties | | |
| | Surface Area (square metres) | 600.0 | |
| | Extended Detention Depth (metres) | 0.50 | St |
| | Permanent Pool Volume (cubic metres) | 720.0 | S |
| | Initial Volume (cubic metres) | 720.00 | E |
| | Exfiltration Rate (mm/hr) | 0.00 | P |
| | Evaporative Loss as % of PET | 75.00 | Ir |
| | 5 1 1 1 | | V |
| | Estimate Pa | rameters | E |
| 1 | Outlet Properties | | E |
| | Equivalent Pipe Diameter (mm) | 26 | |
| | Overflow Weir Width (metres) | 2.0 | E |
| | Notional Detention Time (hrs) | 74.8 | N |
| | | | |

Use Custom Outflow and Storage Relationship

| roperties of Wetland 2 | | × | | |
|---|---------------|----------|--|--|
| Location Wetland 2 | | | | |
| Inlet Properties | | | | |
| Low Flow By-pass (cubic metres pe | r sec) | 0.00000 | | |
| High Flow By-pass (cubic metres pe | r sec) | 100.0000 | | |
| Inlet Pond Volume (cubic metres) | | 1200.0 | | |
| | Estimate Inle | t Volume | | |
| | | | | |
| Storage Properties | | | | |
| Surface Area (square metres) | | 8600.0 | | |
| Extended Detention Depth (metres) | | 0.50 | | |
| Permanent Pool Volume (cubic metr | res) | 4300.0 | | |
| Initial Volume (cubic metres) | | 1200.00 | | |
| Vegetation Cover (% of surface area | 3) | 50.0 | | |
| Exfiltration Rate (mm/hr) | | 0.00 | | |
| Evaporative Loss as % of PET | | 125.00 | | |
| Outlet Properties | | | | |
| Equivalent Pipe Diameter (mm) | | 100 | | |
| Overflow Weir Width (metres) | | 3.0 | | |
| Notional Detention Time (hrs) | | 72.5 | | |
| Use Custom Outflow and Storage Relationship | | | | |

| ocation Wetland 3 | |
|--|----------------|
| nlet Properties | |
| Low Flow By-pass (cubic metres per sec) | 0.00000 |
| High Flow By-pass (cubic metres per sec) | 100.000 |
| Inlet Pond Volume (cubic metres) | 720.0 |
| Estimat | e Inlet Volume |
| Storage Properties | |
| Surface Area (square metres) | 5000.0 |
| Extended Detention Depth (metres) | 0.50 |
| Permanent Pool Volume (cubic metres) | 2500.0 |
| Initial Volume (cubic metres) | 720.00 |
| Vegetation Cover (% of surface area) | 50.0 |
| Exfiltration Rate (mm/hr) | 0.00 |
| Evaporative Loss as % of PET | 125.00 |
| Outlet Properties | |
| Equivalent Pipe Diameter (mm) | 76 |
| 0 0 00 000 00 0 0 0 | 3.0 |
| Overflow Weir Width (metres) | |

X

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| Client: | | Date: | Feb-2021 |
|----------|---|--------------|----------|
| Project: | Traralgon Rezoning | Page No: | 5 of 6 |
| Subject: | WSUD - INDIVIDUAL TREATMENT EFFECTIVENESS | Reference No | 25950 |
| Author: | FM | | |

Individual Treatment Effectiveness

| reatment Train Effectiveness - Wetland 1 | | | | |
|--|---------|---------------|-------------|--|
| | Sources | Residual Load | % Reduction | |
| Flow (ML/yr) | 165 | 155 | 6.6 | |
| Total Suspended Solids (kg/yr) | 30200 | 2170 | 92.8 | |
| Total Phosphorus (kg/yr) | 50.1 | 13.1 | 73.8 | |
| Total Nitrogen (kg/yr) | 369 | 193 | 47.9 | |
| Gross Pollutants (kg/yr) | 6980 | 0 | 100 | |

Treatment Train Effectiveness - Wetland 2

| | Sources | Residual Load | % Reduction |
|--------------------------------|---------|---------------|-------------|
| Flow (ML/yr) | 189 | 175 | 7.3 |
| Total Suspended Solids (kg/yr) | 34700 | 3520 | 89.9 |
| Total Phosphorus (kg/yr) | 56.6 | 15.8 | 72 |
| Total Nitrogen (kg/yr) | 417 | 226 | 45.7 |
| Gross Pollutants (kg/yr) | 7950 | 0 | 100 |

| eatment Train Effectiveness - Wetland 3 | | | | | |
|---|---------|---------------|------------|--|--|
| | Sources | Residual Load | % Reductio | | |
| Flow (ML/yr) | 105 | 97.4 | 7.6 | | |
| Total Suspended Solids (kg/yr) | 19300 | 1930 | 90 | | |
| Total Phosphorus (kg/yr) | 31.3 | 8.6 | 72.5 | | |
| Total Nitrogen (kg/yr) | 233 | 125 | 46.5 | | |
| Gross Pollutants (kg/yr) | 4430 | 0 | 100 | | |

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Computations

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| Client: | | Date: | Feb-2021 |
|----------|-------------------------------|--------------|----------|
| Project: | Traralgon Rezoning | Page No: | 6 of 6 |
| Subject: | WSUD - MUSIC OUTPUT & SUMMARY | Reference No | o: 25950 |
| Author: | FM | | |

Overall %Removal from MUSIC

| eatment Train Effectiveness - Receiving Node | | BASIN B BETLAND | VETLAND |
|--|---------|--------------------|-------------|
| | Sources | Residual Load | % Reduction |
| Flow (ML/yr) | 460 | 427 | 7.1 |
| Total Suspended Solids (kg/yr) | 84200 | 7610 | 91 |
| Total Phosphorus (kg/yr) | 138 | 37.6 | 72.8 |
| Total Nitrogen (kg/yr) | 1020 | 544 | 46.7 |
| Gross Pollutants (kg/yr) | 19400 | 0 | 100 |

Summary:

* 100% of Best Practice Performance Objectives for Stormwater Quality, as contained in BPEMG

| | BPEMG* | | | |
|-----------------------------|-------------|---------------|----------|-----------|
| Stormwater Quality | requirement | (% reduction) | Achieved | Accounted |
| Total Suspended Solids (TSS | 80 | 91.0 | 114% | 100% |
| Total Phosphorus | 45 | 72.8 | 162% | 100% |
| Total Nitrogen | 45 | 46.7 | 104% | 100% |
| Gross Pollutants (GP) | 70 | 100.0 | 143% | 100% |



Infrastructure Servicing Report

Baldwin Road Development Plan Area

Prepared by:

Millar | Merrigan

Metro 2/126 Merrindale Drive, Croydon Vic 3136 Phone 03 8720 9500 Fax 8720 9501 Regional 156 Commercial Road, Morwell Vic 3840 Phone 03 51348611

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Baldwin Road Development Plan Area Executive Summary

Millar Merrigan were engaged by NBA Group Pty Ltd to investigate servicing provisions required to support residential development. The following report investigates the existing conditions of the site and the current services within the vicinity of the site that could support residential development.

The site is currently zoned Farming Zone (FZ1) and covers an area of 133.78 hectares bounded by Traralgon-Maffra Road to the east, Baldwin Road to the south and the Latrobe River floodplain to the north and west.

The investigation involved a review of the planning scheme applicable to the site, the Traralgon North Development Plan, servicing information provided from the relevant authorities, the Traralgon Growth Areas Review, advice from Traffic Engineering consultants and other detailed information of servicing works and requirements resulting from nearby neighbouring developments.

The findings are detailed in the body of the report, with a summary as follows:

- <u>Sewer</u> A new pump station, Marshalls Road North is currently being constructed. The predicted inflows discharged into the proposed Marshalls Road North Pump Station were estimated using a hydraulic model with a scenario created to incorporate future growth, including the subject site.
- <u>Water</u> A new 300mm main extension has been provided along Traralgon Maffra Road and is currently being interconnected into the main within Park Lane to the south. There are no anticipated issues with water supply.
- <u>Electricity</u> Based on advice from SP-AusNet's Network Planner the 22kV lines bounding the site – can, at present, support future development based on 4kVA per lot. There are two 22kV feeders in the area – TGN 11 which runs along Park Lane and Marshalls Road and TGN 31 feeder which runs along Traralgon Maffra Road.
- <u>Telecommunications</u> The responsible authority for telecommunications is NBN Co, who have provided that they have services down both Marshalls Road and Traralgon Maffra Road. It is assumed that the network has the capacity to be extended into the development area.
- <u>Gas</u> APA Group are the relevant gas authority in the area. Natural gas is available within the area and can be extended to service any future development within the rezoned area. APA have significant assets to the north of the site which are affected by this application.

Three licenced Esso pipelines are contained within the activity area, contained within the Longford to Long Island Point Easement

 <u>Roads</u> – The Traffic Assessment concludes that there would be no traffic related grounds to prevent the proposed rezoning from proceeding. Road configurations would be in line with the Traralgon North Development Plan Area.

Through review of the surrounding regulatory provisions, drainage strategy and service infrastructure, it is concluded that the subject site can be developed in an economic and efficient manner.

Millar | Merrigan Reference: 25950

Baldwin Road Development Plan Area Table of Contents

| 1.0 | Background & Context | 4 |
|------|-----------------------------------|----|
| 2.0 | Site Zoning & Provisions | 6 |
| Zon | ing | 6 |
| Pro | posal | 7 |
| Sta | ging | 8 |
| Tra | ralgon Growth Areas Review (TGAR) | 8 |
| 3.0 | Servicing & Infrastructure | 9 |
| Sen | ver | 10 |
| Wa | ter | 11 |
| Elec | ctricity | 12 |
| Gas | 5 | 12 |
| Tele | ecommunications | 13 |
| Traj | ffic, Transport and Roads | 14 |
| 4.0 | Conclusion & Recommendations | 18 |

Millar | Merrigan Reference: 25950

List of Figures

| Einstein A., Assist of Otto Ostatost (Neath and the means) | |
|--|----|
| Figure 1 – Aerial of Site Context (North up the page) | 4 |
| Figure 2 - Site Zoning - GRZ | 6 |
| Figure 3 - Site Zoning – DDO | 7 |
| Figure 4 – Indicative concept plan | 8 |
| Figure 5 –Traralgon Growth Area | 9 |
| Figure 6 – TGAR Development Sequencing | 9 |
| Figure 7 – Baldwin Road SPS Catchment Plan (Gippsland Water) | 10 |
| Figure 8 – Water Asset Map | 12 |
| Figure 9 – Telecommunications Asset Map (NBN) (2019) | 14 |
| Figure 10 –Road Reservation Cross Section from the Traralgon North Development Plan | 15 |
| Figure 11 – 16m Proposed access onto Traralgon-Maffra Road | 16 |
| Figure 12 - Anticipated Traffic Volumes (TIA Extract) | 16 |
| Figure 13 – Distribution of Traffic (AM and PM Peak Hours | 17 |
| Table 1 – Summary of landholdings | 5 |
| Table 2 - Future Growth Areas Discharging into Marshalls Road North Included in Ultimate | Ũ |
| Model Scenario | 10 |
| Table 3 - Pipeline Operational Parameters | 12 |
| | 12 |

| Version | Date | Description | Prepared By | Approved By |
|---------|------------|-------------------------|---------------|---------------|
| 1 | 02/03/2021 | Report | C Constantine | N Bourke |
| 2 | 28/1/2022 | Report & Amended Layout | T Gates | C Constantine |

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Baldwin Road Development Plan Area1.0 Background & Context

The subject land is located on the northern outskirts of Traralgon. Traralgon is Latrobe Valley's largest town and it is strategically located on the Princes Freeway approximately 160 kilometres east of Melbourne.

The subject land is made up of five properties, all of which are currently zoned for farming. They are in separate ownership. The properties are located to the north of the Traralgon North Development Plan area, west of Traralgon- Maffra Road and south of the Latrobe River flood plain as depicted in Figure 1 below.

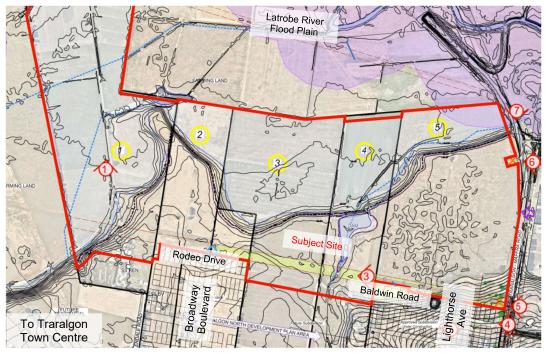


Figure 1 – Aerial of Site Context (North up the page)

A summary of the landholdings can be found overleaf in Table 1.

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Property 1:

Unit 2, 55 Glendale Road Traralgon Crown Allotment 26F Parish of Traralgon Vol 8617 Fol 660 Property 2:

50 Glendale Road, Traralgon Lot 1 PS329021 Vol 10150 Fol 467

110 Marshalls Road, Traralgon Lot 2, PS329021 Vol 10150 Fol 467 **Property 4:** 60 Marshalls Road, Traralgon Lot 1 TP4167 Vol 4416 Fol 026

Property 3:

60 Marshalls Road, Traralgon Lot 2 PS 323156 Vol 10245 Fol 531

Property 5:

Traralgon Maffra Road, Traralgon Lot C, PS821062 Vol 12251 Fol 794

Table 1 – Summary of landholdings

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2.0 Site Zoning & Provisions

The following outlines the current zoning and relevant state and local regulations.

Zoning

The site is zoned Farming Zone (FZ1), schedule 1.



Figure 2 - Site Zoning - GRZ

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There are two gas transfer mains within the subject site which are covered by the Design and Development Overlay (DDO01), schedule 1.

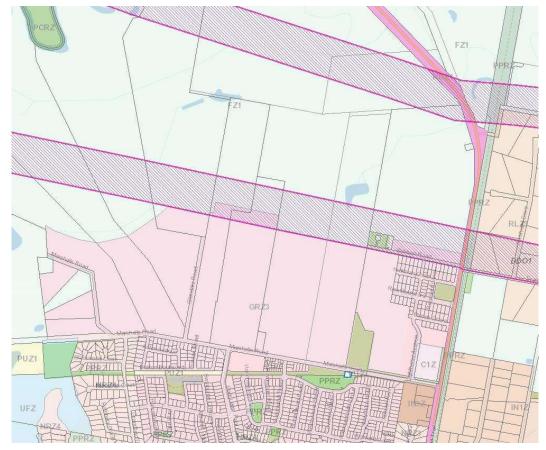


Figure 3 - Site Zoning - DDO

Proposal

It is planned to rezone the subject site to General Residential – Schedule 3, consistent with the surrounding residential areas to the south, and apply a Development Plan Overlay – Schedule 10 to the land. A comprehensive Development Plan will be required to be prepared and approved for the site prior to any residential development. For the purpose of consultation with authorities an indicative concept plan has been prepared and provides a preliminary development layout for the subject area.

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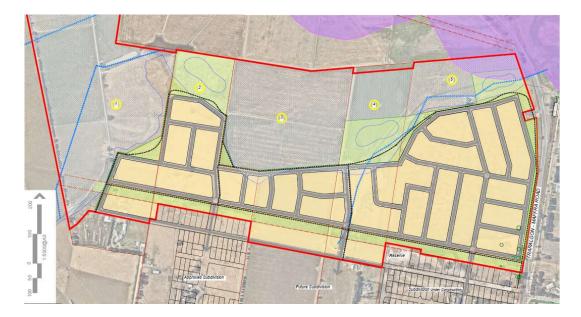


Figure 4 – Indicative concept plan

Staging

Each of the five properties can be developed independently subject to provision of sewer from the Baldwin Road catchment SPS which is currently under construction.

Each property contains one crossing of the Esso Pipeline reserve which have been designed to allow connection to trunk services from the Traralgon North Development Plan immediately to the south.

Traralgon Growth Areas Review (TGAR)

The Traralgon Growth Areas Review forms the strategic guidance for the development of this area, Growth Area Framework for Traralgon and surrounding areas including Glengarry and Tyers, as depicted overleaf.

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3.0 Servicing & Infrastructure

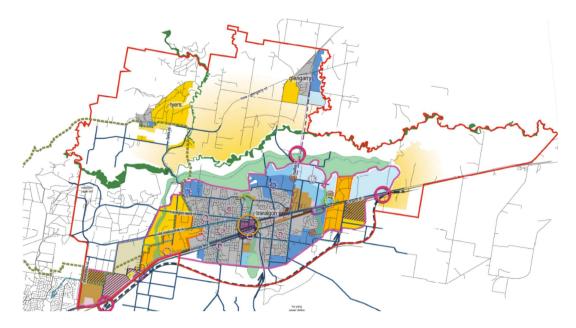


Figure 5 – Traralgon Growth Area

The TGAR provides guidance with regards to the staging of residential development within the area. The subject site is depicted below in Figure 5 as area 3a.

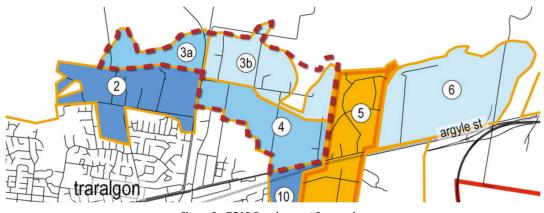


Figure 6 – TGAR Development Sequencing

The site abuts existing residential development to the south and has immediate access to services which allows for simple and logical extension of infrastructure to continue the residential growth.

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Sewer

A new pump station, Marshalls Road North (West end of Baldwin Road) is currently being constructed to receive flow from the existing Marshalls Road East Pump Station catchment and surrounding growth areas, including those north of Marshalls Road. The pump station is also intended to have provision for flows for Glengarry. The configuration is shown in Figure 6.

The predicted inflows discharged into the proposed Marshalls Road North Pump Station were estimated using a hydraulic model with a scenario created to incorporate future growth, including the areas identified in TGAR. Gippsland Water have indicated the pump station servicing capability is constrained to the finished ground levels of the subject sites which lots are proposed to be generally filled to ensure sufficient grade and cover along future sewer alignment to the pumping station.



Figure 7 – Baldwin Road SPS Catchment Plan (Gippsland Water)

The assumed network arrangement was as follows:

- The Marshalls Road East pump station is decommissioned. A gravity sewer is constructed to the proposed Marshalls Road North Pump Station.
- A new rising main is constructed from the proposed Marshalls Road North Pump Station to the Traralgon Grit Chamber with a discharge level of 35.0 m AHD.
- The Marshalls Road West Pump Station is retained and injects into the new Marshalls Road North rising main. Stages I and J of future development discharge into Marshalls Road West Pump Station.
- The Glengarry Pump Station discharges into the wet well of the Marshalls Road North pump station. This provides flexibility for the design of Marshalls Road North Pump Station to receive

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these flows should the disadvantages associated with the alternative redirection be unacceptable.

- Glengarry discharges approximately 20 L/s in wet weather to allow for future upgrade of the rising main.
- North-western zoning area (Future TARG 2) to be generally filled and graded to provide sewer service for future lots.

A summary of growth areas incorporated into the model is shown in Table 2.

| Subcatchment ID | Total area (ha) | Population |
|-----------------|-----------------|------------|
| DRANES ROAD | 6.0 | 78 |
| F11B-1 | 0.4 | 5 |
| F11B-2 | 0.5 | 6 |
| F11B-3 | 0.1 | 2 |
| F11B-4 | 2.1 | 27 |
| F11B-5 | 0.2 | 2 |
| FUTURE TGAR 1 | 20.0 | 260 |
| FUTURE TGAR 2 | 5.0 | 65 |
| LIGHTHOUSE AVE | 30.7 | 244 |
| STAGE A | 13.5 | 154 |
| STAGE B | 17.9 | 200 |
| STAGE C | 15.9 | 178 |
| STAGE D | 7.9 | 90 |
| STAGE E | 4.1 | 53 |
| STAGE F | 8.8 | 105 |
| STAGE G | 9.1 | 106 |
| STAGE H | 9.6 | 105 |
| Total | 151.5 | 1680 |

Table 2 - Future Growth Areas Discharging into Marshalls Road North Included in Ultimate Model Scenario

Water

The responsible authority for water is Gippsland Water. A new 300mm main extension has been provided along Traralgon Maffra Road and is currently being interconnected into the main within Park Lane to the south. The reticulated water design requirements from Gippsland Water indicate the water extension from Park Lane via a 300mm main on Traralgon Maffra Road requiring a loop feed to supply the area. The elevation head noted by Gippsland Water is 112.8AHD and there are no anticipated issues with water supply for the zoned area.

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Electricity

The relevant electricity supplier for the area is SP-AusNet. It is understood from consultation with SP Ausnet's Network Planner that the site can be serviced with reticulated electricity and there are no anticipated issues with regard to network capacity. Substations will be required within the development as an SP-AusNet maintained asset.

Based on advice from SP-AusNet's Network Planner – the 22kV lines bounding the site – can, at present, support future development based on 4kVA per lot. There are two 22kV feeders in the area – TGN 11 which runs along Park Lane and Marshalls Road and TGN 31 feeder which runs along Traralgon Maffra Road.

Gas

APA Group are the relevant gas authority in the area. Natural gas is available within the area and can be extended to service any future development within the rezoned area. APA have significant assets to the north of the site which are not affected by this application. APA & AGN have indicated in the northeastern corner of the rezoning area the City Gate gas facility provides reduction of high-pressure mains for reticulated services for residential usage in the area. It has been indicated there could be a requirement for buffer distances due to noise with details to be determined at the development plan stage. The facility won't impact the rezoning and there is ample opportunity to respond to authority requirements at the development plan stage and the concept plan is indicative only.

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Three licenced Esso pipelines are contained within the activity area, contained within the Longford to Long Island Point Easement. These pipelines are:

- The operating DN 700 crude oil pipeline (LFD700);
- The suspended DN 70 pipeline, which is filled with inhibited water;
- The DN 250 liquefied petroleum gas (LPG) pipeline (LPG250)

An additional DN 350 Esso pipeline is planned for this easement, but as construction had not commenced at the time of this report it has not been explicitly addressed.

| Pipeline Parameter | LPG250 | LFD700 | Suspended DN 700 |
|----------------------|-------------------------|---------------------------------------|---------------------------------------|
| Inlet | Longford Gas Plant | Longford Crude Stabilisation Plant | Longford Crude Stabilisation Plant |
| Outlet | LIP Fractionation Plant | LIP Tank Farm | Westbury Station |
| Contents | Liquid Petroleum Gas | Stabilised Crude Oil | Inhibited Water |
| Length | 186 km | 186 km | 87 km |
| Licence Number | PL 27 ¹ | PL 126 ² | PL 35 |
| Design Pressure | 8275 kPa | 4500 kPa | - |
| Design Code | B31.4 – 1966 | AS 2018 - 1977 | B31.4 – 1966 |
| Year of Construction | 1969 | 1980 | 1969 |

Note:

1. The LPG250 operates under Victorian pipeline licence PL 34 from Bayview Valve Station to LIP.

2. The LFD700 operates under Victorian pipeline licence PL 35 from Westbury to LIP.

Table 3 – Pipeline Operational Parameters

An AS2885 Safety Management Study (SMS) review will need to be conducted for threats associated with the proposed residential subdivision and associated infrastructure works. The objectives of an AS2885.1 SMS review are to:

- Systematically identify threats to the pipeline that may result in loss of integrity;
- Review the external interference protection and other design/procedural protection measures and assess their effectiveness;
- Determine whether the effectiveness of the protective measures renders the threat fully mitigated;
- Evaluate the frequency and severity of hazardous events, leading to a risk ranking in accordance with the AS2885.1 risk matric; and if required,
- To propose additional physical or procedural controls.

Telecommunications

The responsible authority for telecommunications is NBN Co, who have provided that they have services down both Marshalls Road and Traralgon Maffra Road. It is assumed that the network has the capacity to be extended into the development area.

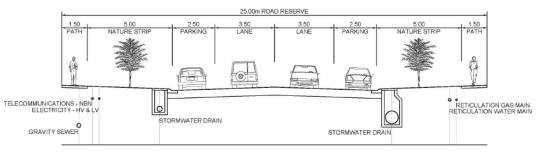
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Figure 9 – Telecommunications Asset Map (NBN) (2019)

Traffic, Transport and Roads

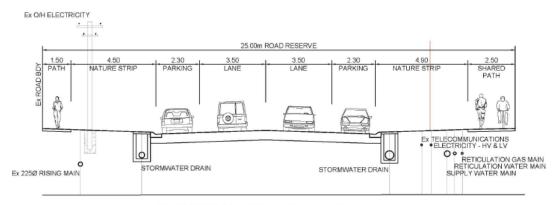
As previously mentioned, the site directly adjoins the Traralgon North Development Plan Area which discusses the preferred development pattern and street connectivity. The structure plan also nominates indicative cross sections for the proposed road reservations as depicted below.



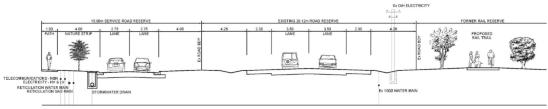
RISING MAIN

PARK LANE (Facing North)

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MARSHALLS ROAD (Facing West)



TRARALGON-MAFFRA ROAD (Facing North)

Figure 10 –Road Reservation Cross Section from the Traralgon North Development Plan

It is logical that the same cross sections be adopted for the Baldwin Road Development Plan Area.

A Traffic Impact Assessment has been prepared by O'Brien Traffic and notes the following in relation to the existing road network:

Traralgon-Maffra Road is an arterial road (Road Zone Category 1) under the control and management of Department of Transport. It runs in a north-south orientation. In the vicinity of the subject site, Traralgon-Maffra Road has a road reserve of approximately 20 metres and a pavement width of approximately 12 metres providing one traffic lane (3.8 metres wide) and a sealed shoulder (between 2 and 2.5 metres wide) in each direction.

The posted speed limit on Traralgon-Maffra Road changes along the site frontage. A posted speed limit of 80 km/h applies from the southern boundary of the site for a distance of approximately 250 metres. North of this point, the posted speed limit increases to 100 km/h.

Department of Transport open data indicates that Traralgon-Maffra Road in the vicinity of the subject site carries traffic volumes of 5,100 vehicles per day with a split of 2,600 northbound and 2,500 southbound.

Millar | Merrigan Reference: 25950



Figure 11 – 16m Proposed access onto Traralgon-Maffra Road

Baldwin Road is a local road to the south of the subject site that has been constructed from Traralgon Maffra Road up to property 4 and is to continue along to property 1 as per the approved TNDP.

It is likely that land within the TNDP area (and therefore Baldwin Road) will be developed prior to development of the subject site, and therefore road connections to Baldwin Road will be available to service the future development of the subject site.

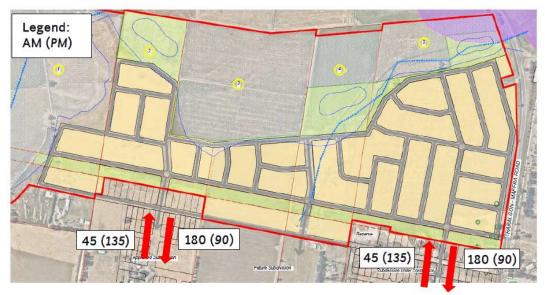


Figure 12 - Anticipated Traffic Volumes (TIA Extract)

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Figure 13 – Distribution of Traffic (AM and PM Peak Hours

The Traffic Impact Assessment Report from O'Brien Traffic & extract figure above note below the following:

- The traffic generated by this proposed subdivision would increase traffic volume onto the approved and future subdivisions to the south as indicated in Figure 12.
- On the basis of the above traffic assessment, the traffic movements anticipated to be generated by the proposal would be readily accommodated by the intersection of the proposed roads with the approved and future subdivisions to the south without any significant adverse impacts.

In relation to the proposed internal road network, the Traffic Assessment notes that future development should be designed in accordance with the requirements of the IDM. Detailed design will need to be provided at the subdivision stage of development.

Department of Transport has indicated that access is not preferred onto Tranalgon-Maffra Road and therefore the proposed rezoning area seeks to continue the southernly road connections for access to northern area along the key east-west linkage road.

The Traffic Assessment concludes that there would be no traffic related grounds to prevent the proposed rezoning from proceeding, and:

- Any proposed residential subdivision on the subject land would be in accordance with the IDM;
- The traffic generated by the proposal would have little impact on the surrounding road network.

Millar | Merrigan Reference: 25950

4.0 Conclusion & Recommendations

The proposed development is adequately equipped with nearby services and infrastructure to support residential development. The site is well situated near to the Traralgon township and provides a logical extension to the Traralgon North Development Plan area as identified by TGAR.

A new pump station, Marshalls Road North is currently being constructed. The predicted inflows discharged into the proposed Marshalls Road North Pump Station were estimated using a hydraulic model with a scenario created to incorporate future growth, including the subject site.

APA Group are the relevant gas authority in the area. Natural gas is available within the area and can be extended to service any future development within the rezoned area. APA have significant assets to the north of the site which are not effected by this application.

Three licenced Esso pipelines are contained within the activity area, contained within the Longford to Long Island Point Easement. These pipelines are:

- The operating DN 700 crude oil pipeline (LFD700);
- The suspended DN 70 pipeline, which is filled with inhibited water;
- The DN 250 liquefied petroleum gas (LPG) pipeline (LPG250)

An AS2885 Safety Management Study (SMS) review will need to be conducted for threats associated with the proposed residential subdivision and associated infrastructure works.

All other services are readily available to be extended to service the proposed residential development. Application for service will be required to be made to each service authority to confirm capacity and availability, however, due to the significant investment in the Traralgon North Development Plan Area it is not anticipated that there will be any servicing issues or delays.

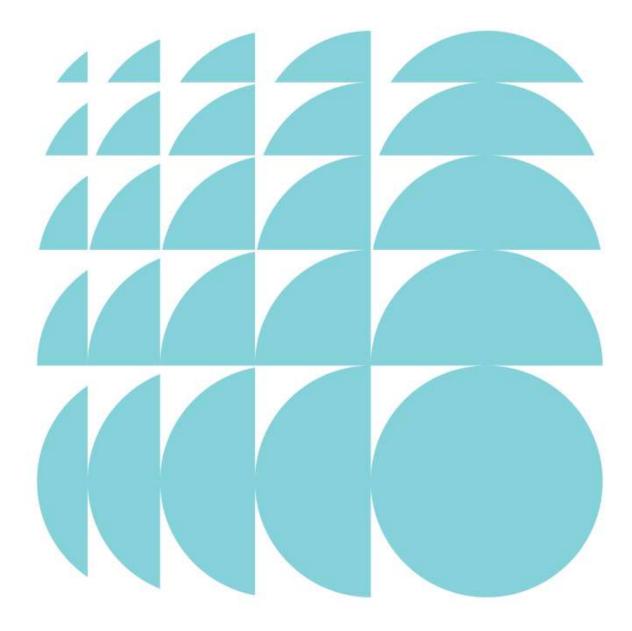
Millar | Merrigan Reference: 25950

ETHOS URBAN

Traralgon Residential Land Supply and Demand Assessment

Prepared for Millar Merrigan

June 2021 | 3200380



Authorship

| Report stage | Author | Date | Review | Date |
|-----------------|-----------------|------------|---------------|------------|
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Disclaimer

Every effort has been made to ensure the accuracy of the material and the integrity of the analysis presented in this report. However, Ethos Urban Pty Ltd accepts no liability for any actions taken on the basis of report contents.

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Contents

| Exec | cutive Summary | i |
|-------|--|----|
| Intro | duction | 1 |
| 1 | Context Analysis | 2 |
| 1.1 | Regional Location | 2 |
| 1.2 | Subject Site | 3 |
| 1.3 | Traralgon Growth Areas Review (TGAR) | 4 |
| 1.4 | South East Traralgon PSP | 5 |
| 1.5 | Live Work Latrobe | 7 |
| 2 | Residential Land Supply Analysis | 8 |
| 2.1 | First Phase Residential Land Supply | 8 |
| 2.2 | Second Phase Residential Land Supply | 9 |
| 2.3 | Third Phase Residential Land Supply | 9 |
| 2.4 | Existing Vacant Lot Supply | 10 |
| 2.5 | Total Future Residential Supply | 10 |
| 3 | Residential Demand Analysis | 12 |
| 3.1 | Population Growth Trends and Forecasts | 12 |
| 3.2 | Socio-Demographic Characteristics | 12 |
| 3.3 | Residential Building Approvals | 14 |
| 3.4 | Residential Development Trends | 16 |
| 3.5 | Residential Market Activity | 16 |
| 3.6 | Traralgon's Role in Latrobe's Housing Market and Economy | 17 |
| 3.7 | COVID Implications | 19 |
| 3.8 | Forecast Housing Demand | 20 |
| 4 | Conclusion: Assessment of Current Land Supply in Traralgon | 22 |

Executive Summary

Millar Merrigan are acting on behalf of landowners who are seeking to rezone land in Traralgon North from the farming zone to a residential zone. In order to inform the rezoning of the land, Millar Merrigan have engaged Ethos Urban to prepare a residential land supply and demand assessment for Traralgon.

Context

Latrobe City, located 150km east of Melbourne, is one of Victoria's four Major Regional Cities. Four main townships are located in the municipality: Churchill, Moe, Morwell and Traralgon. Over the last 20 years Traralgon has been the focal point for development activity in the region.

Traralgon Growth Areas Review (2017) indicates that the Subject Site is the logical next residential growth front, and the framework principles dictate development should occur progressively from west to east. A key principle for consideration is working with Gippsland Water to ensure the efficient delivery of infrastructure. In this context, the Subject Site can leverage infrastructure already invested in the currently active growth areas located immediately to the south of the site.

Residential Land Supply

Based on an audit of aerial imagery and a review of Council-endorsed development plans, Traralgon township has approximately 7,840 future residential lots; however, a supply of only 2,140 lots is identified as being either existing vacant lots or zoned for development with Council-endorsed development plans.

Residential Demand

Over the period April 2019 to January 2021, development in Traralgon averaged 180 dwellings per year. Residential market indicators, such as property sales and dwelling approvals, indicate substantial development has occurred over the last 12 to 24 months.

Vacant land sales have averaged 195 transaction per year over the last three years, while 166 dwellings have been approved in the first half of Financial Year 2020-21. The residential market is undergoing a period of substantial activity and this pattern is expected to continue in the short to medium-term.

Based on *Victoria in Future 2019* population projections, demand for additional dwellings in Traralgon over the next 15 years is estimated at approximately 170 dwellings a year.

Based on these analyses and the potential for COVID-19 to further stimulate population growth in regional areas, three scenarios for future demand have been prepared, namely Low (170 dwellings per year), Medium (190 dwellings per year), and High (210 dwellings per year).

Adequacy of Current Land Supply

Based on the supply analysis and the forecast demand scenarios, Traralgon has between 10.1 and 12.5 years of existing vacant zoned residential land supply, including existing vacant lots and lots within the area defined in TGAR as First Phase residential (this <u>excludes</u> the South East Traralgon PSP).

If the Subject Site is rezoned to support in the order 450 lots, the supply of residential zoned land – either available to the market or with the potential to be provided to the market in the near-term – would increase to 12.2 years to 15.1 years (again <u>excluding</u> the South East Traralgon PSP area).

In this context, it is important to note the State Planning Policy Framework at Section 11.01-1S where the plan is "to accommodate projected population growth over at least a 15-year period".

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i

Excluding the South East Traralgon PSP area, the Subject Site is the next logical location for residential land development and is identified as such in TGAR. In particular, the site's landowners have expressed the will to develop the site and with the ability to leverage existing infrastructure across Marshalls Road.

Development of Subject Site would not increase total supply in Traralgon, it only brings forward supply already identified for residential development to address a short-fall in the short to medium-term. It is the intention of planning policy to provide a residential land supply of at least 15 years, so the South East Traralgon PSP will always be competing with other residential growth fronts in Traralgon, noting that the South East Traralgon PSP accounts for a supply of between 7 to 9 years.

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ii

Introduction

Background

Millar Merrigan are acting on behalf of landowners who are seeking to rezone land in Traralgon North from the farming zone to a residential zone. In order to inform the rezoning of the land, Millar Merrigan have engaged Ethos Urban to prepare a residential land supply and demand assessment for Traralgon.

The Subject Site is identified in the Traralgon Growth Area Review 2017 (TGAR) as 'future residential' land; however, the site is considered to be in the 'second stage' of future residential, with the 'first stage' intended for more immediate development. Much of the land earmarked as being in the 'first stage' has been developed, is sold out, or is constrained for various reasons. The proposal does not add to the overall long-term residential land supply in Traralgon of Latrobe City, rather seeks to address potential shortfalls in land available to the market in the short to medium-term.

While Latrobe City Council are generally supportive of the early development of the Subject Site, as part of the rezoning submission Council require a high-level land supply and demand analysis to justify the need to bring forward the rezoning.

Objective

To provide a residential supply and demand analysis based on development trends, population growth, and supply audit to evaluate the adequacy of current land supply in Traralgon to support future growth.

This Report

This report contains the following chapters:

- Chapter 2: Residential Land Supply Analysis
- Chapter 3: Residential Demand Analysis
- **Chapter 4:** Conclusion: Adequacy of Current Land Supply in Traralgon.

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1 Context Analysis

This Chapter provides an overview of the Subject Site, its regional location, and key strategic planning documents relevant to the planning of future residential land in Traralgon including the Traralgon Growth Areas Review (2017), the South East Traralgon Precinct Structure Plan (PSP) and Live Work Latrobe (2016).

1.1 Regional Location

Latrobe City is located approximately 150km east of Melbourne and is one of Victoria's four Major Regional Cities, with a population of approximately 75,560 residents. Significant coal deposits have underpinned the municipality's employment and population growth over many generations.

A structural economic shift is occurring in the region, associated with the shutdown of several coal power stations and the broad shift away from coal power towards renewables. The local economy has also been affected by the decline in manufacturing and, as a result, limited population and employment growth has occurred over the last five years throughout the municipality. However, Traralgon is considered the population and economic growth centre for Latrobe City (refer Section 3.6).

Four main townships are located in the municipality, namely Traralgon (28,210 persons), Moe (14,220 persons), Morwell (13,120 persons) and Churchill (4,680 persons); these central towns (except for Churchill) are located along the Princes Highway/Freeway and are supported by several small and district townships.

Over the past 20 years, Traralgon SA2 has been the focal point for development activity in the region. Population growth in Traralgon SA2 between 2011 and 2019 totalled +1,900 persons (or 0.8% pa) accounting for more than the total population growth of approximately +1,770 persons across the entire Latrobe City, with population in some townships declining over the period. Traralgon also accounted for \$451 million in non-residential approvals, representing 58% non-residential building approvals in the municipality. Traralgon services both a local and regional catchment that extends well beyond Latrobe City boundaries.

It is evident that Traralgon is the focal point for residential and economic growth, and the land supply pressures felt in Traralgon are not the same as the balance of Latrobe City. In this context, it is important to understand and assess the local demand and supply context in Traralgon. Land supply constraints in Traralgon have the potential to affect overall growth in the municipality.

Figure 1.1 shows the location of the Subject Site and its regional context.

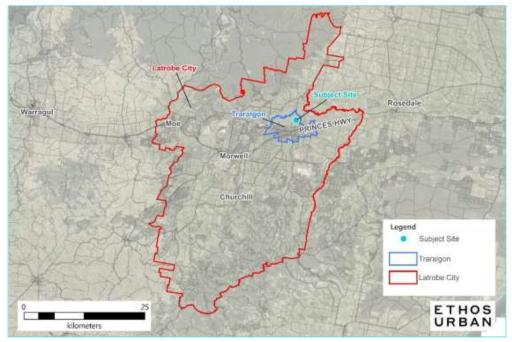


Figure 1.1: Subject Site and Regional Context

Source: Ethos Urban

1.2 Subject Site

Situated at the northern edge of Traralgon's northern growth front, as shown in Figure 1.2, the Subject Site is currently zoned Farming Zone 1 (FZ1) but is identified in the Traralgon Growth Area Review (TGAR) for residential development as part of the 'second stage' of future residential growth. The 59ha site is located west of Traralgon-Maffra Road, while the southern boundary of the site is located north of Lighthorse Avenue, with the site sloping down to Glendale Road in the west.

Millar Merrigan advises trunk infrastructure to the Subject Site can be efficiently linked from the residential development area located immediately south of the Subject Site, which is part of the first stage of residential development identified in the TGAR.

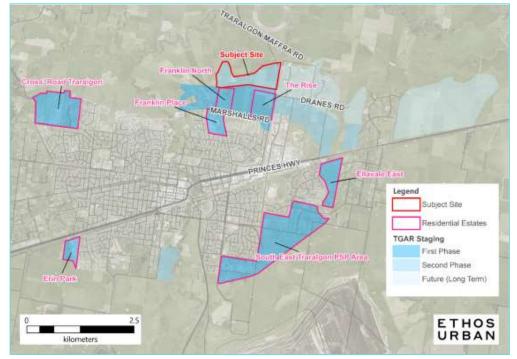


Figure 1.2: Subject Site in the Traralgon Context

Source: Ethos Urban

1.3 Traralgon Growth Areas Review (TGAR)

TGAR sets out a framework for the development of significant urban infrastructure investments. The review assessed the appropriate locations for future residential development, including the volume of land available for future development based on constraints and on State and local planning policy.

TGAR also outlined a set of framework principles intended to guide the future development of Traralgon's growth area, including the following which are of relevance to the proposed rezoning of the Subject Site:

- Seek an appropriate density of development in new greenfield residential developments in order to maximise potential for growth of Latrobe City.
- Establish a new major residential development corridor in Traralgon East to the north of the Highway. Develop that corridor in a progressive and sequential manner, moving from west to east.
- Progressively rezone unconstrained land to the south of the Latrobe River that is presently zoned Rural Living and Low Density Residential, to General Residential Zone, in consultation with existing landowners.
- A key consideration for development of growth areas is working closely with Gippsland Water to ensure key services are provided efficiently. While the identification of a clear staging process through TGAR documentation will assist in the long-term planning and decision making with regard to infrastructure, the timing of this infrastructure will be driven by growth rates over time and should be subject to ongoing discussion.

TGAR distributes the identified areas for future residential development into three phases for staging, and these are as follows:

- **First Phase**, which includes land located at the urban fringes of Traralgon in the north-east, north-west, south-west and south-east. These areas include residential-zoned land and land identified as being part of the Traralgon South East Precinct Structure Plan (PSP). The PSP is currently under development and, having regard for the timing required to prepare and implement the PSP and the extent of land owners (83 properties), residential development on the land is not anticipated for at least two or more years.
- Second Phase, which includes the Subject Site as well as land located east of Traralgon-Maffra Road, and land located on the southern border of the urban growth boundary south of the principal activity centre.

The Subject Site is the logical next growth front identified in TGAR. The Subject Site is identified in Stage 2A in the suggested staging of development (refer TGAR, p59), whereas land located to the east of Traralgon-Maffra Road is identified for Stage 2B. TGAR provides support for the Subject Site as the next logical expansion of growth areas in Traralgon.

• **Third Phase**, land located further from the existing extent of urban Traralgon, currently zoned Farming Zone. These areas are to be progressively rezoned as the Second Phase land is developed from west to east.

Figure 1.3 shows the location of the subject land in the Traralgon Growth Areas Plan.

1.4 South East Traralgon PSP

The South East Transloon PSP is currently under-development, with background reports being prepared/updated for changes to policy. The extent of South East Transloon PSP is illustrated in Figure 1.2.

The PSP will set the vision for South East Traralgon and is the primary plan for guiding development in South East Traralgon. It will identify where main roads, retail amenities, schools, open space, housing and employment areas are located.

According to the Victorian Planning Authority (VPA), the PSP process could take approximately three years to be completed (provided there are no significant delays or issues that arise), this includes the preparation of the PSP, gaining approval, implementing the PSP into the Planning Scheme. In terms of delivering residential land supply, additional time would be required to mobilise landowners to subdivide and develop their land, noting the precinct include 83 properties.

Potential exists for the South East Traralgon PSP to be delayed; having regard for Council's need to consult with and bring to agreement over 80 landowners. As a result, there is a level of uncertainty around when land in South East Traralgon will be available for development.

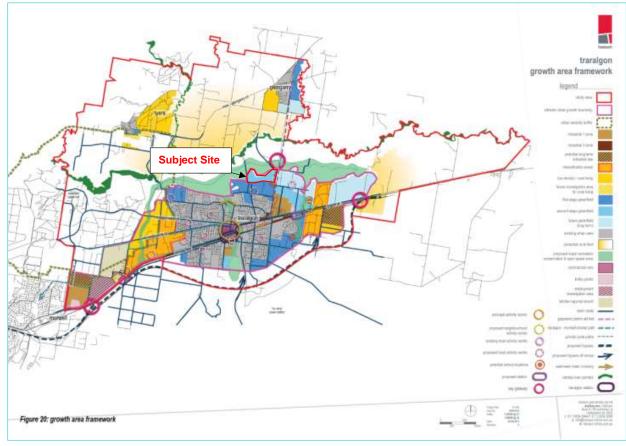
In this context, Council should consider the need to activate other future residential land supply in the meantime; this potential need is investigated in the balance of this report.

Activation of other future residential land such as the Subject Site, would not increase total supply in Traralgon, it only brings forward supply already identified for residential development in the longer-term to address a short-fall in the short to medium-term.

Depending on the timing associated with rezoning and delivering lots at the Subject Site, potential exists that the land will be fully sold prior to the release of residential land in South East Traralgon. The Subject Site is expected to account for only an estimated 450 lots, therefore, the rezoning of the land is not expected to have a significant impact on the delivery of land at South East Traralgon PSP or any other strategic release areas in the municipality (such as Lake Narracan).

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Figure 1.3: Traralgon Growth Areas Review 2017



Source: Latrobe City, Hansen

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1.5 Live Work Latrobe

Live Work Latrobe involved the preparation and implementation of three distinct yet complementary strategies, namely the Housing Strategy, Rural Land Use Strategy and the Industrial and Employment Strategy. Each of these strategies provide recommendations that will guide Latrobe City's long-term growth.

Latrobe planning scheme amendment C105 implement Live Work Latrobe into the Latrobe Planning Scheme and was gazetted to the Latrobe Planning Scheme in November 2019.

"The Housing Strategy identifies Traralgon as a 'Primary Population Centre' where future growth is to be promoted. The definition of a Primary Population Centre is provided below:

The Population Centre is the dominant residential, commercial and retail node within the City. It supports a large and diverse population, housed in a variety of dwelling types including specialist forms. It provides access to all levels of education as well as a range of health, recreational and cultural opportunities.

The Population Centre is connected to all essential utility services and are well serviced by public transport, possessing strong relationships with surrounding settlements of all types". (p. 20, Housing Strategy)

The Background Report (April 2016) provides an overview of the residential demand and supply situation at a municipal level. It indicates a requirement for approximately 5,000 new dwellings will be required over the 2016 to 2031 period at an average of approximately 330 dwellings a year. This estimate was based on *Victoria in Future 2015* population and dwelling projections. More recent projections published in *Victoria in Future 2019* indicate an average requirement for approximately 350 dwellings a year between 2021 and 2036, approximately 5% above those presented in *Victoria in Future 2015*.

A high-level residential land supply analysis was also undertaken in the Background Report which found "there appears to be sufficient land supply (vacant and potential) to cater for the next 15 years of residential urban growth" (p. 68 of the Background Report).

However, the Background Report (p. 68) and the Housing Strategy (p.9) identify the need to consider localised issues relating to land supply and development. This is particularly relevant to the proposed rezoning as it seeks to address a potential issue relating to the availability of land for development in Traralgon as opposed to increasing the overall long-term residential land supply.

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2 Residential Land Supply Analysis

This Chapter provides an assessment of residential land in Traralgon's growth areas, by location (or phase as described in TGAR), having regard for information provided in endorsed development plans (where available) and analysis of the latest available aerial imagery from Nearmap (January 2021).

In assessing the potential lot capacity for larger vacant lots with subdivision potential (primarily located in phases 2 and 3), assumptions relating to net developable area and yield have been made. These assumptions are described later in this Chapter.

2.1 First Phase Residential Land Supply

Council-endorsed development plans for Traralgon North, Cross' Road, Franklin Place, Erin Park, The Rise and Ellavale East estates provide for a total capacity of 2,460 residential lots. Analysis of aerial imagery from January 2021 indicates 530 of these lots have been developed, leaving 1,930 vacant lots remaining. These lots are considered to reflect the short-term greenfield residential land supply in Traralgon.

In addition to the estates above, the South East Traralgon PSP area is located in the First Phase. Planning for the PSP is currently underway, during which the indicative residential yield will be investigated. Having regard for the size of the precinct and the potential for areas to be constrained, it would be reasonable to expect a residential yield in the order of 1,500 lots.

As noted earlier, the PSP area is unlikely to become available for residential development for at least three or so years, having regard for timeframes associated with preparing and gaining approval of the PSP, implementing the PSP into the Planning Scheme, and consulting with and mobilising over 80 landowners to subdivide and develop their land.

In total, the First Phase growth areas have a capacity of 3,970 lots (including South East Traralgon) as shown in Table 2.1, with 530 lots having been developed and with 3,440 vacant lots remaining; developed lots were estimated based on an audit of aerial imagery, with lots considered developed if there was evidence of a concrete slab.

| First Phase | Capacity | Developed as at Jan 2021 | Vacant |
|-----------------------------------|----------|--------------------------|--------|
| Cross' Road Traralgon | 680 | 240 | 450 |
| Franklin Place | 240 | 150 | 90 |
| Franklin North | 180 | 0 | 180 |
| The Rise | 230 | 50 | 180 |
| Balance of Traralgon North | 670 | 0 | 670 |
| Ellavale East | 320 | 0 | 320 |
| Erin Park | 150 | 90 | 60 |
| Sub-total: Short-term land supply | 2,470 | 530 | 1,940 |
| South East Traralgon PSP | 1,500 | 0 | 1,500 |
| Total | 3,970 | 530 | 3,440 |

Table 2.1: First Phase, Residential Land Supply, Traralgon, as at January 2021

Source: Ethos Urban, Council Endorsed Development Plans

Note: Figures rouded.

8

2.2 Second Phase Residential Land Supply

The Subject Site is located in the Second Phase, with preliminary development plans for the Subject Site indicating a yield of approximately 450 lots.

The balance of Second Phase land is estimated to have a residential lot capacity of approximately 1,020 lots based on the following:

- Total land in Second Phase (excluding Subject Site): 142ha
- Net developable area (assuming 60% available for development): 85ha
- Dwelling yield (assuming 12 lots per hectare): 1,020 lots.

In total, the Second Phase growth areas have a capacity of approximately 1,470 lots, including the Subject Site.

The estimate of residential lot supply in the Second Phase growth area is considered to be indicative. The eventual lot supply will depend on more detailed analysis of land constraints, the potential for non-residential uses (e.g. schools, activity centres, etc) and the development yield accepted by the market at the time of development.

Importantly, the Subject Site is able to leverage both existing and planned infrastructure investment delivered as part of the Franklin North and The Rise developments, including the \$3.5m pump station servicing Traralgon North and Glengarry, \$2.7m intersection upgrade completed at Rise Boulevard, and a \$3m signalised intersection to be constructed at the intersection of Marshalls Road and Traralgon-Maffra Road. Construction costs have been provided by Millar Merrigan.

However, land to the east of Traralgon-Maffra Road and land on the southern border of the township will require substantial additional infrastructure investment, including reconstruction of Dranes Road to allow additional vehicle movements and other essential services.

A key consideration for development of growth areas identified in the TGAR is working with Gippsland Water to ensure key services are provided efficiently.

The Subject Site represents the next logical location for residential development in the township, based on infrastructure provision efficiencies linked to the First Phase precinct located immediately south of the Site, TGAR development principles outlined in Section 1.3 above, and infrastructure barriers and constraints associated with other land in the Second Phase.

2.3 Third Phase Residential Land Supply

The Third Phase is considered to be the longer-term residential land supply for Traralgon. In total, it is estimated Third Phase land could accommodate approximately 2,730 lots at capacity, based on the following:

| • | Total land in Third Phase: | 380ha |
|---|--|-------|
| • | Net developable area (assuming 60% available for development): | 228ha |

• Dwelling yield (assuming 12 lots per hectare): 2,730 lots.

The above estimate of residential lot capacity excludes land identified in TGAR as 'intensification areas', as the likelihood of development in these areas is unknown at this stage.

The estimate of residential lot supply in the Third Phase growth area is considered to be indicative. The eventual lot supply will depend on more detailed analysis of land constraints, the potential for

non-residential uses (e.g. schools, activity centres, etc) and the development yield accepted by the market at the time of development.

2.4 Existing Vacant Lot Supply

In addition to existing and future land supply in the growth areas identified in TGAR, a supply of existing lots exists throughout the established areas of Traralgon and existing greenfield areas on the urban fringes of the township. Based on analysis of aerial photography for January 2021, approximately 200 existing vacant lots exist in these areas.

2.5 Total Future Residential Supply

Existing vacant lots in Traralgon and land identified in TGAR for future residential development has the potential to accommodate approximately 7,800 residential lots, a summarised below. Figure 2.1 shows the locations of land supply.

Land considered to be available in the near-term accounts for approximately 2,140 lots. This includes existing vacant lots in Traralgon plus land identified in the First Phase growth area, excluding the South East Traralgon PSP where residential land is unlikely to become available for at least another three or so years.

Including the potential for around 1,500 lots in the South East Traralgon PSP, total existing and First Phase residential land supply equates to approximately 3,630 lots (noting a significant proportion of these lots is dependent on the completion of the South East Traralgon PSP).

Potential exists for a further 1,470 lots for land identified in the Second Phase (including 450 lots at the Subject Site) and a further 2,730 lots on land identified in the Third Phase.

Table 2.2 summarises the existing and future land supply situation in Traralgon

Table 2.2: Traralgon Future Residential Land Supply, 2021

| Phase | Vacant and Future Lot Supply |
|---|------------------------------|
| Existing vacant lots | 200 |
| First Phase - short-term land supply (excluding South East Traralgon PSP) | 1,940 |
| Existing and First Phase (zoned land) | 2,140 |
| First Phase – South East Traralgon PSP | 1,500 |
| Total Existing and First Phase | 3,640 |
| Subject Site | 450 |
| Balance of Second Phase | 1,020 |
| Total Second Phase | 1,470 |
| Total Third Phase | 2,730 |
| Total Existing and Future Lot Supply | 7,840 |

Source: Council Endorsed Development Plans, Ethos Urban, Millar Merrigan

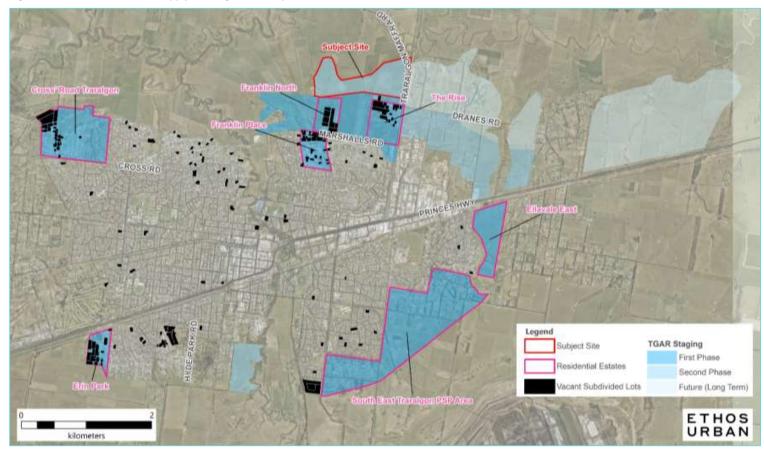


Figure 2.1: Residential Land Supply, Traralgon, January 2021

Source: Ethos Urban

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11

3 Residential Demand Analysis

The Chapter examines recent trends in residential dwelling demand drivers, including population, demographics, building approvals and market activity. Forecasts of dwelling demand are also provided.

3.1 Population Growth Trends and Forecasts

Traralgon is Latrobe City's largest township, accommodating approximately 27,350 residents in 2019; over the eight-year period between 2011 and 2019, Traralgon's population increased by +1,790 residents, or 0.8% per year.

Population projections detailed below are based on the *Victoria in Future 2019* projections, produced by the Department of Environment, Land, Water and Planning in 2019. These projections pre-date COVID-19 and may now reflect a conservative outcome in view of the movement to regional areas being observed across the country.

Traralgon is expected to accommodate an additional +5,060 residents to 2036, increasing at an average annual rate of 1.0% per year; this growth rate is substantially higher than the rate forecast for Latrobe City (0.6% p.a.) and reflects Traralgon's role as the key economic and population growth centre for the region.

Population growth in Traralgon over the period 2011 to 2019 (+1,790 persons) was higher than Latrobe City overall (+1,420 persons), and this outcome is due to population declines in Moe, Morwell and Newborough. Table 3.1 provides a summary of population trends in both Traralgon and the overall Latrobe City.

| | 2011 | 2019 | 2021 | 2026 | 2031 | 2036 | 2019 - 2036 |
|---------------------|--------|--------|--------|--------|--------|--------|-------------|
| Population (no.) | | | | | | | |
| Traralgon Township | 25,560 | 27,350 | 27,950 | 29,390 | 30,920 | 32,410 | +5,060 |
| Latrobe City | 73,790 | 75,210 | 76,020 | 78,150 | 80,460 | 82,750 | +7,540 |
| Annual Growth (no.) | | | | | | | |
| Traralgon Township | - | 220 | 300 | 290 | 310 | 300 | +270 |
| Latrobe City | - | 180 | 410 | 430 | 460 | 460 | +360 |
| Regional VIC | - | 18,680 | 19,630 | 19,230 | 19,040 | 18,350 | +18,870 |
| Annual Growth (%) | | | | | | | |
| Traralgon Township | - | 0.8% | 1.1% | 1.0% | 1.0% | 0.9% | +1.0% |
| Latrobe City | - | 0.2% | 0.5% | 0.6% | 0.6% | 0.6% | +0.6% |
| Regional VIC | - | 1.3% | 1.3% | 1.2% | 1.1% | 1.0% | +1.1% |

Table 3.1: Projected Population Growth, Traralgon Township and Latrobe City, 2011 to 2036

Source: ABS, Regional Population Growth; DELWP, Victoria in Future 2019, Ethos Urban

Note: Figures rounded

3.2 Socio-Demographic Characteristics

The socio-demographic profile of residents in Traralgon and Latrobe City compared to Regional Victoria is summarised in Table 3.2. The main observations are as follows:

• **Higher incomes.** Household incomes in Traralgon (\$67,320) are above the Regional Victoria average (\$58,790), while Latrobe City (\$56,230) is lower than the regional average.

- Younger age profile. The median age of Traralgon residents (37.9 years) is substantially younger than the Latrobe City average (40.5 years), with both lower than the Regional Victoria average (42.2 years).
- **High proportion of residents born in non-English speaking countries.** The majority of Traralgon's residents are Australian-born (88.4%); however, the proportion of residents born overseas in non-English speaking countries (6.5%) is above the Regional Victoria average (5.7%), but below the Latrobe City average (8.0%).
- **Families with children:** Traralgon (28.2%) has a higher proportion of households with children compared to Latrobe City (25.5%) and Regional Victoria (27.3%).
- High share of mortgaged properties: In Traralgon, a higher share of dwellings are being purchased with a mortgage (39.1%) compared with Latrobe City (35.2%) and Regional Victoria (34.4%). This pattern reflects the comparative strength of the residential market in Traralgon. Marginally more households rent their dwelling (27.6%) compared with Latrobe City (27.4%) and Regional Victoria (25.9%).

In summary, Traralgon's socio-demographic profile highlights the township's younger population, family orientation in terms of household composition, higher incomes, and a higher tendency for home mortgage and renting (and which reflects the 'younger family' demographic).

| Category | Traralgon | Latrobe City | Regional Vic |
|---|--------------|--------------|--------------|
| Income | | - | - |
| Median individual income (annual) | \$33,380 | \$28,350 | \$29,980 |
| Variation from Regional Vic median | 11.3% | -5.4% | na |
| Median household income (annual) | \$67,320 | \$56,230 | \$58,790 |
| Variation from Regional Vic median | 14.5% | -4.4% | na |
| Age Structure | | | |
| Median Age (years) | 37.9 | 40.5 | 42.2 |
| Country of Birth | | | |
| Australia | 88.4% | 86.3% | 89.4% |
| Other Major English-Speaking Countries | 5.2% | 5.7% | 4.9% |
| Other Overseas Born | 6.5% | 8.0% | 5.7% |
| % speak English only at home | 92.6% | 92.8% | 93.5% |
| Household Composition | | | |
| Couple family with no children | 26.6% | 26.7% | 29.1% |
| Couple family with children | <u>28.2%</u> | <u>25.5%</u> | <u>27.3%</u> |
| Couple family - Total | 54.8% | 52.3% | 56.4% |
| One parent family | 12.2% | 13.0% | 10.9% |
| Other families | 0.6% | 0.8% | 0.7% |
| Family Households - Total | 67.7% | 66.1% | 68.0% |
| Lone person household | 29.5% | 31.1% | 29.0% |
| Group Household | 2.8% | 2.8% | 3.0% |
| Dwelling Structure (Occupied Private Dwellings) | | | |
| Separate house | 87.9% | 88.3% | 89.7% |
| Semi-detached, row or terrace house, townhouse etc. | 5.3% | 6.1% | 6.8% |
| Flat, unit or apartment | 6.8% | 5.2% | 2.7% |
| Other dwelling | 0.0% | 0.4% | 0.8% |
| Occupancy rate | 88.9% | 88.1% | 82.9% |
| Average household size | 2.4 | 2.3 | 2.4 |
| Tenure Type (Occupied Private Dwellings) | | | |
| Owned outright | 32.8% | 36.8% | 39.1% |
| Owned with a mortgage | 39.1% | 35.2% | 34.4% |
| Rented | 27.6% | 27.4% | 25.9% |
| Other tenure type | 0.4% | 0.6% | 0.6% |

Source: ABS, Census of Population and Housing 2016; Ethos Urban

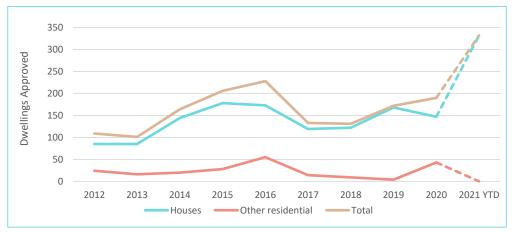
3.3 Residential Building Approvals

Between July 2011 and December 2020, Traralgon averaged approximately 170 new dwellings approved for development per year, the majority of which (87%) were for separate houses. Only a small proportion (13%) were for other dwellings which include medium- and high-density housing.

A stronger rate of development has occurred in recent years, with new dwelling approvals averaging approximately 210 dwellings per year between July 2018 and December 2020.

Approvals peaked in 2016 at 228 approved dwellings, before falling to a low of 131 approvals in 2018; approvals have since recovered, with 172 and 190 dwellings approved in 2019 and 2020, respectively. More recently, 166 dwellings have already been approved in the 2021 financial year to December 2020; if this trend continues, FY2021 could see a total of more than 300 dwellings approved which would be the highest number recorded in recent history.

Figure 3.1 provides a summary of dwelling approvals for Traralgon, 2012 to 2021

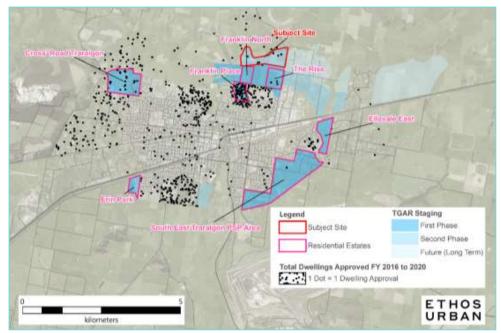




Note: 2021 values are YTD December 2020 figures, extended to June 2021 based on the average of YTD figures.

The majority of new dwelling approvals in Traralgon have occurred in the urban growth areas on the fringe of the township. Figure 3.2 shows the location of new dwelling approvals at the small area level (SA1) over the FY 2016 to 2020 period, indicating that the development of greenfield residential areas supports a significant share of new dwelling approvals. In this context, it is important to provide a supply of land that is available to the market for development.





Source: MapInfo, Ethos Urban, ABS

Note: Figure shows a dot density analysis which distributes the total dwelling approvals in an SA1 area randomly to compare the density in one or more SA1s against others. Dots do not represent the actual location of the approval.

Source: ABS, Building Approvals

3.4 Residential Development Trends

An audit of residential development in Traralgon's growth areas (as identified in TGAR, p39) has been undertaken. The audit took the form of an assessment of aerial imagery, and development was considered to have occurred when a concrete slab was visible on the allotment. Traralgon has experienced the development of an average 140 dwellings per year over the period October 2012 to January 2021; however, this rate of development is not representative of recent market activity as the timeframe 2012 to 2021 includes periods where demand was more subdued.

In the period between March 2014 and January 2021, the development rate was slightly higher at 150 dwellings per year, and between April 2019 and January 2021 the rate is significantly higher at 180 dwellings per year.

Table 3.5: Residential Development Trends, Traralgon, October 2012 to January 2021

| Period | Average Annual Development |
|------------------------|----------------------------|
| Oct 2012 to Jan 2021 | 140 dwellings per year |
| March 2014 to Jan 2021 | 150 dwellings per year |
| Jan 2016 to Jan 2021 | 150 dwellings per year |
| April 2019 to Jan 2021 | 180 dwellings per year |

Source: Ethos Urban

3.5 Residential Market Activity

Analysis of property sales data provides an understanding of the level of activity in the local residential property market. However, it is noted that while sales data can be interpreted as a proxy for residential demand to some extent, the sales data is a measure of transactions in the market and not consumption of residential land.

Compared to Latrobe City's other townships, vacant land in Traralgon has the highest value, as shown in Figure 3.3, with median land prices in Traralgon (\$168,250) in 2020 substantially higher than in neighbouring Morwell (\$125,000), Churchill (\$105,000) and Moe (\$147,000).

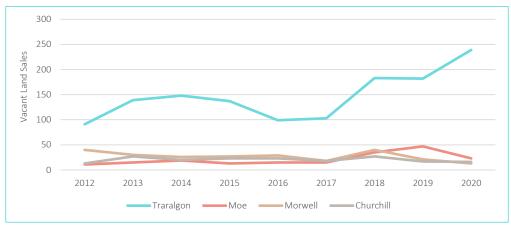
Also, annual price growth in Traralgon (4.8%) between 2006 and 2020 outpaced Morwell (3.7%) and Churchill (2.4%), while the growth was marginally below Moe (5.1%).

\$168,250 \$180,000 \$147,000 \$160,000 Price \$140,000 \$125,000 \$120,000 \$105.000 Sales \$100,000 \$87,000 \$75,250 \$75,500 \$73.000 \$80,000 Median \$60.000 \$40,000 \$20.000 \$0 Moe Traralgon Churchill Morwell 2006 2020

Figure 3.3: Median Price of Vacant Land, Latrobe Townships, 2006 and 2020

In additional to higher land values, the number of vacant land sales in Traralgon was significantly higher than in Latrobe City's other townships, with 239 sales recorded in Traralgon in 2020, compared to a combined total of 52 in the other three townships. It is clear Traralgon is the dominant vacant residential land market in Latrobe City.

Source: Pricefinder





Source: Pricefinder

Traralgon's residential property market has been active over the past 10 years, with 8,356 property sales over the period 2010 to 2020. The majority of sales (71%) are for houses, with the balance involving vacant land (18%) and units (11%). Sales averaged 713 properties per year (519 houses, 77 units, and 117 vacant land).

After a dip in sales activity in 2019, sales have recovered substantially, with sales of units and vacant land in 2020 at their highest over the 10-year period. Figure 3.5 summarises the sales data.

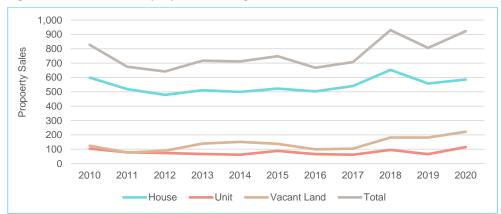


Figure 3.5: Residential Property Sales, Traralgon, 2010 to 2020

Source: Pricefinder

Consultation with a number of local real estate agents confirms demand is strong, with estates selling three to five stages in advance, where previously developments would sell a single stage at a time. Agents indicated that prices of 400m² blocks of land were \$190,000, up from \$110,000 in the previous 12 months.

3.6 Traralgon's Role in Latrobe's Housing Market and Economy

Over the past 20 years, Traralgon has been the focal point for development activity in the region. Population growth in Traralgon SA2 between 2011 and 2019 totalled +1,900 persons (or 0.8% pa) compared with +1,770 persons across Latrobe City, with population in some townships declining over the period.

Traralgon is also the main location for non-residential building investment having accounted for \$451 million in non-residential building approvals between July 2011 to June 2020, representing 58% non-residential approvals in the municipality.

Future growth in the Latrobe City is also projected to be focused in Traralgon, which is expected to grow at a rate of 1.0% per year to 2036, compared to the overall Latrobe City of 0.6%.

Traralgon's role as the core township in Latrobe City is also evidenced by significantly higher levels of activity in the residential property sales as illustrated in Figures 3.6. Over the last 15 years, 8,530 house transactions were recorded in Traralgon, compared to just 3,110 in Moe, 1,530 in Churchill and 4,950 in Morwell.

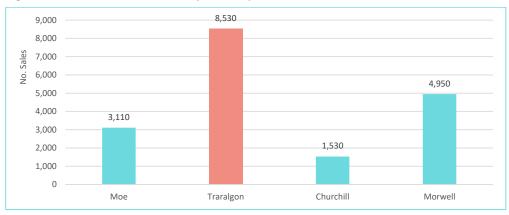


Figure 3.6 House Sales, Latrobe City Townships, 2006 to 2020

Source: Pricefinder

Traralgon's residential market also represent a different price point compared to other key towns in Latrobe with the median house price for the year ending March 2021 in Traralgon 33% higher than the median house price in Moe, 50% higher than Churchill and 64% higher than Morwell.

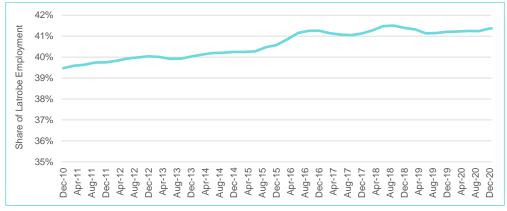


Figure 3.7 Median House Price, Year to March 2021

Source: Pricefinder

Historical employment growth has also been concentrated in Traralgon, with Traralgon's share of total employment in Latrobe City trending upwards since December 2010.





Source: National Skills Commission, Small Area Labour Markets; Ethos Urban

Clearly Traralgon has an integral role in Latrobe City as the focus for population, employment and development growth historically and into the future.

In this regard, the Traralgon residential market is distinctly different to the balance of the Latrobe City. The price points are different which reflects the varying nature of housing markets across the municipality's urban areas. Given these differences, it is important to consider the local demand for housing in Traralgon when assessing the residential demand and supply situation.

3.7 COVID Implications

COVID-19 has had a major impact on Regional Victoria, much of which has been negative, particularly for the tourism and retail trade sectors. However, some sectors have begun to emerge from the pandemic relatively unscathed, if not better than before, and examples include warehouse, logistics and transport, and the residential development sectors.

The new working-from-home paradigm has allowed workers to re-assess their need to live close to the workplace, and many are now electing to live in regional areas and either occasionally commuting to work or permanently working from home.

Core Logic reports a surge in interest in regional markets, with dwelling values increasing 6.9% in 2020 compared to the combined capital cities which saw 2.0% growth; in Regional Victoria prices rose 5.5% over the period, while Melbourne declined by 2.0%.

The government's stimulus response to the pandemic has also supported residential development, with the introduction of the Home Builders Grant program announced in March 2020 helping to increase lending to owner-occupiers for new dwelling construction in Victoria by 31% in 2020.

As noted in earlier Sections of this Chapter (Sections 3.3, 3.4 and 3.5), significant development is occurring in Traralgon and demand for residential land is high; for example, over the 12-months to December 2020, 900 residential property sales were recorded in Traralgon, well above the average of 780 sales per year over the past decade.

A clear spike in sales activity from April 2020 to October 2020 is illustrated in Figure 3.9, which shows the 12-month rolling average number of property sales indexed against the 10-year average. The slowdown in activity in late 2020 is to some extent due to limited properties on the market as

existing developments struggle to keep up with demand. This situation is supported by advice from agents that developments are selling multiple stages at a time.

While uncertainty remains on whether recent trends reflect a one-off 'sugar-hit' or a long-term structural trend, it is clear that in the short-term residential demand in regional areas such as Traralgon is likely to remain strong. This highlights the need to ensure adequate supply is available for development in the short-term to support growth and housing affordability in Traralgon.

Figure 3.8: Residential Property Transactions (12-month rolling average) indexed to the 10-year average, Traralgon, December 2018 to December 2020



3.8 Forecast Housing Demand

Forecast housing demand is assessed based on the dwelling requirement as derived from population growth projections, recent development trends, and COVID-19 implications.

Population Projections

Based on the population projections detailed in Chapter 3.1, Traralgon has an implied dwelling requirement of 2,590 dwellings to the year 2036, representing an average annual growth of +170 dwellings. This estimate is based on the following assumptions, which broadly align with those identified in *Victoria in Future 2019*:

- Persons in Occupied Private Dwellings: gradually declining from 97.8% to 97.0%
- Average Household Size: 2.3 persons per dwelling gradually declining to 2.2.
- Private Dwelling Occupancy Rate: 95.6% held constant.

Table 3.4: Implied Dwelling Requirement, Traralgon, 2021 to 2036

| | 2021 | 2026 | 2031 | 2036 | 2021 - 2036 |
|---|--------|--------|--------|--------|-------------|
| Population (no.) | 27,950 | 29,390 | 30,920 | 32,410 | +4,460 |
| Persons in Occupied Private Dwellings (no.) | 27,340 | 28,670 | 30,080 | 31,430 | +4,090 |
| Occupied Private Dwellings (no.) | 11,890 | 12,680 | 13,530 | 14,360 | +2,470 |
| Total Private Dwellings (no.) | 12,440 | 13,270 | 14,160 | 15,030 | +2,590 |

Source: ABS, Regional Growth; DELWP, Victoria in Future 2019; Ethos Urban

TGAR Projections

TGAR provide three scenarios for future dwelling demand: a high scenario of 257 dwellings a year, a medium scenario of 218 dwellings a year, and a low scenario of 180 dwellings a year. These projections are based consideration of numerous projections prepared prior to the preparation of TGAR.

Recent Development Trends

The audit of development in Traralgon's growth areas over the period April 2019 to January 2021 shows development occurring at an average rate of 180 dwellings per year.

Market Activity

Vacant Land sales have averaged 195 transaction per year over the last three years, while 166 dwellings have been approved in the first half of 2020-21; the residential market is clearly undergoing a period of substantial activity and this pattern is expected to continue in the short to medium-term.

Summary

Based on these analyses and the potential for COVID-19 to further stimulate population growth in regional areas, the following three scenarios of residential growth are assumed for Traralgon over the next 15 years, 2021 to 2036:

- Low scenario: 170 dwellings per year
- Medium scenario: 190 dwellings per year
- High scenario: 210 dwellings per year.

These scenarios are applied in the forecasting analysis presented in the following Chapter 4.

4 Conclusion: Assessment of Current Land Supply in Traralgon

A 15-year supply is widely considered the minimum for residential land supply planning, and this is reflected in the State Planning Policy Framework at Section 11.01-1S in regard to supply of residential land on a municipal-wide basis. To this extent, background analysis for Live Work Latrobe indicates sufficient supply of residential land exists throughout Latrobe City over the 2016 to 2031 period.

However, as noted throughout this report, Traralgon's residential market is distinct from other residential markets in the balance of Latrobe City. In this context, it is prudent to consider the local demand and supply situation.

Based on the supply analysis detailed in Chapter 2, and the forecast demand scenarios detailed in Section 3.7, Traralgon has between 10.1 and 12.5 years of existing vacant zoned residential land supply, including existing vacant lots and lots within the area defined in TGAR as First Phase residential (this excludes South East Traralgon PSP).

If the Subject Site is rezoned to support in the order 450 lots, total supply of residential zoned land – either available to the market or with the potential to be provided to the market in the near-term – would increase to between 12.2 years to 15.1 years (this <u>excludes</u> the South East Traralgon PSP due to anticipated delays relating to finalising and implementing the PSP, and the eventual delivery to the market due to fragmented landownership and other issues).

The South East Transloon PSP will add a further 7.1 to 8.8 years of supply; however, the timing of when this land will be available to the market is unknown.

In the longer-term, the future growth areas identified in TGAR will provide a substantial amount of land that will support the future growth of Traralgon for another 35 to 45 years (in round terms).

These estimates of Traralgon's residential land supply are presented in Table 4.1.

Table 4.1: Residential Land Supply and Demand, Traralgon

| | | Years of Remain Supply | | | | |
|---|---------------------------------|----------------------------------|-------------------------------------|-----------------------------------|--|--|
| Phase/Stage | Vacant and Future Lot Supply | Low Scenario (170 lots pa) | Medium Scenario (190 lots pa) | High Scenario (210 lots pa) | | |
| Existing vacant lots | 200 | 1.2 | 1.1 | 1.0 | | |
| First Phase - <u>short-term</u> land supply | 1,940 | 11.4 | 10.2 | 9.2 | | |
| Existing and First Phase (zoned land) | 2,140 | 12.5 | 11.2 | 10.1 | | |
| First Phase – South East Traralgon PSP | 1,500 | 8.8 | 7.9 | 7.1 | | |
| Total Existing and First Phase | 3,640 | 21.4 | 19.1 | 17.3 | | |
| Subject Site | 450 | 2.6 | 2.4 | 2.1 | | |
| Balance of Second Phase | 1,020 | 6.0 | 5.4 | 4.9 | | |
| Total Second Phase | 1,470 | 8.6 | 7.7 | 7.0 | | |
| Total Third Phase | 2,730 | 16.1 | 14.4 | 13.0 | | |
| Total Existing and Future Lot Supply | 7,840 | 46.1 | 41.2 | 37.3 | | |

Source: Council Endorsed Development Plans, Ethos Urban

The following key considerations support the suitability of the Subject Site as the next location for residential development in Traralgon:

- With completion of the South East Traralgon PSP not anticipated for another three or so years, zoned residential land supply available for development in Traralgon (10.1 to 12.5 years) is below the minimum supply benchmark of 15-years.
- The Subject Site is identified in TGAR as Stage 2A, and the Site is the next growth area intended for development under the Framework Principles.
- The Subject Site can leverage existing infrastructure supporting the First Phase growth areas, such as Franklin North and The Rise estates. On this basis, development of the Subject Site is well-placed to minimise infrastructure investment costs for Council.
- The Subject Site landowners have the capability and willingness to develop the land for residential uses.
- Development of the Subject Site would not increase total supply in Traralgon, it only brings forward supply already identified for residential development to address a short-fall in the short to medium-term.
- It is the intention of planning policy to provide a residential land supply of at least 15 years, so the South East Traralgon PSP will always be competing with other residential growth fronts in Traralgon, noting that the South East Traralgon PSP accounts for a supply of between 7 to 9 years.

AUSTRALIAN CULTURAL HERITAGE MANAGEMENT Due Diligence Report

Cultural Heritage Due Diligence

Proposed Land Re-zoning at Traralgon-Maffra Road, Traralgon

By: Dr Justin Shiner Date: 9 October 2020

Client Name: Millar Merrigan Client Contact: Mandy Edwards Email: MEdwards@millarmerrigan.com.au Heritage Advisor: Dr Justin Shiner

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Cultural Heritage Due Diligence

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By: Dr Justin Shiner **Date:** 9 October 2020

Client Name: Millar Merrigan Client Contact: Mandy Edwards Email: MEdwards@millarmerrigan.com.au Heritage Advisor: Dr Justin Shiner

Aboriginal Cultural Heritage Present within the Activity Area: No



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Spatial Data

Spatial data captured by Australian Cultural Heritage Management (Victoria) Pty Ltd in this document for any newly recorded sites has been obtained by using hand held or differential GPS units using the GDA94 co-ordinate system.

Page | iii

Table of Contents

| Ow | nership | and D | Disclaimer | . iii | | | | |
|-----|-------------------------------|---------|--|-------|--|--|--|--|
| Spa | tial Dat | a | | . iii | | | | |
| 1 | Introc | luctior | 1 | 1 | | | | |
| | 1.1 | What | is a Due Diligence Assessment | 1 | | | | |
| | 1.2 | Limita | ations | 1 | | | | |
| | 1.3 Cultural Heritage Advisor | | | | | | | |
| | 1.4 | Regis | tered Aboriginal Party (RAP) or Traditional Owners | 3 | | | | |
| | 1.5 | Propo | osed Activity | 3 | | | | |
| | 1.6 | Descr | iption of the Activity Area | 3 | | | | |
| | 1.7 | Study | Methodology | 5 | | | | |
| 2 | Cultur | al Her | itage Context | 6 | | | | |
| | 2.1 | Cultu | ral Heritage Legislation | 6 | | | | |
| | | 2.1.1 | Aboriginal Heritage | 6 | | | | |
| | | 2.1.2 | Historic Heritage | 6 | | | | |
| | 2.2 | Abori | ginal Cultural Heritage Triggers | 6 | | | | |
| | 2.3 | Herita | age Background | 6 | | | | |
| | 2.4 | Victo | rian Aboriginal Heritage Register | 7 | | | | |
| | | 2.4.1 | Registered Aboriginal Places | 7 | | | | |
| | 2.5 | Histo | ric Heritage | 7 | | | | |
| | | 2.5.1 | Victorian Heritage Inventory | 7 | | | | |
| | | 2.5.2 | Victorian Heritage Register | 7 | | | | |
| | | 2.5.3 | Commonwealth Heritage List | 7 | | | | |
| | | 2.5.4 | Local Council Heritage Overlay | 7 | | | | |
| | | 2.5.5 | National Trust of Australia (Victoria) Register | 7 | | | | |
| | 2.6 | Herita | age Issues Identified during the Register Searches | 7 | | | | |
| 3 | Recor | nmenc | lations | 9 | | | | |
| | 3.1 | Abori | ginal Heritage Act 2006 | 9 | | | | |
| | 3.2 | Herita | age Act 2017 | 9 | | | | |

Page | iv

List of figures

| Figure 1-1: | Concept plan | 4 | | | |
|-------------|-------------------------------|---|--|--|--|
| List of | maps | | | | |
| Map 1-1: | Location of the activity area | 2 | | | |
| | _ist of tables | | | | |
| Table 1-1: | Land parcel details | 3 | | | |

Page | **v**

1 Introduction

Australian Cultural Heritage Management (Vic.) Pty Ltd (ACHM) was commissioned by Millar Merrigan to undertake a Cultural Heritage Due Diligence Assessment of the proposed re-zoning of land titles from farming (FZ) to residential (GRZ3) (hereafter referred to as the activity area). The activity area is located via the Traralgon-Maffra Road, via Traralgon (Figure 1-1). This report is based on the information provided to ACHM by Millar Merrigan and a review of the cultural heritage information (Aboriginal and historic heritage) available for the activity area.

This Due Diligence Assessment identifies if:

- Aboriginal or Historic heritage places are known to exist on, or near, the Activity Area(s);
- Whether the subject activity area(s) are within an area of Aboriginal Cultural Heritage Sensitivity (CHS) (as defined in the Aboriginal Heritage Regulations 2018), and if so;
- · Does the proposed activity trigger the requirement to undertake further heritage work; and,
- Whether there is evidence for any mitigating circumstances where further cultural heritage work may not be required (for example, Significant Ground Disturbance).

1.1 What is a Due Diligence Assessment

A due diligence assessment is the quantification of risk about a defined situation or recognisable hazards in relation to cultural heritage. Risks may arise as a result of an incomplete understanding of the likely harm or hazards to cultural heritage places or the value of those places to the relevant stakeholder groups. Undertaking cultural heritage due diligence assessments contribute significantly to informed decision making by enhancing the amount and quality of information available to proponents and decision makers regarding the opportunities, risks, costs and benefits of any proposed activity or development.

The types of risks encountered in cultural heritage include:

- accidental archaeological or ethnographic site destruction;
- prosecution;
- damage to stakeholder relationships;
- time delays, and
- major cost overruns.

Undertaking a due diligence assessment for a project where cultural heritage may be an issue will:

- save time and money;
- assist in avoiding unintended harm to Aboriginal places or objects;
- maintain positive relationships with all stakeholders;
- provide certainty to landowners, managers and developers about appropriate cultural heritage management strategies to ensure the desired outcomes;
- ensure that landowners, manager or developers are unlikely to be in breach of the relevant regulations and/or legislation, and
- result in more sustainable and effective conservation outcomes for cultural heritage.

1.2 Limitations

No detailed archaeological surface survey or excavation was undertaken for the purposes of this Due Diligence Assessment. The report is a desktop assessment only. This report does not constitute a heritage approval.

1.3 Cultural Heritage Advisor

This assessment was undertaken by Dr Justin Shiner of ACHM, who is a qualified cultural heritage advisor in accordance with the requirements of Section 189(1) of the *Aboriginal Heritage Act 2006*.



Map 1-1: Location of the activity area

P20-0143

1.4 Registered Aboriginal Party (RAP) or Traditional Owners

The Registered Aboriginal Party for the activity area is the Gunaikurnai Land and Waters Aboriginal Corporation.

1.5 Proposed Activity

The proposed activity is the re-zoning of land within the activity area from its present zoning of farming (FZ) to residential (GRZ3). At this stage there is no firm proposal for a residential development over the activity area, therefore this due diligence is only assessing the cultural heritage requirements associated with the proposed re-zoning. Any future residential development plans would require a separate cultural heritage assessment to establish requirements.

1.6 Description of the Activity Area

The activity area consists of five separate, but adjoining land parcels. These are listed in Table 1-1.

| Address | Lot and Plan Number | Standard Property Identifier | Local Government Area | Council Property Number |
|--|-----------------------------------|------------------------------------|--------------------------|----------------------------|
| Traralgon-Maffra Rd, Traralgon | Lot C PS821062 | C\PS821062 | Latrobe City Council | 53205 |
| Unit 2/55 Glendale Rd, Traralgon | Allot. 26F Parish of Traralgon | 26F\PP3647 | Latrobe City Council | 33425 |
| 50 Glendale Rd, Traralgon | Lot 1 PS329021 | 1\PS329021 | Latrobe City Council | 33425 |
| 60 Marshalls Rd, Traralgon | Lot 2 PS323156 | 2\PS323156 | Latrobe City Council | 33847 |
| 110 Marshalls Rd, Traralgon | Lot 2 PS329021 | 2\PS329021 | Latrobe City Council | N/A |

Table 1-1: Land parcel details

Aerial imagery indicates that the activity area is predominantly flat and open farmland with isolated mature trees. Loy Yang Creek is the nearest watercourse.

Page | 3

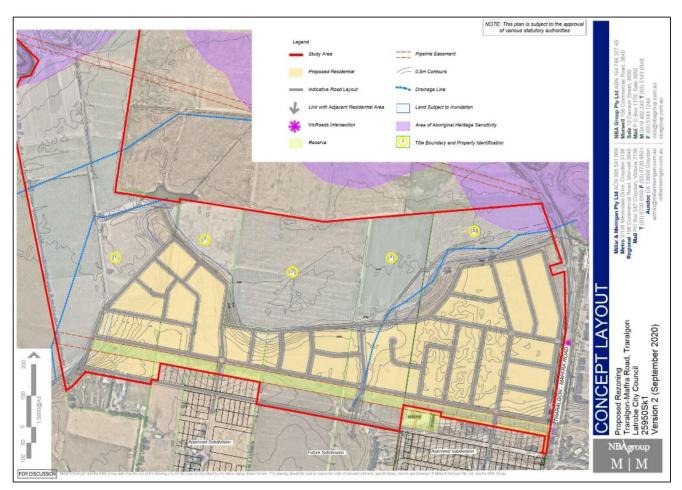


Figure 1-1: Concept plan

Fig

1.7 Study Methodology

The study consists of a desktop assessment of the existing cultural heritage information for the activity area. This includes a review of the previously recorded Aboriginal places within a 500m radius and historic heritage sites located within 500m radius of the activity area, which may be recorded on the following registers of cultural heritage places:

- Victorian Aboriginal Heritage Register (via the online Aboriginal Cultural Heritage Register and Information System);
- Victorian Heritage Inventory and Victorian Heritage Register;
- Commonwealth Heritage List;
- Heritage Overlay of the Local Government Planning Scheme; and,
- National Trust of Australia (Victoria) Register.

The aim of the register searches is to determine the number and type of cultural heritage places located within, or in proximity to, the activity area, as well as the likelihood of previously unrecorded cultural heritage places being located within the activity area.

2 Cultural Heritage Context

2.1 Cultural Heritage Legislation

2.1.1 Aboriginal Heritage

Aboriginal Heritage Act 2006

The Aboriginal Heritage Act 2006 acts to provide for the protection of Aboriginal cultural heritage in Victoria and is administered by Aboriginal Victoria. It also establishes several bodies and organisations that enforce and preserve policies regarding Aboriginal cultural heritage.

Aboriginal Heritage Regulations 2018

The Aboriginal Heritage Regulations 2018 give effect to the *Aboriginal Heritage Act 2006*. The regulations define the standards of and circumstances in which a cultural heritage management plan is required. It also defines areas of cultural heritage sensitivity and what constitutes a high impact activity. When a high impact activity is proposed in an area of cultural heritage sensitivity, a cultural heritage management plan must be prepared to assess the likelihood of Aboriginal cultural heritage within an activity area and manage and mitigate harm to Aboriginal places

2.1.2 Historic Heritage

Heritage Act 2017

The *Heritage Act 2017* identifies and protects heritage places and objects within Victoria that are of state significance and is administered by Heritage Victoria (HV). The Act establishes the Victorian Heritage Register, the Victorian Heritage Inventory and the Heritage Council of Victoria.

2.2 Aboriginal Cultural Heritage Triggers

Under the Aboriginal Heritage Regulations 2018, two triggers are required for a mandatory cultural heritage management plan (CHMP). The first of these is that the Activity Area must be located within an area of cultural heritage sensitivity as per the definition in the Aboriginal Heritage Regulations 2018. The second, is that the proposed activity must be a High Impact Activity as described in the Aboriginal Heritage Regulations 2018.

In this case:

The proposed activity (rezoning of land) is not a High Impact Activity under the Aboriginal Heritage Regulations 2018.

The proposed activity is also located within a defined area of cultural heritage sensitivity - Aboriginal Heritage Regulations 2018:

- 1. Registered Cultural Heritage Place (R. 25) land within 50 metres of a registered cultural heritage place is an area of cultural heritage sensitivity.
- 2. Waterways (R. 26) a waterway or land within 200 metres of a waterway is an area of cultural heritage sensitivity. In this case Loy Yang Creek.

Both triggers must be in place for a mandatory CHMP to be required. For instance, a High Impact Activity not located within a defined area of cultural heritage sensitivity does not require a mandatory CHMP - the activity can proceed without a CHMP. Likewise, a High Impact Activity located within an area of cultural heritage sensitivity will require a CHMP. The only exemption to the above is if the entire activity area has been subject to prior significant ground disturbance.

In this case, both triggers for a mandatory CHMP are not present as the activity is not classified as a High Impact Activity under the Aboriginal Heritage Regulations 2018. Therefore, the rezoning of the activity area does not trigger the requirement for a mandatory CHMP.

2.3 Heritage Background

Aboriginal heritage places and post-contact historic heritage sites are irreplaceable, non-renewable records of the past and can also include traditional and spiritual sites of significance and intangible heritage. Heritage places and sites are often identified during archaeological field assessments and are recorded by heritage advisors. As such, the archaeological record on the heritage registers represents only what has been subject to investigation, and a great deal of the archaeological records remains to be discovered.

2.4 Victorian Aboriginal Heritage Register

The Victorian Aboriginal Heritage Register (VAHR) established by the *Aboriginal Heritage Act 2006* holds details of all known Aboriginal cultural heritage places and objects within Victoria.

Aboriginal cultural heritage places and objects are irreplaceable, non-renewable resources and can also include traditional and spiritual sites of significance. These Aboriginal cultural heritage places or objects are normally identified during archaeological assessments.

In accordance with s.146(c) of the *Aboriginal Heritage Act 2006*, a heritage advisor wishing to carry out tasks required under the Act, or on behalf of a proposed developer, must submit an online application to gain access to the VAHR.

2.4.1 Registered Aboriginal Places

A search of the VAHR indicates that is one Aboriginal Place previously recorded within a 500m radius of the activity area. This is an isolated artefact (VAHR 8221-0200) consisting of a single silcrete core located immediately adjacent to the activity area. This was recorded as part of CHMP 12752 - part of the Traralgon Trans Pipeline project.

2.5 Historic Heritage

The *Heritage Act 2017* (Vic) is the main legislation that covers the management and protection of Victoria's historic cultural heritage. The Act establishes the Victorian Heritage Register (VHR) and the Victorian Heritage Inventory (VHI) where sites of historic significance are documented. The VHR provides legal protection for places and objects that are determined to be significant to the history and development of Victoria, whereas the VHI lists all known historic archaeological sites. In this report, for concision the term 'site' is used to refer to objects, places and sites on the VHR and VHI.

Identified items are protected and penalties may apply for the destruction of and/or modifications to such items, unless permission is granted - a permit if the item is on the VHR, and a consent if the item is on the VHI.

2.5.1 Victorian Heritage Inventory

The Victorian Heritage Inventory (VHI), established by the *Heritage Act 2017*, provides the statutory protection for all historical archaeological sites, areas or relics, and private collections of relics in Victoria. Sites listed on the HI are not of State significance but are usually of local or regional significance.

There are no known VHI Places within 500m of the activity area.

2.5.2 Victorian Heritage Register

The Victorian Heritage Register (VHR), established by the *Heritage Act 2017*, provides the highest level of statutory protection for historic sites in Victoria. Only the State's most significant historic sites are listed on the VHR. There are no known VHR Places within 500m of the activity area.

2.5.3 Commonwealth Heritage List

There are no known Commonwealth Heritage Listings within 500m of the activity area.

2.5.4 Local Council Heritage Overlay

The activity area is covered by the Latrobe City Council Planning Scheme. There are no heritage overlays within 500m of the activity area.

2.5.5 National Trust of Australia (Victoria) Register

The National Trust of Australia (Victoria) is an independent, not-for-profit organisation that classifies heritage places. Heritage places listed on the National Trust of Australia (Victoria) register are not afforded any statutory protection; however, National Trust listings may be supported by local council/shire Planning Schemes.

There are no places on the National Trust of Australia (Victoria) register within 500m of the activity area.

2.6 Heritage Issues Identified during the Register Searches

Aboriginal Cultural Heritage

One previously recorded Aboriginal place occurs immediately adjacent to the activity area. The activity (the rezoning of land) is not a high impact activity.

P20-0143

Historic Heritage

There are no historic heritage issues relevant to the activity area.

Page | 8

3 Recommendations

3.1 Aboriginal Heritage Act 2006

<u>A CHMP is not required</u> under Section 47 of the Victorian *Aboriginal Heritage Act 2006* for the proposed activity (the rezoning of land). The results of this Due Diligence Assessment demonstrate that the proposed activity is not a High Impact Activity under the Aboriginal Heritage Regulations 2018. Therefore, there is no mandatory trigger for the requirement to complete a CHMP prior to undertaking the activity (the rezoning of land).

It should be noted that a CHMP may be required should the land be subject to a future application to develop residential lots. In this instance the requirement for a CHMP would need to be determined independently of this report.

3.2 Heritage Act 2017

The *Heritage Act 2017* protects all non-Aboriginal cultural heritage sites older than 50 years. If a site is of State Significance, it is listed on the Victorian Heritage Register and a Permit from Heritage Victoria is required to disturb it. If an archaeological site is not of State significance it is usually listed on the Victorian Heritage Inventory and Consent from Heritage Victoria would be required to disturb it. The proposed activity (the rezoning of land) will not result in any harm to potential historic cultural heritage sites. The potential future development of the activity area for residential lots should consider potential impact to historic cultural heritage places.

If a historical archaeological site is uncovered within the activity area, under s.127 of the *Heritage Act 1995*, it is an offence to knowingly damage, disturb or excavate without obtaining the appropriate consent from the Executive Director of the Heritage Victoria.

Page | 9

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Bushfire Assessment

PART 50 & 55 GLENDALE ROAD, 60 & 110 MARSHALLS ROAD, TRARALGON



C* - Traralgon North Rezoning 25950



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PREPARED BY MILLAR MERRIGAN ON BEHALF OF:

Latrobe City Council

FORMAL LAND DESCRIPTION:

Property 1: 55 Glendale Road, Traralgon (CA 26F) Property 2: 50 Glendale Road, Traralgon (Lot 1 on PS329021) Property 3: 60 Marshalls Road, Traralgon (Lot 2 on PS323156) Property 4: 110 Marshalls Road, Traralgon (Lot 2 on PS329021) Property 5: Lot H on PS826075

PROPOSAL:

C* - Traralgon North Rezoning

AUTHORITY:

Latrobe City Council

DOCUMENT STATUS:

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CONTENTS

| CONTENTS | | | | |
|---|----|--|--|--|
| 1 INTRODUCTION | | | | |
| 2 THE SITE & PROPOSAL | | | | |
| 3 BUSHFIRE POLICY | | | | |
| 3.1 CLAUSE 71.02 OPERATION OF THE PLANNING POLICY FRAMEWORK . | 6 | | | |
| 3.2 PLANNING POLICY FRAMEWORK | | | | |
| 3.3 BUSHFIRE MANAGEMENT OVERLAY | | | | |
| 3.4 BUSHFIRE PRONE AREAS | | | | |
| 4 BUSHFIRE HAZARD LANDSCAPE ASSESSMENT | | | | |
| 4.1 FEATURES | | | | |
| 4.2 LANDSCAPE TYPE | | | | |
| 4.3 BUSHFIRE HISTORY | 14 | | | |
| 4.4 FIRE OPERATIONS PLAN | | | | |
| 4.5 VICTORIAN FIRE RISK REGISTER | | | | |
| 5 BUSHFIRE HAZARD SITE ASSESSMENT | | | | |
| 5.1 LOCAL & NEIGHBOURHOOD CONDITIONS | | | | |
| 5.2 TOPOGRAPHY | | | | |
| 5.3 DEFENDABLE SPACE | | | | |
| 6 SHELTER FROM BUSHFIRE | | | | |
| 7 ACCESS | | | | |
| 8 BIODIVERSITY CONSIDERATIONS | | | | |
| 9 ASSESSMENT AGAINST CLAUSE 13.02 | | | | |
| 10 RECOMMENDATIONS | | | | |
| 11 FIRE AUTHORITY LIASION ERROR! BOOKMARK NOT I | | | | |
| 12 CONCLUSION | | | | |
| 13 APPENDICES0 | | | | |
| APPENDIX 1: CONCEPT LAYOUT0 | | | | |
| APPENDIX 2: DRAFT DPO110 | | | | |

1)

1 INTRODUCTION

Millar Merrigan have been engaged to prepare this Bushfire Assessment in relation to C* -Traralgon North Rezoning at Part 50 & 55 Glendale Road, 60 & 110 Marshalls Road, Traralgon.

This assessment seeks to provide details and discussion on the following matters:

- Bushfire Policy
- > Bushfire Hazard at the Landscape Scale
- Bushfire Hazard at the Site Scale
- Shelter Options
- Strategic Access
- Biodiversity
- Clause 13.02 Assessment

This report will assist Council, as the planning authority to consider bushfire risk in relation to the proposed rezoning. It is not an assessment against the subdivision requirements and should not be used to assess a planning application.

2 THE SITE & PROPOSAL

The land subject to this amendment comprises various allotments as follows:

- Property 1: 55 Glendale Road, Traralgon (CA 26F)
- Property 2: 50 Glendale Road, Traralgon (Lot 1 on PS329021)
- Property 3: 60 Marshalls Road, Traralgon (Lot 2 on PS323156)
- Property 4: 110 Marshalls Road, Traralgon (Lot 2 on PS329021)
- Property 5: Lot H on PS826075

It is the central parts of properties 1- 4 subject to the rezoning or associated reserves, with the southern parts already zoned for residential purposes and the northern parts to remain within the Farming Zone. Some of the Farming Zone areas will be utilised for Water Sensitive Urban Design and be transferred to Council ownership as reserve.

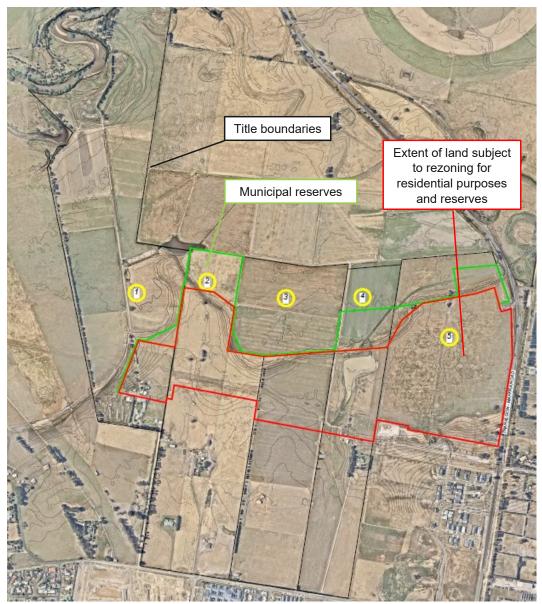


Figure 1: Aerial Image of Study Area

This assessment is for the land subject to rezoning or associated reserves only (shown red and green above) and the term 'site' herein refers to this land only.

The site comprises of grazing land and a 24.38m wide easement for pipeline purposes dissects the southern part of some lots.

The topography falls from south to north with a level change near the edge of land to be used for residential purposes. A drainage line dissects the eastern part of the site and this has been dammed.

There are a small number of scattered trees present.

The site is wholly contained within the Farming Zone (FZ), see Figure 2 below. There is residentially zoned land to the south, some of which is developed or being developed whereas some remains used for farming purposes.



Figure 2: Existing Land Zoning

25950 | Bushfire Assessment

The proposed amendment seeks to rezone approximately 51ha of farming land directly north of the existing residential areas to cater for further residential growth, see Figure 3 below. There is no development plan or subdivision element forming part of the rezoning application however a concept layout has been prepared to show how the land may be developed, see Figure 4 below and Appendix 1. It shows a road layout that links with existing roads and provides a perimeter road to proposed reserve areas. The entire area to be rezoned is identified for residential purposes or reserves.

4

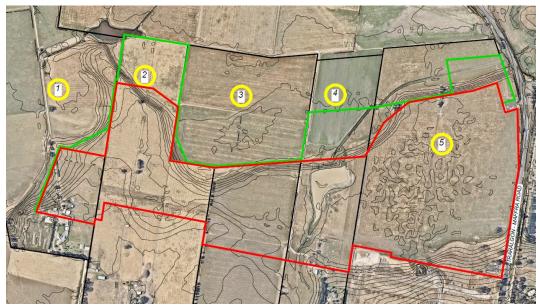


Figure 3: Extent of land to be rezoned to General Residential Zone shown red



Figure 4: Concept layout

ATTACHMENT 1



3 BUSHFIRE POLICY

Planning Schemes contains a range of policies that are used to inform decision making and particular emphasis is placed on bushfire risk as outlined below.

3.1 CLAUSE 71.02 OPERATION OF THE PLANNING POLICY FRAMEWORK

The Planning Policy Framework provides a context for spatial planning and decision making by planning and responsible authorities. *Integrated Decision Making (71.02-3)* states that:

Planning and responsible authorities should endeavour to integrate the range of planning policies relevant to the issues to be determined and balance conflicting objectives in favour of net community benefit and sustainable development for the benefit of present and future generations. However, in bushfire affected areas, planning and responsible authorities must prioritise the protection of human life over all other policy considerations.

In accordance with this directive, bushfire considerations must be prioritised over all other elements and this emphasis was introduced to the scheme through Amendment VC140 (December 2017) which was a recommendation made by the 2009 Victorian Bushfires Royal Commission.

3.2 PLANNING POLICY FRAMEWORK

The Planning Policy Framework is based around a series of themes, which includes <u>Clause 13</u> <u>Environmental Risks and Amenity</u>. <u>Clause 13.02-1S Bushfire Planning</u> is of particular relevance to decision making and seeks:

> To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.

A series of strategies are outlined as follows:

PROTECTION OF HUMAN LIFE

25950 | Bushfire Assessment

Give priority to the protection of human life by:

- > Prioritising the protection of human life over all other policy considerations.
- Directing population growth and development to low risk locations and ensuring the availability of, and safe access to, areas where human life can be better protected from the effects of bushfire.
- Reducing the vulnerability of communities to bushfire through the consideration of bushfire risk in decision making at all stages of the planning process.

BUSHFIRE HAZARD IDENTIFICATION AND ASSESSMENT

Identify bushfire hazard and undertake appropriate risk assessment by:

- Applying the best available science to identify vegetation, topographic and climatic conditions that create a bushfire hazard.
- Considering the best available information about bushfire hazard including the map of designated bushfire prone areas prepared under the Building Act 1993 or regulations made under that Act.
- Applying the Bushfire Management Overlay to areas where the extent of vegetation can create an extreme bushfire hazard.
- Considering and assessing the bushfire hazard on the basis of:
 Landscape conditions meaning conditions in the landscape within 20 kilometres (and potentially up to 75 kilometres) of a site;

6

Page 470

 Local conditions - meaning conditions in the area within approximately 1 kilometre of a site:

 Neighbourhood conditions - meaning conditions in the area within 400 metres of a site; and

– The site for the development.

- Consulting with emergency management agencies and the relevant fire authority early in the process to receive their recommendations and implement appropriate bushfire protection measures.
- Ensuring that strategic planning documents, planning scheme amendments, planning permit applications and development plan approvals properly assess bushfire risk and include appropriate bushfire protection measures.
- Not approving development where a landowner or proponent has not satisfactorily demonstrated that the relevant policies have been addressed, performance measures satisfied or bushfire protection measures can be adequately implemented.

SETTLEMENT PLANNING

Plan to strengthen the resilience of settlements and communities and prioritise protection of human life by:

- Directing population growth and development to low risk locations, being those locations assessed as having a radiant heat flux of less than 12.5 kilowatts/square metre under AS 3959-2009 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2009).
- Ensuring the availability of, and safe access to, areas assessed as a BAL-LOW rating under AS 3959-2009 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2009) where human life can be better protected from the effects of bushfire.
- Ensuring the bushfire risk to existing and future residents, property and community infrastructure will not increase as a result of future land use and development.
- Achieving no net increase in risk to existing and future residents, property and community infrastructure, through the implementation of bushfire protection measures and where possible reducing bushfire risk overall.
- Assessing and addressing the bushfire hazard posed to the settlement and the likely bushfire behaviour it will produce at a landscape, settlement, local, neighbourhood and site scale, including the potential for neighbourhood-scale destruction.
- Assessing alternative low risk locations for settlement growth on a regional, municipal, settlement, local and neighbourhood basis.
- Not approving any strategic planning document, local planning policy, or planning scheme amendment that will result in the introduction or intensification of development in an area that has, or will on completion have, more than a BAL-12.5 rating under AS 3959-2009 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2009).

AREAS OF BIODIVERSITY CONSERVATION VALUE

Ensure settlement growth and development approvals can implement bushfire protection measures without unacceptable biodiversity impacts by discouraging settlement growth and development in bushfire affected areas that are important areas of biodiversity.

USE AND DEVELOPMENT CONTROL IN A BUSHFIRE PRONE AREA

In a bushfire prone area designated in accordance with regulations made under the Building Act 1993, bushfire risk should be considered when assessing planning applications for the following uses and development:

- Subdivisions of more than 10 lots.
- > Accommodation.
- > Child care centre.
- Education centre.

- Emergency services facility.
- > Hospital. Indoor recreation facility.
- > Major sports and recreation facility.
- > Place of assembly.

25950 | Bushfire Assessment

> Any application for development that will result in people congregating in large numbers.

When assessing a planning permit application for the above uses and development:

- > Consider the risk of bushfire to people, property and community infrastructure.
- Require the implementation of appropriate bushfire protection measures to address the identified bushfire risk.
- Ensure new development can implement bushfire protection measures without unacceptable biodiversity impacts

3.3 BUSHFIRE MANAGEMENT OVERLAY

The <u>Bushfire Management Overlay (Clause 44.06) (BMO)</u> is applied to areas where there is potential for extreme bushfire behaviour, such as a crown fire, extreme ember attack and radiant heat. It seeks:

- > To implement the Municipal Planning Strategy and the Planning Policy Framework.
- > To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.
- To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.
- To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.

The <u>BMO</u> mapping addresses bushfire hazard through assessment of fire behaviour generated from several factors including topography, fire fuel type and load, and weather. A key output is modelled head fire intensity levels which is a measure of the rate of energy release per unit length of fire front expressed as kW/m. The most significant bushfire hazard is where head fire intensity is modelled to be 30,000kW/m or more. This level of hazard informs where the <u>BMO</u> applies. (Source: Planning Advisory Note 46 Bushfire Management Overlay Mapping Methodology and Criteria, DTPLI, 2013).

Pursuant to the <u>BMO</u> a permit is required to subdivide land and undertake buildings and works associated with a series of specified uses. It applies the requirements of <u>Clause 53.02 Bushfire</u> <u>Planning</u> which seek:

- > To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.
- > To ensure that the location, design and construction of development appropriately responds to the bushfire hazard.
- > To ensure development is only permitted where the risk to life, property and community infrastructure from bushfire can be reduced to an acceptable level.
- To specify location, design and construction measures for a single dwelling that reduces the bushfire risk to life and property to an acceptable level.

The <u>BMO</u> and subsequently <u>Bushfire Planning</u> are not applicable to a rezoning application and would be addressed at subdivision stage if the <u>BMO</u> applied.

There is no <u>BMO</u> applicable to the land subject to the proposed rezoning and therefore it is not an area where extreme bushfire behaviour is possible.





Figure 5: Bushfire Management Overlay Mapping (source: mapshare.vic.gov.au)

3.4 BUSHFIRE PRONE AREAS

25950 | Bushfire Assessment

ATTACHMENT 1

Bushfire Prone Areas (BPA) are locations that are subject to or likely to be subject to bushfires and are determined by the Minister for Planning for the purposes of the building control system. Specific bushfire construction standards apply in designated BPA in Victoria and these are aimed at improving bushfire protection for residential buildings.

BPA mapping includes all areas mapped by the BMO and extend to wider areas where moderate bushfire hazard can be expected. These are areas with head fire intensity modelled to be between 4,000kW/m and 30,000kW/m. (*Source: Planning Advisory Note 46 Bushfire Management Overlay Mapping Methodology and Criteria, DTPLI, 2013*).

A minimum construction standard applies to new residential buildings, schools, child care centres, hospitals, aged care facilities and associated buildings in designated Bushfire Prone Areas. Landowners are required to build to a minimum Bushfire Attack Level of 12.5.

A Bushfire Attack Level (BAL) is a way of measuring the severity of a building's potential exposure to ember attack, radiant heat and direct flame contact.

There are six Bushfire Attack Levels that form part of the Australian Standard for construction of buildings in bushfire prone areas (AS 3959-2009); BAL-LOW, BAL-12.5, BAL-19, BAL-29, BAL-40 and BAL-FZ (Flame Zone).

The requirements of the BPA are applied at building permit stage under the Building Regulations 2018.

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As detailed above, <u>*Clause 13.02*</u> includes requirements for BPA which bridge the gap for certain uses on land that is not covered by the <u>*BMO*</u>.

The subject land is wholly contained within the BPA but it is expected that this would be removed as residential subdivisions develop. This is evidenced by the developing subdivision to the south of the land which has already had the BPA removed from the constructed areas, see Figure 6 below.



Figure 6: Bushfire Prone Area Mapping (source: mapshare.vic.gov.au)



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4 BUSHFIRE HAZARD LANDSCAPE ASSESSMENT

The bushfire hazard landscape assessment provides information on the bushfire hazard for 20km (or greater) around a development site. Considering bushfire from this broader landscape perspective is important as it affects the level of bushfire risk a development and its future occupants may be exposed to. The landscape assessment seeks to:

- Provide factual information on the bushfire hazard (vegetation extent and slope)
- Provide information on key features of the general locality that are relevant to better understanding the protection provided by the location
- > Provide contextual information on a site

(Source: Planning Permit Applications Bushfire Management Overlay, Technical Guide, DELWP, 2017).

The broader landscape and the potential size or scale of a bushfire is an important consideration for decision makers as the likelihood of a bushfire, its severity and intensity, and the potential impact on life and property varies depending on where a site is located in the surrounding landscape.

Bushfire is a dynamic hazard and can be highly unpredictable. Because of this the factors that contribute to the bushfire risk are diverse. The purpose of the landscape assessment is not to predict the outcome of a bushfire event but to provide information that builds a better understanding of the bushfire risk in a location and to help make informed decisions. (*Source: Planning Permit Applications Bushfire Management Overlay, Technical Guide, DELWP, 2017*).

The following sections provide an assessment against the bushfire hazard landscape around the subject site.

4.1 FEATURES

25950 | Bushfire Assessment

The wider landscape is divided into four distinct areas as follows:

- Princes Highway dissects the landscape in a south-west / east direction and the regional urban areas of Morwell, Traralgon and Rosedale are located along this major arterial road. The central hub of these areas are not within the BPA and as such are BAL-LOW, whilst the fringe urban areas are contained within the BPA due to their interface with surrounding farm land. The urban areas do not pose a bushfire risk.
- The settlements are generally surrounded by cleared farming land and rural living areas. The grassed areas in these locations create a fire risk to the urban interface areas and fire runs up to 10km could occur. The urban areas of Traralgon would protect the subject site from a fire approaching in a south-westerly direction. A direct interface with grassland areas is present to the north-west and these edges would be expected to receive radiant heat and flame contact. In isolation, grassland is not considered a significant landscape risk, rather it is a significant risk at the local scale.
- Various open cut mines and mills are located within the wider area and some of these have a history of fire events. The existing urban areas of Traralgon would be impacted by any fire events from these features before the subject land was impacted.
- Forested areas and plantations flank the farming areas to the north and south of the assessment area and fire runs in the tens of kilometres present. From a north-westerly direction, a forest fire would generate dangerous fire behaviour due to the long fire runs and steep topography. A fire event in this location would generate ember attack into the grassland areas, increasing the likelihood of grass fires.

A fire in the forested areas to the south of the assessment area would likely present as a flank fire to the grassed areas due to prevailing wind conditions. This would not impact the site due to the expansive urban areas of Traralgon creating a buffer to grass fires. There is also a plantation area to the west of Traralgon that would allow a fire run of approximately

7km. There would need to be extensive destruction of rural living and urban areas on the west side of Traralgon before the subject land was impacted by a forest fire in this location. Interaction with farming areas may however see grassfire travel north-east towards the northern end of the subject land.

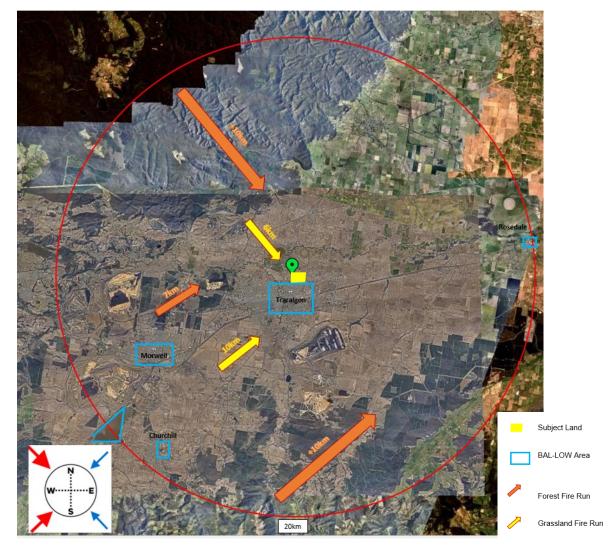


Figure 7: Landscape Assessment

4.2 LANDSCAPE TYPE

Landscape types are set out within the Bushfire Management Overlay Technical Guide (DELWP, 2017) and based on the features within the wider landscape the area is considered to be comparable to Broader Landscape Type 2 which is described as follows:

- The type and extent of vegetation located more than 150 metres from the site may result in neighbourhood-scale destruction as it interacts with the bushfire hazard on and close to a site.
- Bushfire can only approach from one aspect and the site is located in a suburban, township or urban area managed in a minimum fuel condition.



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Access is readily available to a place that provides shelter from bushfire. This will often be the surrounding developed area.

(source: Planning Permit Applications Bushfire Management Overlay, Technical Guide, DELWP, 2017).

The type and extent of vegetation in the wider area may result in neighbourhood scale destruction, however the site is located within an urban area (albeit some of the approved subdivisions are yet to be fully developed) which is managed to minimum fuel conditions and access to a place that provides shelter from a bushfire is available (being the BAL-LOW areas of Traralgon).

This said, from a wider landscape perspective fire could approach from more than one direction and as such the landscape risk is considered to roll into Broader Landscape Type 3 which is described as follows:

- The type and extent of vegetation located more than 150 metres from the site may result in neighbourhood-scale destruction as it interacts with the bushfire hazard on and close to a site.
- > Bushfire can approach from more than one aspect.
- > The site is located in an area that is not managed in a minimum fuel condition.
- > Access to an appropriate place that provides shelter from bushfire is not certain

(source: Planning Permit Applications Bushfire Management Overlay, Technical Guide, DELWP, 2017).

To consider the suitability and adequacy of the standard design fire of *AS3959*, judging the size to which a fire can grow and develop before impacting the site is crucial. This is because the scale of a bushfire and therefore its destructive power is driven by the characteristics of the broader landscape, rather than those assessed immediately around the site (i.e. within the 150m assessment area). (*source: Guideline – Applying the Bushfire Hazard Landscape Assessment in a Bushfire Management Overlay, CFA, September 2018*).

For buildings and works applications under the <u>BMO</u> the CFA guideline states that: It may be necessary to further enhance safety through additional bushfire protection measures in landscape types Three or Four.

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25950 | Bushfire Assessment

Subdivision creating new lots should be carefully considered and may not be appropriate in these areas.

(source: Guideline – Applying the Bushfire Hazard Landscape Assessment in a Bushfire Management Overlay, CFA, September 2018).

The guideline specifically relates to development/subdivision in the <u>BMO</u> and it must be acknowledged that the land is not covered by this overlay, as the location has not been identified as an area where head fire intensity is modelled to be 30,000kW/m or more.

Whilst the landscape risk may show similarities to Broader Landscape Type 3 in that fire could approach from more than one direction, the existing urban areas of Traralgon would limit any direct impact to the subject site from a southern and western direction. The land to be rezoned directly abuts developing residential land to the south and will form the northern edge of the urban area in accordance with Traralgon-Morwell Growth Framework Plan. Whilst the area to be rezoned is the ultimate edge for residential development there is limited Grassland interface given the linear and WSUD reserve areas indicated to the north.

The rezoning will need to appropriately implement planning controls to ensure that the reserve areas do not create a bushfire risk and that the interface is treated appropriately.

4.3 BUSHFIRE HISTORY

Bushfire history data shows that large scale fires have occurred to the north and south of the wider landscape, with smaller fires around the open cut mines and plantations, see Figure 8.

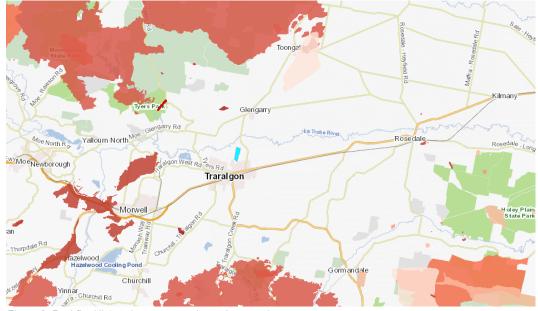


Figure 8: Bushfire History (source: mapshare.vic.gov.au)

4.4 FIRE OPERATIONS PLAN

The Fire Operations Plan shows that planned burns occur in public land across the wider areas, see Figure 9 below. Given the absence of forested areas within close proximity to the site, no fuel management actions occur within close proximity and as such they are not considered to provide any specific protection to the subject site from a landscape bushfire protection perspective.

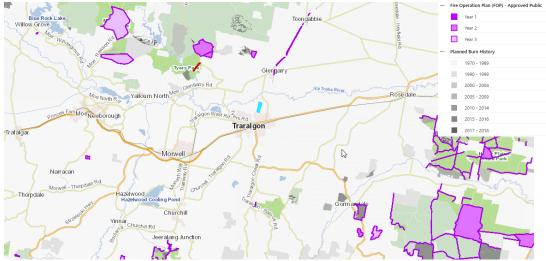


Figure 9: Fire Operations Plan (source: mapshare.vic.gov.au)

4.5 VICTORIAN FIRE RISK REGISTER

Information provided by Latrobe City Council from the Victorian Fire Risk Register (VFRR) shows that the risk to the northern parts of Traralgon is 'High', see Figure 10 below. The areas to be rezoned are not rated as they do not contain any assets.



Figure 10: Victorian Fire Risk Register (source: provided by Latrobe City Council)

The 'High' mapped areas are identified as 'Traralgon Interface' asset and it can be assumed that this is due to the fact that existing and developing urban areas have an interface with grassland areas. The risk rating is 'High' and the likelihood is 'Almost Certain', with the threat at 'Medium' and it notes that 'arson in area 100m fringe'. The consequence is however 'Minor' and the vulnerability is 'Low', see Figure 11 below.

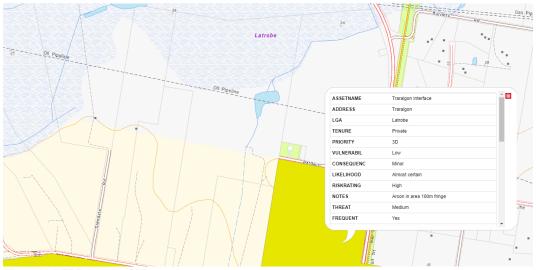


Figure 11: VFRR (source: CFA)

25950 | Bushfire Assessment

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5 BUSHFIRE HAZARD SITE ASSESSMENT

The bushfire hazard site assessment documents the bushfire hazard on and near a site. The assessment seeks to:

- > Provide factual information on the bushfire hazard (vegetation type and slope)
- > Inform defendable space and building construction requirements

(Source: Planning Permit Applications Bushfire Management Overlay, Technical Guide, DELWP, 2017).

It is informed by the methodology contained in *Australian Standard AS3959:2009 Construction of buildings in bushfire prone areas (AS3959)* to provide contextual information on a site.

The following sections provide an assessment against the bushfire hazard site assessment.

5.1 LOCAL & NEIGHBOURHOOD CONDITIONS

The local (1km) and neighbourhood conditions (400m) around the land to be rezoned comprise of varying conditions as follows:

- Established urban development (far south)
- Developing urban development (directly south)
- Rural living allotments (east)
- Broadacre farming (north and west)

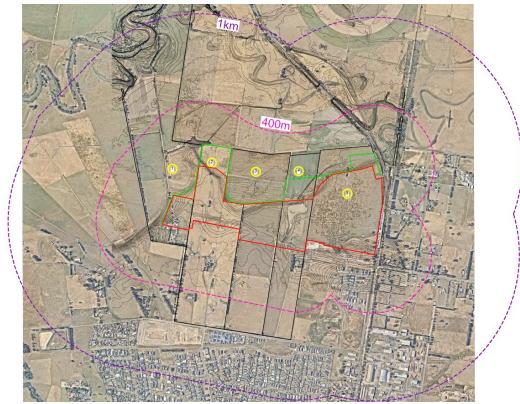
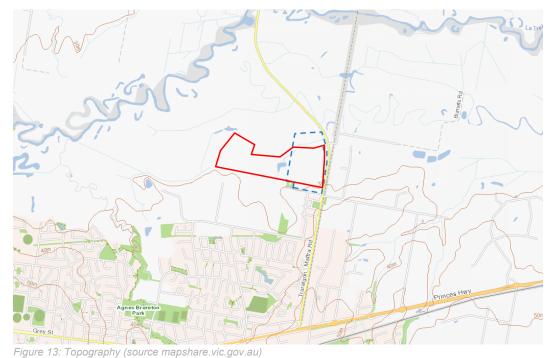


Figure 12: Local & Neighbourhood Conditions

5.2 TOPOGRAPHY

The local area is relatively flat, offering a slight fall from south-east to north-west towards the Latrobe River.



5.3 DEFENDABLE SPACE

25950 | Bushfire Assessment

Whilst this assessment is focused on strategic bushfire policies, it is a requirement of <u>*Clause 13.02*</u> that planning scheme amendments are not to be approved in an area that has more than a BAL-12.5 rating under AS3959-2009 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2009).

The worst case scenario vegetation within the assessment area (150m) is Grassland at a slope of 0-5 degrees, see Figure 14 below. Several areas spanning north and west of the land to be rezoned are to comprise of Council reserve and accommodate water treatment features (ie. wetlands). It has been assumed that these areas will be maintained in perpetuity as manicured reserves and as such do not present a bushfire risk. The establishing urban areas to the south do not present a risk in the long term and the pipeline easement will form part of the open space network and be managed by Council as manicured grass in accordance with the requirements of the pipeline authority.

In accordance with *AS3959,* separation for BAL-12.5 construction between a building and Grassland under an effective slope of 0-5 degrees is 22-50m.

The concept plan indicates that Grassland interfaces to the north and west are treated with a perimeter road and a 5m wide linear Council reserve abuts the road reserve to accommodate a shared trail. This provides for 21m of separation from Grassland with the remaining 1m easily made up in building setbacks to lot boundaries to achieve BAL-12.5 construction.

This is a concept plan prepared to inform the rezoning only and Council are required to consider <u>*Clause 13.02*</u> when assessing subdivision of 10 or more lots. Furthermore, the recommended

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bushfire protection measures within this assessment will apply specific elements to a development Plan Overlay to ensure that bushfire protection measures are addressed at subdivision stage.

Figure 14: 150m Assessment Area

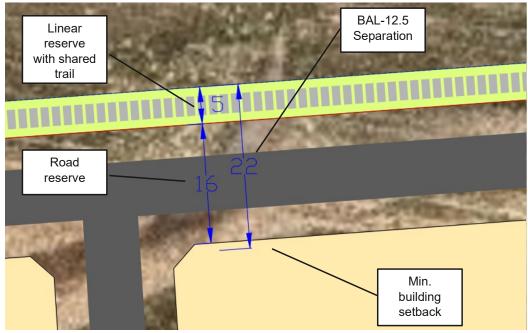


Figure 15: Grassland Interface



6 SHELTER FROM BUSHFIRE

Neighbourhood Safer Places (also known as a 'Bushfire Place of Last Resort' (NSP-BPLR)) are designated places of last resort when all other bushfire plans have failed. They may provide some protection from direct flame and heat from a fire, but they do not guarantee safety.

There are no designated places of last resort in the vicinity of the subject site, with only two provided within Latrobe City Council; Boolarra Memorial Hall and Yinnar Primary School.

There is however safe and convenient access available to BAL-LOW areas of Traralgon. These are locations where ember attack and radiant heat is below 12.5kw/m2.

As evidenced by the current BPA mapping (Figure 6 above), it is expected that once developed, the mapping will be removed from the residential areas around the site, simply remaining for the interface areas.



Figure 16: Building Impact (source BMO Technical Guide, DELP, 2017)

7 ACCESS

The BAL-LOW areas of the existing Traralgon residential areas are only 600m away from the site and will be accessible via roads being constructed as part of approved subdivisions. These provide key north-south links that connect with Marshalls Road and there are numerous roads that provide access to the abutting BAL-LOW areas. These access routes do not pass through any permanent bushfire hazards.

8 **BIODIVERSITY CONSIDERATIONS**

<u>Clause 13.02</u> encourages biodiversity impacts to be considered when investigating settlement growth in bushfire affected areas. The land proposed to be rezoned comprises wholly of grassed areas with the exception of some scattered remnant trees in the south-east corner. Based on 2005 Ecological Vegetation Class (EVC) mapping there are no areas of intact native vegetation on site, see Figure 17 below. There is in fact, very little native vegetation remaining in the wider area due to the long history of farming activities, with only small remnants of Plains Grassy Woodland, Floodplain Riparian Woodland, Swamp Scrub and Lowland Forest.

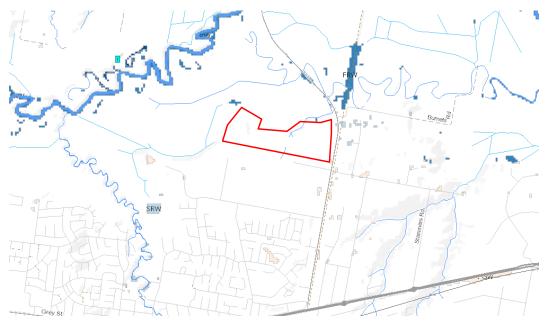


Figure 17: 2005 Ecological Vegetation Classes (source: maps.biodiversity.vic.gov.au)

9 ASSESSMENT AGAINST CLAUSE 13.02

The following sections provide an assessment against the relevant matters of <u>*Clause 13.02*</u> in light of the findings discussed above.

PROTECTION OF HUMAN LIFE

Population growth is to be directed to low risk locations and reduce the vulnerability of communities to bushfire risk. As per the VFFR, the subject land is not rated, but existing urban grassland interfaces in this location have a risk of 'High'. This is based on localised risk from grassfire and the rezoning of this land will eliminate this risk with provision of Council reserve and perimeter roads along the urban/rural interface. As residential development continues to occur in accordance with the Traralgon North Development Plan and the Development Plan to be prepared post this rezoning, the area will be low risk and as such it is considered that risk to life has been prioritised.

BUSHFIRE HAZARD

25950 | Bushfire Assessment

The site and landscape bushfire hazard has been identified above and concludes that the landscape risk is high due to the forested areas that flank the farming and urban areas and that there is potential for direct impact grassfires. This risk is moderated by the fact that expansive

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reserve areas and perimeter roads are proposed between the residential areas and the permanent grassland threat. Council will be the manager of the reserves and they are to be developed and maintained to low-threat conditions to not increase risk. The provision of reserve areas is an appropriate mechanism to take bushfire protection measures away from residents and ensure that management occurs in accordance with Council park/reserve management plans and municipal fire prevention plan.

SETTLEMENT PLANNING

25950 | Bushfire Assessment

The area of land to be rezoned can feasibly achieve building areas with a radiant heat flux of less than 12.5 kilowatts/square metre in accordance with *AS3959* when considering the nearby grassland hazard.

Easy and convenient access is available to the BAL-LOW areas of Traralgon and the abutting developing residential area is also BAL-LOW.

The wider landscape (20km) presents a significant risk due to forested areas however in considering likely bushfire behaviour, the biggest threat to the subject land is from grassfire and this risk can be mitigated through suitable setbacks and construction standards.

The Traralgon-Morwell Growth Framework Plan contained within <u>*Clause 21.02*</u> of the Latrobe Planning Scheme, shows that long term urban development is to be directed to the north, southeast and west of Traralgon, see Figure 18 below. The land proposed to be rezoned is '2nd Stage Future Residential' and due to landscape features (Latrobe River and associated flood plains) this area forms the northern extremity of residential development to Traralgon. The Framework Plan also indicates open space between the residential areas and farming areas which is consistent with the proposal.

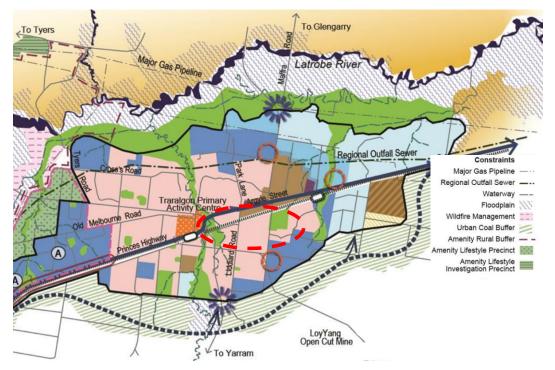


Figure 18: Traralgon-Morwell Growth Framework Plan – land circled with red dash (source: Latrobe Planning Scheme)

Whilst the proposal is in accordance with the intended direction of urban growth in the Traralgon-Morwell Framework Plan, alternative locations are required to be considered under <u>*Clause* 13.02</u>.

From a regional scale, Traralgon is considered to be an appropriate location for future development in favour of locations that have a more compact urban area and are not located along the main arterial road network such as Churchill, Glengarry and Rosedale.

From a town scale, there are some non-urban areas within the northern and southern parts of the established settlement, however these are contained within the Urban Floodway Zone (UFZ) and not suitable for residential development. The eastern and western interface areas are considered to have a greater bushfire risk than the subject land, due to proximity to rural living areas/detachment from main urban areas for the eastern areas and closer proximity to plantations for the western area. The southern edges of the urban areas generally defined by the Environmental Significance Overlay (ESO1) which identifies the coal buffer and these areas are not appropriate for urban areas and these may be considered as appropriate alternative locations. These areas do however present the same grassland interface as the subject site.

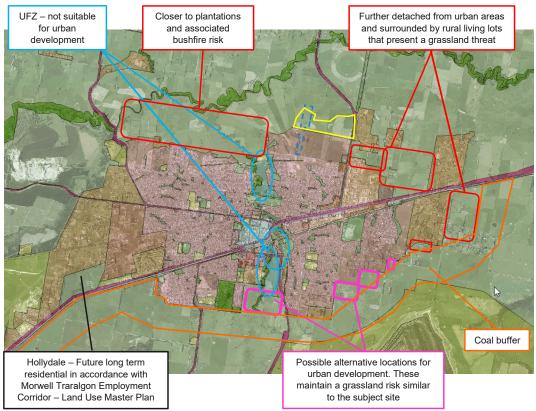


Figure 19: Town Scale - Alternative Locations

25950 | Bushfire Assessment

It is reasonable to consider the subject land as an area where directing new development at the scale proposed is sensible. It will create the ultimate urban/rural interface for the northern side of Traralgon and with the provision of municipal open space and perimeter roads the existing grassland risk is significantly reduces and where maintained it does so at suitable distance.

BIODIVERSITY VALUES

This report is not a biodiversity assessment as this goes beyond the scope, however based on a review of site conditions and EVC mapping it appears that there are no biodiversity factors likely to impact on the implementation of bushfire protection measures.

BUSHFIRE PRONE AREA

Any future subdivision application for the land to be rezoned will need to address the requirements of *AS3959* under the requirements of the *Building Act 1993* in relation to Bushfire Prone Areas as required by <u>*Clause 13.02*</u>.

10 RECOMMENDATIONS

In light of the landscape risk and that the area of land to be rezoned is the ultimate extremity of residential development to the north of Traralgon under foreseeable strategic planning documentation, it is considered appropriate to include specific reference to bushfire protection in the Development Plan Overlay (DPO) that is proposed to be applied to the land.

This overlay will inform the future Development Plan and subsequent subdivision of the land.

To initiate discussion, the following recommendations are made for the DPO schedule in relation to bushfire protection measures:

A Bushfire Management Plan that demonstrates how the application will address bushfire risk at the site and implement required bushfire protection measures. The plan must be prepared in accordance with requirements of the DPO, unless otherwise agreed in writing by the Responsible Authority. The plan must include:

- The design and layout of the subdivision, including lot layout, road design and access points, both vehicular and pedestrian;
- The location of any bushfire hazard areas that are to be created within the DPO or areas within a site boundary of any land that is partly covered by the DPO;
- The location of any reserves within or adjacent to the DPO;
- The details of any required bushfire protection measures;
- The identification of any areas to form the setback between a bushfire hazard and built form.
- The details of any vegetation management in any area of defendable space including, information on how vegetation will be managed and when the vegetation management will occur i.e. annually, quarterly, during the fire danger period.
- Notations that indicate what authority is responsible for managing vegetation within open space areas.
- Notations that ensure that the reserves will be managed in a low threat condition.

Bushfire Protection Measures

- The subdivision design must appropriately consider publication 'Design Guidelines Settlement Planning at the Bushfire Interface' (Country Fire Authority and Department of Environment, Land and Planning, 2020)
- Provision of perimeter roads along any bushfire hazard interface.
- All lots to achieve a minimum construction standard of BAL-12.5.
- All lots must be setback a minimum of 22m from a bushfire hazard.
- Non combustible fencing must be utilised.

- The landscape concept plans to demonstrate that all reserves will be developed and maintained to low threat conditions and subsequently no increased bushfire hazard.
- Municipal reserves outside the extent of the DPO as shown in the draft concept plan be developed and maintained to low threat conditions and subsequently no increased bushfire hazard.
- Measures to manage grassfire hazard interfaces while residential areas remain undeveloped.
- A site management plan is required to be prepared to address interim bushfire hazard management for stages of the subdivision. This plan is to identify the likely bushfire risks at each stage, identify how these will be managed, including the provision of a minimum 22m setback between the development edge and non-urban area/bushfire hazards.

The final content of the DPO Schedule is the responsibility of Council in consultation with CFA.

25950 | Bushfire Assessment 24

11 CONCLUSION

<u>Integrated Decision Making (71.02-3)</u> requires planning and responsible authorities to prioritise the protection of human life over all other policy considerations in bushfire affected areas. <u>Bushfire</u> <u>Planning (Clause 13.02)</u> outlines the objective to be achieved and this seeks to strengthen the resilience of settlements and communities to bushfire risk based planning that priorities protection of human life.

The landscape risk can be mitigated to an acceptable level as a result of the proposed rezoning and the subject site benefits from the existing BAL-LOW areas of Traralgon. Credible shelter options are available in close proximity to the land and provide for an important feature in the aim to protect life. Access to these areas is readily available and there are no biodiversity issues.

The site assessment determines that the land to be rezoned can be developed to BAL-12.5 requirements in accordance with <u>*Clause 13.02*</u> and that provision of Municipal reserve and perimeter roads along the urban/farming interface removes direct Grassland threat to residential areas.

The location of the proposed rezoning is consistent with the Traralgon-Morwell Growth Area Framework Plan and there are no alternative locations identified that are considered to have a reduced bushfire risk given the various constraints in the region (ie. coal buffer).

It is recommended that the Development Plan Overlay proposed to be applied to the land includes a section on bushfire protection and that Council undertake liaison with CFA to discuss appropriate wording for the DPO to achieve implementation of bushfire protection measures.

Millar I Merrigan

Jandyelwar

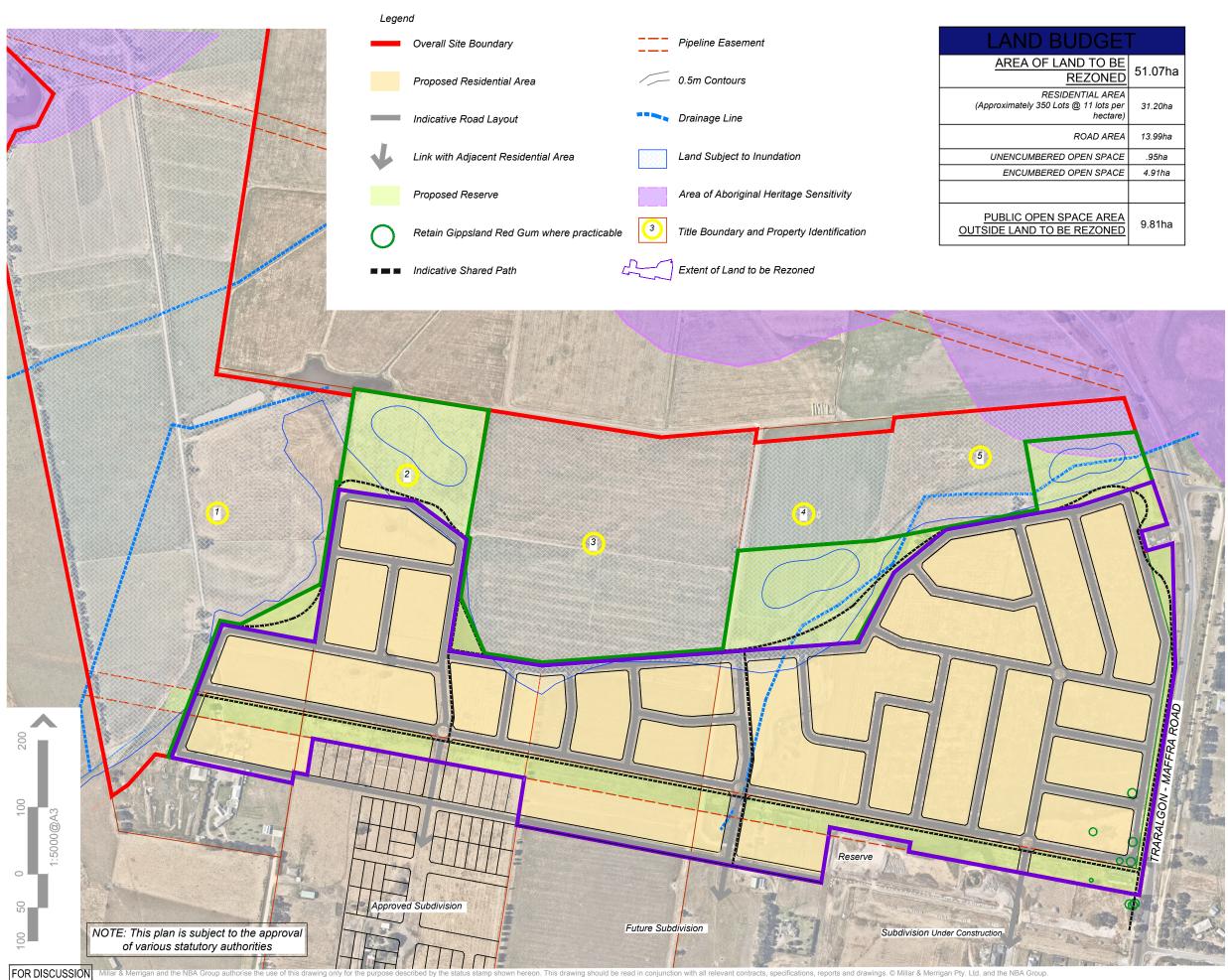
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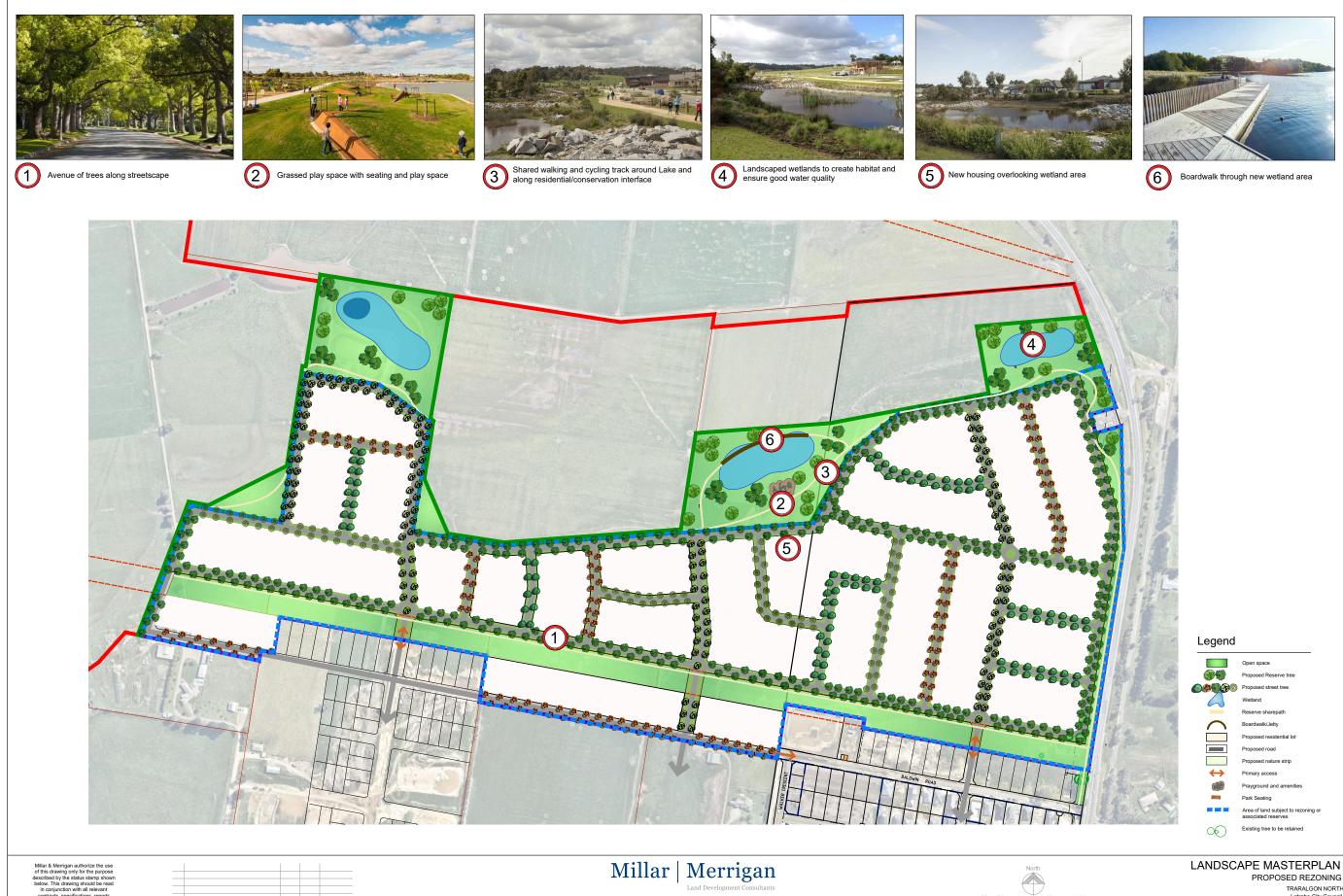
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JG Dec 2020 Drawn Checked Date

2 Amended as p 1 Prepared for p No. Revision De

Feb 202



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TRARALGON NORTH Latrobe City Council

> 25950 L01 VERSION 2 SHEET 1 OF 1

> > Page 491

9 November 2021

Latrobe City Council

Department of Environment, Land, Water and Planning

Local Servicing and Referral Authorities

Esso and Exxon Mobil

To Who it may Concern

I wish to confirm that I, Steve Conway, on behalf of land owned by myself and my family as identified on the attached Development Plan, raise no objection to the proposed rezoning of the proposed land to the north of the existing Gas Pipeline and its relevant easements and buffers from Farming Zone to General Residential Zone.

I can confirm that the subject site includes land owned by my family and I support the proposal on that basis.

I understand the amendment proposes to apply the Development Plan Overlay to my property and this overlay will require future developers to enter into a section 173 agreement to provide for infrastructure contributions prior to the commencement of any development.

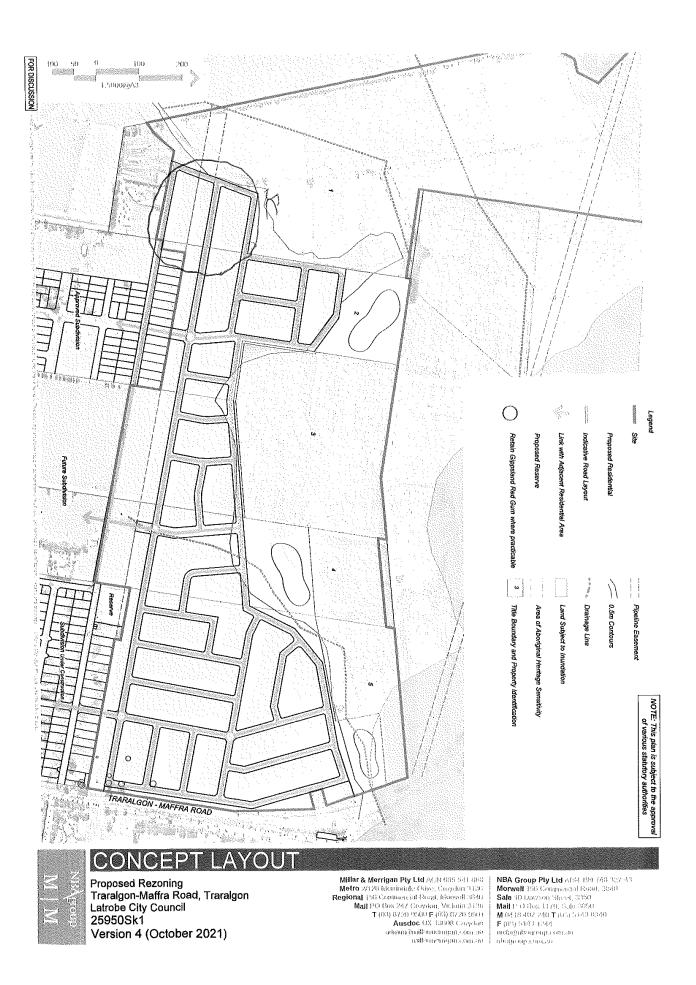
I understand and support that the proposal has been submitted as a privately sponsored scheme amendment put forward by my adjoining neighbours Dale Stott, Steve Buhagiar, Pearse Morgan and others.

I ask that Council proceed with the Amendment at its earliest convenience.

Regards

Staren Conway

Steve Conway



4 February 2021

Latrobe City Council

Department of Environment, Land, Water and Planning

Local Servicing and Referral Authorities

Esso and Exxon Mobil

To Who it may Concern

I wish to confirm that I, Len Marshall, raise no objection to the proposed rezoning of land to the north of the existing Gas Pipeline and its relevant easements and buffers from Farming Zone to General Residential Zone.

I can confirm that the subject site includes land I own and I support the proposal on that basis.

I have been represented throughout the design and preparation phases by Michael Sadler of Crowther and Sadler Pty Ltd, who has worked with the lead consultant, the NBA Group Pty Ltd, and other industry experts to ensure my interests are protected.

I understand and support that the proposal is due to be submitted as a privately sponsored scheme amendment put forward by my adjoining neighbours Dale Stott, Steve Buhagiar, Pearse Morgan and others.

I ask that Council proceed with the Amendment at its earliest convenience.

Regards

Mult

Len Marshall

Registered Member of the Australian Contaminated Land Consultants Association (ACLCA)



Preliminary Site Investigation Traralgon-Maffra Road, Traralgon



Millar Merrigan

FINAL

19 May 2022

DRC PSI – Traralgon-Maffra Road, Traralgon FINAL 091121

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Preliminary Site Investigation Traralgon-Maffra Road, Traralgon

Millar Merrigan

TABLE OF CONTENTS

| 1 | INTRODUCTION 1 | | | | | |
|--|--|--|--|--|--|--|
| 1.1 | | | | | | |
| 1.2 | 2 Scope of Works 1 | | | | | |
| | SITE DETAILS 1 | | | | | |
| 3 | ENVIRONMENTAL SETTING | | | | | |
| 3.1 | | | | | | |
| 3.2 | 2 Geology | | | | | |
| 3.3 | | | | | | |
| 3.4 | | | | | | |
| | SITE INSPECTION | | | | | |
| 5 | SITE HISTORY REVIEW | | | | | |
| 5.1 | | | | | | |
| 5.2 | 2 Historical Aerial Photographs | | | | | |
| 5.3 | | | | | | |
| 5.4 | | | | | | |
| 5.5 | | | | | | |
| 5.6 | | | | | | |
| 5.7 | | | | | | |
| 5.8 | | | | | | |
| 5.9 | | | | | | |
| 5.1 | | | | | | |
| 5.1 | | | | | | |
| | CONTAMINANTS OF POTENTIAL CONCERN (COPCS)15 | | | | | |
| 7 | CONCLUSIONS AND RECOMMENDATIONS | | | | | |
| | STATEMENT OF LIMITATIONS | | | | | |
| | JRES | | | | | |
| PLA1 | ΓES Ι | | | | | |
| APP | ENDIX A – PLANNING INFORMATION AND HISTORICAL TITLES A | | | | | |
| APPENDIX B – ENVIRONMENTAL BACKGROUND | | | | | | |
| APPENDIX C – AERIAL PHOTOGRAPHS AND HISTORICAL MAPSC | | | | | | |
| APPENDIX D – HISTORICAL BUSINESS REVIEWD | | | | | | |
| APP | ENDIX E – EPA & GOVERNMENT DATABASE SEARCH INFORMATION E | | | | | |
| | | | | | | |

Document History

| Version | <u>Date</u> | <u>Status</u> | Author | Reviewer |
|--|-----------------|---------------|--------|----------|
| DRC PSI – Traralgon-Maffra Road, Traralgon DRAFT 261021 | 26 October 2021 | DRAFT | AER | REP |
| DRC PSI – Traralgon-Maffra Road, Traralgon FINAL 091121 | 9 November 2021 | FINAL | AER | REP |
| DRC PSI – Traralgon-Maffra Road, Traralgon FINAL 190522 | 19 May 2022 | FINAL | AER | REP |

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FINAL



1 INTRODUCTION

DRC Environmental Pty Ltd (DRC) was commissioned by **Millar Merrigan** to conduct a Preliminary Site Investigation (PSI) for the site located across multiple parcels to the west of Traralgon-Maffra Road, Traralgon. It is understood that the site is currently used for agricultural/grazing purposes and is to be redeveloped for residential use, with associated roadways, reserves, drainage line and a large pipeline easement along the southern boundary of the site. The PSI was undertaken in general accordance with DRC's proposal dated 10 June 2021.

The site location is presented on Figure 1.

1.1 Objectives

The objectives of this PSI are to:

- Complete a preliminary site investigation and environmental contamination assessment to determine the potential risks associated with the proposed development of the site; and
- Make recommendations as to the sites condition and further environmental works that may be deemed necessary for the site based on the findings of this report.

1.2 Scope of Works

The works undertaken at the site to facilitate the completion of the PSI were as follows:

- A review of site details with regards to the site's geographical setting and planning information;
- A desktop assessment of the environmental setting of the site, which includes the geological and hydrogeological profile underlying the site;
- A desktop site history review of selected third party and historic environmental records which may have resulted in soil and/or groundwater contamination at or surrounding the site;
- A site inspection, which forms part of the site history review; and
- Compilation of collected data into a PSI report (this report) with conclusions regarding the suitability of the site for the proposed development and categorisation of the site in accordance with the Department of Environment, Land, Water and Planning (DELWP) *Planning Practice Note 30 Potentially Contaminated Land (PPN30)*, July 2021.



2 SITE DETAILS

The site is located approximately 144 km southeast of the Melbourne CBD and approximately 2.6 km northeast of the Traralgon town centre. Planning information regarding the site and planning property reports were acquired by DRC from the State Government Victoria, a copy of these reports with other planning information is provided in **Appendix A**. A general summary of the information regarding the site and its surrounds is presented in **Table 2-1** below.

| Site Location | West of Traralgon-Maffra Road, Traralgon 3844 (Figure 1) | | |
|--|--|--|--|
| Current land use zoning and planning overlays | Zone | Farming Zone – Schedule 1 (FZ1) General Residential Zone – Schedule 3 (GRZ3) | |
| | Overlays | Design and Development Overlay – Schedule 1 (DDO1) – zones along northern and southern boundaries only | |
| | | Floodway Overlay (FO) – north western corner only Land subject to Inundation Overlay (LSIO) | |
| | Other | Northern parts of the site are within an Aboriginal Cultural Heritage Sensitivity area. | |
| | | The entirety of the site is within a Designated Bushfire Prone area. | |
| Municipality | Latrobe City Council | | |
| Title and plan information | Lot C PS821062, Lot 1 PS329021, Lot A PS826057, Lot 2 PS835779, Allotment 26F PP3647 | | |
| Site Area | Approximately 1.16km ² (116 hectares) | | |
| Current site use | Farming/grazing | | |
| Surrounding land use | Public Park & Recreation Zone (PPRZ) to the east beyond which is Rural Living Zone (RLZ)., Farming Zone – schedule 1 (FZ1) to the west, Road – Category 1 (RDZ1) to the north, beyond which is Farming Zone – schedule 1 (FZ1), General Residential Zones (GRZ) to the south. | | |
| Proposed future use | Residential with recreational parks and reserves | | |

Table 2-1 General Site information



3 ENVIRONMENTAL SETTING

3.1 Topography

The site is located on gently sloping land at an elevation of approximately 24 to 32 m above height datum (m AHD). The site slopes from southeast to northwest, towards the La Trobe River. Multiple irrigation channels exist across the site, which empty into the La Trobe River.

Information regarding the topography at the site, including a figure of the topographical conditions, is provided in **Appendix B**.

3.2 Geology

A search of geological information from the State Government Victoria – Department of Environment, Land, Water & Planning identified that the site is underlain by two different geological units. The north western portion of the site is underlain by Pleistocene to Holocene aged Alluvium formation – Gravel, sand, silt: variably sorted and rounded, generally unconsolidated which includes deposits of low terraces and alluvial floodplain deposits.

The southwestern portion of the site is underlain by Pliocene to Pleistocene aged Haunted Hills Formation – Sand, silt, gravel: various shades of brown, yellow, red and white, variably sorted and rounded, crudely to well-bedded, commonly strongly oxidised with ironstone near the top and also within the formation.

Soil conditions identified in the groundwater database search (see **Section 3.4.2** below) were generally consistent with the above descriptions.

Information regarding the geology underlying the site, including a figure of the geological conditions, is provided in **Appendix B**.

3.3 Surface water

There is a large dam located in the central portion of the site. A secondary dam is located at the northern boundary of parcel 26FP3647 and 1PS329021. Multiple irrigation channels/seasonal creeks or tributaries are present across the entirety of the site. Surface water bodies located in the vicinity of the site are as follows:

- Loy Yang creek irrigation channels feed into the irrigation channels onsite from the north;
- La Trobe River, which is located approximately 10 m to the northwest;
- Unnamed skinny dam and drainage channels, approximately 870 m to the south east;
- Lake Sanctuary used for recreational fishing, approximately 1.17 km to the south; and
- Unnamed lake/dam at the end of Marshalls Road, approximately 810 m to the west.

3.4 Hydrogeology

3.4.1 Beneficial Uses of Groundwater

A search of groundwater conditions at the site from the State Government Victoria – DELWP groundwater resource map (<u>www.depi.vic.gov.au</u>) identified the following:

- The site is underlain by the (QA) Quaternary Aquifer and UTQA Upper Tertiary/Quaternary Aquifer, which consists of sands, gravels, clays and silts;
- The depth to groundwater is expected to be <5m bgl across the entirety of the site; and
- Total Dissolved Solids (TDS) concentrations ranging between 1,000 mg/L and 3,500 mg/L are expected.

This TDS range places the site within Segments A2, B and C of the groundwater beneficial use segments outlined in the Victoria Government Environmental Reference Standards (ERS) 2021. Based on this classification, the following environmental values to be protected are:

FINAL

Page 2



- Segments A2, B and C:
 - Water dependant ecosystems and species
 - Potable mineral water supply
 - Potable water supply (acceptable) Segment A2 only
 - Agriculture and irrigation (irrigation) Segment A2 and B only
 - Agriculture and irrigation (stock watering)
 - Industrial and commercial
 - Water-based recreation (primary contact recreation)
 - Traditional Owner cultural values
 - Buildings and structures
 - Geothermal properties

Information relevant to the hydrogeology underlying the site is presented in Appendix B.

3.4.2 Groundwater Database Search

A groundwater database search identified a total of 33 registered groundwater bores within an approximate 2 km radius of the site.

Of the 33 groundwater bores, the following 11 groundwater bores were listed as being used for extractive purposes, including:

- Domestic & Stock (7 bores) the closest being 742 m southwest of the site. Bulk of these bores were drilled to depths of less than 15 m bgl;
- Domestic (1 bore) drilled to 52.4 m bgl west of the site;
- Stock (2 bores) 595 m and 1229 m southwest of the site;
- Irrigation (1 bores) 777 m southeast of the site drilled to 65.5 m bgl;

The remaining non-extractive groundwater bores were listed as being used for groundwater investigation, observation, coal exploration, non-groundwater, State Electricity Commission (SEC) Bores or purposes that were not listed.

One bore was located on site (329923) and is labelled as a SEC bore which is 90.2 m bgl.

The next closest groundwater bore (96564) is a stock bore which is located 595 m southwest.

Information regarding extractive groundwater bores within a 2 km radius of the site is presented in **Table 3-1** below and information relevant to all nearby groundwater bores is presented in **Appendix B**.



Table 3-1 Registered Bores with extractive uses within a 2km radius of the site

| Bore ID | Location from site (approx.) | Bore Depth (mbgl) | Use | Lithology |
|-----------|---------------------------------|----------------------|--------------------|---|
| 96564 | 595 m SW | Unknown | Stock | Unknown |
| 96568 | 742 m SW | Unknown | Domestic and Stock | Unknown |
| WRK091652 | 759 m E | 19 m | Domestic and Stock | 0 to 0.4 Topsoil 0.4 to 11.5 Clay 11.5 to 12.5 Gravel 12.5 to 18.5 Sand 18.5 to 19 Clay |
| WRK039515 | 777 m SW | 65.53 m | Irrigation | Unknown |
| 96566 | 777 m SE | 65.53 | Domestic | Unknown |
| 96317 | 1,074 m W | Unknown | Domestic and Stock | Unknown |
| 376222 | 1076 m W | 52.4 | Domestic and Stock | Unknown |
| WRK981475 | 1,118 m SW | 8.8 m | Domestic and Stock | 0 to 0.1 Crushed Rock 0.1 to 7.4 Clay with trace sand 7.4 to 8.8 Clayey sand |
| 96563 | 1,229 m SW | Unknown | Stock | Unknown |
| 96328 | 1,388 m NW | 15.54 m | Domestic and Stock | 0 to 1.82 Gravelly clay 1.82 to 10.66 Clay 10.66 to 15.54 Gravel |
| WRK981474 | 1,451 m SW | 7.1 m | Domestic and Stock | 0 to 7.1 Clay with trace sand |



4 SITE INSPECTION

A site inspection was undertaken by DRC on 11 October 2021 which comprised a visual inspection of the site from the site boundaries as access was not obtained.

Key features observed during the site inspection comprised the following:

- The site was viewed from Traralgon-Maffra Road, Marshall's Road and Baldwin Roads.
- DRC observed the land sloped from the southeast towards the north and northeast and was generally open cattle grazing land.
- High pressure oil pipelines were observed in the southeastern corner of the site and extended to the east across Traralgon-Maffra Road.
- High pressure gas pipelines were observed in the northeastern corner of the site (offsite) with a gravel driveway and gate access from Traralgon-Maffra Road. The site area in the vicinity of this easement was observed to be boggy and have a cattle loading ramp.
- Generally, the northern portion of the site was observed to be low lying with some drainage channels visible. Two large, grassed hills were also observed near the north east, possibly grassed stockpiled soils.
- New residential development was observed on the southern boundary of the site. One development, Hill Rise, appeared to be mostly developed with some minor building still occurring. A new subdivision further down Marshalls Road was observed to be accepting trucks of clean fill, with excavation occurring at the time of the site visit.
- Loy Yang Creek was observed to the north of the site with a bridge crossing the creek. This appears to be a tributary to La Trobe River. Loy Yang Creek appears to have some seasonal creek lines that extend onto the site.
- No access to residential dwellings at the site was undertaken, therefore no assessment of building
 materials could be made, however given the age of the dwellings it is possible for them to be made
 from asbestos containing materials (ACM), and these should be considered prior to demolition.

The Plates section of the report details site photographs taken at the time of the site inspection.

No features/items were identified during the site inspection that would pose a potential contamination risk to the site, however DRC does recommend that a hazardous materials assessment be undertaken on buildings onsite prior to demolition to assess the potential of ACM at the site.



5 SITE HISTORY REVIEW

To identify activities that have the potential to cause contamination that may have been undertaken at the site, a review of a range of media likely to provide insight into the history of the site was undertaken.

5.1 Previous Environmental Site Assessments

DRC has not been made aware of any previous environmental site assessments (ESAs) undertaken at the site.

5.2 Historical Aerial Photographs

A search of aerial imagery from Geoscience Australia, Google Imagery, DELWP (Vicmap Topographic Mapping Program) and Aerometrex was undertaken and aerial photographs from the years 1945, 1955, 1967, 1976, 1982, 1987, 1991, 2007, 2012 and 2021 were reviewed. DRC's findings of the review are summarised below in **Table 5-1** and copies of the aerial photographs are presented in **Appendix C**.

Table 5-1: Historical Aerial Photograph Review

| Date | Site Description | Surrounding Land Use | Reference |
|------|--|--|--|
| 1945 | The site is comprised of multiple paddocks used for grazing purposes. A rural residential property exists with sheds/garages along the southern boundary. Half a lake exists within the site's boundary towards the northwest. A handful of animal feed/water troughs are visible across the site with worn tracks radiating from them. A very sparse number of trees are dotted across the site. | South: A property with highly disturbed ground is visible just south of the site. A small dam is noted approx. 100m south of the dwelling along the southern boundary of the site. East: Traralgon-Maffra Road is visible along the eastern boundary of the site. Another road continues north where the road bends to the northwest. A rural property and a dam are found approximately 160m east. North: Only one rural property with a circular structure is noted to the north, surrounded by grazing paddocks. Northwest: La Trobe River surrounded by vegetation and trees. | Department of Environment, Land, Water and Planning (DELWP) |
| 1955 | Conditions remain generally the same from 1945 aerial photograph. However, a second residential building with associated sheds is now visible in the south western corner of the site. | North: Multiple dams have been created in close vicinity to a tributary branching from the La Trobe River. South: A number of new residential dwellings have been developed, mostly branching off Marshalls Road. <u>All Directions:</u> Subdivision of paddocks. | Department of Environment, Land, Water and Planning (DELWP) |
| 1967 | Conditions remain generally the same from 1955 aerial photograph. A very small dam connecting a drainage channel is noted in the central eastern portion of the site. | Conditions remain generally the same from 1955 aerial photograph. Some disturbed ground is noted at the corner of Traralgon-Maffra Road and Marshalls Road with some newly constructed buildings and a small dam has been created just south of the site boundary, towards the east. | <u>Geoscience</u> <u>Australia</u> |
| 1976 | Conditions remain generally the same from 1967 aerial photograph. <u>Gas/oil pipeline easement/area</u> <u>visible to the southeast.</u> | Conditions remain generally the same from 1955 aerial photograph. More disturbed land is noted near the corner of Traralgon-Maffra Road and Marshalls Road. | Department of Environment, Land, Water and Planning (DELWP) |
| 1982 | Conditions remain generally the same from 1967 aerial photograph. | South: A wide road appears to have been created running north-south through Marshalls Road and stopping at the property located half inside the site's boundary. Industrial warehouses have been constructed at the Traralgon-Maffra Road and Marshalls Road junction. | Department of Environment, Land, Water and Planning (DELWP) |

FINAL

| | Preliminary Site Investigation Traralgon-Maffra Road, Traralgon | | | | |
|------|---|---|--|--|--|
| Date | Site Description | Surrounding Land Use | Reference | | |
| 1987 | Significant increase in water through the drainage channel and dam in the centre of the site is noted. | North: Significant clearing of land approx. 300m north of the site is visible. <u>Southeast:</u> More warehouses have been added to the Marshall Road junction. Southwest: The clearing of land and development of new roads indicate that residential dwellings are to be built approx. 500m southwest of the site. | Department of Environment, Land, Water and Planning (DELWP) | | |
| 1991 | A dirt track has been created branching off Traralgon-Maffra Road in the north towards the centre of the site. | North: Traralgon-Maffra Road has been altered to run over the La Trobe River with a bridge. The old road has been partially demolished and abandoned. <u>Southeast:</u> Further warehouses have been constructed at the Marshalls Road intersection with Traralgon-Maffra Road, area appears to be used for light industrial/commercial use <u>Southwest and East:</u> Residential properties and new roads have been created. <u>East: Gas easement on the northeastern</u> <u>boundary is now visible.</u> | Department of Environment, Land, Water and Planning (DELWP) | | |
| 2007 | The formerly small dam in the central portion of the site has been excavated to be much larger. Stockpiles are visible in the vicinity of the dam. Dam along the northern border has had an oblong extension branching into the site. | South and East: Continual residential development along with new roads are visible to the south and east of the site, beyond Marshalls Road. <u>North:</u> The land north of Traralgon-Maffra River which used to have multiple waterways/tributaries/drainage channels has mostly been backfilled. The land appears to be cut/subdivided into circular formations. | <u>Google Imagery</u> | | |
| 2012 | No significant changes from 2007 aerial photograph. A row of haybales is visible in the central portion of the site. Some disturbed ground is also noted surrounding the property on the very southwestern corner of the site. | <u>South:</u> Continued residential development. <u>North:</u> Circular subdivision has been further modified with tracks and crops visible. | <u>Google Imagery</u> | | |
| 2021 | Stockpiled soils are visible along the central portion of the site with two large, excavated dams or wetlands now visible. Rows of stockpiles, dirt roads, a drainage channel and piles of soil are visible. Soil appears to be from excavation of the wetlands and drainage channel that runs south towards the south. Multiple livestock water troughs still exist all across the site. | <u>South:</u> Significant residential development continues, including roads right up to the southern boundary of the site. A dirt track leading into the site from the civil works to the site is presumably used to cart excavated soils. | <u>Aerometrex Aerial</u> <u>Imagery</u> | | |

The aerial photograph review indicates the following with regards to the site and surrounding area:

- From at least 1945 to the present the site has been primarily comprised of agricultural/grazing land or open paddocks. Two dams exist on site which are linked to unnamed creek tributaries/drainage channels.
- The surrounding area primarily consisted of agricultural/grazing paddocks from at least 1945 to sometime between 1991 and 2007 when large scale residential developments began to the south and east. Open paddocks are observed to the north and west in present day; and
- La Trobe River flows to the northwest of the site which has multiple tributaries and drainage channels flowing into it.

FINAL

Page 7



The aerial photograph review indicated the following with regards to potential contamination risks to the site:

- The site was primarily used as grazing land for all of its history and is still used for such purposes • today. Therefore, there is a low potential for shallow soil contamination (pesticides/herbicides and metals) from historical use of the site for grazing/agriculture; and
- The site has been subject to some excavation and movement of soils during the development of the two dams/wetlands and open drainage channel in the central western portion of the site. Stockpiles and visible disturbed ground are noted in the 2021 aerial photograph. Further information from the site owner has been obtained regarding this soil movement and is provided in Section 5.11.

5.3 **Historical Certificates of Title**

Current and historical certificates of title for the site were obtained from the Landata website (www.landata.vic.gov.au) on 12 October 2021. A summary of the certificates of title review is provided in Table 5.2 below and copies of the certificates of title are provided in Appendix A (in the order presented below).

| | Lot 1 PS329021 | | | | | |
|---------------------------|---------------------------|---------------------------------------|---|--|--|--|
| Volume/Folio Reference | Land Description/Activity | Period of Ownership | Proprietor/Details | | | |
| 10150/467 | Lot 1 on Plan of | 5 January 1994 to 20 December 2000 | Francis James Brady Dorothy Kathleen Brady | | | |
| 10100/40/ | Subdivision 2200211 | 20 December 2000 to | | | | |

Table 5-2: Historical Title Search Summary

| 10150/467 | Lot 1 on Plan of | | |
|--|---|-------------------------------------|---|
| (Parent titles 07359/771 and | Subdivision 329021J, Parish of Traralgon, County | 20 December 2000 to 18 May 2006 | Francis James Brady |
| 08461/326) | of Buln Buln | 18 May 2006 to | Elaine Valerie Swan |
| | present | | Denis Howard Brady |
| | | Lot 2 PS835779 | |
| Volume/Folio Reference | Land Description/Activity | Period of Ownership | Proprietor/Details |
| | | 14 November 1966 to 15 June 1971 | Country Roads Board |
| | les Crown Allotment A12, | 15 June 1971 to 26 June 1979 | Charles Henry Baillie |
| 8679/816 (Parent Titles 08074/079) | | 26 June 1979 to present | Margaret Rose Baillie (home duties) May Isabelle Plant (home duties) George Albert Marshall (farmer) Roma May Marshall (home duties) Leonard William Marshall (boiler maker) Brian Douglas Marshall (farmer) |
| | | 30 October 1989 to present | Bernadette Mary Marshall took over proprietorship from Brian Douglas Marshall who died. |
| | | 9 June 1995 to present | Kenneth George Marshall took over proprietorship from George Albert Marshall who died. |



| | | Lot 26F PP3647 | | |
|---|---|--|--|--|
| Volume/Folio Reference | Land Description/Activity | Period of Ownership | Proprietor/Details | |
| | | 10 October 1966 to 21 February 1967 | George William Thompson (farmer) | |
| | | 21 February 1967 to 4 October 1978 | Marcello Antonello (farmer) Maria Antonello (married woman) | |
| | | 4 October 1978 to 3 April 1984 | Giuseppe Tortora (farmer) Maria Tortora (married woman) | |
| 8617/660 (No Parent Titles) | Crown Allotment 26F, Parish of Traralgon, County of Buln Buln | 3 April 1984 to 18 September 1986 | Rodney Frederick McBride Marion Julia McBride | |
| | | 18 September 1986 to 13 May 1998 | Marion Julia McBride | |
| | | 13 May 1998 to 6 November 2002 | John Peter Fulford | |
| | | 6 November 2002 to | Steven John Conway | |
| | | present | Tracey Anne Ezard | |
| | | Lot C PS821062 | | |
| Volume/Folio Reference | Land Description/Activity | Period of Ownership | Proprietor/Details | |
| 12251/794 (Parent Titles 11555/025 to 026 and 028) | Lot C on Plan of Subdivision 821062Y, Parish of Traralgon, County of Buln Buln | 25 September 2020 to present | Marshalls Road Developments Pty Ltd | |
| | | Lot A PS826057 | | |
| Volume/Folio Reference | Land Description/Activity | Period of Ownership | Proprietor/Details | |
| 12324/522 (Parent Title 10150/468) | Lot A on Plan of Subdivision 826057P, Parish of Traralgon, County of Buln Buln | 1 October 2021 to present | Gippsland Development Group Pty L | |

Given that the review of the title history search revealed that the site(s) have been owned mostly by individuals for the purposes of residential and grazing only, DRC does not consider the sites past uses to cause concern for contamination.

All relevant historical title search information is provided in Appendix A.



5.4 Historical Maps

A search of Historical Maps found two maps of the site and surrounding area from 1939 and 1974. DRC's findings of the review are summarised below in **Table 5-2** and copies of the aerial photographs are presented in **Appendix C.**

Table 5-2 Historical Maps

| Date | Site Description | Surrounding Land Use | Reference |
|------|--|--|-----------------------------------|
| 1939 | The site is bisected by a topographic line indicating 100 feet above sea level. A small drain runs the north portion of the site, adjacent to the La Trobe River. A small windmill is noted in the south eastern corner of the site and a house is marked along the southern boundary with a gravel driveway extending from Marshalls Road. A circle is present in the centre of the site, indicating a groundwater well. | Traralgon-Maffra Road and a Railway line are running along the eastern boundary. The town of Traralgon has been labelled and is approximately 2 km to the southwest of the site. Wetlands/swampland within the La Trobe River Valley are located to the north and northwest. Three dirt roads/driveways are visible extending northward from Marshalls Road towards the site. An abattoir and racecourse are located to the southwest, greater than 1.5kms from the site. Multiple dams are found in the vicinity of the site, all within rural properties. | <u>Commonwealth</u> <u>map</u> |
| 1974 | The drain now extends further into the middle of the site and flows south. The dam which is connected to the drain that was formerly outside of the site's boundary has now been included within the site. Three dwellings are noted to be partially within the site/at the very edge of the site. They are all located along the southern boundary. | Traralgon-Maffra Road and a Railway line are still located along the eastern boundary. Many more dwellings and structures exist within a 1km radius of the site, predominantly to the south. The same racecourse labelled in the 1939 historical map is also labelled in the 1974 map. | <u>NATMAP</u> |

5.5 Historical Business Directories Review

A review of historical businesses within a 150 m radius of the site and historical dry cleaners, motor garages and service stations within a 500 m radius of the site was undertaken using Sands & McDougall directories and Universal Business Directories from 1905 to 1991 (last Sands & McDougall directory produced in 1974).

Multiple businesses with activities that have the potential to cause contamination were identified being linked back to a road corridor). Multiple businesses were identified in the vicinity of the site whose activities may have the potential to cause contamination, however, businesses were linked to a road corridor (Traralgon-Maffra Road) and not a specific address. Considering the aerial photograph review in **Section 5.2** did not identify any potentially contaminating businesses along Traralgon-Maffra Road, it is assumed that historical businesses are located a considerable distance (possibly south, near Marshalls Road light industrial area) from the site and as such do not pose potential contamination risks to the site.

Details regarding the historical business directories search are provided in Appendix D.

5.6 Environment Protection Authority

5.6.1 EPA Priority Sites Register, Former EPA Priority Sites & EPA Pollution Notices

A search of the EPA Victoria Priority Sites Register (PSR), former EPA priority sites and EPA pollution notices was undertaken to identify whether the site or any surrounding properties within a 1 km radius of the site were listed as priority sites, former priority sites or have been issued with a pollution notice by the EPA Victoria.



The search identified three sites on the former EPA priority sites and other pollution notices register within a 1 km radius of the site. **Table 5-3** below shows further details of the identified sites.

| Notice Type | Address | Company/Owner | Status | Distance and Direction |
|----------------------------------|--|---------------------------------------|---|-------------------------------|
| 31B(1) | Crown Allotment 26E of Traralgon Glendale Road | Barry Phillip Hillbrick | Legacy EPA Database Pollution Notice | Om west |
| Pollution Abatement Notice | 57-89 Roda Road, Traralgon East | Crystal Dancer Pty Ltd | Current Pollution Notice | 603m south east |
| 62A(1) | 230-232 Frankston- Dandenong Road | Caltex Australia Petroleum Pty Ltd | Legacy EPA database Pollution Notice – Current service station. Requires assessment and/or clean up. | 631m south east |

Table 5-3 Former EPA Priority Sites and Other Pollution Notices within a 1km radius of the site

The property located adjacent to the western site boundary it has the potential to cause a contamination risk to the site due to its proximity to the site. Further information regarding this site was not able to be obtained by DRC. Given the considerable distance between the other two properties and the site (<600m) they are not considered to pose a potential contamination risk.

Information regarding all EPA priority sites and pollution notices is provided in Appendix E.

5.6.2 EPA Audit Reports

A search of the EPA Victoria list of Certificates and Statements of Environmental Audit and 53V Audit Reports was undertaken to identify whether the site or any surrounding properties within an a 1km radius of the site were listed as environmental audit sites.

The search indicated that the site and the surrounding area had not been subject to an environmental audit. Environmental audit sites are therefore not considered to pose a potential contamination risk to the site.

Information regarding the environmental audit report search is provided in Appendix E.

5.6.3 EPA Victoria Licensed Premises

EPA licenses are required for premises owned by a person, company, statuary corporation or municipal council whose operations may adversely affect the environment (including waste acceptance and treatment, air and water discharges and noise and odour).

A search of the EPA Victoria list of licensed premises and former licensed premises identified one current licensed premises and one EPA Works Approvals within an a 1km radius of the site. Given that both sites in question are >530m distance from the site, the Current EPA licensed premises and EPA Works Approvals sites are therefore not considered to pose a potential contamination risk to the site.

Information regarding the EPA Victoria Licensed Premises search is provided in Appendix E.

5.6.4 EPA Groundwater Quality Restricted Use Zones

A search of the EPA Victoria GQRUZs was undertaken to identify historic groundwater pollution as a result of previous industrial activity.

The search did not identify any site within a 1km radius of the site as having an EPA GQRUZ. EPA GQRUZs are therefore not considered to pose a potential contamination risk to the site.

Information regarding the GQRUZ search is provided in **Appendix E**.

FINAL

Page 11



5.7 Waste Management Facilities and Landfills

Searches of the following databases were undertaken to identify whether any waste management facilities and/or landfills are located at the site or within a 1km radius of the site:

- National Waste Management Site Database (National Waste Database);
- Statewide Waste and Resource Recovery Infrastructure Plan Facilities Database (Statewide Waste Database);
- EPA Prescribed Industrial Waste treaters, disposers and permitted transporters (EPA PIW Database);
- EPA Victorian Landfill Register sites (EPA Landfill Register);
- Former waste disposal sites (search from various historical sources); and
- Historical Mining

The search identified one Statewide Waste and Resource Recovery Infrastructure Plan Facility and three EPA Prescribed Industrial Waste Facilities within a 1km radius of the site. Waste related properties are listened below in **Table 5-4**.

Table 5-4: Waste Management Facilities within 1 km

| Company Name | Address | Category | EPA Status | Distance and Direction |
|--|----------------------------------|---|-------------------|---------------------------|
| Latrobe Valley Recyclers | 70 Eastern Road, Traralgon | Commercial and Industrial Recovery | N/A | 631m southeast |
| Suez Recycling and Recovery Pty Ltd | 79-83 Eastern Road, Traralgon | Transporter of Industrial Waste | Current EPA List | 491m southeast |
| Sita Australia Pty Ltd | 79-83 Eastern Road, Traralgon | Transporter of Industrial Waste | Previous EPA List | 491m southeast |
| Sims Group Australia Holdings | 70-74 Eastern Road, Traralgon | Treatment/Disposal of Industrial Waste | Current EPA List | 631m southeast |

DRC notes that the site falls within the 500 m buffer zone for two of the above facilities, however the buffer zone only impacts the southeastern corner of the site where the high-pressure oil easement/buffer is located and buffer and does not impact on any of the proposed land to be developed for residential use. DRC additionally notes that the buffer for non-putrescible waste sites is generally 200 m, therefore the site falls well outside this buffer zone.

Given the considerable distance from the waste management facilities and the site (>490m), they are not considered to pose a potential contamination risk to the site. Information regarding all waste management facilities and landfill database searches is provided in **Appendix E**.

5.8 National Liquid Fuel Facilities

A search for national liquid fuel facilities within a 1 km radius did not identify any liquid fuel facilities on or in the vicinity of the site.

Information regarding the national liquid fuel facilities search is provided in Appendix E.

5.9 Other Government Records Review

Searches of other relevant government records/databases were also undertaken to assess for potential contamination at or surrounding the site as follows:

- EPA Victoria Works Approvals;
- EPA Victoria PFAS Site Investigations;
- Department of Defence, Australian Government Defence PFAS Investigation & Management Program (Investigation Sites and Management Sites);

FINAL

Page 12



- Airservices Australia National PFAS Management Program;
- Department of Defence, Australian Government Defence 3 Year Regional Contamination Investigation Program;
- Various historical sources Former Gasworks; and
- State Government Victoria, Department of Economic Development, Jobs, Transport & Resources Historical Mining Activity, Shafts.

The findings of the above searches did not identify any potential contamination risks at or surrounding the site. Further details regarding the above searches are provided in **Appendix E**.

5.10 Features of Interest

During DRC's review of features of interested in the vicinity of the site the following were listed:

- Longford-Tyres gas pipeline Om from the site;
- Dutson To Hastings oil pipeline Om from the site;
- Longford-Dandenong gas pipeline (northern) Om from the site; and
- Two power substations 81 m southeast and 581 m southwest of the site.

During DRC's site boundary walkover high pressure oil pipeline signage was observed at the site, with a gas pipeline also observed, these appears to correspond with those identified in the features search.

DRC notes that a 100m buffer either side of the southern high pressure oil pipeline is proposed to remain as open space as part of the development. This buffer land is managed by Exxon/Esso and strict safety management standards (SMS) are required if/when the easement needs to be crossed. It is DRC's understanding that Esso supports the rezoning and has no objection to the planning permit application and "Following Esso's evaluation, it is not anticipated that this development and its construction will physically impact of significantly change the risks being managed for the safe operation of the pipeline(s)".

5.11 Interviews With Owners

DRC provided letters to the site owners to confirm if any potential agricultural practices that have the potential to cause contamination to the site have occurred in the past (e.g. biosolid application to land, mass animal burial, commercial use of pesticides and/or farm waste disposal). Letters confirming the lack of these practices are provided in **Appendix F**. The following owners have confirmed that none of these practices have occurred:

- Mr Steve Buhagiar 145 Traralgon-Maffra Road (eastern portion of the site); and
- Mr Dale Stott 110 Marshall Road and 50 Glendale Road (western portion of the site).

Additionally, DRC contacted the site owner of land in the western portion of the site to discuss the identified soil movement and dam/wetland works in this portion of the site. Mr Dale Stott, owner of the western portion of the site, has confirmed that no fill has been imported to the site. Works within this portion of the site have only been scraping of topsoil and excavation of soils to create the retarding basin/dam/wetlands facility. The wetland was required as part of development occurring south of the high-pressure oil pipeline. Surplus soils (scraped topsoil and excavated soils from wetland works) from the northern portion of the site were removed and used to fill areas of Stage 2 developments to the south.

5.12 Summary of Site History Review

The site history review identified the following with regards to the site:

- The site is comprised of multiple paddocks and has been used for grazing purposes since at least 1945 up until present. Two dams exist on site which are linked to unnamed creek tributaries/drainage channels;
- Two large dams/wetlands were constructed in 2021 with an open drainage channel running south. These were built as part of the development permit for residential development occurring to the south



of the high-pressure oil pipeline. As part of these works, excavated soils were stockpiled and then surplus soils removed to the southern development site;

- The site has remained relatively unchanged over the years, however a small dam connected to a drainage channel was constructed between 1955 and 1967. Aside from a few scattered animal/cattle troughs, the vast majority of the site is grassed paddocks;
- Several oil and gas pipelines exist beneath the site surface generally running east-west; these have large easements on either side of them that are proposed to remain undeveloped open space;
- The surrounding area primarily consisted of agricultural/grazing paddocks from at least 1945 to sometime between 1991 and 2007 when large scale residential developments began to the south and east. Vacant and/or grazing paddocks are observed to the north and west in present day; and
- La Trobe River flows to the northwest of the site which has multiple tributaries and drainage channels flowing into it.

The aerial photograph review indicated the following with regards to potential contamination risks to the site:

- The site was primarily used as grazing land for all of its history and is still used for such purposes today. Therefore, there is a potential for shallow soil contamination (pesticides/herbicides and metals) from historical use of the site for grazing/agriculture;
- During excavation earthworks of the dam/wetlands in the central west of the site, stockpiling of excavated soil was visible. These stockpiles and visible disturbed ground are noted in the 2021 aerial photograph, however the soils are not considered to pose a contamination risk to the site as they are site derived.

The site history review indicated the following with regards to potential contamination risks to the site:

- The site history review identified minor potential contamination risks from the sites historical use for grazing (potential use of pesticides/herbicides and metals in paddocks);
- Current and historical features/businesses identified in the area surrounding the site are not considered to pose a potential contamination risk to the site;
- No previous ESAs with regards to contamination were identified to have been undertaken at the site;
- The review of historical directories (including historical mining activities) did not identify any infrastructure/features or businesses at or surrounding the site with the potential to cause contamination to the site;
- A search of the EPA's current and former priority sites and pollution notices identified one property within a 1 km radius of the site that would pose a contamination risk to the site;
- A search of current and former waste management facilities and landfills did not identify any
 properties within an approximate 1 km radius of the site with the potential to cause contamination to
 the site;
- A search of EPA licensed sites did not identify any licensed sites within an approximate 1 km radius of the site with the potential to cause contamination to the site;
- A search of the EPA's list of Certificates and Statements of Environmental Audit and 53V Audit Reports did not identify any audit sites within the vicinity of the site with the potential to pose a contamination risk to the site;
- A search of EPA GQRUZs did not identify any GQRUZs within a 1 km radius of the site with the potential to cause contamination to the site; and
- A search of other government records/databases did not identify any properties within a 1 km radius that would pose a contamination risk to the site.



6 CONTAMINANTS OF POTENTIAL CONCERN (COPCS)

Based on the findings of the site inspection and site history review, COPCs identified for the site are presented in **Table 6-1** below. It should be noted that the identified COPCs presented below are based on DRCs previous experience with similar properties and may not be applicable to the site.

| Site Use | Contaminants of Potential Concern | Likely media in which COPCs may be identified at the subject site | | |
|---|---|---|--|--|
| Grazing | Pesticides (organochlorine pesticides) and metals | Shallow soils | | |
| Potential historical Organochlorine pesticides (OCPs) treatment of buildings for pests (onsite) | | Surface soils around historical buildings/infrastructure | | |
| Potential use of ACM for construction materials (onsite) | Asbestos | ACM in surface soils if demolition works occurred | | |
| Subsurface oil and gas pipelines | Petroleum Hydrocarbons | Soils and groundwater (if a leak occurred) | | |

Based on the findings of the site history review it is considered unlikely that past on- and off-site activities would have impacted groundwater or be drivers for soil/groundwater vapour issues, with the possible exception of the onsite oil and gas pipelines. Oil and gas pipelines pose a high to medium potential contamination risk. However, DRC notes that these pipelines have large easements associated with them and are managed by Esso. The easements are proposed to remain as open space land use, which based on the PPN30 Table 3, only requires this PSI to inform if the need for an audit is required.



7 CONCLUSIONS AND RECOMMENDATIONS

The site identified as encompassing multiple parcels to the west of Traralgon-Maffra Road, Traralgon has been subjected to a preliminary site investigation (PSI), which included a desktop review of site planning information, a desktop review of the environmental setting of the site and a desktop review of the site's history.

With regards to the findings of the PSI, the following conclusions have been made:

- The site has historically been used for grazing since at least the 1940s and a small portion of the site use for residential use from 1945;
- The site history review identified a low risk of potential for contamination based on the site's past use for grazing;
- Major oil and gas pipelines run beneath the site. These have the potential to cause contamination should a leak occur and are considered a high to medium contamination risk, however based on PPN30 and given the large easement of open space land use, a PSI is required to assess the potential risk and to inform the need for an environmental audit;
- Although stockpiles were observed at the site, these have been confirmed to be excavated soils from the central western dam/wetland and drainage channel construction and have not been imported to the site;
- Site owners have confirmed that no agriculture and animal production uses, as listed on Table 2 of the PPN30, have occurred at the site; and
- A review of historical maps, directories and EPA databases identified one property immediately west, listed as having a Legacy EPA Database Pollution Notice with the potential to pose a contamination risk to the site.

In accordance with the DELWP PPN30, the site does not meet the definition of 'potentially contaminated land' as no land uses listed in Table 2 of PPN30 as having a high or medium potential for contamination have been found to have occurred at the site and the **potential for contamination was therefore considered low**. On this basis, in the opinion of DRC, the site is not subject to provisions made by Ministerial Direction No.1 under Section 12(1A) of the *Planning and Environment Act* 1987.

DRC does note that a high-pressure oil pipeline does run along the southern boundary of the site, however based on the PPN30, and the proposed development plan, this area is proposed to be open space. As such, based on Table 3 of the PPN30, a PSI is required to inform if an Audit is required (this PSI). Based on DRC findings, an environmental audit is <u>not required</u> for this site for its intended use, based on the following:

- An easement of 100m each side of the oil pipeline is maintained. This buffer is significantly larger than is required by other authorities;
- This buffer land is managed by Exxon/Esso and strict safety management standards (SMS) are
 required if/when the easement needs to be crossed. These SMS will be complied with by the site
 developer; and
- Esso supports the rezoning and has no objection to the planning permit application.

DRC recommends the following:

- A hazardous materials assessment should be undertaken prior to the demolition of any buildings as there is potential for asbestos containing material within the buildings based on their age;
- Any soils that may be brought onto the site in future should be tested to assess potential for contamination prior to placement; and
- During development/other works at the site, any soils surplus to requirements are required to be tested prior to offsite disposal in accordance with EPA Victoria Publications IWRG822.4 and 1828.2.



8 STATEMENT OF LIMITATIONS

This document has been prepared based on a specific brief provided to DRC Environmental by Millar Merrigan. This document has been prepared with care and consideration to acceptable standards and current industry practice. This document is based on sub-surface conditions that may be variable which may result in changes to procedures, advice, recommendations, or professional conclusions established by this document. DRC Environmental therefore reserve the right to change or withdraw this report.

DRC Environmental recommends only suitably qualified and experienced contractors and consultants should undertake technical assessment of this document and attempt contaminated land remediation projects.

Report prepared by:

Report reviewed and approved by:

Alice Roe Environmental Scientist

Renee Prochazka Principal Environmental Scientist

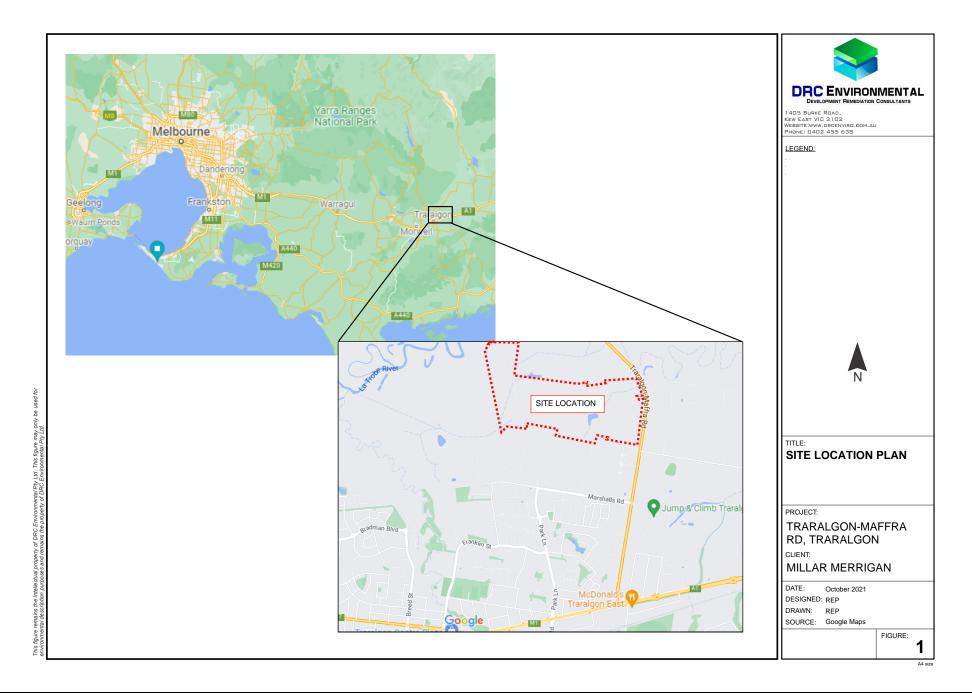
DRC Environmental Pty Ltd 19 May 2022

FINAL

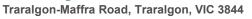


FIGURES

Page I



Site Diagram







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PLATES

Page II





Plate 1: Site From southwest corner (Facing Northwest across the site)



Plate 2: High pressure buried oil pipeline compound in southeastern corner of the site





Plate 3: Gated entry to pipeline compound, looking west



Plate 4: Pipeline continues across Traralgon-Maffra Road (Facing southeast)





Plate 5: Looking west from Traralgon-Maffra Road (high grasses, site extends roughly to tree line in distance)



Plate 6: Gas easement (not part of site) near north eastern corner of the site (facing west to southwest)





Plate 7: Eastern site boundary (facing southwest) – residential development is along southern site boundary. Slope down from residential development towards the river.

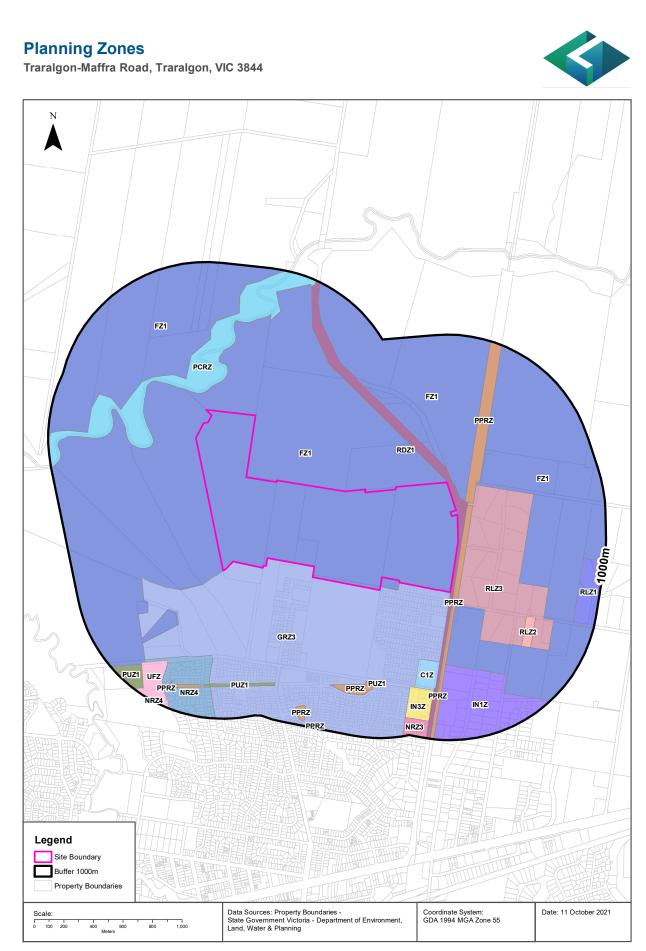


Plate 8: Looking southwest across the site from north eastern corner – low lying area of the site with some water inundation on site surface, cattle and troughs visible.



APPENDIX A – PLANNING INFORMATION AND HISTORICAL TITLES

Page A



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58

Planning

Traralgon-Maffra Road, Traralgon, VIC 3844

Planning Zones

Planning zones within the dataset buffer:

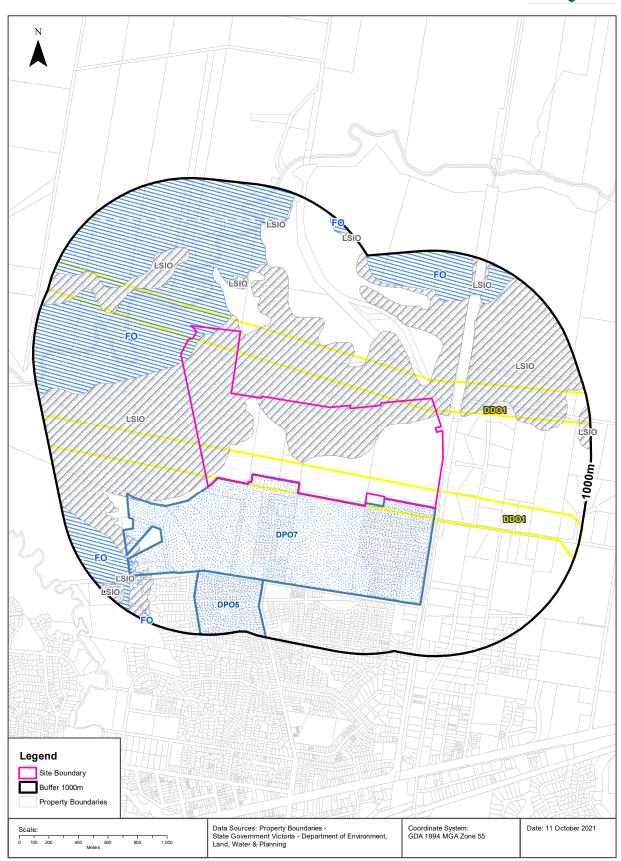
| Zone Code | Description | Distance | Direction |
|-----------|---|----------|------------|
| FZ1 | FARMING ZONE - SCHEDULE 1 | 0m | On-site |
| GRZ3 | GENERAL RESIDENTIAL ZONE - SCHEDULE 3 | 0m | On-site |
| RDZ1 | ROAD ZONE - CATEGORY 1 | 0m | North East |
| PPRZ | PUBLIC PARK AND RECREATION ZONE | 20m | East |
| FZ1 | FARMING ZONE - SCHEDULE 1 | 34m | North East |
| RLZ3 | RURAL LIVING ZONE - SCHEDULE 3 | 56m | East |
| PPRZ | PUBLIC PARK AND RECREATION ZONE | 78m | North East |
| FZ1 | FARMING ZONE - SCHEDULE 1 | 79m | East |
| PPRZ | PUBLIC PARK AND RECREATION ZONE | 88m | South East |
| PCRZ | PUBLIC CONSERVATION AND RESOURCE ZONE | 118m | North West |
| FZ1 | FARMING ZONE - SCHEDULE 1 | 249m | North West |
| C1Z | COMMERCIAL 1 ZONE | 479m | South East |
| IN1Z | INDUSTRIAL 1 ZONE | 491m | South East |
| RLZ2 | RURAL LIVING ZONE - SCHEDULE 2 | 537m | South East |
| NRZ4 | NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 4 | 577m | South West |
| PUZ1 | PUBLIC USE ZONE - SERVICE AND UTILITY | 622m | South |
| PPRZ | PUBLIC PARK AND RECREATION ZONE | 633m | South |
| IN3Z | INDUSTRIAL 3 ZONE | 672m | South East |
| UFZ | URBAN FLOODWAY ZONE | 713m | South West |
| PUZ1 | PUBLIC USE ZONE - SERVICE AND UTILITY | 758m | South West |
| PPRZ | PUBLIC PARK AND RECREATION ZONE | 782m | South West |
| PUZ1 | PUBLIC USE ZONE - SERVICE AND UTILITY | 839m | South West |
| RLZ1 | RURAL LIVING ZONE - SCHEDULE 1 | 848m | East |
| PPRZ | PUBLIC PARK AND RECREATION ZONE | 861m | South |
| NRZ3 | NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 3 | 877m | South East |
| PPRZ | PUBLIC PARK AND RECREATION ZONE | 968m | South |
| | | | |

Planning Zone Data Custodian: State Government Victoria - Dept of Environment, Land, Water & Planning Creative Commons 3.0 © Commonwealth of Australia http://creativecommons.org/licenses/by/3.0/au/deed.en

Planning Overlays



Traralgon-Maffra Road, Traralgon, VIC 3844



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Planning

Traralgon-Maffra Road, Traralgon, VIC 3844

Planning Overlays

Planning overlays within the dataset buffer:

| Zone Code | Description | Distance | Direction |
|-----------|---|----------|------------|
| LSIO | LAND SUBJECT TO INUNDATION OVERLAY | 0m | On-site |
| DDO1 | DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 1 | 0m | On-site |
| FO | FLOODWAY OVERLAY | 0m | On-site |
| DPO7 | DEVELOPMENT PLAN OVERLAY - SCHEDULE 7 | 0m | South |
| LSIO | LAND SUBJECT TO INUNDATION OVERLAY | 150m | East |
| LSIO | LAND SUBJECT TO INUNDATION OVERLAY | 283m | North West |
| LSIO | LAND SUBJECT TO INUNDATION OVERLAY | 329m | North West |
| DPO5 | DEVELOPMENT PLAN OVERLAY - SCHEDULE 5 | 569m | South West |
| LSIO | LAND SUBJECT TO INUNDATION OVERLAY | 742m | North |
| LSIO | LAND SUBJECT TO INUNDATION OVERLAY | 815m | North East |
| LSIO | LAND SUBJECT TO INUNDATION OVERLAY | 820m | South West |
| LSIO | LAND SUBJECT TO INUNDATION OVERLAY | 874m | South West |
| LSIO | LAND SUBJECT TO INUNDATION OVERLAY | 885m | South West |
| FO | FLOODWAY OVERLAY | 924m | South West |
| LSIO | LAND SUBJECT TO INUNDATION OVERLAY | 927m | North |

Planning Overlay Data Custodian: State Government Victoria - Dept of Environment, Land, Water & Planning Creative Commons 3.0 © Commonwealth of Australia http://creativecommons.org/licenses/by/3.0/au/deed.en

ATTACHMENT 1 14.2 Proposed P

Heritage

Traralgon-Maffra Road, Traralgon, VIC 3844

Commonwealth Heritage List

What are the Commonwealth Heritage List Items located within the dataset buffer?

| Place Id | Name | Address | Place File No | Class | Status | Register Date | Distance | Direction |
|----------|----------------------|---------|---------------|-------|--------|------------------|----------|-----------|
| N/A | No records in buffer | | | | | | | |

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch Creative Commons 3.0 © Commonwealth of Australia https://creativecommons.org/licenses/by/3.0/au/deed.en

National Heritage List

What are the National Heritage List Items located within the dataset buffer? Note. Please click on Place Id to activate a hyperlink to online website.

| Place Id | Name | Address | Place File No | Class | Status | Register Date | Distance | Direction |
|----------|----------------------|---------|---------------|-------|--------|------------------|----------|-----------|
| N/A | No records in buffer | | | | | | | |

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch Creative Commons 3.0 © Commonwealth of Australia https://creativecommons.org/licenses/by/3.0/au/deed.en

Victorian Heritage Register

What are the Victorian Heritage Register items located within the dataset buffer?:

| VHR Number | Description | Distance | Direction |
|------------|----------------------|----------|-----------|
| N/A | No records in buffer | | |

Victorian Heritage Register Data Custodian: State Government Victoria - Dept of Environment, Land, Water & Planning Creative Commons Attribution 4.0 International © Commonwealth of Australia http://creativecommons.org/licenses/by/4.0/

Cultural Heritage Sensitivity Traralgon-Maffra Road, Traralgon, VIC 3844 4234 6360 4722 28859 1000m 4719 29555 Legend 111001111 Site Boundary Buffer 1000m Property Boundaries Cultural Heritage Sensitivity Area Data Sources: Property Boundaries -State Government Victoria - Department of Environment, Land, Water & Planning Coordinate System: GDA 1994 MGA Zone 55 Date: 11 October 2021 Scale: 0 100 200 400 600 Meters 800 1,000

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ATTACHMENT 1

Heritage

Traralgon-Maffra Road, Traralgon, VIC 3844

Cultural Heritage Sensitivity

Areas of Cultural Heritage Sensitivity as specified in Division 3 of Part 2 in the Victorian Aboriginal Heritage Regulations 2018, within the dataset buffer:

| Map Id | Distance | Direction |
|--------|----------|------------|
| 4722 | 0m | On-site |
| 4234 | 0m | On-site |
| 28859 | 0m | On-site |
| 6360 | 498m | North West |
| 29555 | 809m | South East |
| 4719 | 949m | South West |

Cultural Heritage Sensitivity Data Custodian: State Government Victoria - Department of Premier and Cabinet Creative Commons Attribution 4.0 International © Commonwealth of Australia http://creativecommons.org/licenses/by/4.0/



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Natural Hazards

Traralgon-Maffra Road, Traralgon, VIC 3844

Bushfire Prone Areas

What are the designated bushfire prone areas within the dataset buffer?

| Map ID | Feature | Plan No | LGA | Gazetted Date | Distance | Direction |
|--------|-----------------------------------|--------------|---------|---------------|----------|-----------|
| 67 | Designated Bushfire Prone Area | LEGL./21-583 | LATROBE | 06/07/2021 | 0m | On-site |

Bushfire Prone Area Data Custodian: State Government Victoria - Dept of Transport, Planning & Local Infrastructure Creative Commons 3.0 © Commonwealth of Australia http://creativecommons.org/licenses/by/3.0/au/deed.en

Fire History

What are the fire history records of fires primarily on public land, within the dataset buffer?

| Map Id | Fire Type | Fire Key | Season | Fire No | Fire Name | Treatment | Fire Cover | Start Date | Dist (m) | Direction |
|--------|-------------------------|----------|--------|---------|-----------|-----------|------------|------------|-------------|-----------|
| N/A | No records in buffer | | | | | | | | | |

Fire History Data Custodian: State Government Victoria - Dept of Environment, Land, Water & Planning Creative Commons 3.0 © Commonwealth of Australia http://creativecommons.org/licenses/by/3.0/au/deed.en

Flood - 1 in 100 year modelled flood extent

What 1 in 100 year flood extent features exist within the dataset buffer?

| Feature | Source | Method | Scale | Modified Date | Distance | Direction |
|------------------------|-------------|------------------------------------|-------|---------------|----------|------------|
| 100 Year Flood Outline | DNRE | Detailed contour and flood info | 25000 | 01/01/2000 | 0m | On-site |
| 100 Year Flood Outline | Consultants | Modelled | | 01/01/2000 | 688m | South West |

Flood Data Custodian: State Government Victoria - Dept of Environment, Land, Water & Planning Creative Commons 3.0 © Commonwealth of Australia http://creativecommons.org/licenses/by/3.0/au/deed.en

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| HISTORICAL SEARCH | STATEMENT | Land Use Victoria | Page 1 of 7 |
|-------------------|-----------|-------------------|-------------|
| | | | |

Produced 12/10/2021 10:41 AM

Volume 10150 Folio 467 Folio Creation: Created as paper folio continued as computer folio

Parent titles : Volume 07359 Folio 771 Volume 08461 Folio 326

RECORD OF HISTORICAL DEALINGS

| Date Lodged for Registration | Date Recorded on Register | Dealing | Imaged | Dealing Type and Details |
|---------------------------------|------------------------------|----------|--------|--|
| 20/12/2000 | 03/01/2001 | x222589C | Y | SURVIVORSHIP APPLICATION Affecting BRADY, FRANCIS JAMES |

RECORD OF VOTS DEALINGS

| Date Lodged for Registration | | Dealing | Imaged |
|---|---|--------------------|--|
| 18/05/2006 | 18/05/2006 | AE360919W | Y |
| TRANSMISSION APPI FROM: FRANCIS JAME: TO: ELAINE VALAR: DENIS HOWARD | S BRADY IE SWAN | | |
| DENIS HOU Personal 28/02/200 | imple etors ALARIE SWAN of MA WARD BRADY of 40 ' Representative(s | | ALGON VIC 3844 RARALGON VIC 3844 Legal S BRADY who died on |
| 18/05/2006 | 18/05/2006 | AE360920N | Y |
| TRANSFER OF LAND FROM: ELAINE VALAR: DENIS HOWARD TO: DENIS HOWARD | IE SWAN BRADY | | |
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Title 10150/467

Page 1 of 7



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| HISTORICAL S | EARCH STATEMENT | Land Us | e Victoria | Page 2 of 7 |
|---|--|--------------------|------------|-------------|
| 16/04/2008 | 21/04/2008 | AF782558Q (E) | Ν | |
| APPLICATION TO | CONVERT A PCT TO A | AN ECT | | |
| 26/05/2008 | 26/05/2008 | AF866082Y (E) | Ν | |
| ELF Id: 080 | NOMINATE AN ECT TO 4AA0088 Dealing AF925938M |) AN ELECTRONIC II | NSTRUMENT | |
| 24/06/2008 | 25/06/2008 | AF925938M (E) | Ν | |
| MORTGAGE OF LAN MORTGAGE <i>P</i> MECU LIMITE | F925938M 24/06/200 | 08 | | |
| 05/03/2010 | 05/03/2010 | AH080208R | Ν | |
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| 21/07/2010 | 21/07/2010 | AH377215Q (E) | Ν | |
| ELF Id: 100 | NOMINATE AN ECT TO 7AA2578 Dealing AH377472T |) AN ELECTRONIC II | NSTRUMENT | |
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| DISCHARGE OF MO AFFECTED EN MORTGAGE AF | ICUMBRANCE(S) AND F | REMOVED MORTGAGE(S | 5) | |
| 27/04/2012 | 27/04/2012 | AJ626347U | Y | |
| | D J626347U 27/04/201 ISTRALIA LTD | .2 | | |
| 05/04/2017 | 05/04/2017 | AN715084V (E) | Ν | |
| LC Id: 1689 |) NOMINATE ECT TO 1 783 Dealing AN715094S | ODGEMENT CASE | | |
| 05/04/2017 | 05/04/2017 | AN715094S (E) | Ν | |
| DISCHARGE OF MO AFFECTED EN MORTGAGE AJ | ICUMBRANCE(S) AND F | REMOVED MORTGAGE(S | 5) | |
| 15/08/2017 | 15/08/2017 | AQ145351Y (E) | Ν | |
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Title 10150/467

Page 2 of 7

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| HISTORICAL | SEARCH STATEME | NT Land Use | e Victoria | Page 3 of 7 |
|------------------------|------------------------|---|------------|-------------|
| Notices t | on Y SIM PTY LTD | CIAL ROAD MORWELL VI | C 3840 | |
| 22/02/2021 | 22/02/2021 | AU068708B | Ν | |
| CONVERT A PCT | TO AN ECT | | | |
| 24/02/2021 | 24/02/2021 | AU079887L (E) | Ν | |
| Nominated Nominated | l Dealing Type: S4 | TO A PAPER INSTRUME 5 Creation of Easeme 50 Denis Howard Brad 3P | ent | |
| 25/02/2021 | 29/03/2021 | AU084973P (B) | Y | |
| CREATION OF E | CASEMENT | | | |
| STATEMENT END |) | | | |
| | | | | |

VOTS Snapshot

Volume 10150 Folio 467 124017843582F Produced 18/05/2006 11:58 am

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 329021J. PARENT TITLES : Volume 07359 Folio 771 Volume 08461 Folio 326 Created by instrument PS329021J 05/01/1994

REGISTERED PROPRIETOR

Estate Fee Simple Sole Proprietor FRANCIS JAMES BRADY of GLENDALE RD. TRARALGON 3844 X222589C 20/12/2000

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT (as to whole or part of the land) in instrument D382326

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS329021J FOR FURTHER DETAILS AND BOUNDARIES

Title 10150/467

Page 3 of 7



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| HISTORICAL SE | EARCH STATEMENT | Land Use Victoria | Page 4 of 7 |
|---------------|-----------------|-------------------|-------------|
|---------------|-----------------|-------------------|-------------|

HISTORICAL REPRINT(S)

Volume 10150 Folio 467

52900778707D Page 1 Produced 19/10/1994 05:12 pm

LAND

LOT 1 on Plan of Subdivision 329021J. PARENT TITLE(s): Volume 07359 Folio 771 Volume 08461 Folio 326 Created by instrument PS329021J 05/01/1994

REGISTERED PROPRIETOR

ESTATE FEE SIMPLE JOINT PROPRIETORS BRADY, FRANCIS JAMES; MARSHALL'S ROAD TRARALGON 3844 BRADY, DOROTHY KATHLEEN; MARSHALL'S ROAD TRARALGON 3844 Registered PS329021J 05/01/1994

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT (as to whole or part of the land) in instrument D382326

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988. Any other encumbrances shown or entered on the plan.

SEE PS329021J FOR FURTHER DETAILS AND BOUNDARIES

END OF CERTIFICATE

Volume 10150 Folio 467

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Title 10150/467

Page 4 of 7



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Land Use Victoria

Page 5 of 7

LAND

LOT 1 on Plan of Subdivision 329021J. PARENT TITLE(s): Volume 07359 Folio 771 Volume 08461 Folio 326 Created by instrument PS329021J 05/01/1994

REGISTERED PROPRIETOR

ESTATE FEE SIMPLE SOLE PROPRIETOR BRADY, FRANCIS JAMES; GLENDALE RD. TRARALGON 3844 X222589C 20/12/2000

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT (as to whole or part of the land) in instrument D382326

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988. Any other encumbrances shown or entered on the plan.

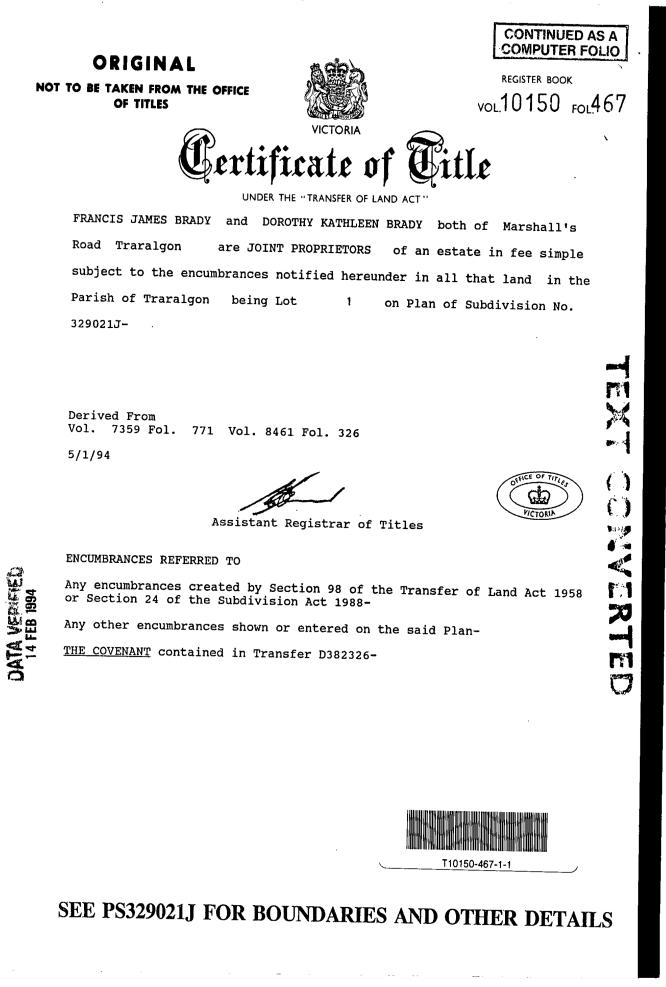
SEE PS329021J FOR FURTHER DETAILS AND BOUNDARIES

END OF CERTIFICATE

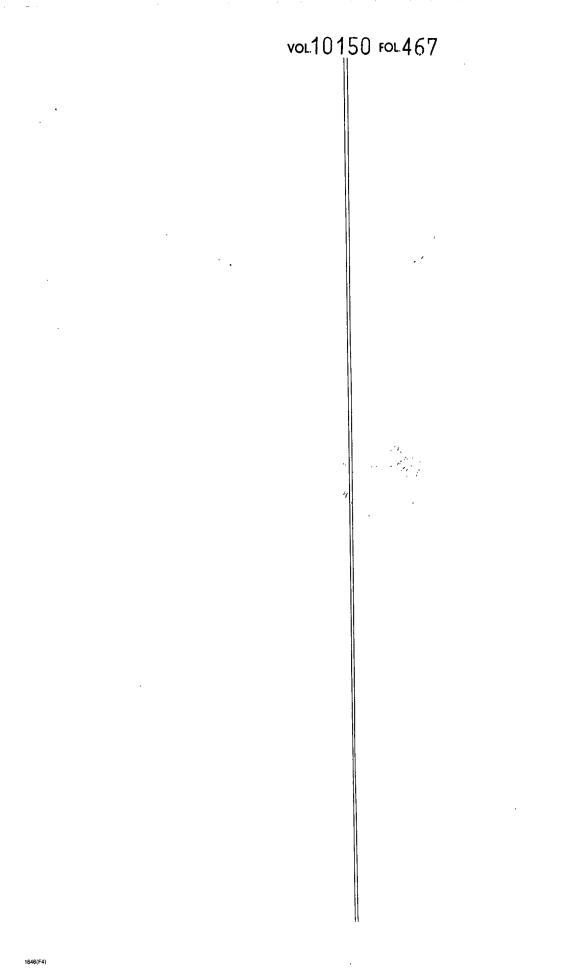
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10150/467 - Version 0, Date 19/04/1999

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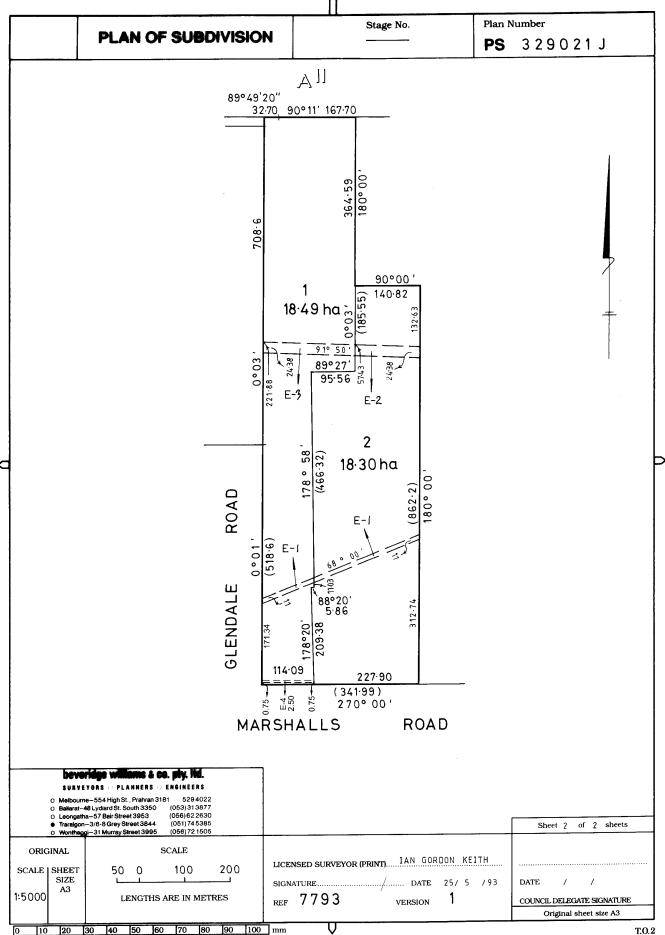
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| | PLA | N OF SU | BDIVIS | ION | | D USE ONLY | 2 | PLAN NUMBER PS 329021 J |
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| HISTORICAL SEARCH | STATEMENT | Land Use Victoria | Page 1 of 3 |
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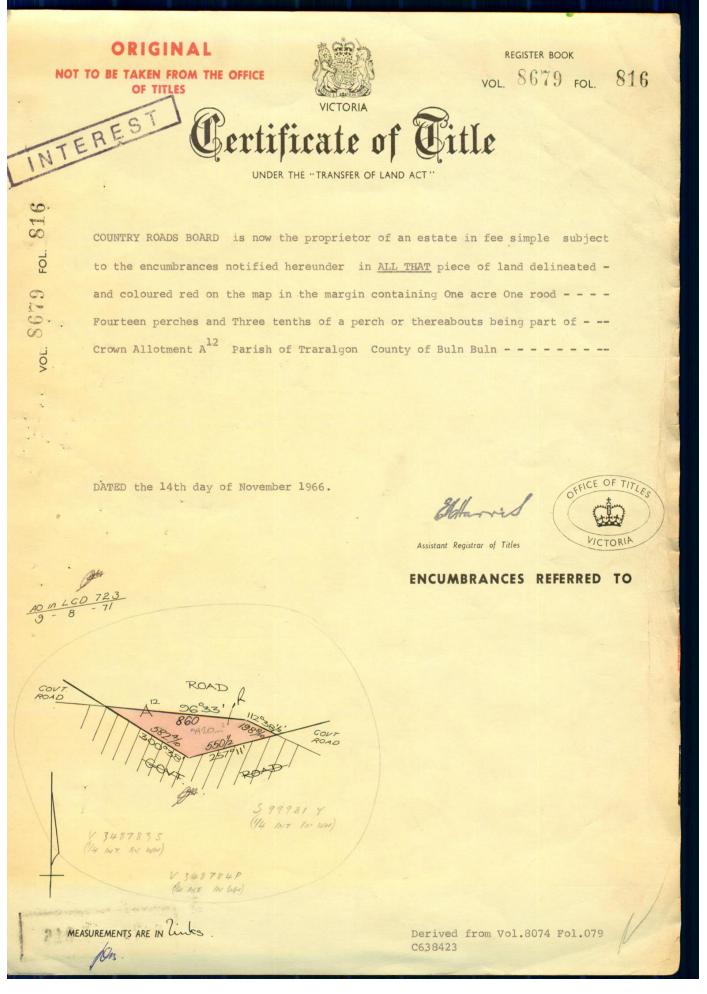
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8679/816 - Version 0, Date 28/01/2000

Page 1 of 3





NDATA®, timestamp 12/10/2021 12:07 Page 2 of 2 CHARLES HENRY BAILLIE of Tyers Road CAVEAT Traralgon Farmer is now the proprietor CAVEATOR: NORTHWAY ENGINEERING PTY: LTD Registered 15th June 1971 CAPACITY: PURCHASER/FEE SIMPLE No. E70936. RR LODGED BY: 321C RENNICK VERHOEVEN OF 154 COMMERCIAL RD. MORWELL CHARLES HENRY BAILLIE died on 24th August NOTICE TO: AS ABOVE NO: R473815B 1977 Probate of his Will has been granted DATE: 6/8/91 to MARGARET ROSE BAILLIE of Camerons Road G.R.N. CAVEAT WILL LAPSEIGHT Woolsthorpe Home Duties and MAY ISABELLE REGISTRATION OF V3481837 PLANT of Tyers Home Duties - 2 JUL 1998 Registered 26th June 1979 No.H573598 GEORGE ALBERT MARSHALL DIED ON 08/05/92 المراجع وأنجا المدافقية والأ PROBATE OF HTS WILL HAS BEEN GRANTED TO KENNETH GEORGE MARSHALL OF RIVER ROAD GEORGE ALBERT MARSHALL Farmer ROMA MAY GLENGARRY 3854 AND LEONARD WILLIAM MARSHALL MARSHALL Home Duties LEONARD WILLIAM OF MARSHALL'S ROAD TRARALGON 3844. MARSHALL Boilermaker and BRIAN DOUGLAS MARSHALL Farmer all of Marshalls Road T720418A 09/06/95 Traralgon are now proprietors as TENANTS IN COMMON IN EQUAL SHARES Registered 26th June 1979 TRANSFER as to THE . INTEREST No.H573599 MAY MARSHALL ROMA No. V3 68 783 registered sil/4/98 CANCELLED as to the said lateres AS TO THE INTEREST OF BRIAN DOUGLAS MARSHALL WHO DIED ON 8/5/88 LETTERS See Vol 0394 OF ADMINISTRATION OF HER ESTATE HAVE BEEN GRANTED TO BERNADETTE MARY _ S Transfer as to the interest former) held by GEORGE ALBERT MARSHALL MARSHALL OF 15 MASON ST. TRARALGON No. V348 784 registered 1/4/98 REGISTERED 30/10/89 CANCELLED as to the said interest P498952K Ese Vol. 10394 Fol. 8 Wanster as to the interest formetty held by Brian Ubuglas Ma No. 5999817 registered 2-9-92 CANCELLED as to the said interest T08679-816-1-4 V.8679 F.816



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| HISTORICAL SEARCH | H STATEMENT | Land U | se Victori | a Page 1 of 14 |
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| HISTORICAL SEARCH | A STATEMENT | Land U | se victori | A Page 1 of 14 |

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Volume 8617 Folio 660

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RECORD OF HISTORICAL DEALINGS

| Date Lodged for Registration | Date Recorded on Register | Dealing | Imaged | Dealing Type and Details |
|---------------------------------|------------------------------|----------|--------|--|
| 13/05/1998 | 02/06/1998 | V419808N | Y | TRANSFER AND LAPSING OF CAVEAT JOHN PETER FULFORD & CAVEAT M982027N |
| 02/05/2001 | 08/05/2001 | X446616D | Y | CAVEAT STEVEN JOHN CONWAY & TRACEY JOHN EZARD |

RECORD OF VOTS DEALINGS

| Date Lodged for Registration | Date Recorded on Register | Dealing | Imaged |
|---------------------------------|------------------------------|-----------|--------|
| 02/07/2002 | 06/11/2002 | AB382476H | Y |

TRANSFER OF LAND BY ENDORSEMENT FROM: JOHN PETER FULFORD TO: STEVEN JOHN CONWAY TRACEY ANNE EZARD

RESULTING PROPRIETORSHIP: Estate Fee Simple Joint Proprietors STEVEN JOHN CONWAY TRACEY ANNE EZARD both of 55 GLENDALE ROAD TRARALGON VIC 3844 AB382476H 02/07/2002 AND LAPSING OF Caveat X446616D

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02/07/2002 06/11/2002 AB382477F

MORTGAGE OF LAND MORTGAGE AB382477F 02/07/2002 AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED

12/02/2011 12/02/2011 AH784131B (O)

MORTGAGE OF LAND MORTGAGE AH784131B 12/02/2011 AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

STATEMENT END

VOTS Snapshot

Title 8617/660

Page 1 of 14



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| HISTORICAL | SEARCH | STATEMENT | Land Use | Victoria | Page 2 of 14 |
|------------|--------|-----------|----------|----------|--------------|
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CROWN GRANT

LAND DESCRIPTION

Crown Allotment 26F Parish of Traralgon.

REGISTERED PROPRIETOR

Estate Fee Simple Sole Proprietor JOHN PETER FULFORD of GLENDALE ROAD TRARALGON V419808N 13/05/1998

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT as to part D423517

COVENANT as to part D715342

CAVEAT X446616D 02/05/2001 Caveator STEVEN JOHN CONWAY TRACEY JOHN EZARD Capacity PURCHASER Lodged by SLATER & GORDON Notices to SLATER & GORDON of 37 ELGIN STREET NORWELL 3840

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below. For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP004233S FOR FURTHER DETAILS AND BOUNDARIES

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Title 8617/660

Page 2 of 14



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| HISTORICAL SEARCH STATEMENT | Land Use Victoria | |
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LAND

CROWN ALLOMTMENT 26F PARISH OF TRARALGON

REGISTERED PROPRIETOR

ESTATE FEE SIMPLE SOLE PROPRIETOR McBRIDE, MARION JULIA; PARK LANE TRARALGON Registered M479794K 18/09/1986

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT M982027N

CAVEAT N26546TP 07/09/1987 Caveator RURAL FINANCE COMMISSION Capacity MORTGAGEE Lodged by 356G CAVEATOR Notices to 325 COLLINS STREET; MEBLOURNE CROWN GRANT RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS NOTED ON TITLE PLAN 4233S.

SEE TITLE PLAN 4233S FOR BOUNDARIES AND OTHER DETAILS.

END OF CERTIFICATE

Volume 08617 Folio 660

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Page 3 of 14

Page 3 of 14

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| HISTORICAL SEARCH STAT | TEMENT Land Use | Victoria | Page 4 of 14 |
|------------------------|-----------------|----------|--------------|
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LAND

CROWN ALLOTMENT 26F PARISH OF TRARALGON

REGISTERED PROPRIETOR

ESTATE FEE SIMPLE SOLE PROPRIETOR FULFORD, JOHN PETER; GLENDALE RD. TRARALGON V419808N 13/05/98

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT (as to the whole or part of the land) in Instrument D423517 COVENANT (as to the whole or part of the land) in Instrument D715342 CROWN GRANT RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS NOTED ON TITLE PLAN 4233S.

CAVEAT N26546T 07/09/1987 Caveator RURAL FINANCE COMMISSION Capacity MORTGAGEE Lodged by RURAL FINANCE COMMISSION Notices to 325 COLLINS STREET; MEBLOURNE

SEE TITLE PLAN 4233S FOR BOUNDARIES AND OTHER DETAILS.

END OF CERTIFICATE

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LAND

CROWN ALLOTMENT 26F PARISH OF TRARALGON

Title 8617/660

Page 4 of 14



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| HISTORICAL SEARCH STATEMENT | Land Use Victoria | Page 5 of 14 |
|-----------------------------|-------------------|--------------|
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REGISTERED PROPRIETOR

ESTATE FEE SIMPLE SOLE PROPRIETOR FULFORD, JOHN PETER; GLENDALE RD. TRARALGON V419808N 13/05/98

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT (as to the whole or part of the land) in Instrument D423517 COVENANT (as to the whole or part of the land) in Instrument D715342 CROWN GRANT RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS NOTED ON TITLE PLAN 4233S.

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LAND

CROWN ALLOTMENT 26F PARISH OF TRARALGON

REGISTERED PROPRIETOR

ESTATE FEE SIMPLE SOLE PROPRIETOR FULFORD, JOHN PETER; GLENDALE RD. TRARALGON V419808N 13/05/98

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT X446616D 02/05/2001 CAVEATOR STEVEN JOHN CONWAY

Title 8617/660

Page 5 of 14



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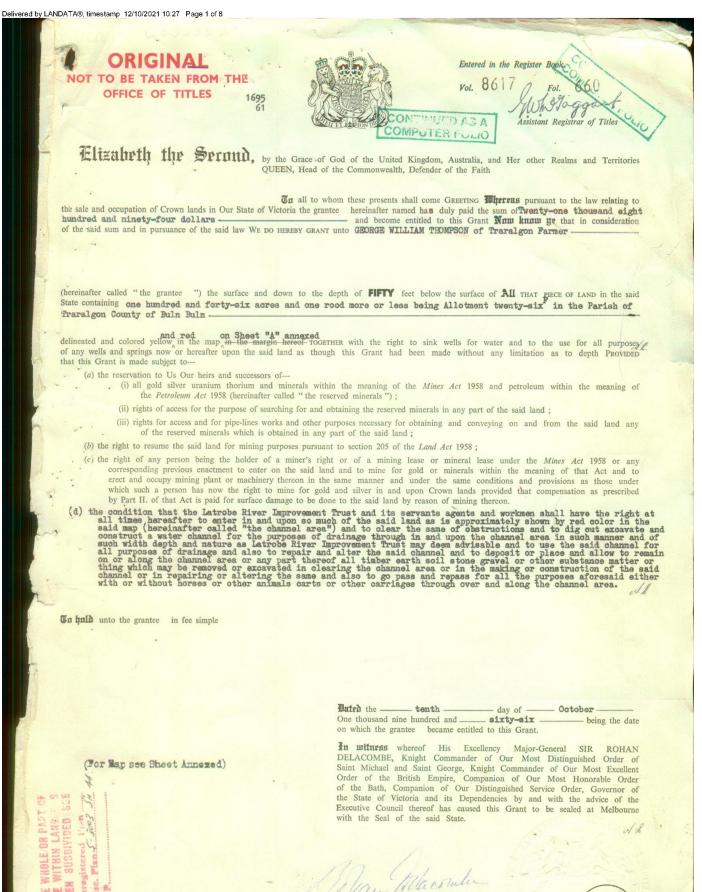
| HISTORICAL SEARCH STATEMENT | Land Use Victoria | Page 6 of 14 |
|--|-----------------------------|--------------|
| TRACEY JOHN EZARD CAPACITY PURCHASER LODGED BY SLATER & GORDON | | |
| NOTICE TO SLATER & GORDON 37 ELGIN ST. MORWELL 3840 | | |
| COVENANT (as to the whole or part of the | land) in Instrument D423517 | |
| COVENANT (as to the whole or part of the | land) in Instrument D715342 | |
| CROWN GRANT RESERVATIONS EXCEPTIONS COND TITLE PLAN 4233S. | ITIONS AND POWERS NOTED ON | |
| SEE TITLE PLAN 4233S FOR BOUNDARIES AND | OTHER DETAILS | |

END OF CERTIFICATE

Paper Title Images

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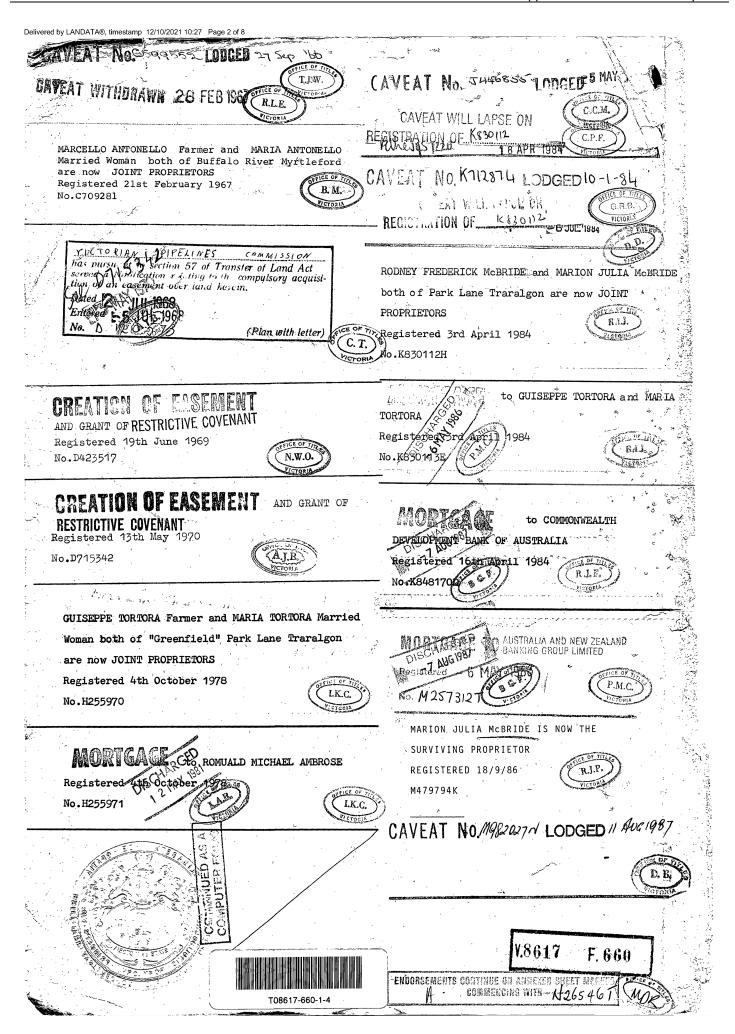
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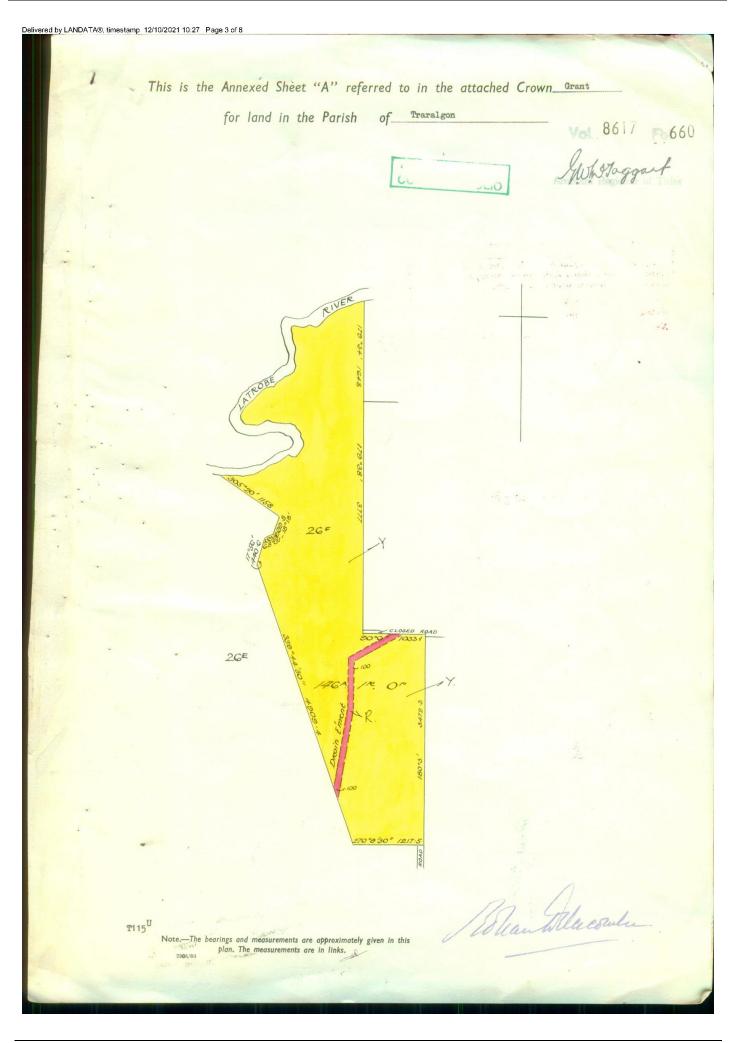


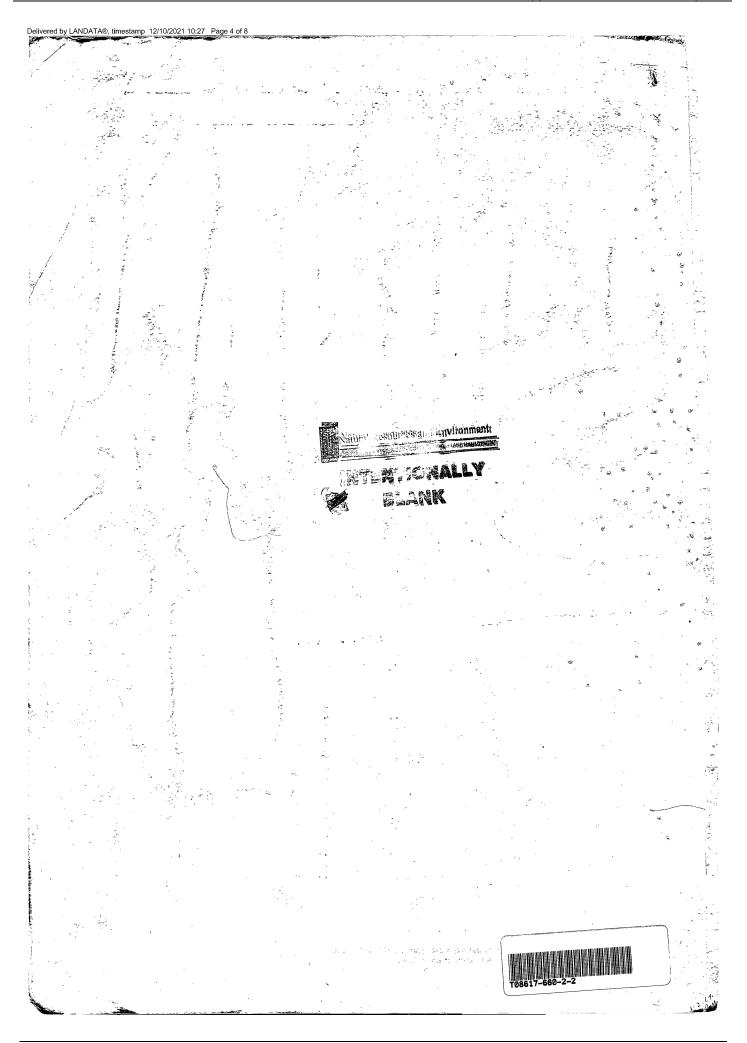
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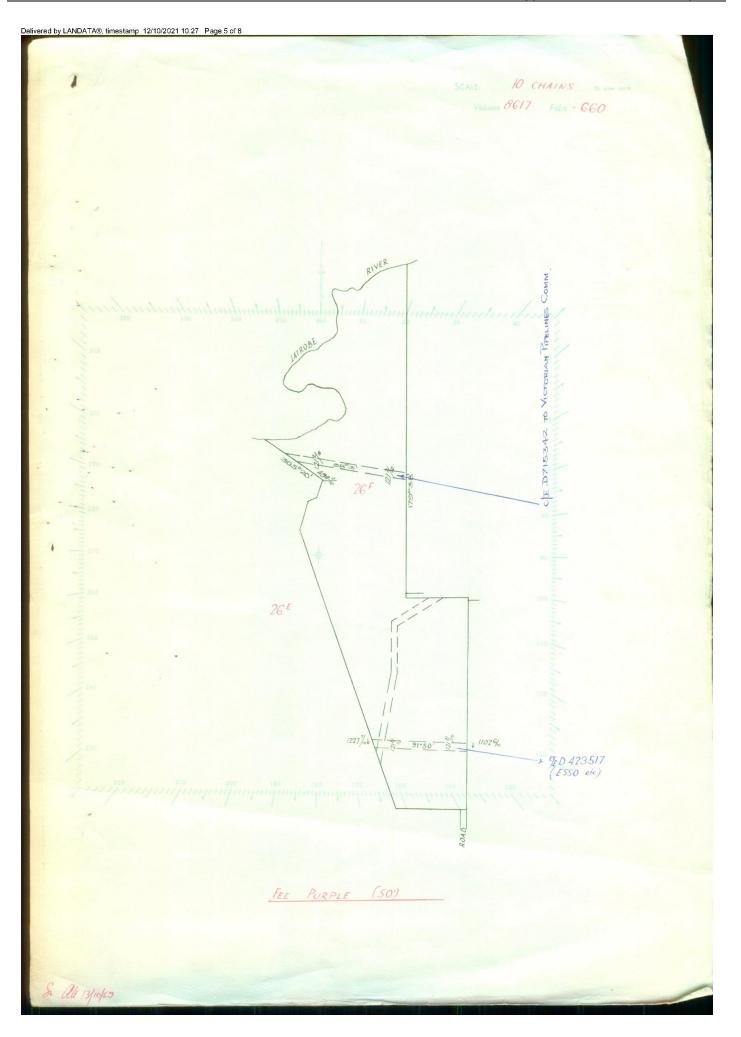
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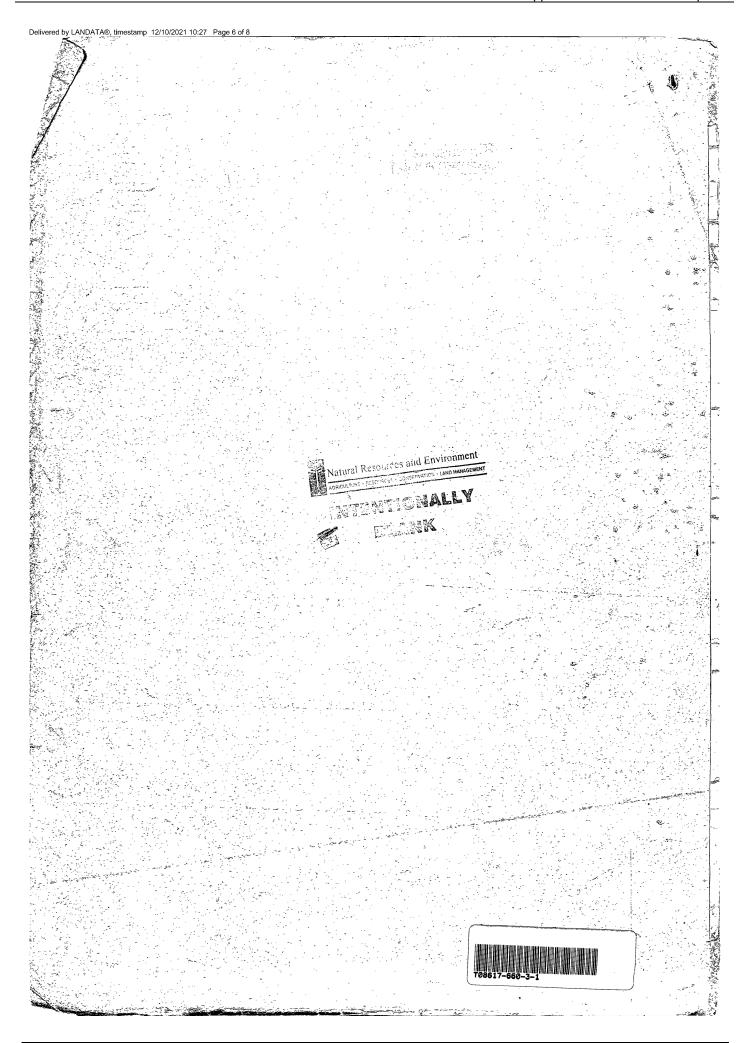
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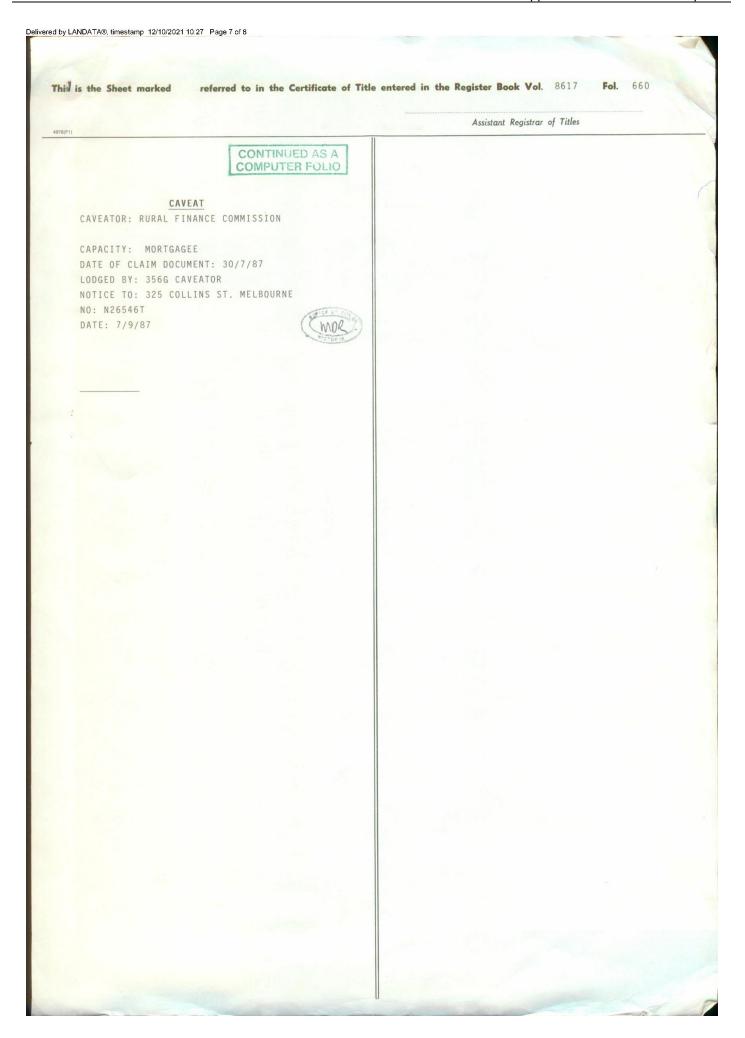












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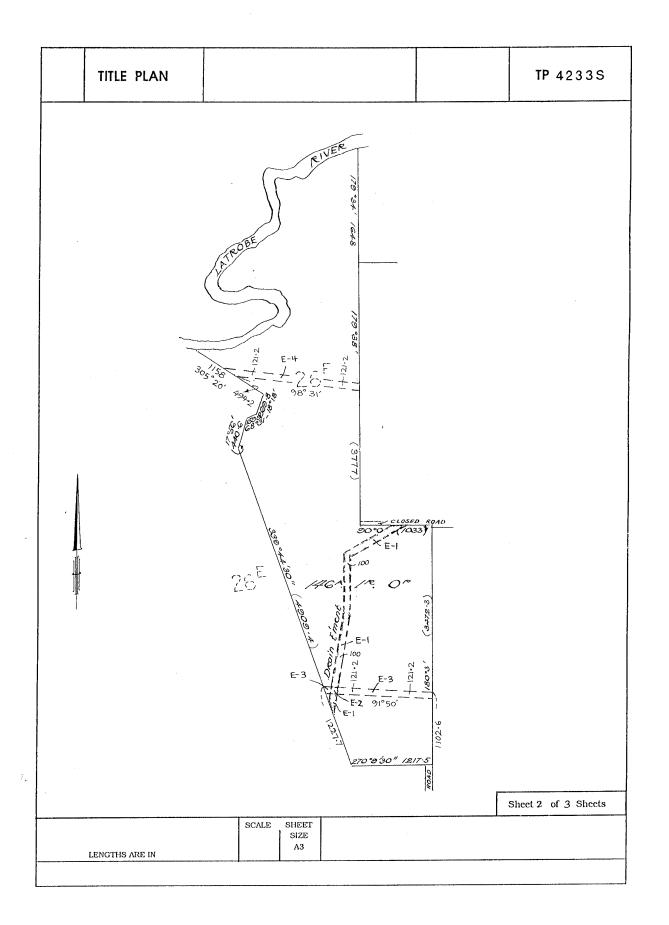
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| | TITLE PLAN | | | TP 4233S |
|----------------|--|--|---|--|
| | RESERV | ATIONS EXCEPTIONS C | CONDITIONS AND | POWERS |
| | | | | PROVIDED |
| (a (b (c | the Petroleum Act 195 (ii) rights of access for the p (iii) rights for access and for of the reserved minera b) the right to resume the said land c) the right of any person being t corresponding previous enactm erect and occupy mining plant which such a person has now | nd successors of— thorium and minerals within the meaning o 8 (hereinafter called "the reserved minerals"); urpose of searching for and obtaining the reserv pipe-lines works and other purposes necessary f Is which is obtained in any part of the said la for mining purposes pursuant to section 205 o he holder of a miner's right or of a minin ent to enter on the said land and to mine fo or machinery thereon in the same manner and the right to mine for gold and silver in am for surface damage to be done to the said land obe River Improvement Trust and 1ts ter in and upon so much of the said. Its "the ohannel arese") and to clear for the purposes of drainage throug and also to repair and altor the said i or encovated in clearing the chann other animals carts or other carri | ed minerals in any part of the said for obtaining and conveying on a and; f the <i>Land Act</i> 1958; g lease or mineral lease under to or gold or minerals within the m d under the same conditions an d upon Crown lands provided that | land; nd from the said land any he <i>Mines Act</i> 1958 or any neaning of that Act and to d provisions as those under t compensation as prescribed |
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| HISTORICAL SEARCH | STATEMENT | Land Use Victoria | Page 1 of 2 |
|-------------------|-----------|-------------------|-------------|
| HISTORICAL SEARCH | STATEMENT | Land Use Victoria | Page 1 of 2 |

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| Date Lodged for | Date Recorded | Dealing | Imaged | Dealing Type and |
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RECORD OF VOTS DEALINGS

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01/10/2021 04/10/2021 AU872509X (E) N

AGREEMENT SECTION 173 PLANNING AND ENVIRONMENT ACT 1987 AGREEMENT Section 173 Planning and Environment Act 1987 AU872509X 01/10/2021

STATEMENT END

VOTS Snapshot

VOLUME 12324 FOLIO 522 124091817615X Produced 13/08/2021 11:55 AM

LAND DESCRIPTION

Lot A on Plan of Subdivision 826057P. PARENT TITLE Volume 10150 Folio 468 Created by instrument PS826057P 13/08/2021

REGISTERED PROPRIETOR

Estate Fee Simple Sole Proprietor GIPPSLAND DEVELOPMENT GROUP PTY LTD of 44 MCNAIRN ROAD TRARALGON EAST VIC 3844 PS826057P 13/08/2021

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT D285661

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section Title 12324/522 Page 1 of 2



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HISTORICAL SEARCH STATEMENT Land Use Victoria Page 2 of 2

24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS826057P FOR FURTHER DETAILS AND BOUNDARIES



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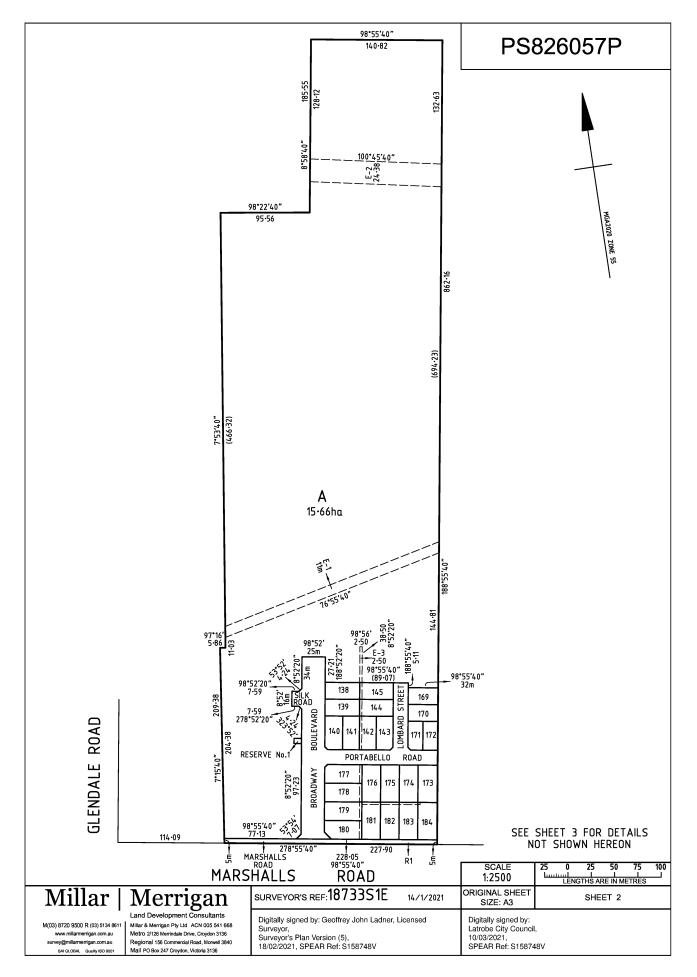
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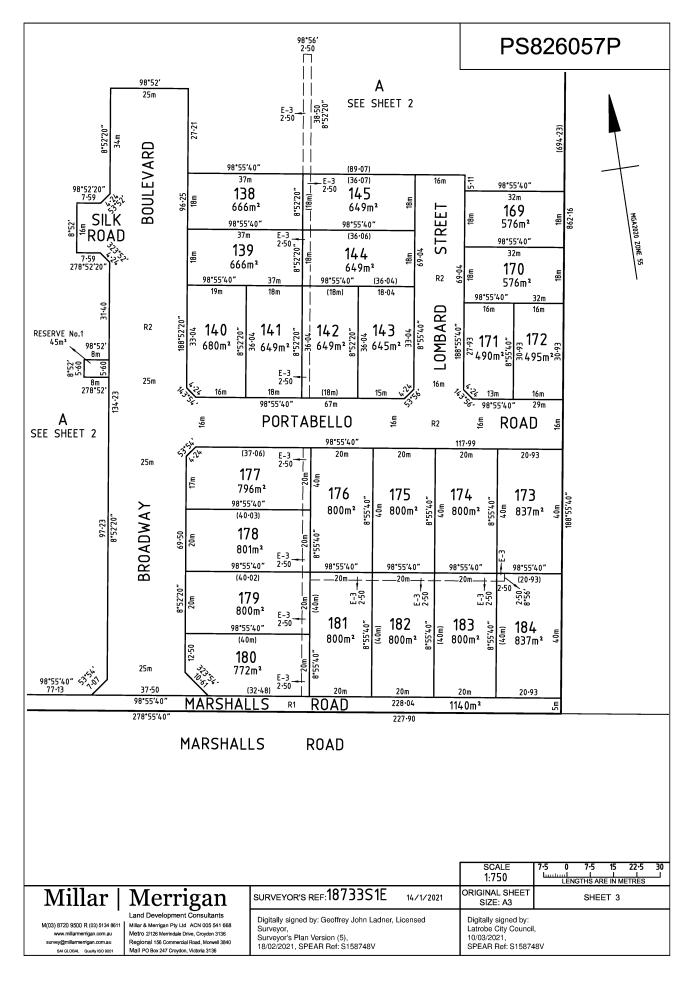
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| PLAN OF SUBDIVISION | | | | EDIT | ION 1 | PS826057P |
|---|--|---------------------------|--|--|--|---|
| LOCATION | OF LAND | | | Council Name | e: Latrobe City Co | uncil |
| PARISH: TRARALGON | | | | Council Refer Planning Perr SPEAR Refer | rence Number: 20 nit Reference: 20 rence Number: S1 | 20/43/CRT3 16/197 |
| PART OF TRARALGON EAST PRE-EMPTIVE RIGHT SECTION A | | | | Certification This plan is c Public Open S | ertified under sect | ion 6 of the Subdivision Act 1988 |
| TITLE REFERE | TITLE REFERENCE: VOL.10150 FOL.468 | | | | | pace under section 18 of the Subdivision Act 1988 |
| LAST PLAN RE | FERENCE: PS329021J LOT 2 | | | | ed by: Lucy Lane fi f Compliance issu | or Latrobe City Council on 10/03/2021 Jed: 09/08/2021 |
| POSTAL ADDR (at time of subdivision | | | | | | |
| MGA CO-ORDII (at approx centre of in plan) | | ZONE: 55 GDA2020 | 5 | | | |
| VES | TING OF ROADS AND/OR RE | ESERVES | 3 | | | NOTATIONS |
| IDENTIFIER | COUNCIL/BOD | Y/PERSON | | LOTS 1 TO 1 | 37 & 146 TO 168 | 3 HAVE BEEN OMITTED FROM THIS PLAN |
| ROAD R1 & R2 LATROBE CITY COUNCIL RESERVE No.1 AUSNET ELECTRICITY SERVICES PTY LTD | | | | | | |
| | | | | | | |
| DEPTH LIMITATIO | NOTATIONS | | | | | |
| SURVEY: This p | lan is based on survey | | | | | |
| STAGING This is not a staged | l subdivision. | | | | | |
| Planning Permit No | . 2016/197 | | | | | |
| This survey has been In Proclaimed Surve | en connected to permanent marks No(s). ey Area No | 101, 279, 280, | , 488 | AREA OF LAI №. OF LOTS | ND IN THE PLAN & AREA: | : 18·30ha 24 LOTS – 1·703ha 1 BALANCE LOT – 15·66ha 2 ROADS – 9347m ³ RESERVE – 45m [*] |
| | | EAS | SEMENT I | L NFORMAT | ION | |
| LEGEND: A - App | purtenant Easement E - Encumbering E | asement R | - Encumberir | ng Easement (R | toad) | |
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| Easement Reference | Purpose | Width (Metres) | Or | igin | | Land Benefited/In Favour Of |
| E-1 | POWER LINE | 11 | | SECTION 103B | | SECV |
| E-2 | PIPELINE PURPOSES | 24.38 | | 0285661 | VOL.8718 FOLs.882 to 889, VOL.5992 FOL.297, VOL.8727 FOL.448 | |
| E-3 | PIPELINE OR ANCILLARY PURPOSES | 2.50 | | - SECTION 136 TER ACT 1989 | CENT | RAL GIPPSLAND REGION WATER CORPORATION |
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| M(03) 8720 9500 R (03 www.millarmerrigan survey@millarmerrigan. sAl GLOBAL Quality | .com.au Metro 2/126 Merrindale Drive, Croydon 3136 .com.au Regional 156 Commercial Road, Morwell 3840 | Surveyor, Surveyor's P | ned by: Geoffrey Plan Version (5) SPEAR Ref: S | | censed | TIME: 11:55 am DATE: 13/08/2021 IT Assistant Registrar of Titles |

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Parent titles : Volume 11555 Folio 025 to Volume 11555 Folio 026 Volume 11555 Folio 025 to Volume 11555 Folio 026Volume 11555 Folio 028

STATEMENT END

VOTS Snapshot

VOLUME 12251 FOLIO 794 124085732727G Produced 25/09/2020 04:06 PM

LAND DESCRIPTION

Lot C on Plan of Subdivision 821062Y. PARENT TITLES : Volume 11555 Folio 025 to Volume 11555 Folio 026 Volume 11555 Folio 028 Created by instrument PS821062Y 25/09/2020

REGISTERED PROPRIETOR

Estate Fee Simple Sole Proprietor MARSHALLS ROAD DEVELOPMENTS PTY LTD of 31-33 KIRK STREET MOE VIC 3825 PS821062Y 25/09/2020

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AS098370L 17/04/2019 PRINCIPLED MORTGAGE INVESTMENTS LTD VARIATION OF MORTGAGE AS740380F 25/11/2019 VARIATION OF MORTGAGE AT378516Q 26/06/2020

COVENANT as to part D775664

COVENANT as to part G567702

COVENANT as to part H341878

COVENANT as to part D464412 01/08/1969

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DIAGRAM LOCATION

SEE PS821062Y FOR FURTHER DETAILS AND BOUNDARIES

Title 12251/794

Page 1 of 2



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HISTORICAL SEARCH STATEMENT

Land Use Victoria

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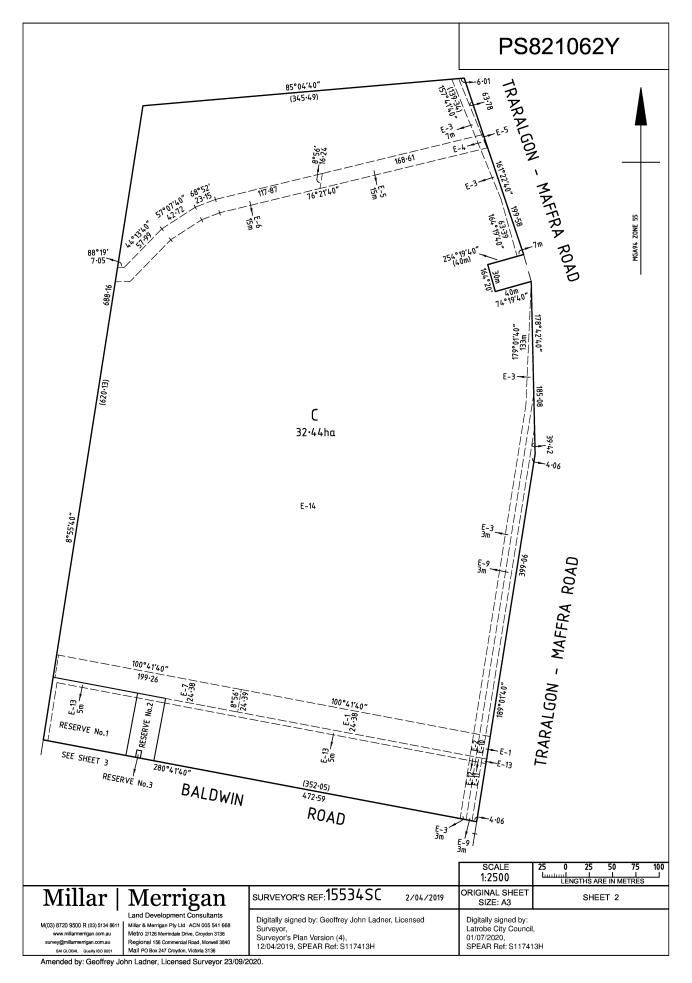
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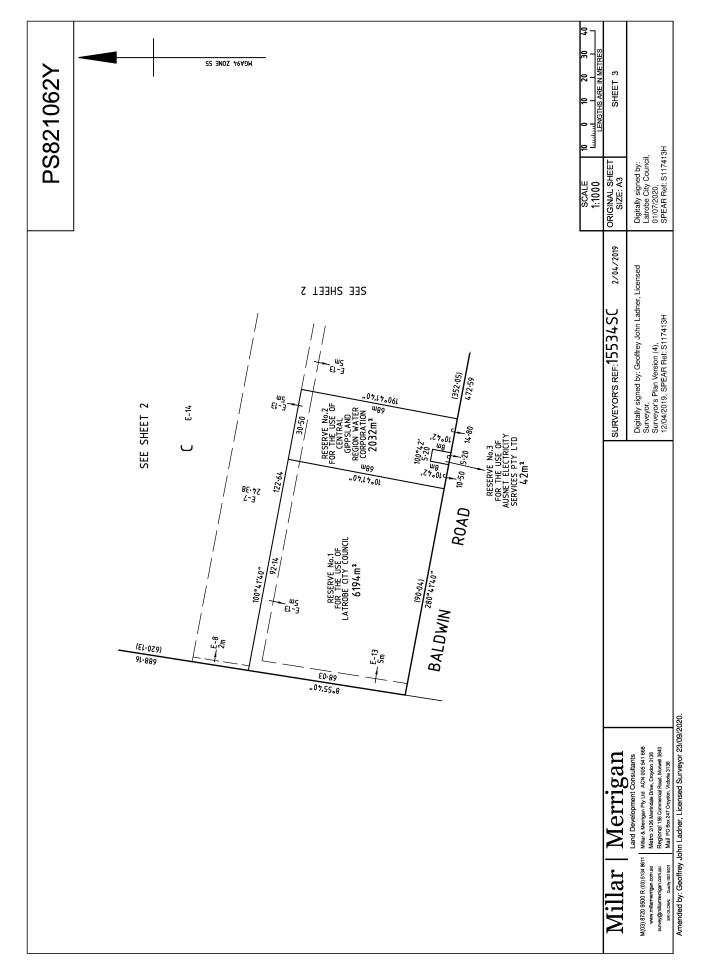
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| PLA | PLAN OF SUBDIVISION | | | | ION 1 | PS821062 | Y |
|---|---|---|--|---|--|--|--|
| LOCATION OI | F LAND | | | Council Name | e: Latrobe City Co | uncil | |
| PARISH: TRARALGON | | | | Planning Perr | ence Number: 20 nit Reference: 20 ence Number: S1 | 18/93 | |
| CROWN ALLOTMENT: A8 (PT), A9(PT) & PART OF A FORMER GOVT. ROAD | | | | Public Open S | Space | tion 6 of the Subdivision Act 1988 | |
| TITLE REFERENC | E: VOL.11555 FOLs.02 | 5,026 & 0 |)28 | has not been | made | space under section 18 of the Subdivision Act | 1988 |
| LAST PLAN REFE | RENCE: PS729261G LOT B, RESERVE No.2 | RESERVE | No.1 & | Statement of | Compliance iss | ued: 07/07/2020 | |
| POSTAL ADDRES (at time of subdivision) | | | D, | | | | |
| MGA CO-ORDINA (at approx centre of lar in plan) | | zone: 55 gda 94 | 5 | | | | |
| VESTI | NG OF ROADS AND/OR R | ESERVES | 3 | | | NOTATIONS | |
| RESERVE No.1 RESERVE No.2 LATROBE CITY COUNCIL CENTRAL GIPPSLAND REGION WATER CORPORATION AUSNET ELECTRICITY SERVICES PTY LTD NOTATIONS DEPTH LIMITATION 15-24m applies to the former Govt. Road only SURVEY: This plan is based on survey in PS729261G STAGING This is not a staged subdivision. Planning Permit No. 2018/93 This survey has been connected to permanent marks No(s). In Proclaimed Survey Area No. | | | | VIA SECTIOI GROUNDS FOR LATROBE CITY TO VARY BY PURPOSES EAS TO REMOVE B PART OF PIPE TO REMOVE B | N 24A OF THE <u>REMOVAL</u> ' COUNCIL PLAN AGREEMENT 0F , SEMENT E-14 ON Y AGREEMENT 0 :LINE EASEMENT Y AGREEMENT 0 | ATUS FROM RESERVES No.1 & No.2 ON F SUBDIVISION ACT NING PERMIT 2018/93 ALL INTERESTED PARTIES PIPELINE OR ANC PS729261G TO EASEMENT E-13 ON THIS PL DF ALL INTERESTED PARTIES PIPELINE EA S E-1 & E-12 ON PS729261G CREATED IN DF ALL INTERESTED PARTIES PIPELINE EA ED IN INST.H341878 | LLARY .AN ISEMENT E-17 INST.D464412 |
| | | EAS | | NFORMAT | ION | | |
| _EGEND: A - Appur | enant Easement E - Encumbering I | Easement R | - Encumberir | ng Easement (R | load) | | |
| | IMPLIED EASEMENTS FOR SET APART IN P | | | | | | |
| Easement Reference | Purpose | Width (Metres) | Or | igin | | Land Benefited/In Favour Of | |
| E-1, E-2, E-10 E-2, E-3, E-4, | | | D464 G567 | | & | SO EXPLORATION & PRODUCTION AUSTRA HEMATITE PETROLEUM PTY LTD S & FUEL CORPORATION OF VICTORIA | LIA INC. |
| E-12 E-4, E-5 E-6 E-7, E-8 | DRAINAGE DRAINAGE PIPELINE | DRAINAGE T14: DRAINAGE S82: PIPELINE E D77 MCP No.AA1261 DRAINAGE PS7 IR ANCILLARY PURPOSES PS729261G OF THE WA | | 8102H 8375V 5664 | SHIRE OF TRARALGON SHIRE OF TRARALGON ESSO EXPLORATION & PRODUCTION AUSTRALIA INC. & HEMATITE PETROLEUM PTY LTD | | LIA INC. |
| E-8 | PELINE OR ANCILLARY PURPOSES | | | IK963396P VIC GAS DISTRIBUTION PTY LTD PS729261G LATROBE CITY COUNCIL IG - SECTION 136 CENTRAL GIPPSLAND REGION WATER CORPORATION WATER ACT 1989 LATROBE CITY COUNCIL | | RATION | |
| Millar | Land Development Consultants | <u> </u> | r's REF:155 | | 2/04/2019 | ORIGINAL SHEET SIZE: A3 PLAN REGISTERED | I OF 3 |
| M(03) 8720 9500 R (03) 513- www.millarmerrigan.com.a survey@millarmerrigan.com.a SAI GLOBAL Quality ISO 9 | 4 8611 Millar & Merrigan Pty Ltd. ACN 005 541 668 au Metro 2/126 Merrindale Drive, Croydon 3136 nu Regional 156 Commercial Road, Morwell 3840 | Surveyor, Surveyor's P | ned by: Geoffrey Plan Version (4) SPEAR Ref: S | | censed | TIME: 4:06pm DATE: 25 Assistant Registrar of Titl | |

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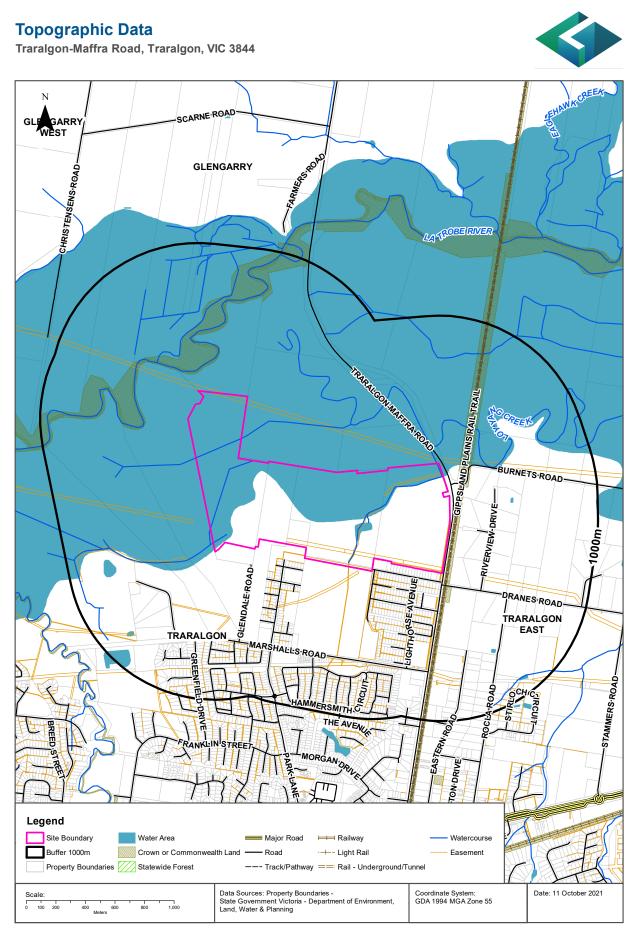




Preliminary Site Investigation Traralgon-Maffra Road, Traralgon

APPENDIX B - ENVIRONMENTAL BACKGROUND

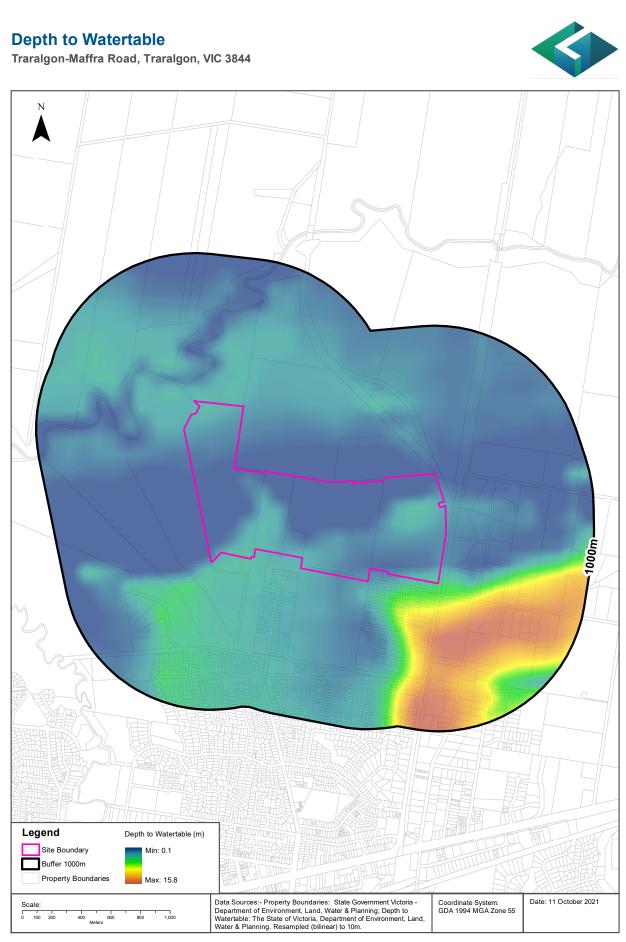
Page B



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Elevation Contours (m AHD) Traralgon-Maffra Road, Traralgon, VIC 3844 1000m Legend Accuracy & Currency: This 10m interval contour data was originally captured in 1974 at 1:25,000 scale. The accuracy of this data means that it must not be used for any design or engineering works, but only as a general guide to topography. The planimetric accuracy is that not more than 10% of well-defined points will be in error more than 16m, with a worse case scenario of +/- 30m. For vertical positional accuracy of points determined from contours there is an expectation that the elevation accuracy (standard deviation) will be half the value of the contour interval. Site Boundary Buffer 1000m Property Boundaries Elevation Contour (m AHD) Data Sources: Property Boundaries -State Government Victoria - Department of Environment, Land, Water & Planning Coordinate System: GDA 1994 MGA Zone 55 Scale: Date: 11 October 2021 400 600 Meters 5 100 200 800 1,000



Hydrogeology & Groundwater

Traralgon-Maffra Road, Traralgon, VIC 3844

Hydrogeology

Description of aquifers within the dataset buffer:

| Description | Distance | Direction |
|--|----------|-----------|
| Porous, extensive highly productive aquifers | Om | On-site |

Hydrogeology Map of Australia: Commonwealth of Australia (Geoscience Australia) Creative Commons 3.0 © Commonwealth of Australia http://creativecommons.org/licenses/by/3.0/au/deed.en

Groundwater Salinity

On-site Groundwater Salinity:

| Groundwater Salinity | Percent Of Site Area |
|----------------------|----------------------|
| 1,000 - 3,500 mg/l | 100 |

Depth to Watertable

On-site Depth to Watertable:

| Depth to Watertable | Percent Of Site Area |
|---------------------|----------------------|
| Less than 5 metres | 100 |

Surface Elevation

Approximate on-site Surface Elevation:

| 24 AHDm to 32 AHDm | |
|--------------------|--|

Basement Elevation

Approximate on-site Basement Elevation:

Basement Elevation - Basement Rocks comprise Lower Palaeozoic basement rocks that form the highlands and the crystalline basement; and Mesozoic rocks of the Otway and Gippsland basins both outcropping and subsurface

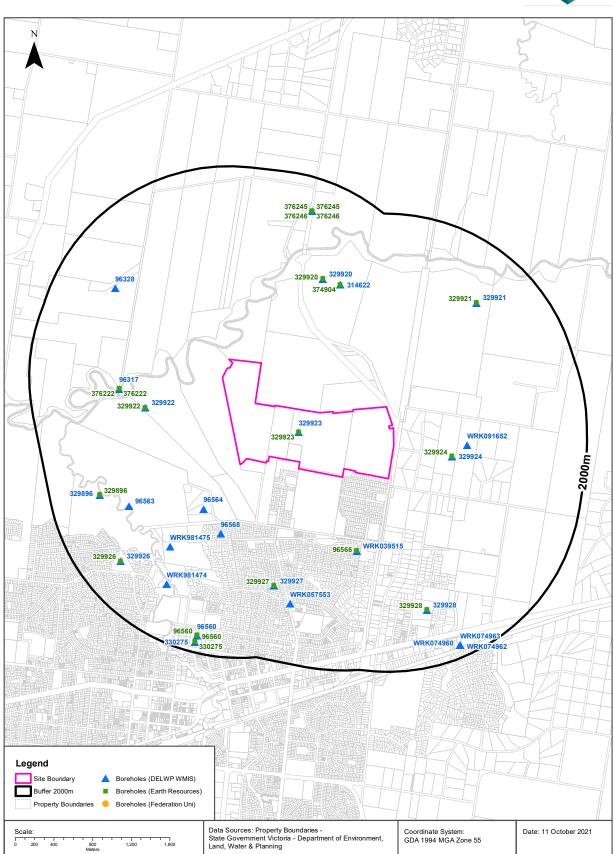
-622 AHDm to -606 AHDm

Groundwater Data Custodian: State Government Victoria - Dept of Environment, Land, Water & Planning Creative Commons 3.0 © Commonwealth of Australia http://creativecommons.org/licenses/by/3.0/au/deed.en

Groundwater Boreholes

Traralgon-Maffra Road, Traralgon, VIC 3844





Groundwater Boreholes

Traralgon-Maffra Road, Traralgon, VIC 3844

Boreholes (DELWP WMIS)

Boreholes from the Department of Environment, Land, Water & Planning's Water Measurement Information System, within the dataset buffer:

| Bore Id | Use Type | Drillers Log | Construction | Latest Water Levels | Geology | Completed Date | Dist (m) | Dir |
|-----------|------------------------------------|--|---|---------------------------|--|-------------------|-------------|---------------|
| 329923 | Sec Bores (Use Unidentified) | | | | | 01/09/1947 | 0m | On- site |
| 96564 | Stock | | | | | 28/03/1974 | 595m | South West |
| 329924 | Sec Bores (Use Unidentified) | | | | | 22/09/1947 | 613m | East |
| 96568 | Domestic, Stock | | | | | 01/01/1988 | 742m | South West |
| WRK091652 | Domestic & Stock | 0.00m-0.40m TOP SOIL 0.40m-1.00m DARK GREY CLAY 1.00m-9.50m GREYAND ORANGE CLAY 9.50m-11.50m DARK GREY AND ORANGE CLAY 11.50m-12.50m COARSE GRAVEL 12.50m-18.50m COARSE AND MEDIUM SANDS 18.50m-19.00m GREYCLAY | 0.00m-13.00m INNER LINING - CASING = Pvc 13.00m-19.00m INNER LINING - SLOT = Pvc 0.00m-2.00m OUTER LINING - GRAVEL = Cement 2.00m-12.00m OUTER LINING - GRAVEL = Gravel | | | 12/02/2016 | 759m | East |
| WRK039515 | Irrigation | | 0.00m-62.48m INNER LINING - CASING = Not Known 62.48m-65.53m INNER LINING - SCREEN = Not Known | | 62.48m-65.53m Sand | 19/03/1983 | 777m | South East |
| 329922 | Sec Bores (Use Unidentified) | | | | | 12/03/1948 | 844m | West |
| 96317 | Domestic, Stock | | | | | 31/12/1920 | 1074 m | West |
| 329920 | Sec Bores (Use Unidentified) | | | | | 12/03/1948 | 1080 m | North |
| WRK981475 | Domestic & Stock | 0.00m-0.10m 40MM F C ROCK 0.10m-3.10m (CH) CLAY TRACE FINE SAND 3.10m-7.40m (CH) CLAY 7.40m-8.80m (SC) CLAYEY SAND MED | 0.10m-4.00m INNER LINING - CASING = Pvc 4.00m-7.00m INNER LINING - SCREEN = Pvc 0.00m-3.60m OUTER LINING - GRAVEL = Bentonite 3.60m-7.00m OUTER LINING - GRAVEL = Gravel 7.00m-8.80m OUTER LINING - GRAVEL = Bentonite | | | 15/05/2007 | 1118 m | South West |
| 314622 | Sec Bores (Use Unidentified) | | | | | 24/02/1983 | 1150 m | North |
| 96563 | Stock | | | | | 01/01/1970 | 1229 m | South West |
| 329927 | Sec Bores (Use Unidentified) | | | | | 13/07/1948 | 1238 m | South |
| WRK057553 | Observation | 0.00m-0.80m dirt 0.80m-3.00m clayey silt 3.00m-7.00m yellow clayey silt | 0.00m-4.50m INNER LINING - CASING = Pvc 4.50m-7.00m INNER LINING - SCREEN = Pvc 0.00m-3.50m OUTER LINING - GRAVEL = Cement 3.50m-4.50m OUTER LINING - GRAVEL = Bentonite 4.50m-7.00m OUTER LINING - GRAVEL = Gravel | | 0.00m-4.50m Silt 4.50m-7.00m Silt | 17/06/2010 | 1387 m | South |
| 96328 | Domestic, Stock | 0.00m-1.82m GRAVELY CLAY 1.82m-10.66m BROWN CLAY 10.66m-15.54m GRAVEL | 0.00m-12.49m INNER LINING - CASING = Pvc 12.49m-14.63m INNER LINING - SCREEN = Pvc | | 12.49m-14.63m Gravel | 01/03/1988 | 1388 m | North West |

43

| Bore Id | Use Type | Drillers Log | Construction | Latest Water Levels | Geology | Completed Date | Dist (m) | Dir |
|-----------|--|--|---|---|---------|-------------------|-------------|---------------|
| 329928 | Sec Bores (Use Unidentified) | | | | | 04/08/1948 | 1417 m | South East |
| 329921 | Sec Bores (Use Unidentified) | | | | | 05/04/1948 | 1425 m | North East |
| WRK981474 | Domestic & Stock | 0.20m-7.10m (CH) CLAY TRACE FINE SAND | 0.10m-4.10m INNER LINING - CASING = Pvc 4.10m-7.10m INNER LINING - SCREEN = Pvc 0.10m-3.80m OUTER LINING - GRAVEL = Bentonite 3.80m-7.10m OUTER LINING - GRAVEL = Gravel | | | 15/05/2007 | 1451 m | South West |
| 329896 | Non Groundwater | | | | | 31/12/1891 | 1487 m | West |
| 329926 | Sec Bores (Use Unidentified) | | | | | 03/09/1947 | 1588 m | South West |
| 329705 | Sec Bores (Use Unidentified) | | | | | 02/05/1985 | 1655 m | North |
| 329704 | Sec Bores (Use Unidentified) | | | | | 24/04/1985 | 1657 m | North |
| 96560 | Groundwater Investigation, Observation, State Observation Network | | -0.80m-542.36m INNER LINING - CASING = Abs Plastic 542.36m-552.80m INNER LINING - CASING = Steel 558.00m-563.00m INNER LINING - CREEN = Steel 563.00m-567.00m INNER LINING - CASING = Steel 167.00m-563.00m INNER LINING - SCREEN = Steel 460.00m-553.00m OUTER LINING - GRAVEL = Cement | Date/time: 2008-11-18 1556 Quality: 43 WLMP: 74.62m DBNS: 74.06m RWL: -40.06mAHD | | 23/06/1994 | 1822 m | South West |
| WRK074960 | Observation | 0.00m-0.00m | 0.00m-3.20m INNER LINING - CASING = Pvc 3.20m-4.70m INNER LINING - SCREEN = Pvc 0.00m-1.50m OUTER LINING - GRAVEL = Cement 1.50m-2.70m OUTER LINING - GRAVEL = Bentonite 2.70m-4.70m OUTER LINING - GRAVEL = Gravel | | | 24/07/2013 | 1875 m | South East |
| WRK074962 | Observation | 0.00m-0.00m | 0.00m-16.80m INNER LINING - CASING = Pvc 16.80m-17.80m INNER LINING - SCREEN = Pvc 0.00m-15.00m OUTER LINING - GRAVEL = Cement 15.00m-16.30m OUTER LINING - GRAVEL = Bentonite 16.30m-17.80m OUTER LINING - GRAVEL = Gravel | | | 24/07/2013 | 1875 m | South East |
| WRK074963 | Observation | 0.00m-0.00m | $\begin{array}{l} 0.00m\text{-}2.50m\ \text{INNER LINING -}\\ CASING = Pvc\\ 2.50m\text{-}3.70m\ \text{INNER LINING -}\\ SCREEN = Pvc\\ 0.00m\text{-}1.00m\ \text{OUTER LINING -}\\ GRAVEL = Cement\\ 1.00m\text{-}2.00m\ \text{OUTER LINING -}\\ GRAVEL = Bentonite\\ 2.00m\text{-}3.70m\ \text{OUTER LINING -}\\ GRAVEL = Gravel \end{array}$ | | | 24/07/2013 | 1875 m | South East |
| 330275 | Sec Bores (Use Unidentified) | | | | | 20/01/1984 | 1894 m | South West |

Boreholes WMIS Data Custodian: State Government Victoria - Dept of Environment, Land, Water & Planning Creative Commons 3.0 © Commonwealth of Australia http://creativecommons.org/licenses/by/3.0/au/deed.en

Groundwater Boreholes

Traralgon-Maffra Road, Traralgon, VIC 3844

Boreholes (Earth Resources Database)

Boreholes from the Earth Resources dataset, within the dataset buffer:

| Bore Id | Bore Type | Company | Usage | Method | Status | Drill Date | Depth | Elevation | Accuracy (m) | Dist (m) | Dir |
|---------|-----------|---|-------------------------------------|---------------------------------|--------|------------|--------|-----------|-----------------|-------------|---------------|
| 329923 | | State Electricity Commission of Victoria | | | | 01/09/1947 | 90.20 | 25.30 | 10 | 0m | On-site |
| 329924 | | State Electricity Commission of Victoria | | | | 22/09/1947 | 86.00 | 28.30 | 10 | 612m | East |
| 96566 | | Private Individual/Corporati on | Domestic water supply | Rotary (diamond/drag bit) | | 19/03/1983 | 65.53 | | 100 | 777m | South East |
| 329922 | | State Electricity Commission of Victoria | | | | 12/03/1948 | 91.40 | 26.50 | 10 | 845m | West |
| 376222 | | Latrobe Valley Regional | Domestic & Stock water supply | | | 06/05/1921 | 52.40 | 27.70 | 10 | 1076 m | West |
| 376222 | | Latrobe Valley Regional | Domestic & Stock water supply | | | 06/05/1921 | 52.40 | 27.70 | 10 | 1076 m | West |
| 329920 | | State Electricity Commission of Victoria | | | | 12/03/1948 | 92.70 | 24.40 | 10 | 1080 m | North |
| 374904 | | Latrobe Valley Regional | Coal Exploration | | | 24/02/1983 | 16.30 | 61.60 | 10 | 1149 m | North |
| 329927 | | State Electricity Commission of Victoria | | | | 13/07/1948 | 92.70 | 35.10 | 10 | 1238 m | South |
| 329928 | | State Electricity Commission of Victoria | | | | 04/08/1948 | 91.40 | 49.10 | 10 | 1416 m | South East |
| 329921 | | State Electricity Commission of Victoria | | | | 05/04/1948 | 91.40 | 22.60 | 10 | 1424 m | North East |
| 329896 | | Department of Manufacturing & Industry Development | | Diamond core | | 11/04/1891 | 108.18 | 33.20 | 100 | 1487 m | West |
| 329926 | | State Electricity Commission of Victoria | | | | 03/09/1947 | 91.40 | 31.70 | 10 | 1589 m | South West |
| 376246 | | Latrobe Valley Regional | Groundwater Observation | | | 02/05/1985 | 330.00 | 28.20 | 10 | 1656 m | North |
| 376246 | | Latrobe Valley Regional | Groundwater Observation | | | 02/05/1985 | 330.00 | 28.20 | 10 | 1656 m | North |
| 376245 | | Latrobe Valley Regional | Groundwater Observation | Flush drilled | | 24/04/1985 | 353.00 | 28.30 | 10 | 1659 m | North |
| 376245 | | Latrobe Valley Regional | Groundwater Observation | Flush drilled | | 24/04/1985 | 353.00 | 28.30 | 10 | 1659 m | North |
| 96560 | | Department of Manufacturing & Industry Development | Groundwater Investigation | Rotary (diamond/drag bit) | | 19/06/1978 | 840.23 | 34.00 | 10 | 1821 m | South West |
| 96560 | | Department of Manufacturing & Industry Development | Groundwater Observation | Rotary (diamond/drag bit) | | 19/06/1978 | 840.23 | 34.00 | 10 | 1821 m | South West |
| 330275 | | State Electricity Commission of Victoria | | | | 20/01/1984 | 353.00 | 34.50 | 10 | 1893 m | South West |

Boreholes Earth Resources Data Source: © The State of Victoria, Department of Economic Development, Jobs, Transport and Resources 2015. Creative Commons Attribution 3.0 Australia

Boreholes (Federation University)

Boreholes from the Federation University Australia dataset, within the dataset buffer:

| Bore Id | Authority | Туре | Uses | Initial TD | Log | Dist (m) | Dir |
|---------|-------------------------|------|------|---------------|-----|-------------|-----|
| N/A | No records in buffer | | | | | | |

Boreholes FedUni Data Source: © Federation University Australia

Historical Mining Activity - Shafts

Traralgon-Maffra Road, Traralgon, VIC 3844

Historical Mining Activity - Shafts

Mine Shaft Locations were collected by a variety of methods from 1869 in some areas of the state, mainly concentrating in Ballarat and Bendigo. In places a shaft may be recorded multiple times with a different source. In cases where several shaft locations are shown close together (generally with separations less than stated position errors) and they have different sources, it is possible that one shaft has been mapped several times. In cases where several shaft locations are shown close together but they have the same information source, it is possible that each shaft location represents a different shaft on the ground.

Historical Mine Shafts within the dataset buffer:

| Map Id | Name | Source | Depth (m) | Collar (ft) | Fill/Cap Method | Location Desc | Location Accuracy | Distance | Direction |
|--------|----------------------|--------|-----------|-------------|--------------------|------------------|----------------------|----------|-----------|
| N/A | No records in buffer | | | | | | | | |

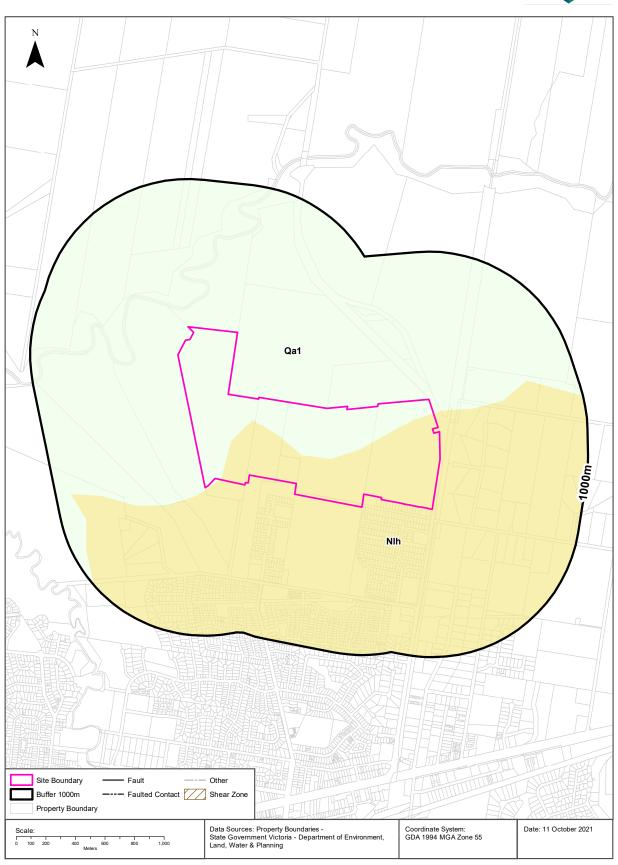
Historical Mining Activity Data Custodian: State Government Victoria - Dept of Economic Development, Jobs, Transport & Resources

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Geology







Geology

Traralgon-Maffra Road, Traralgon, VIC 3844

Geological Units 1:250,000

What are the Geological Units within the dataset buffer?

| Symbol | Name | Description | Geological Age | Lithology | Distance | Direction |
|--------|--|---|----------------------------|--|----------|-----------|
| Qa1 | alluvium(Qa1): generic | Gravel, sand, silt: variably sorted and rounded; generally unconsolidated; includes deposits of low terraces; alluvial floodplain deposits | Pleistocene to Holocene | gravel material (significant); sand (significant); silt material (significant) | 0m | On-site |
| Nlh | Haunted Hills Formation(Nlh): generic | Sand, silt, gravel: various shades of brown, yellow, red, white; variably sorted; variably rounded; crudely to well-bedded; commonly strongly oxidised with ironstone near the top and also within the formation | Pliocene to Pleistocene | sand (significant); silt material (significant); gravel material (significant) | Om | On-site |

Geology Data Custodian: State Government Victoria - Dept of Economic Development, Jobs, Transport & Resources Creative Commons 3.0 © Commonwealth of Australia http://creativecommons.org/licenses/by/3.0/au/deed.en



Preliminary Site Investigation Traralgon-Maffra Road, Traralgon

APPENDIX C – AERIAL PHOTOGRAPHS AND HISTORICAL MAPS

Page C





-Legend Site Boundary Buffer 150m Data Source Aerial Imagery: © Aerometrex Pty Ltd Scale Coordinate System: GDA 1994 MGA Zone 55 Date: 11 October 2021 -"1 560 140 420 280 Meters

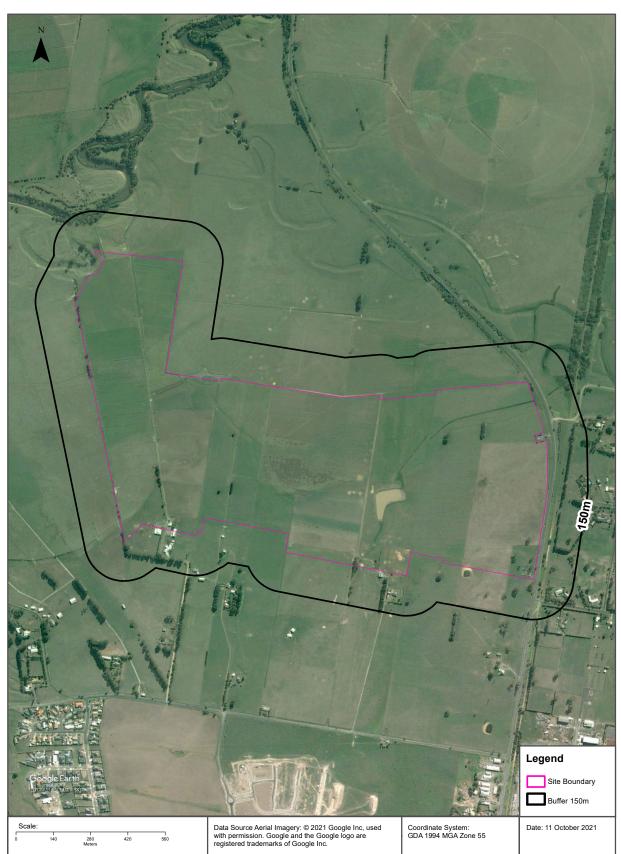


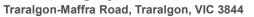
Traralgon-Maffra Road, Traralgon, VIC 3844





Traralgon-Maffra Road, Traralgon, VIC 3844



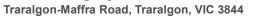




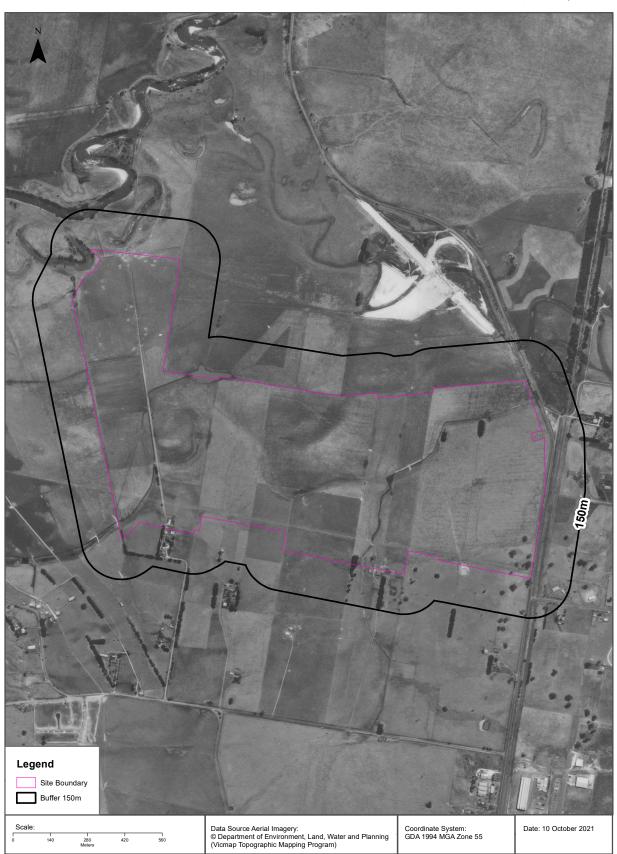
150m Legend Site Boundary Buffer 150m Data Source Aerial Imagery: © Department of Environment, Land, Water and Planning (Vicmap Topographic Mapping Program) Scale Coordinate System: GDA 1994 MGA Zone 55 Date: 11 October 2021 420 140 280 Meters

Lotsearch Pty Ltd ABN 89 600 168 018

27

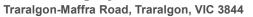






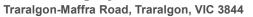
Lotsearch Pty Ltd ABN 89 600 168 018

28

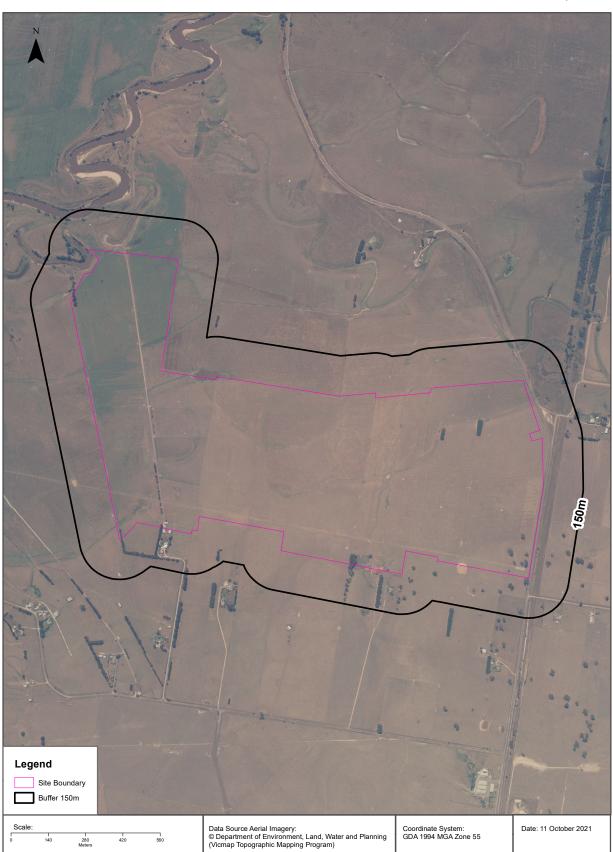


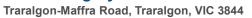


150m Legend Site Boundary Buffer 150m Data Source Aerial Imagery: © Department of Environment, Land, Water and Planning (Vicmap Topographic Mapping Program) Scale Coordinate System: GDA 1994 MGA Zone 55 Date: 10 October 2021 420 140 280 Meters











150m Legend Site Boundary Buffer 150m Scale Data Source Aerial Imagery: © 2021 Geoscience Australia Coordinate System: GDA 1994 MGA Zone 55 Date: 10 October 2021 420 140 280 Meters

Lotsearch Pty Ltd ABN 89 600 168 018

31

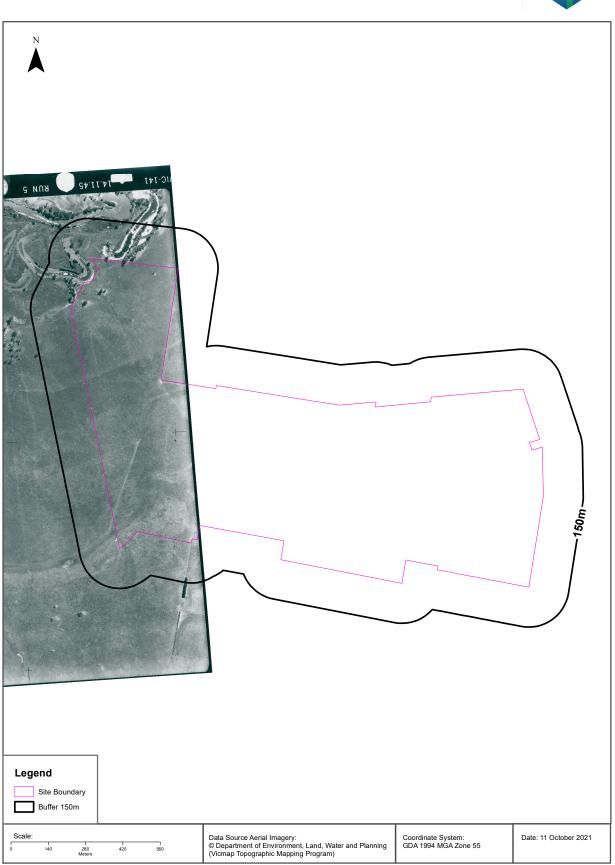
Traralgon-Maffra Road, Traralgon, VIC 3844



150m Legend Site Boundary Buffer 150m Data Source Aerial Imagery: © Department of Environment, Land, Water and Planning (Vicmap Topographic Mapping Program) Scale Coordinate System: GDA 1994 MGA Zone 55 Date: 10 October 2021 420 140 280 Meters

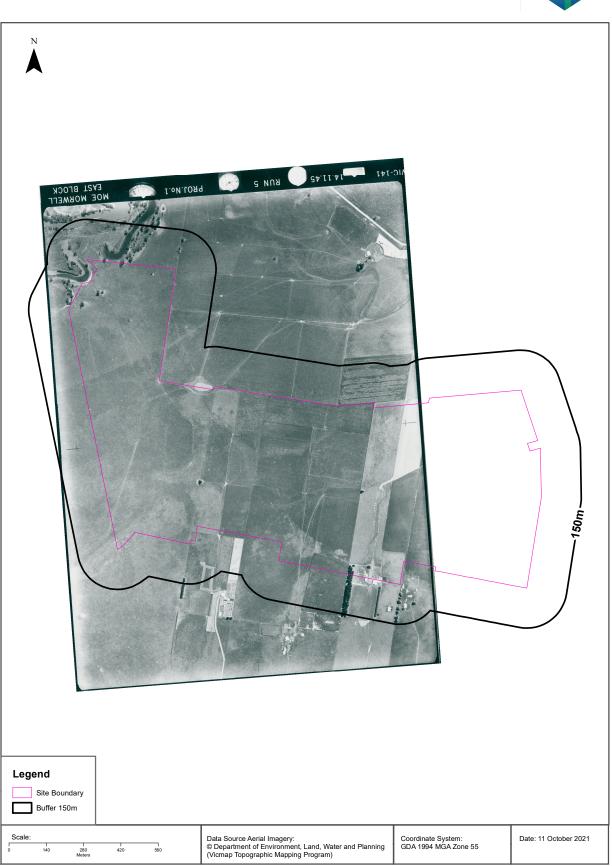






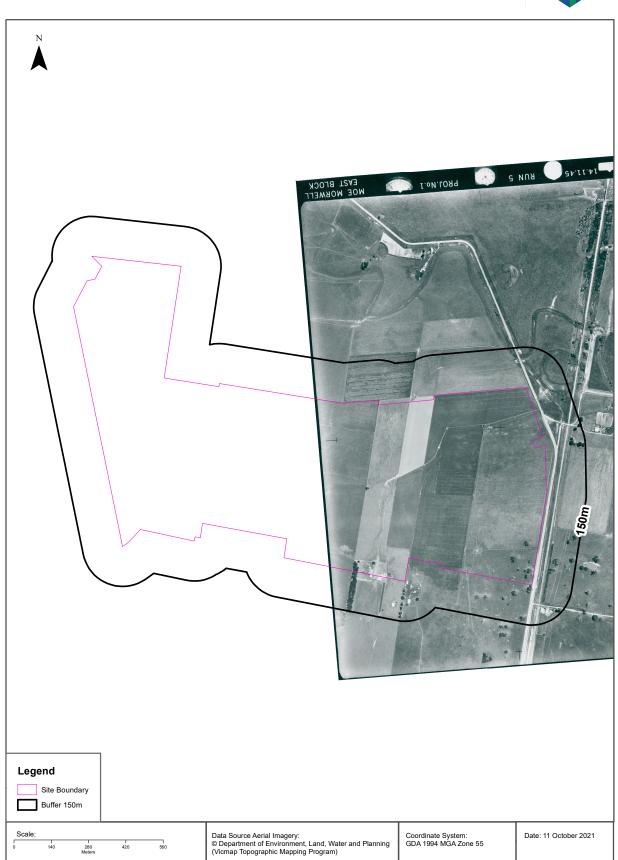


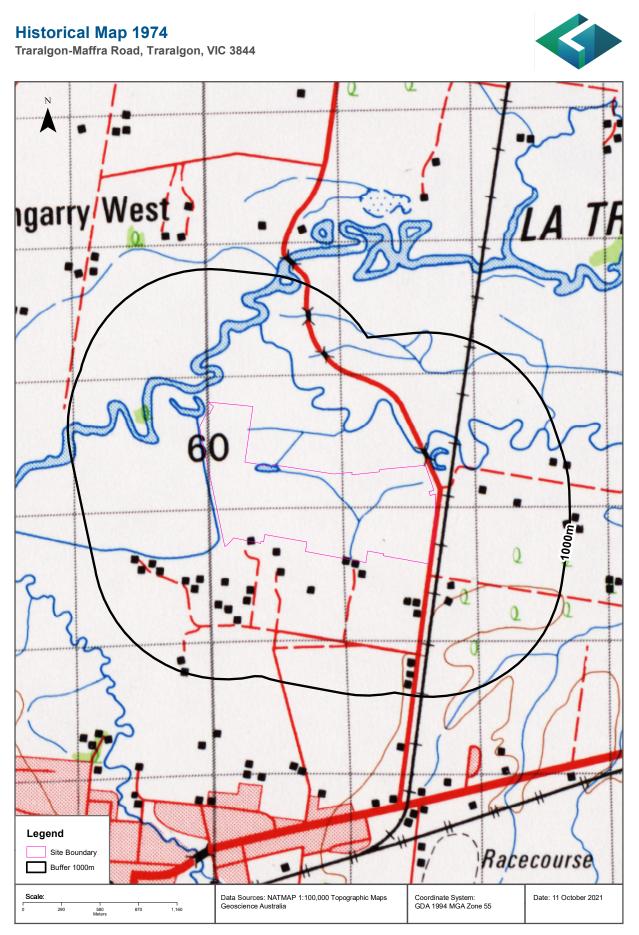




Traralgon-Maffra Road, Traralgon, VIC 3844



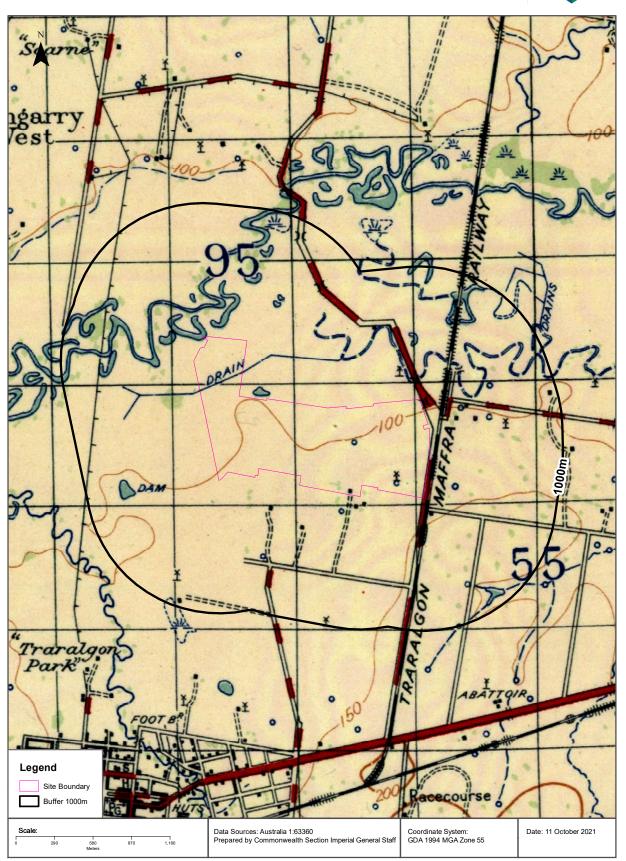




Historical Map c.1939

Traralgon-Maffra Road, Traralgon, VIC 3844





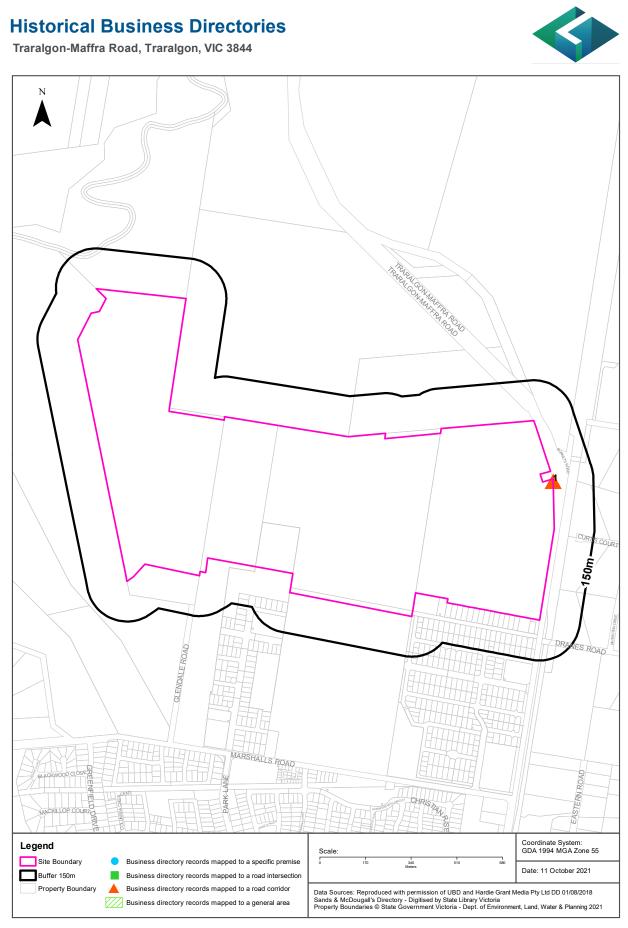
Features of Interest Traralgon-Maffra Road, Traralgon, VIC 3844 637206 637204 1000m 998361 1217282 1151871 1217404 1140289 1152891 645163 1249294 1008925 1217446 1217447 645169 766092 1140648 1209257 1164404 645179 41063 41064 16810 645186 911159 645190 Legend Site Boundary Buffer 1000m Property Boundaries Data Sources: Property Boundaries -State Government Victoria - Department of Environment, Land, Water & Planning Coordinate System: GDA 1994 MGA Zone 55 Scale: Date: 11 October 2021 0 100 200 400 600 Meters 800 1,000



Preliminary Site Investigation Traralgon-Maffra Road, Traralgon

APPENDIX D - HISTORICAL BUSINESS REVIEW

Page D



Historical Business Directories

Traralgon-Maffra Road, Traralgon, VIC 3844

Business Directory Records 1905-1991 Premise or Road Intersection Matches

Universal Business Directory and Sands & McDougall Directory records, from years 1991, 1980, 1970, 1960, 1950, 1945, 1925 & 1905, mapped to a premise or road intersection within the dataset buffer:

| Map Id | Business Activity | Premise | Ref No. | Year | Location Confidence | Distance to Property Boundary or Road Intersection | Direction |
|--------|----------------------|---------|---------|------|------------------------|--|-----------|
| N/A | No records in buffer | | | | | | |

Business Directory Records 1905-1991 Road or Area Matches

Universal Business Directory and Sands & McDougall Directory records, from years 1991, 1980, 1970, 1960, 1950, 1945, 1925 & 1905, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published:

| Map Id | Business Activity | Premise | Ref No. | Year | Location Confidence | Distance to Road Corridor or Area |
|--------|--|--|---------|------|------------------------|--|
| 1 | Engineers - General. | A-Mach Engineering, Lot 1, Traralgon-Maffra Rd., Traralgon. 3844 | 112332 | 1991 | Road Match | 0m |
| | Refractory Materials Mfrs. &/Or Installers. | Crow Industries & Stall Pty. Ltd., Lot 1.Traralgon- Maffra Rd., Traralgon. 3844 | 114828 | 1991 | Road Match | 0m |
| | Electric Motor Installation &/Or Maintenance Specialists. | Electel Pty. Ltd . Traralgon-Maffra Rd., Traralgon. 3844 | 112262 | 1991 | Road Match | 0m |
| | Electric Motor Mfrs. &/Or Imps. &/Or Dists. | Electel Pty. Ltd . Traralgon-Maffra Rd., Traralgon. 3844 | 112263 | 1991 | Road Match | 0m |
| | Electric Motor Winding &/Or Rewinding Specialists. | Electel Pty. Ltd . Traralgon-Maffra Rd., Traralgon. 3844 | 112264 | 1991 | Road Match | 0m |
| | Electrical Contractors. | Electel Pty. Ltd., Traralgon-Maffra Rd., Traralgon. 3844 | 112284 | 1991 | Road Match | 0m |
| | Pump & Pumping Equipment Mfrs. &/Or Dists. | Electel Pty. Ltd., Traralgon-Maffra Rd., Traralgon. 3844 | 114800 | 1991 | Road Match | 0m |
| | Pump & Pumping Plant Installation &/Or Maintenance. | Electel Pty. Ltd., Traralgon-Maffra Rd., Traralgon. 3844 | 114805 | 1991 | Road Match | 0m |
| | Pump Repair Specialists. | Electel Pty. Ltd., Traralgon-Maffra Rd., Traralgon. 3844 | 114807 | 1991 | Road Match | 0m |
| | Garage Mfrs. &/Or Dists. &/Or Installers. | Starline Garages, Lot 1. Traralgon-Maffra Rd. Traralgon. 3844 | 112463 | 1991 | Road Match | 0m |
| | Garage Door Mfrs. &/Or Dists. &/Or Installers. | Starline Garages. Lot 1, Traralgon-Maffra Rd. Traralgon. 3844 | 112462 | 1991 | Road Match | 0m |
| | Sheds. | Starline Garages. Lot 1, Traralgon-Maffra Rd., Traralgon. 3844 | 114932 | 1991 | Road Match | 0m |
| | Concrete Cutting, Grinding, Breaking, Sawing & Drilling Service. | Sure-Cut Concrete Sawing. Traralgon-Maffra Rd., Traralgon. 3844 | 111304 | 1991 | Road Match | 0m |

Historical Business Directories

Traralgon-Maffra Road, Traralgon, VIC 3844

Dry Cleaners, Motor Garages & Service Stations Premise or Road Intersection Matches

Dry Cleaners, Motor Garages & Service Stations from Sands & McDougall's Directories and UBD Business Directories, mapped to a premise or road intersection within the dataset buffer.

| Map Id | Business Activity | Premise | Ref No. | Year | Location Confidence | Distance to Property Boundary or Road Intersection | Direction |
|--------|----------------------|---------|---------|------|------------------------|--|-----------|
| N/A | No records in buffer | | | | | | |

Dry Cleaners, Motor Garages & Service Stations Road or Area Matches

Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories and Sands & McDougall's Directories, mapped to a road or an area within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published.

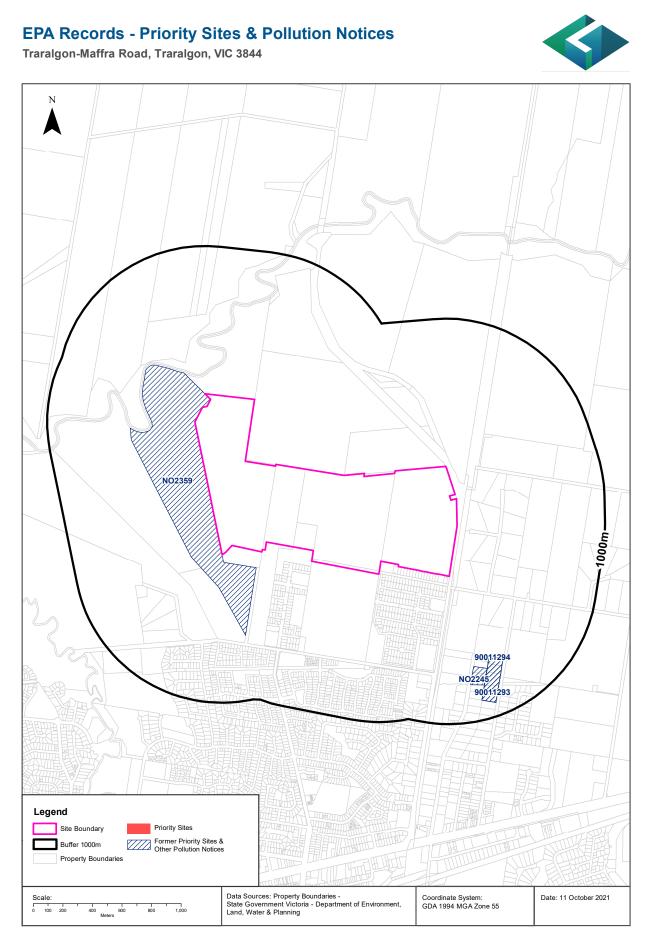
| Map Id | Business Activity | Premise | Ref No. | Year | Location Confidence | Distance to Road Corridor or Area |
|--------|----------------------|---------|---------|------|------------------------|--|
| N/A | No records in buffer | | | | | |



Preliminary Site Investigation Traralgon-Maffra Road, Traralgon

APPENDIX E – EPA & GOVERNMENT DATABASE SEARCH INFORMATION

Page E



Lotsearch Pty Ltd ABN 89 600 168 018

7

EPA Priority Sites & Pollution Notices

Traralgon-Maffra Road, Traralgon, VIC 3844

Current EPA Priority Sites Register

Sites on the current EPA priority sites register that exist within the dataset buffer:

| Notice No | Address | Suburb | Issue | Loc Conf | Dist (m) | Direction |
|-----------|----------------------|--------|-------|-------------|-------------|-----------|
| N/A | No records in buffer | | | | | |

Priority Sites Data Custodian: State Government Victoria - Environment Protection Authority (EPA)

Former EPA Priority Sites & Other Pollution Notices

Sites within the dataset buffer that have been issued a Pollution Notice: Note. Due to pollution notices being revoked and removed from published lists this is not an exhaustive list of all past pollution notices.

| Notice No | Notice Type | Company | Address | Suburb | Status | Issue | Date Issued | Loc Conf | Dist | Dir |
|-----------|----------------------------------|--|--|----------------|--|---|----------------|------------------|------|---------------|
| NO2359 | 31B(1) | HILLBRICK, BARRY PHILLIP | C/A 26E PARISH OF TRARALGON GLENDALE RD | TRARALGON | Legacy EPA Database Pollution Notice | | 08/08/2001 | Premise Match | 0m | West |
| 90011293 | Pollution Abatement Notice | CRYSTAL DANCER PTY LTD [TRARALGON EAST] | 57-89 Rocla Road | Traralgon East | Current Pollution Notice | | 17/06/2020 | Premise Match | 603m | South East |
| 90011294 | Pollution Abatement Notice | CRYSTAL DANCER PTY LTD [TRARALGON EAST] | 57-89 Rocla Road | Traralgon East | Current Pollution Notice | | 17/06/2020 | Premise Match | 603m | South East |
| NO2245 | 62A(1) | CALTEX AUST PETROLEUM P/L | 230-232 FRANKSTON- DANDENONG RD | DANDENONG | Legacy EPA Database Pollution Notice | Current Service Station, Requires assessment and/or clean up. | 20/06/2001 | Premise Match | 631m | South East |

Pollution Notice Data Custodian: State Government Victoria - Environment Protection Authority (EPA)

8

PFAS Investigation & Management Programs

Traralgon-Maffra Road, Traralgon, VIC 3844

EPA PFAS Site Investigations

Sites being investigated by the EPA for PFAS contamination within the dataset buffer:

| Map ID | Site Name | Address | Location Confidence | Distance | Direction |
|--------|----------------------|---------|------------------------|----------|-----------|
| N/A | No records in buffer | | | | |

EPA PFAS Site Investigations Data Custodian: State Government Victoria - Environment Protection Authority (EPA)

Defence PFAS Investigation & Management Program Investigation Sites

Sites being investigated by the Department of Defence for PFAS contamination within the dataset buffer:

| Map ID | Base Name | Address | Location Confidence | Distance | Direction |
|--------|----------------------|---------|------------------------|----------|-----------|
| N/A | No records in buffer | | | | |

Defence PFAS Investigation & Management Program Data Custodian: Department of Defence, Australian Government

Defence PFAS Investigation & Management Program Management Sites

Sites being managed by the Department of Defence for PFAS contamination within the dataset buffer:

| Map ID | Base Name | Address | Location Confidence | Distance | Direction |
|--------|----------------------|---------|------------------------|----------|-----------|
| N/A | No records in buffer | | | | |

Defence PFAS Investigation & Management Program Data Custodian: Department of Defence, Australian Government

Airservices Australia National PFAS Management Program

Sites being investigated or managed by Airservices Australia for PFAS contamination within the dataset buffer:

| Map ID | Site Name | Impacts | Location Confidence | Distance | Direction |
|--------|----------------------|---------|------------------------|----------|-----------|
| N/A | No records in buffer | | | | |

Airservices Australia National PFAS Management Program Data Custodian: Airservices Australia

Defence Sites

Traralgon-Maffra Road, Traralgon, VIC 3844

Defence 3 Year Regional Contamination Investigation Program

Sites which have been assessed as part of the Defence 3 Year Regional Contamination Investigation Program within the dataset buffer:

| Property I | D Base Name | Address | Known Contamination | Loc Conf | Dist | Dir |
|------------|----------------------|---------|------------------------|-------------|------|-----|
| N/A | No records in buffer | | | | | |

Defence 3 Year Regional Contamination Investigation Program, Data Custodian: Department of Defence, Australian Government

EPA Records

Traralgon-Maffra Road, Traralgon, VIC 3844

EPA Environmental Audits

EPA environmental audit records that exist within the dataset buffer: Note. Please click on CARMS No. to activate a hyperlink to online documentation. If link does not work, documentation may still be accessible via the EPA Interaction Portal.

| CARMS No | Transaction No | Site | Address | Suburb | Date Complete | Audit Category | Loc Conf | Distance | Direction |
|-------------|-------------------------|------|---------|--------|------------------|-------------------|----------|----------|-----------|
| N/A | No records in buffer | | | | | | | | |

Environmental Audit Data Custodian: State Government Victoria - Environment Protection Authority (EPA)

EPA Records

Traralgon-Maffra Road, Traralgon, VIC 3844

EPA Groundwater Zones with Restricted Uses

EPA GQRUZ records that exist within the dataset buffer: Note. Please click on CARMS No. to activate a hyperlink to online documentation.

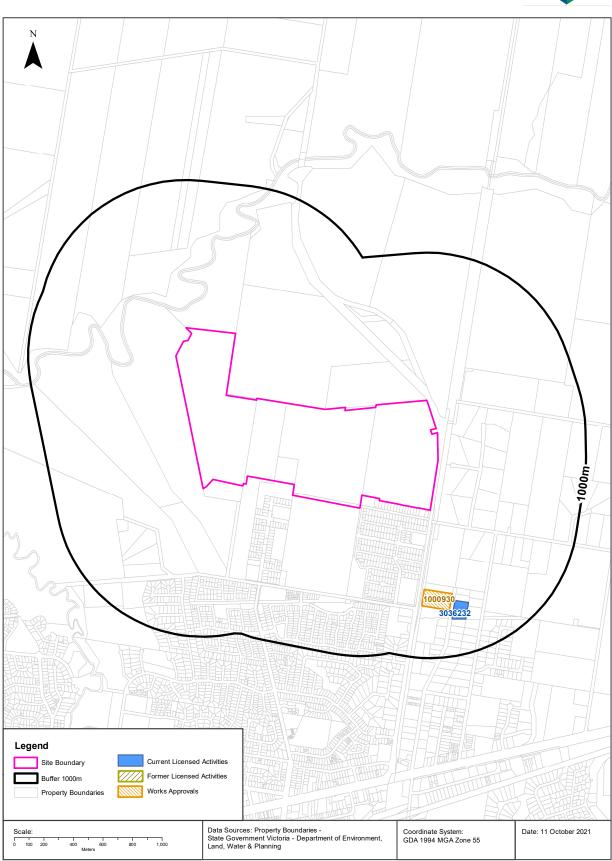
| CARMS No | EPA Id | Site History | Site Address | Restricted Uses | Status | Loc Conf | Distance | Direction |
|-------------|-------------------------|--------------|--------------|-----------------|--------|----------|----------|-----------|
| N/A | No records in buffer | | | | | | | |

Environmental GQRUZ Data Custodian: State Government Victoria - Environment Protection Authority (EPA)

EPA Records - Licensed Activities & Works Approvals

Traralgon-Maffra Road, Traralgon, VIC 3844





Lotsearch Pty Ltd ABN 89 600 168 018

EPA Activities

Traralgon-Maffra Road, Traralgon, VIC 3844

EPA Licensed Activities

EPA licensed activities that exist within the dataset buffer:

| Trans No | Licence No | Licence Type | Organisation | Premise Ref | Premise Address 1 | Premise Address 2 | Activities | Loc Conf | Dist (m) | Direction |
|-------------|---------------|--------------|---|----------------|----------------------|----------------------|------------|------------------|-------------|---------------|
| 3036232 | 222197 | Licence | SIMS GROUP AUST. HOLDINGS [TRARALGON] | | | TRARALGON | | Premise Match | 631m | South East |

Licensed Activity Data Custodian: State Government Victoria - Environment Protection Authority (EPA)

Former EPA Licensed Activities

Former EPA licensed activities that exist within the dataset buffer:

| Licence No | Organisation | Premise Address | Suburb | Activities | Loc Conf | Dist (m) | Direction |
|------------|----------------------|-----------------|--------|------------|-------------|-------------|-----------|
| N/A | No records in buffer | | | | | | |

Former Licensed Activity Data Custodian: State Government Victoria - Environmental Protection Authority (EPA)

EPA Works Approvals

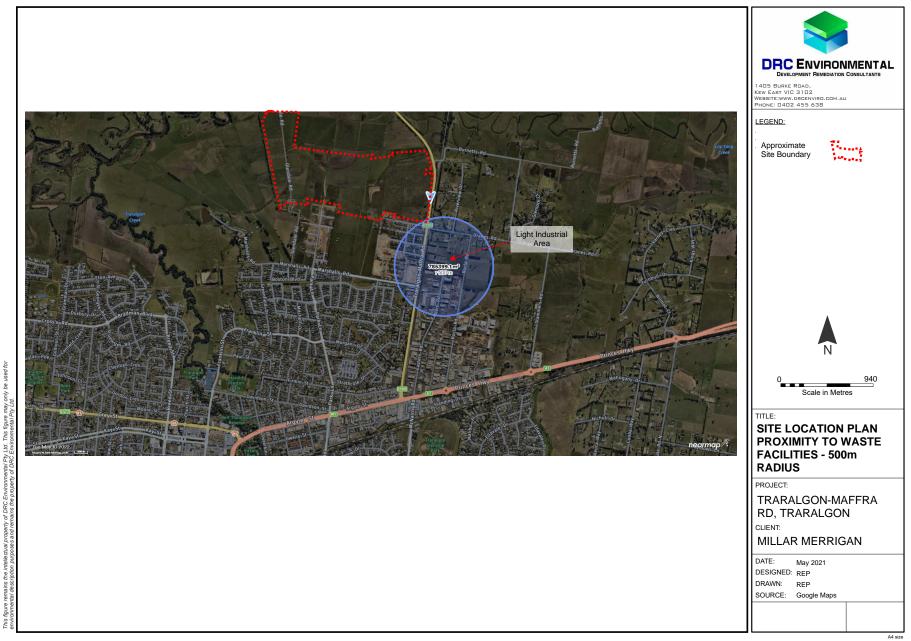
EPA works approvals that exist within the dataset buffer:

| Transaction No | Status | Approval No | Organisation | Premise Address | Suburb | Scheduled Categories | Loc Conf | Dist (m) | Direction |
|-------------------|---------------------|----------------|----------------------|---|-------------------|-------------------------|---------------|-------------|------------|
| 1000930 | Approved/ Issued | 8779 | Novapower Pty Ltd | 73-83 EASTERN RD TRARALGON EAST VIC 3844 | TRARALGON EAST | K01 Power Stations | Premise Match | 536m | South East |

Works Approvals Data Custodian: State Government Victoria - Environment Protection Authority (EPA)

Waste Management Facilities and Landfills Traralgon-Maffra Road, Traralgon, VIC 3844 1000m-1889 56 Site Boundary National Waste Management Site Statewide Waste and Resource Recovery Infrastructure Plan Facility Buffer 1000m Property Boundary EPA Prescribed Industrial Waste Site EPA Victorian Landfill Register Scale: Data Sources: Property Boundaries -State Government Victoria - Department of Environment, Land, Water & Planning Coordinate System: GDA 1994 MGA Zone 55 Date: 11 October 2021 0 100 200 400 600 Meters 800 1,000

Lotsearch Pty Ltd ABN 89 600 168 018



Waste Management Facilities & Landfills

Traralgon-Maffra Road, Traralgon, VIC 3844

National Waste Management Site Database

Sites on the National Waste Management Site Database within the dataset buffer:

| Site Id | Owner | Name | Address | Suburb | Class | Landfill | Reprocess | Transfer | Comments | Loc Conf | Dist (m) | Direction |
|------------|-------------------------|------|---------|--------|-------|----------|-----------|----------|----------|----------|-------------|-----------|
| N/A | No records in buffer | | | | | | | | | | | |

Waste Management Facilities Data Source: Australian Government Geoscience Australia

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Statewide Waste and Resource Recovery Infrastructure Plan Facilities

Statewide Waste and Resource Recovery Infrastructure Plan Facilities within the dataset buffer:

| Map Id | Owner | Site Name | Address | Suburb | Category | Sub Category | Loc Conf | Distance | Direction |
|--------|--------------------------------|---|---------------|-----------|----------------------------|--------------|------------------|----------|------------|
| 56 | Latrobe Valley Recyclers | Latrobe Valley Recyclers - Traralgon | 70 Eastern Rd | Traralgon | Commercial & Industrial | C&I Recovery | Premise Match | 631m | South East |

SWRRIPF Data Source: State Government Victoria - Department of Sustainability

EPA Prescribed Industrial Waste

EPA Prescribed Industrial Waste treaters, disposers and permitted transporters within the dataset buffer:

| Map Id | Company Name | Address | Suburb | Treatment /Disposal | Transport | Accredited Agent | EPA List Status | Loc Conf | Dist (m) | Dir |
|-----------|---|-----------------------|----------------------------|------------------------|-----------|---------------------|----------------------|------------------|-------------|---------------|
| 1889 | SUEZ RECYCLING & RECOVERY PTY LTD [TRARALGON] | 79-83 EASTERN RD | TRARALGON EAST VIC 3844 | No | Yes | No | Current EPA List | Premise Match | 491m | South East |
| 555 | SITA AUST PTY LTD [TRARALGON] | 79-83 EASTERN RD | TRARALGON EAST VIC 3844 | No | Yes | No | Previous EPA List | Premise Match | 491m | South East |
| 3076 | SIMS GROUP AUST. HOLDINGS [TRARALGON] | 70-74 EASTERN ROAD | TRARALGON VIC 3844 | Yes | No | No | Current EPA List | Premise Match | 631m | South East |

Prescribed Industrial Waste Data Source: State Government Victoria - Environment Protection Authority (EPA)

Waste Management Facilities & Landfills

Traralgon-Maffra Road, Traralgon, VIC 3844

EPA Victorian Landfill Register

EPA Victorian Landfill Register sites within the dataset buffer:

| Landfill Register No. | Site | Address | Operating Status | Est. Year Of Closure | Waste type | Loc Conf | Dist (m) | Direction |
|-----------------------------|----------------------|---------|---------------------|----------------------------|------------|----------|-------------|-----------|
| N/A | No records in buffer | | | | | | | |

EPA Victorian Landfill Register Data Source: State Government Victoria - Environment Protection Authority (EPA)

Lotsearch Pty Ltd ABN 89 600 168 018

Former Gasworks and Liquid Fuel Facilities

Traralgon-Maffra Road, Traralgon, VIC 3844

Former Gasworks

Former Gasworks identified from various historical sources within the dataset buffer: Note - As this is a dataset collated from various historical sources, it is not an exhaustive list of all former Gasworks

| Map Id | Site Name | Date Opened | Year Closed | Location Confidence | Distance | Direction |
|--------|----------------------|-------------|-------------|------------------------|----------|-----------|
| N/A | No records in buffer | | | | | |

Former Gasworks Data Source: Collated from various historical sources

National Liquid Fuel Facilities

National Liquid Fuel Facilties within the dataset buffer:

| Map Id | Owner | Name | Address | Suburb | Class | Operational Status | Operator | Revision Date | Loc Conf | Dist (m) | Direction |
|-----------|-------------------------|------|---------|--------|-------|-----------------------|----------|------------------|-------------|-------------|-----------|
| N/A | No records in buffer | | | | | | | | | | |

National Liquid Fuel Facilities Data Source: Geoscience Australia

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Historical Mining Activity - Shafts

Traralgon-Maffra Road, Traralgon, VIC 3844

Historical Mining Activity - Shafts

Mine Shaft Locations were collected by a variety of methods from 1869 in some areas of the state, mainly concentrating in Ballarat and Bendigo. In places a shaft may be recorded multiple times with a different source. In cases where several shaft locations are shown close together (generally with separations less than stated position errors) and they have different sources, it is possible that one shaft has been mapped several times. In cases where several shaft locations are shown close together but they have the same information source, it is possible that each shaft location represents a different shaft on the ground.

Historical Mine Shafts within the dataset buffer:

| Map Id | Name | Source | Depth (m) | Collar (ft) | Fill/Cap Method | Location Desc | Location Accuracy | Distance | Direction |
|--------|----------------------|--------|-----------|-------------|--------------------|------------------|----------------------|----------|-----------|
| N/A | No records in buffer | | | | | | | | |

Historical Mining Activity Data Custodian: State Government Victoria - Dept of Economic Development, Jobs, Transport & Resources

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Features of Interest Traralgon-Maffra Road, Traralgon, VIC 3844 637206 637204 1000m 998361 1217282 1151871 1217404 1140289 1152891 645163 1249294 1008925 1217446 1217447 645169 766092 1140648 1209257 1164404 645179 41063 41064 16810 645186 911159 645190 Legend Site Boundary Buffer 1000m Property Boundaries Data Sources: Property Boundaries -State Government Victoria - Department of Environment, Land, Water & Planning Coordinate System: GDA 1994 MGA Zone 55 Scale: Date: 11 October 2021 0 100 200 400 600 Meters 800 1,000

Lotsearch Pty Ltd ABN 89 600 168 018

Features of Interest

Traralgon-Maffra Road, Traralgon, VIC 3844

Features of Interest

Features of Interest within the dataset buffer:

| eature Id | Feature Type | Feature Sub Type | Name | Distance | Direction |
|-----------|-----------------------|------------------------|---|----------|------------|
| 998361 | pipeline | oil pipeline | Dutson To Hastings | 0m | On-site |
| 637206 | pipeline | gas pipeline | Longford - Tyers | 0m | On-site |
| 637204 | pipeline | gas pipeline | Longford - Dandenong (Northern) | 0m | On-site |
| 1217282 | reserve | park | | 0m | South East |
| 1151871 | power line | power sub transmission | | 81m | South East |
| 1217404 | reserve | park | | 166m | South East |
| 1140289 | reserve | park | | 323m | South |
| 1249294 | reserve | park | | 478m | South East |
| 1152891 | power line | power sub transmission | | 581m | South West |
| 1217446 | reserve | park | | 622m | South |
| 766092 | reserve | park | | 633m | South East |
| 645163 | reserve | park | | 638m | South West |
| 1008925 | care facility | aged care | Bupa Traralgon | 642m | South |
| 1217447 | reserve | park | | 687m | South |
| 645169 | reserve | park | | 772m | South West |
| 1164404 | reserve | park | | 774m | South East |
| 1140648 | reserve | park | | 785m | South West |
| 1209257 | care facility | child care | Little Saints Early Learning Centre - Traralgon | 796m | South |
| 41064 | excavation site | adit | | 847m | South East |
| 645179 | reserve | park | | 861m | South |
| 1216810 | recreational resource | playground | | 884m | South |
| 911159 | communication service | telephone exchange | | 914m | South East |
| 41063 | excavation site | adit | | 936m | South East |
| 645190 | reserve | park | | 960m | South |
| 645186 | reserve | park | | 968m | South |

Features of Interest Data Custodian: State Government Victoria - Dept of Environment, Land, Water & Planning Creative Commons 3.0 © Commonwealth of Australia http://creativecommons.org/licenses/by/3.0/au/deed.en



Preliminary Site Investigation Traralgon-Maffra Road, Traralgon

APPENDIX F - FURTHER DETAILS

Page F

Statement of Historical Use of Land

As owner of the property listed below, to my knowledge, none of the following agricultural practices has occurred at the property.

- Mass animal burial; .
- Commercial use of pesticides (including herbicides, fungicides);
- Biosolid application to land; and
- Farm waste disposal. •

If, any of the following has been known to have occurred, the following details are provided:

Nil Marshall Ra Travalgon. 110 Glendale Rd Thankgon. 50 **Property Address Residents Signature** dale@cuttingfor-ce.com.au 10/5/22 Dale Stott **Residents Name Contact Details** Date





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Statement of Historical Use of Land

As owner of the property listed below, to my knowledge, none of the following agricultural practices has occurred at the property.

- Mass animal burial;
- Commercial use of pesticides (including herbicides, fungicides);
- Biosolid application to land; and
- Farm waste disposal.

If, any of the following has been known to have occurred, the following details are provided:

| Property Address | 145 Troralgon maffra Road |
|---------------------|---------------------------|
| Residents Signature | SRilly |
| Residents Name | STELEN BUANGIAR |
| Contact Details | 04000 2365 |
| Date | 9/5/2022 |
| | |



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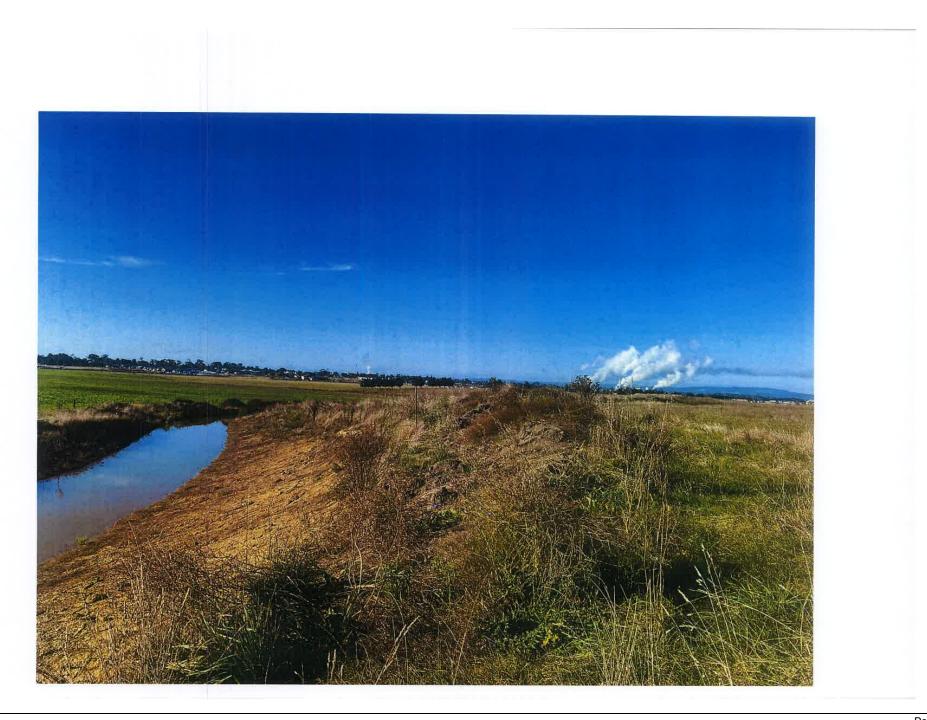
Statement of Stockpile Origination

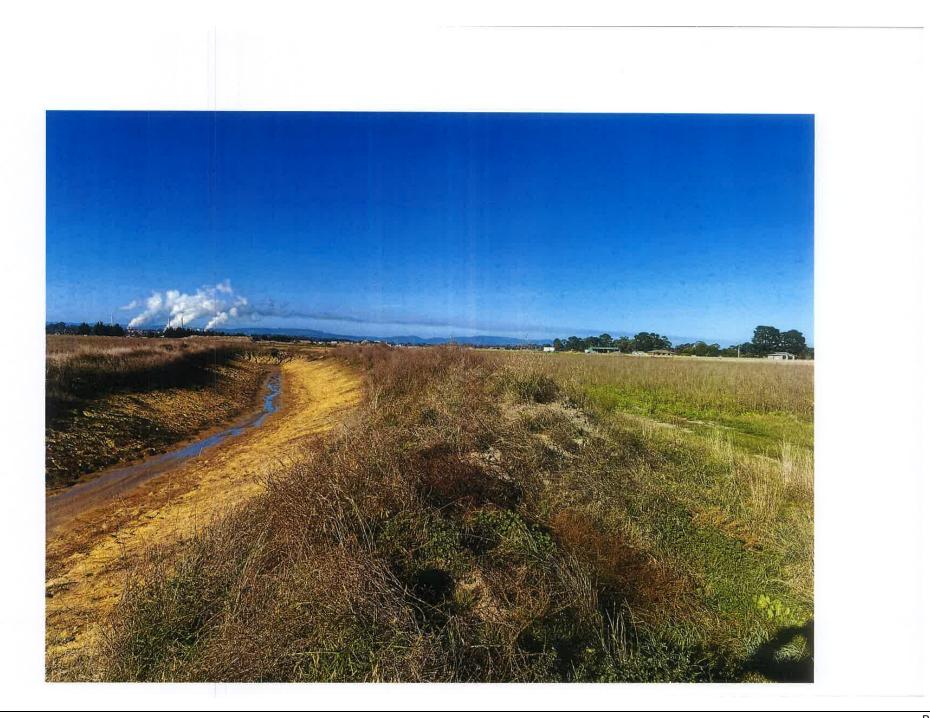
As owner or developer of the property listed below, I provide the following details pertaining to the origination of soil stockpiles that were identified at the site by DRC staff:

The attched Photos are of the stadepiles on site. As part of the required water retension a culvert was required to be constructed Stadepiles are the striped of Topsoil At a hater stage apper is to be placed in that hocation and Topsoil replaced. No matieval Hasbeen inported to the subject site. 110 Marshall Rd Tranalgon 50 alendale Rd Thanalgon **Property Address** Signature Dale Stott Name dale@cuttingforce.com.au **Contact Details** Date



W drcenviro.com.au







Esso Australia Pty Ltd ABN 49 000 018 566 664 Collins Street Docklands, Victoria 3008 GPO Box 400C Melbourne, Victoria 3001 613 9270 3333 Telephone 613 9270 3492 Facsimile

13 November 2020

Lauren Snowdon Urban Growth Project Officer Latrobe City Council PO Box 264 Morwell VIC 3840



Our Ref: 0220 Your Ref: C114

Planning Permit Application: 2020/197 Location: Traralgon-Maffra Rd, Traralgon Subdivison

Dear Danielle,

Conditional Non-objection to Planning Permit Application.

Esso Australia Pty Ltd (Esso) is writing to respond to the above matter concerning the Council's notification.

Esso has reviewed the proposed layout and is generally supportive of the proposed development.

1. Application evaluation

The proposed development is associated with the C114 Planning Amendment, and relates to the subdivision of the following parcels:

 Subdivision A 18 lot subdivision along Baldwin Road near the Corner of Traralgon Maffra Rd immediately south of the Esso pipeline easement (including 14m buffer) - as indicated on NBA Group Drawing 21783P2 Version 7 Dated August 2020.

The proposed subdivisions are 14 metres from Esso pipeline(s). As this is within the measurement length of the pipeline(s), an evaluation of any impact to the pipeline has been undertaken.

When evaluating the impact of any development on the pipeline(s) two main criteria are examined:

- What is the impact of the development on the pipeline(s), and
- What impact could the pipeline(s) have on the proposed development, now and in the future.

Following Esso's evaluation, it is not anticipated that this development and its construction will physically impact or significantly change the risks being managed for the safe operation of the pipeline(s).

This is based on the permit application information that has been provided.

2. The Pipeline(s)

Esso pipelines operate 24 hours per day, 365 days of the year and play a crucial role in the supply of energy from the Bass Strait for oil customers (including petroleum, industrial feedstock, road and aviation fuels) and gas consumers across Victoria, New South Wales and South Australia. The operating pressures can be high and as such, any damage to the Pipeline may result in the potentially hazardous situation in terms of:

- Fire and/or explosion causing high risk to life (and property);
- Disruption of gas and oil production from Bass Strait to the Victorian and New South Wales markets; and
- Potentially significant environmental impacts.

An ExxonMobil Subsidiary C:\ProgramData\activePDF\Temp\DocConverter\API\Input\\$2960131909ae\$D46397E810644CE88D6DE7F66DA99CBB.docx/

- 2 -

The pipeline(s) in question have a measurement length of 1,000 m. This is a radial measurement from the pipeline(s) that represents the potential zone of impact for assessing societal risks (people and structures) from the pipeline.

Esso manages the risks associated with the pipeline(s) through:

- Design, operational and regulatory controls that are aimed at minimizing the likelihood of any impact; and
- The express obligations set out in pipeline Licence(s) and Safety Management Plan for the Pipeline.

3. VIC Pipeline Act (2005)

Given the siting of the proposed development within the pipeline(s) measurement length, Applicants must be aware of the relevant sections of the Victorian Pipelines Act (2005) including:

• Section 117 – Offence to obstruct operation of pipelines

Under Section 117 of the Act, it is an offence for a person to interfere with any works relating to the operation of a pipeline by the Licensee without the authority of the Licensee.

Esso is a licensee under the Pipelines Act pursuant to the Pipeline Licence(s) for the pipeline(s).

Proposed Developments have the potential to directly interfere with Esso's work relating to the operation of the pipeline(s). Proposed developments must allow for sufficient vacant area on either side of the right of way / easement and not interfere with Esso's ability to maintain the pipeline to regulatory requirements.

Due to the location of the Development relative to the pipeline(s), it does not appear that the Applicant is affected by these conditions.

• Section 120 – Restriction on building on land near pipeline

Under Section 120 of the Act, a person must not construct a building so that any part of it is situated less than 3 meters from a point on the surface of the land whose position is vertically above a part of a pipeline below the surface <u>unless Ministerial consent has been given</u>.

The Pipeline is usually located within the middle of the Easement granted to Esso. Under the Pipelines Act, the onus is on the Applicant to demonstrate that it has sought to delineate the path of the Pipeline in the easement to ensure that all of the buildings in the proposed Development have given a 3 meter clearance to the pipeline(s).

Esso would ordinarily require the Applicant of a planning application within the pipeline measurement length to work with Esso to mark out the pipeline(s) prior to undertaking any design work. This is to ensure that the applicant designs its proposed development to comply with this requirement of the Pipelines Act.

Due to the location of the Development relative to the pipeline(s), it does not appear that the Applicant is affected by these conditions.

4. Australian Standard 2885 – Pipelines – Gas and Liquid Petroleum

Australian Standard 2885 relates to design, construction, testing, operations and maintenance of gas and liquid petroleum pipelines that operate at pressures in excess of 1050kpa. This Standard is therefore applicable to the pipeline(s). Australian Standard 2885 has legislative force under the

- 3 -

Pipelines Act (2005) as the relevant Australian safety and design standard for the pipeline(s).

The standard provides restrictions against certain activities over the pipeline(s) based on the location class including:

- Restricting "sensitive use" developments within proximity of the pipeline(s);
- Restricting any ground disturbance works in the vicinity of the pipeline without written consent by the Pipeline Operator;
- Ensuring material such as waste, soil and / or equipment on or near the pipeline without written consent by the Pipeline Operator; and
- Preventing certain vegetation from being placed that may either restrict free passage along the easement or whose root systems may cause damage to the pipeline protective coatings.

Esso generally requires a planning application to comply with these conditions.

5. Safety Concerns Considered

• Consideration of "Sensitive Use" Developments in proximity to the pipeline(s)

'Sensitive uses' can be recognized as land used by sectors of the community who may be unable to protect themselves from the consequences of a pipeline failure. Sensitive uses are defined in some jurisdictions, but include schools, hospitals, aged care facilities, prisons or similar.

Esso submits that the location of "sensitive use" developments within the pipeline measurement length creates increased societal risk. In accordance with the Pipelines Act (2005), the potential societal risk, in the unlikely event of a significant pipeline incident, in our view, would be substantial.

Esso submits that the placement of "sensitive use" developments in close proximity to the pipeline(s) would result in a poor planning outcome as they would pose an unacceptable risk to the health and safety of future occupants in the vicinity.

Whilst these subdivision parcels are zoned for general residential purposes, Esso would like to submit that a condition be placed restricting the usage of the lots for sensitive uses (as defined in this section).

• Demonstrating how the pipeline(s) would be protected during construction

Any damage to the pipeline(s) during construction could lead to significant risk of harm and injury to surrounding buildings and residents in the area as well as damage to critical infrastructure.

Generally, for works near pipelines, Esso would recommend development to occur in consultation with Esso to minimize the risk of damage. Esso would also access the land prior to the commencement of construction to undertake integrity management processes to the pipeline(s) at the Applicant's cost. These works may include, but not be limited to excavation, coating removal / reinstatement, additional cover / protection, backfill and compaction.

Esso would ordinarily require the undertaking of, an industry standard practice, Safety Management Study (SMS) of the proposed development to reveal the precise requirements needed to ensure that the maintenance and operation of the pipeline(s), integrity of the pipeline(s) and safety to the surrounding buildings and residents are safeguarded.

Past safety requirements that have arisen from SMS have included (but not limited to):

- Sufficient vacant land as prescribed by Esso on either side of the pipeline(s) (not just the land directly above the right of way);
- Requirements regarding the foundations, pilings and other structural aspects of the structures proposed to be built adjacent to the pipeline(s);
- Requirements regarding the construction method and equipment permitted within the pipeline easement;

- 4 -

- The placement of material, soil overburden and equipment off the pipeline easement; and
- Requirements regarding entry / exit points of dwellings (including windows) facing the pipeline(s).

Due to the location of the Development relative to the pipeline(s), it does not appear that the Applicant is affected by these conditions.

 Impeding Esso's ability to maintain the pipeline(s) and perform servicing and repair (including emergency works)

In order to properly maintain the pipeline(s) to regulatory requirements, Esso requires additional vacant area on either side of the pipeline right of way to allow for maintenance and operations (such as access by soil excavator machinery, other heavy-duty machinery and approximately 3 to 8 personnel).

Due to the location of the Development relative to the pipeline(s), it does not appear that the Applicant is affected by these conditions.

6. Conclusion

Esso submits that the Application would not result in a poor planning outcome. Accordingly, Esso submits that the Application should be supported in its current form and a planning permit should be granted with the "sensitive usage" restriction included.

It is requested that Esso be kept informed of the progress of the application and any amendments sought to the application.

Esso reserves the right to alter its response to any admendments to this development.

If you have any queries or require further details, please do not hesitate to contact David Levy on (03) 9261 0963.

Yours sincerely

DocuSigned by 194704B7130'446

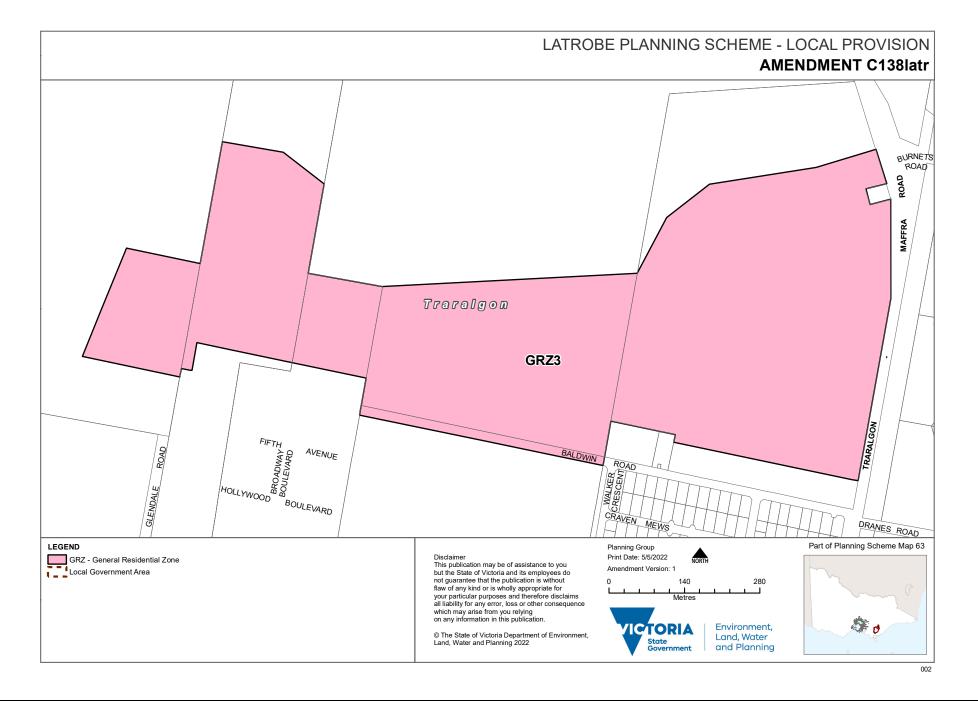
Nicole Lowndes Pipelines Supervisor Esso Australia Pty Ltd

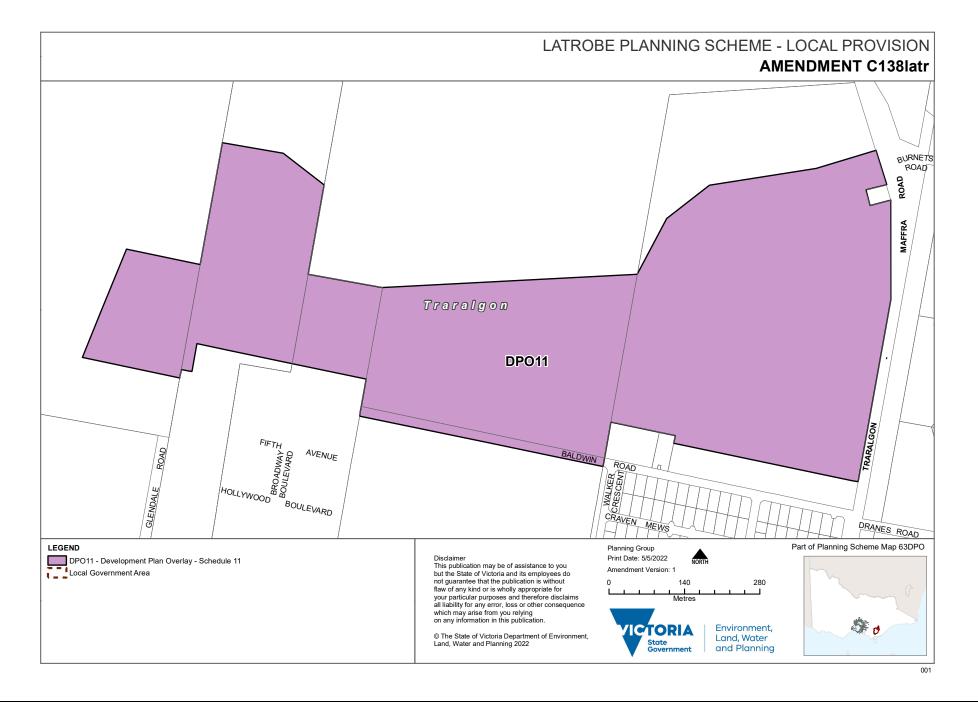
OFFICE USE ONLY

| | Name | Position | Sign | Date |
|-------------------------|---------------------|-------------------------------------|-----------------------------|-------------------|
| Prepared By | David Levy | Pipelines Engineer | David Levy | November 12, 2020 |
| PSO Review Peter Hanily | | Pipeline Surveillance Supervisor | 67EC2683AADF42D TEMPLATE | |
| P&GA Review | Umesh Ratnagobal | Comms & Media Advisor | TEMPLATE | |
| Legal Review | Amy Pate | Legal Counsel | TEMPLATE | |
| Endorsed By | Nicole Lowndes | Pipeline Supervisor | DocuSigned by: | November 13, 2020 |

Comments

49A70AB71301446..





Planning and Environment Act 1987

LATROBE PLANNING SCHEME

AMENDMENT C138 – NORTH OF BALDWIN ROAD, TRARALGON

EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by the Latrobe City Council, which is the planning authority for this amendment.

The amendment has been made at the request of NBA Group Pty Ltd on behalf of Central Gippsland Development Group Pty Ltd and Marshalls Road Developments Pty Ltd.

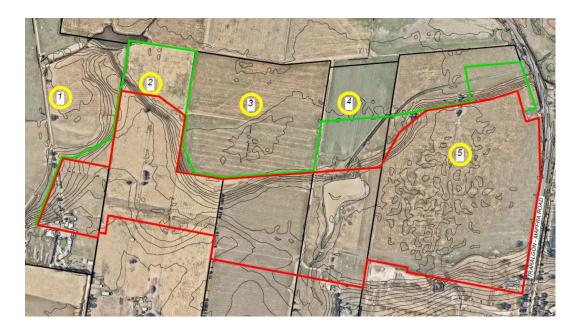
Land affected by the amendment

The amendment applies to:

- 1. Unit 2, 55 Glendale Road, Traralgon (Crown Allotment 26F Parish of Traralgon);
- 2. 50 Glendale Road, Traralgon (Lot 1, PS329021) and 110 Marshalls Road, Traralgon (Lot 2, PS329021);
- 3. 60 Marshalls Road, Traralgon (Lot 2, PS323156);
- 4. 60 Marshalls Road, Traralgon (Lot 1, TP4167);
- 5. Traralgon Maffra Road, Traralgon (Lot C, PS821062).

A mapping reference table is attached at Attachment 1 to this Explanatory Report.

Figure 1: Properties impacted by the proposal. Red line shows land to be rezoned (51.07ha), green line shows extent of proposed reserves.



The site is located immediately north of the approved Traralgon North Development Plan (TNDP).

The TNDP encompasses an area of 118 hectares bounded by Traralgon-Maffra Road to the east, Marshalls Road to the south, the Traralgon Creek floodplain to the west, and a Design and

Development Overlay associated with a high pressure oil pipeline buffer to the north. The TNDP provides for the development of approximately 1,077 residential lots, community facilities, public open space and a neighbourhood activity centre along with associated infrastructure.

What the amendment does

The amendment proposes to rezone approximate 51.07ha of land (figure 1 above) in accordance with the Traralgon Structure Plan from Farming Zone Schedule 1 to General Residential Zone Schedule 3. Apply the Development Plan Overlay Schedule 11 (DPO11) to support further residential subdivision of the land. The amendment also makes administrative changes to the Morwell to Traralgon Framework Plan, Traralgon Structure Plan and Traralgon Housing Framework plan in the Planning Policy Framework.

The amendment:

- Rezones part of land at Unit 2, 55 Glendale Road, (Crown Allotment 26F Parish of Traralgon); 50 Glendale Road, Traralgon (Lot 1, PS329021) and 110 Marshalls Road, Traralgon (Lot 2, PS329021); 60 Marshalls Road, Traralgon (Lot 2, PS323156); 60 Marshalls Road, Traralgon (Lot 1, TP4167); Traralgon Maffra Road, Traralgon (Lot C, PS821062)
- Amends Planning Scheme Map 63ZN.
- Amends Planning Scheme Map 63DPO;
- Inserts at Clause 43.04 a new Development Plan Overlay Schedule 11 to facilitate the residential development of the precinct and require development contributions;
- Amends Clause 02.04 (Strategic Framework Plan) by inserting an updated Morwell to Traralgon Framework Plan which makes administrative changes to be consistent with the proposal;
- Amends Clause 11.01-1LTR (Traralgon Structure Plan) by making minor policy changes and inserting an updated Traralgon Structure Plan which makes administrative changes to be consistent with the proposal; and
- Amends Clause 16.01-1L (Housing Supply) by inserting an updated Traralgon Housing Framework Plan which makes administrative changes to be consistent with the proposal.

Strategic assessment of the amendment

Why is the amendment required?

The amendment is required to implement the recommendations of the Traralgon Structure Plan, Morwell to Traralgon Framework Plan which identifies the land for future residential purposes. In particular, the strategy at Clause 11.01-1L Traralgon which states to:

Encourage short to medium term (within 0-15 years) residential development in TTSP Areas 1, 2 and 13.

The area proposed to be rezoned is area 1 on the Traralgon Structure Plan.

The Strategy at Clause 11.02-1S requires Council to:

Plan to accommodate projected population growth over at least a 15 year period and provide clear direction on locations where growth should occur. Residential land supply will be considered on a municipal basis, rather than a town-by-town basis.

Whilst as a municipality Latrobe City Council has a 15 year supply of residential land, it is recognised that with 4 main towns and 7 small towns, development in Latrobe City Council happens differently. Each town has different constraints, development rates and other considerations for land supply. Therefore, it is considered that Traralgon will require its own land supply which keeps up with the consistently high development rates.

The land supply assessment prepared for the Amendment states that there is currently under 15 years land supply in Traralgon (approximately 12 years). This is a more conservative estimate than what has been prepared by the Department of Environment, Land, Water and Planning as part of the Urban Development Program which identified under the current growth rate, Traralgon has an estimate supply of 8 years.

Therefore, the amendment is required to increase the land supply of Traralgon. It is estimated the proposed rezoning of approximately 51.07ha will provide an additional 3 years land supply providing between 11 (UDP estimate) and 15 (Land supply assessment for the rezoning) years land supply.

How does the amendment implement the objectives of planning in Victoria?

The Planning Policy Framework seeks to ensure that the objectives of planning in Victoria (as set out in section 4 of the Act) are fostered through appropriate land use and development planning policies and practices which integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development.

The relevant objectives of section 4 of the Act include (inter alia):

- S.4(1)(a) to provide for the fair, orderly, economic and sustainable use, and development of land;
- S.4(1)(c) to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;
- S.4(1)(e) to protect public utilities and other assets and enable the orderly provision and coordination of public utilities and other facilities for the benefit of the community;
- S.4(1)(f) to facilitate development in accordance with the objectives set out in paragraph (a)(c) and (e).

The amendment implements the objectives of planning in Victoria by providing for and facilitating the fair, orderly, sustainable and economic development of residential land in a strategic location.

The site benefits from its location within an undeveloped growth area (north of the TNDP where infrastructure is provided), allowing the site to be planned in an orderly manner to achieve desirable land use and development outcomes.

This will be achieved through application of the DPO and introduction of a new schedule which will require the preparation of a detailed Development Plan. The Development Plan will ensure that the living and recreational needs of future residents are provided for in a coordinated way.

The amendment recognises the importance of the high-pressure oil pipeline within the vicinity of the site and provides for its protection through the retention of planning mechanisms to control development. Future development of the rezoned land will need to consider and respond to the location of the pipeline and views of the relevant authorities.

How does the amendment address any environmental, social and economic effects?

Environmental

The rezoning of the land will not impact on the environmental values of the site.

The Flora Assessment prepared found the site to be dominated by exotic pasture grasses and degraded from past agricultural practices. A cluster of Gippsland Red Gums are available within the site; however no native understory is present. Opportunity for retention and protection of these significant species is available at the Development Plan stage.

The Fauna reporting indicated potential habitat for the Growling Grass Frog and avifauna within the water bodies on the subject site. Targeted surveys are recommended pre-development and should these species be located on site appropriate design responses can be implemented at the subdivision stage. The potential for habitat for these species in a small area of the site does not preclude the land being developed for residential purposes.

The site is affected by the Land Subject to Inundation Overlay and as such a report has been prepared which considers the drainage and stormwater issues. The proposal also considers the overlay changes proposed as part of Amendment C131 (Land Subject to Inundation Overlay and Flood Overlay). It recommends the development of an extensive wetland system within open space along the northern reaches of the site. Such recommendations can be implemented at the Development Plan stage of development.

The site contains a drainage line that traverses' property 4 and 5 within the proposed rezoned area. The Stormwater Management report prepared provides development recommendations in response to the location of the drainage line. It does not preclude the land from being suitable for residential development.

Social & Economic

The amendment will have a net community benefit through implementation of planning controls to facilitate future development within an area recognised by the Traralgon Town Structure Plan as future residential.

The subject site is capable of increasing land supply within Traralgon from 12.2 years to 15.1 years as detailed in the Land Supply Assessment prepared for the rezoning. Opportunity is provided for an extensive open space and wetland area which ensures future residents have access to recreational spaces.

The rezoning of this particular nominated site within the TTSP has the locational benefit of being immediately north of the TNDP where significant infrastructure has already been provided for by the TNDP, thus providing an economical benefit.

Does the amendment address relevant bushfire risk?

The land is not covered by a Bushfire Management Overlay however it is within a designated Bushfire Prone Area (BPA). A Bushfire Assessment has been prepared in response to Integrated Decision Making (71.02-3) which states that *in bushfire affected areas, planning and responsible authorities must prioritise the protection of human life over all other policy considerations.*

It addresses the requirements of Clause 13.02-1S Bushfire Planning, providing advice on the bushfire hazard landscape assessment and bushfire hazard site assessment. A review of alternative locations is also included and the assessment demonstrates that bushfire risk can be mitigated to an acceptable level. The following recommendation is made:

It is recommended that the Development Plan Overlay proposed to be applied to the land includes a section on bushfire protection and that Council undertake liaison with CFA to discuss appropriate wording for the DPO to achieve implementation of bushfire protection measures.

The proposed Development Plan Overlay includes Bushfire protection measures to be implemented at the Development Plan stage. The CFA have been involved in the review of the proposed Planning Scheme Amendment and have provided consent to the Amendment and requirements that have been included in the draft Development Plan Overlay Schedule 11.

Does the amendment comply with the requirements of any Minister's Direction applicable to the amendment?

This Planning Scheme Amendment has been prepared in accordance with various Ministerial Directions and Planning Practice Notes.

The following is noted:

Ministerial Direction Form & Content of Planning Schemes

The Local provision Templates have been utilised in the preparation of the proposed Development Plan Overlay and changes to the Planning Policy Framework.

Ministerial Direction 1 Potentially Contaminated Land and Planning Practice Note 30

This has been considered and preliminary contamination assessment has been prepared in accordance with this direction and planning practice note.

The Preliminary Site Investigation has identified the land with having low potential for contamination, however some minor recommendations for investigation prior to residential development.

The Development Plan Overlay has been updated to require a Preliminary Risk Screen Assessment (PRSA) to be undertaken as part of the development plan process. If there are any recommendations in the PRSA, conditions will be required to be placed on the permit in accordance with these recommendations.

Latrobe City Council acknowledges that this approach differs from the recommendations in the Planning Practice Note 30. However, as the application was lodged prior to the changes to Ministerial Direction 1 and Planning Practice Note 30 and the applicant followed the original advice provided by the EPA. Delaying the PRSA requirement due to the low risk and timing of the changes to the practice note are appropriate in this instance.

Ministerial Direction 11 Strategic Assessment Guidelines

Supporting reports have been prepared to aid in the strategic evaluation of the Planning Scheme Amendment as per Ministerial Direction 11 Strategic Assessment of Amendments.

To assist with preparing a comprehensive strategic evaluation, Planning Practice Note 46: Strategic Assessment Guidelines for preparing and evaluation planning scheme amendments was relied upon for guidance. The Strategic Assessment Guidelines provide a consistent framework for preparing and evaluating a proposed planning scheme amendment and its outcomes.

Ministerial Direction 15 The Planning Scheme Amendment Process

This direction sets timing for completing steps in the planning amendment process which can be followed in the assessment and delivery of this Planning Scheme Amendment.

<u>Ministerial Direction 19 – Preparation and Content of Amendments that may significant impact the</u> <u>Environment, Amenity and Human Health</u>

Information requirement for amendments that may result in impacts on the environment, amenity and human health requires planning authorities to seek the views of the EPA. The views of the EPA have been provided throughout the preparation of this amendment and amendment documentation has been updated to address (including the preparation of a preliminary contamination assessment).

Planning Practice Note 23 Applying the Development Plan Overlay

The Planning Practice note was utilised to determine that the DPO was the appropriate planning tool to guide future development of the subject land. The proposed Schedule was drafted in accordance with the PPN and the future preparation of the Development Plan can be guided by the PPN.

Planning Practice Note 91 Using the residential zones

The Planning practice note has been reviewed and the principals contained in the PPN considered in determining the most appropriate zone for the subject site. The consideration of Latrobe City Council Housing Strategy which was prepared in accordance with the practice note has also been considered.

Planning Practice Note 92 Managing buffer for land use compatibility

As assessment has been undertaken as part of the rezoning request on any potential issues with industrial and the proposed sensitive uses. There are no industrial uses with buffers under Clause 53.10 that extend to the proposed rezoning area. Therefore, no further requirements have been put into place.

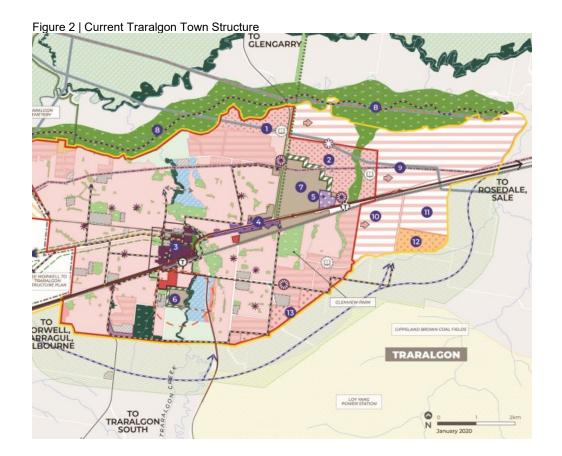
How does the amendment support or implement the Planning Policy Framework and any adopted State policy?

The amendment supports the Planning Policy Framework by providing for the orderly development of the subject land, consistent with the following policies:

The amendment is consistent with the Planning Policy Framework (PPF) and supports its objectives.

The amendment supports the objectives of Clause 11 Settlement, particularly Clause 11.01-1R (Settlement – Gippsland) to ensure that regional centres can support urban growth, Clause 11.02-1 to accommodate projected population growth over at least a 15 year period, Clause 11.02-2S to facilitate orderly development of urban areas, Clause 11.02-3S (Sequencing of Development) to ensure that sequencing of development in growth areas facilitates infrastructure planning and funding, and Clause 11.03-6S (Regional and Local Places) to consider the characteristics and needs of regional places for future land use and development.

Clause 11.01-1L Traralgon contains the Traralgon Town Structure Plan where the subject land is identified as Area 1 'Future Residential and 'Future Public Open Space'. The Strategies of the TTSP including encouraging short to medium term (0-15 years) development within TTSP Area 1. The rezoning is completely compatible with these objectives. It is noted that the TTSP also identifies a potential school site on the subject land. The potential for a school on the subject site has been investigated and preliminary conclusions suggest the site may not be suitable for such sensitive land use due to the proximity of the gas pipeline infrastructure. It seems the responsible authority may not accept a school in this location. The proposed GRZ zoning of the land provides opportunity for a school, should further investigations as part of the Development Plan process determine that one is required and suitable for this location.



The amendment supports the Gippsland Regional Growth Plan and its objectives of strengthening community resilience, providing for sustainable growth and delivering timely and accessible infrastructure, by providing zoned land in an appropriate location where sustainable growth can occur.

Traralgon currently has between 8 and 12 years of existing vacant zoned residential land supply, when comparing the different land supply assessment that are available. The rezoning of the subject site and its potential to support in the order of 450 lots would increase land supply to between 11. years to 15 years. Whilst land supply is required at a municipal wide basisof 15 years, we believe that the development patterns, mix of townships, constraints and development rates means that each town should have its own land supply. In particular, Traralgon has had a consistently high development rate and is required to be considered on its ownmerits.

The amendment is consistent with Clause 12 Environmental and Landscape Values (and various sub objectives including Latrobe specific objectives 12.01-1 L and 12.03-L) including the objectives of ensuring no net loss to biodiversity, through the rezoning of generally degraded and modified land that supports little environmental significance. The appropriate implementation of the Victorian Planning Provisions at the development stage will ensure no net loss to Victoria's Biodiversity and that the nearby waterways are protected.

The amendment is consistent with Clause 13 Environmental Risks and Amenity, particularly Objective 13.02-1S (Bushfire Planning) 13.02-1 L Planning in the BMO and Bushfire Planning by directing growth and development to a location where the risk to life and property can be managed to an acceptable level through application of Bushfire Protection measures specified in the DPO. The interface between Farming Land and Residential Land will require consideration, with the indicative concept suggesting a multi-purpose reserve network north of the residential land that can be managed to low threat conditions and offer a suitable buffer between land uses. The draft DPO includes bushfire protection measures that will need to be implemented in a future Development Plan. The amendment is also consistent with Objective 13.03-1S (Floodplain Management) as demonstrated by the flood modelling report which concludes that the rezoning and future development can occur in a manner that will have no impact on the floodplain. The amendment has addressed Clause 13.04-1S Contaminated land through preparation of Preliminary Contamination assessment and inclusion of recommendations in

the draft Development Plan Overlay. The amendment has also addressed Clause 13.07-1S and 13.07-1L Land Use Compatibility through appropriate separation from industrial and farming land and no obvious land use conflicts under existing conditions.

The amendment is consistent with Clause 15 Built Environment and Heritage, particularly Objective 15.01-1S (Urban Design), Clause 15.01-3S&L (Subdivision Design), Clause 15.01-4S Healthy Neighbourhoods and Clause 15.01-5S&L Neighbourhood Character by extending the existing residential area and offering opportunity to create urban environments that are safe, functional and contribute to a sense of place and identity. A detailed Development Plan will need to be prepared and approved prior to the subdivision of land. Such plan can be prepared in accordance with the relevant objectives contained in these clauses.

The amendment is supported by Clause 16 Housing in that it seeks to provide zoned and serviceable land ready for residential development to increase housing opportunities within Latrobe. The Traralgon Housing Framework Plan is proposed to be updated to reflect the changes of the rezoning.

The amendment is therefore considered to be completely in accordance with Clause 19 Infrastructure. Clause 19.01-3S & 19.01-3L Pipeline Infrastructure seek to ensure that gas, oil and other substances are safely delivered to users from port terminals at minimal risk to people, other critical infrastructure and the environment. The amendment recognises the existing high-pressure oil pipeline located within the site. Appropriate measures will be put in place to protect the operations and safety of the pipeline via a Safety Management Plan which will be developed in conjunction with the pipeline operator following rezoning of the land. The proposed amendment is consistent with the Amendment C121 which proposes to remove the Design and Development Overlay from the pipelines and replace with the Buffer Area Overlay. Amendment C121 has a positive effect on this proposal and will reduce permit triggers required for development in the area.

Clause 19.03-1S Development and infrastructure contribution plans require the timely and efficient provision of cost-effective development infrastructure through development contributions. As part of a future Development Plan, a Development Contributions Plan will be prepared.

Clause 19.03-2S&L (Infrastructure Design and Provision) encourages the timely, efficient and costeffective development infrastructure that meets the needs of the community. The amendment is considered consistent with this objective in that it directs residential growth to an area where substantial infrastructure is already provided or proposed to be provided for by the TNDP. The site is a logical expansion to an existing residential area.

How does the amendment support or implement the Municipal Planning Strategy?

The Municipal Planning Strategy provides local content to support the PPF and as such the amendment is considered to be supported by the MPS. In particular:

Strategic Directions (02.03) notes the following:

Traralgon is the largest of the four main towns in Latrobe. It is the key Regional Retail Centre for Gippsland. Compared to other towns in Latrobe, due to its role as a commercial centre, Traralgon is experiencing higher population and urban growth. This trend is expected to continue

Councils settlement planning seeks to:

- Promoting growth in Traralgon-Morwell as the primary population centre, serving as the dominant residential, commercial and retail node.
- Strengthen Traralgon's role as the Regional Retail Centre for Gippsland.

The proposed rezoning is completely compatible with these settlement objectives in that it introduces additional residential land to the main township of Latrobe to cater for the high population growth.

<u>Built Environment & Heritage (02.03-5)</u> includes a number of objectives that relate to Heritage and Neighbourhood Character. It is submitted that the rezoning of the land can occur in a manner that allows future development to protect and continue the preferred neighbourhood character of the area. The implementation of the DPO will provide council the opportunity to ensure any future Development Plan is prepared in accordance with the objectives contained in this Clause.

<u>Housing (02.03-6)</u> notes Councils aspirations to grow the municipality population to 100,000 by 2050 and as such the provision of additional residential land to cater for this population increase is considered to be consistent with this planning policy.

<u>Infrastructure (02.03-9)</u> the rezoning of the subject site acknowledges infrastructure requirements and constraints required to deliver the additional housing proposed. As such preliminary investigations into

infrastructure delivery have been undertaken and recommendations that can be included in a future DCP provided. The SPO will require the preparation of a DCP prior to development of the land.

Does the amendment make proper use of the Victoria Planning Provisions?

The amendment makes proper use of the Victoria Planning Provisions through the application of the General Residential Zone and Development Plan Overlay to land that is fully serviceable and situated within a growth area. Applying the Development Plan Overlay Schedule 11 will ensure the ongoing orderly planning of the Traralgon North area.

How does the amendment address the views of any relevant agency?

The amendment will be formally referred to all relevant agencies as part of the public exhibition process.

The following agencies have been contacted during the preparation of this amendment: Aboriginal Affairs Victoria, APA Group, SP Ausnet, CFA, DELWP, DJPR, ESV, EPS, Exxon Mobile, Gippsland Water, Southern Rural Water, DoT, Department of Education, WGCMA.

The following comments have been provided by the DET:

DET notes that the Traralgon Structure Plan identifies a potential school site on the subject land, and has requested that the Traralgon Development Plan Overlay (DPO11) schedule, include a requirement that any subsequent Development Plan identify a proposed government school site within the precinct, with the location and general dimensions of the school site to be the satisfaction of the Department of Education and Training. This request has not been accepted by Council. DET has sought to better understand the constraints that would make the subject land unsuitable for a school site, including proximity of the gas pipeline infrastructure and flooding and inundation issues, and does not currently consider that sufficient detailed justification for the exclusion of a proposed school site in the location shown in area 9 has been provided.

DET has advised that if the land owner is able to demonstrate that existing constraints such as proximate gas pipeline infrastructure and flooding and inundation issues result in there being no suitable locations within the subject land for a government school site that is to DET's satisfaction, that the Council should subsequently update the Traralgon Structure Plan to identify a location for a government school co-located with a proposed community hub in area 11 of the Traralgon Structure Plan, and that this should occur prior to the approval of a development plan for area 11. DET has not provided support for this amendment as currently proposed progressing to an authorisation request and possible exhibition

Latrobe City Council believes that the issue of the school site does not need to be addressed at the rezoning stage. The Development Plan Overlay updated to include requirements to consider the school site. The Traralgon Structure Plan shows an indicative school site location it does not have to be determined at this time if it has to go there.

All other agencies comments are supportive, will be addressed prior to authorisation or changes have been made to satisfy their requirements.

Does the amendment address relevant requirements of the Transport Integration Act 2010?

The amendment is not likely to have a significant impact on the transport system, as defined by Section 3 of the *Transport Integration Act 2010*. Planning Practice Note 94 has been considered in making this determination, including a referral to the Department of Transport to determine any impacts.

Resource and administrative costs

The amendment is not anticipated to have a significant impact on the resources and administration costs of the responsible authority. The amendment will provide the mechanism for a future detailed Development Plan to be prepared which will provide guidance and direction on development outcomes for future planning permit applications.

It is acknowledged that the current Design & Development Overlay – Schedule1 (DDO1) includes permit triggers for buildings and works. Creation of lots within the DDO1 will have an impact on Council administrative costs with planning permits required for construction of a dwelling within the DDO. It is however noted that Amendment C121 seeks to remove DDO1 and replace with the Buffer Area Overlay (BAO) significantly reducing planning permit triggers, including removal of the permit

trigger for dwellings. If Amendment C121 is approved, this will remove the administrative burden from Council in relation to this amendment request.

Where you may inspect this amendment

The amendment is available for public inspection, free of charge, at Latrobe City Council's website <u>www.latrobe.vic.gov.au</u>.

The amendment is available for public inspection, free of charge, during office hours at the following places:

Latrobe City Council Corporate Headquarters 141 Commercial Road Morwell

Latrobe City Council Traralgon Service Centre 34-38 Kay Street Traralgon

Latrobe City Council Moe Service Centre 1 – 29 George Street Moe

Latrobe City Council Churchill Service Centre 9-11 Phillip Parade Churchill

The amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at <u>www.planning.vic.gov.au/public-inspection</u>.

Submissions

Any person who may be affected by the amendment may make a submission to the planning authority. Submissions about the amendment must be received by TBC

A submission must be sent to:

Attention: Strategic Planning Latrobe City Council Corporate Headquarters 141 Commercial Road Morwell

Or

Attention: Strategic Planning latrobe@latrobe.vic.gov.au

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

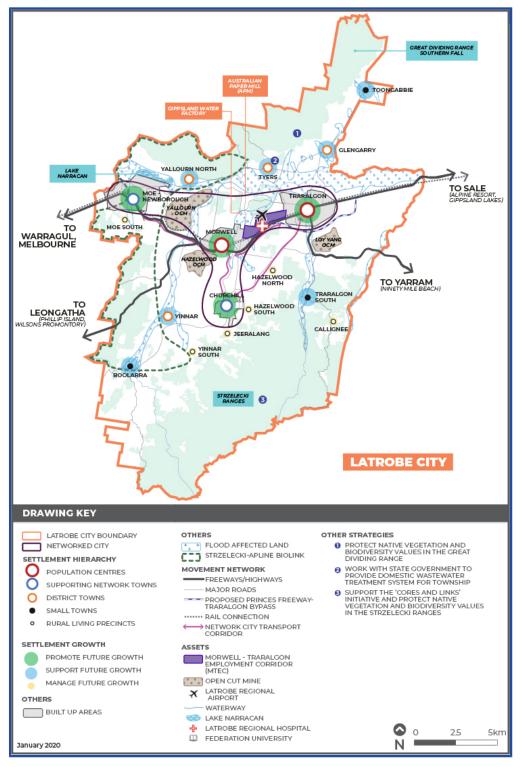
- Directions hearing: TBC
- Panel hearing: TBC

| ATTACHMENT 1 – Mapping Reference Table | | |
|--|--|----------------------|
| Location | Land/Area Affected | Mapping Reference |
| Traralgon North | Part Unit 2, 55 Glendale Road, Traralgon (Crown Allotment 26F Parish of Traralgon), Part 50 Glendale Road, Traralgon (Lot 1, PS329021), Part 110 Marshalls Road, Traralgon (Lot 2, PS329021), Part 60 Marshalls Road, Traralgon (Lot 2, PS323156), Part 60 Marshalls Road, Traralgon (Lot 1, TP4167) and Part Traralgon Maffra Road, Traralgon (Lot C, PS821062). | 63ZN |
| Traralgon North | Part Unit 2, 55 Glendale Road, Traralgon (Crown Allotment 26F Parish of Traralgon), Part 50 Glendale Road, Traralgon (Lot 1, PS329021), Part 110 Marshalls Road, Traralgon (Lot 2, PS329021), Part 60 Marshalls Road, Traralgon (Lot 2, PS323156), Part 60 Marshalls Road, Traralgon (Lot 1, TP4167) and Part Traralgon Maffra Road, Traralgon (Lot C, PS821062). | 63DPO |

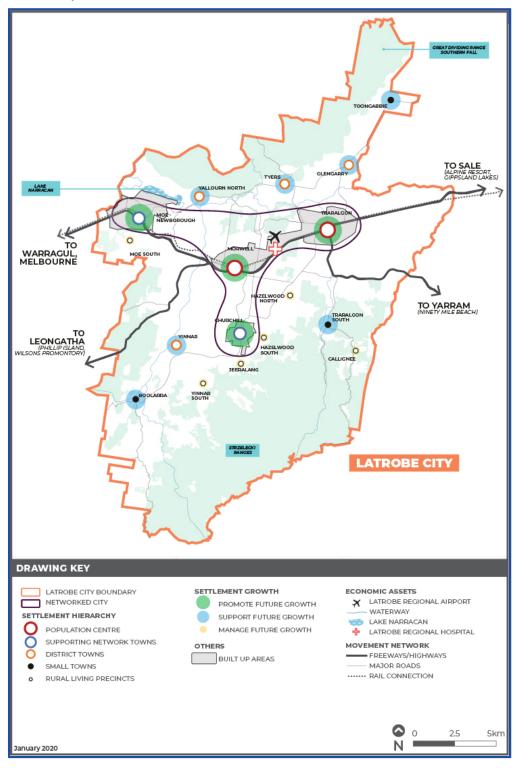
02.04 STRATEGIC FRAMEWORK PLANS

27706/2021-/-/----G130latrProposed C138latrThe plans contained in Clause 02.04 are to be read in conjunction with the strategic directions in Clause 02.03.

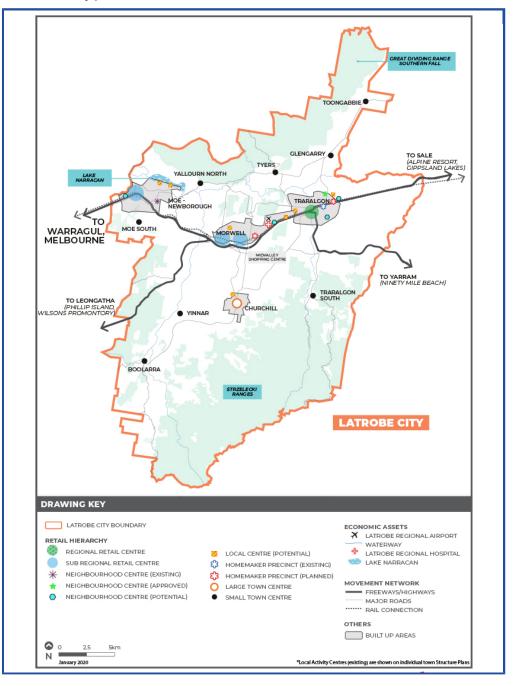
Strategic framework plan



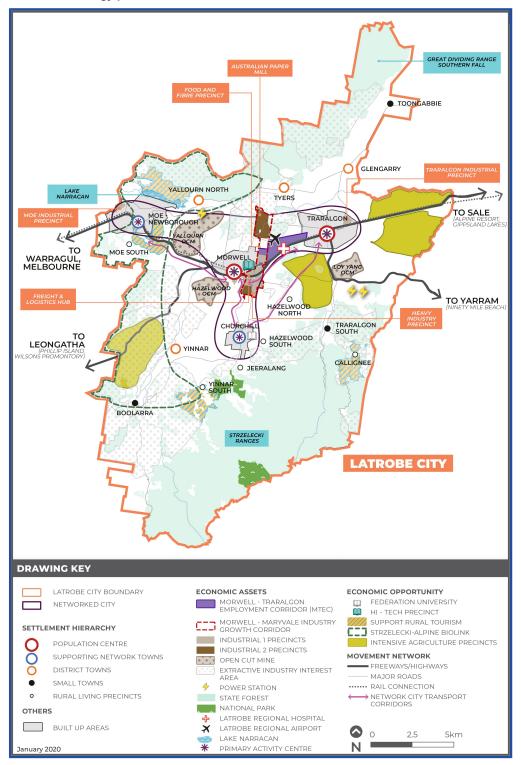
Settlement plan



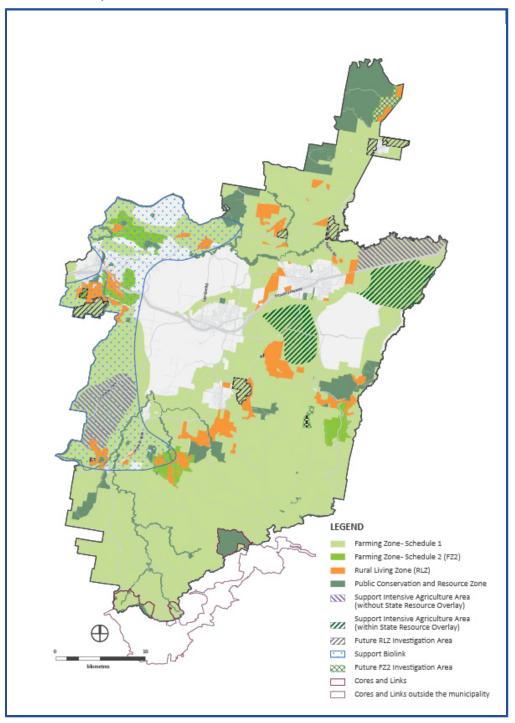
Retail Hierarchy plan



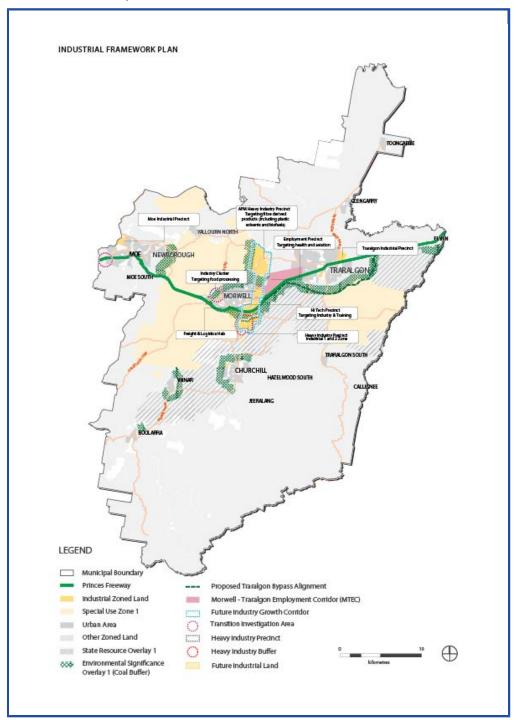
Economic strategy plan



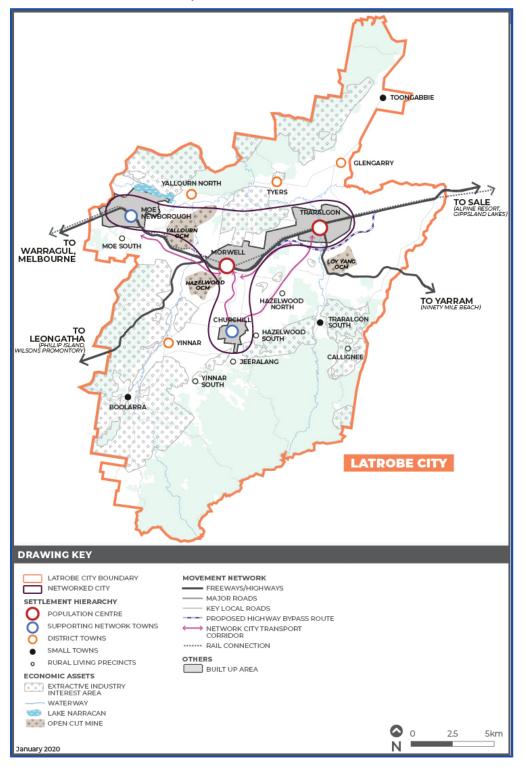
Rural framework plan

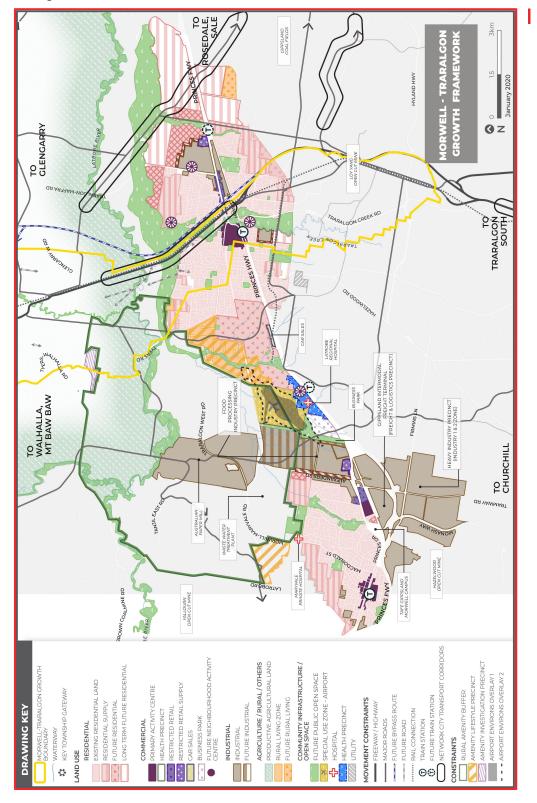


Industrial framework plan



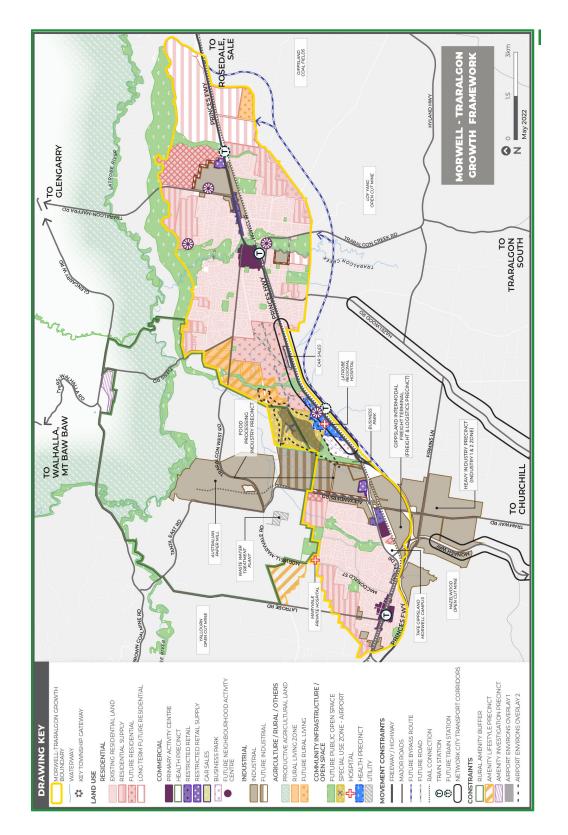
Extractive industries framework plan





Traralgon-Morwell Growth Framework Plan

Page 8 of 9



Page 9 of 9

11.01 VICTORIA 31/07/2018 VC148

11.01-1S Settlement

4/05/2022 VC210

Objective

To promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.

Strategies

Develop sustainable communities through a settlement framework offering convenient access to jobs, services, infrastructure and community facilities.

Focus investment and growth in places of state significance in Metropolitan Melbourne and the major regional cities of Ballarat, Bendigo, Geelong, Horsham, Latrobe City, Mildura, Shepparton, Wangaratta, Warrnambool and Wodonga.

Support sustainable development of the regional centres of Ararat, Bacchus Marsh, Bairnsdale, Benalla, Castlemaine, Colac, Echuca, Gisborne, Hamilton, Kyneton, Leongatha, Maryborough, Portland, Sale, Swan Hill, Warragul/Drouin and Wonthaggi.

Ensure regions and their settlements are planned in accordance with their relevant regional growth plan.

Guide the structure, functioning and character of each settlement taking into account municipal and regional contexts and frameworks.

Create and reinforce settlement boundaries.

Provide for growth in population and development of facilities and services across a regional or sub-regional network.

Plan for development and investment opportunities along existing and planned transport infrastructure.

Promote transport, communications and economic linkages between settlements through the identification of servicing priorities in regional land use plans.

Strengthen transport links on national networks for the movement of commodities.

Deliver networks of high-quality integrated settlements that have a strong identity and sense of place, are prosperous and are sustainable by:

- Building on strengths and capabilities of each region across Victoria to respond sustainably to population growth and changing environments.
- Developing settlements that will support resilient communities and their ability to adapt and change.
- Balancing strategic objectives to achieve improved land use and development outcomes at a regional, catchment and local level.
- Preserving and protecting features of rural land and natural resources and features to enhance their contribution to settlements and landscapes.
- Encouraging an integrated planning response between settlements in regions and in adjoining regions and states in accordance with the relevant regional growth plan.
- Providing for appropriately located supplies of residential, commercial, and industrial land across a region, sufficient to meet community needs in accordance with the relevant regional growth plan.
- Improving transport network connections in and between regional cities, towns and Melbourne.

Encourage a form and density of settlements that supports sustainable transport to reduce greenhouse gas emissions.

Limit urban sprawl and direct growth into existing settlements.

Promote and capitalise on opportunities for urban renewal and infill redevelopment.

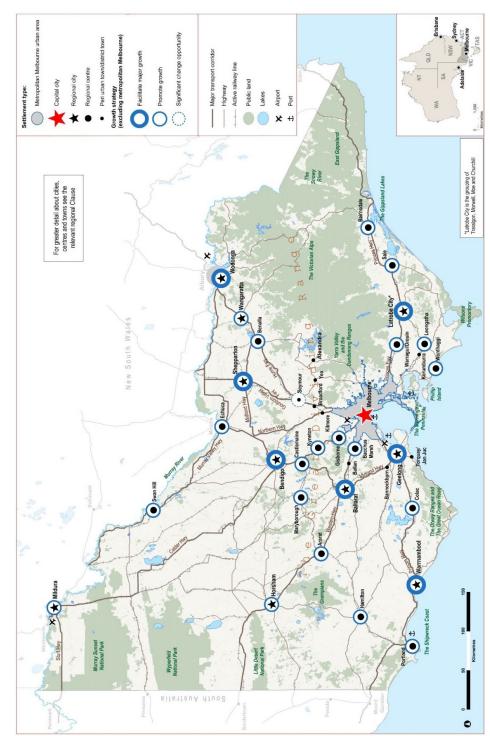
Develop compact urban areas that are based around existing or planned activity centres to maximise accessibility to facilities and services.

Ensure retail, office-based employment, community facilities and services are concentrated in central locations.

Ensure land that may be required for future urban expansion is not compromised.

Policy documents

- Central Highlands Regional Growth Plan (Victorian Government, 2014)
- G21 Regional Growth Plan (Geelong Region Alliance, 2013)
- Gippsland Regional Growth Plan (Victorian Government, 2014)
- Great South Coast Regional Growth Plan (Victorian Government, 2014)
- Hume Regional Growth Plan (Victorian Government, 2014)
- Loddon Mallee North Regional Growth Plan (Victorian Government, 2014)
- Loddon Mallee South Regional Growth Plan (Victorian Government, 2014)
- Wimmera Southern Mallee Regional Growth Plan (Victorian Government, 2014)
- Plan Melbourne 2017-2050: Metropolitan Planning Strategy (Department of Environment, Land, Water and Planning, 2017)
- *Plan Melbourne 2017-2050: Addendum 2019* (Department of Environment, Land, Water and Planning, 2019)



Victoria Settlement Framework

Page 4 of 21

11.01-1R Settlement - Gippsland

31/07/2018 VC148

Strategies

Support urban growth in Latrobe City as Gippsland's regional city, at Bairnsdale, Leongatha, Sale, Warragul/Drouin and Wonthaggi as regional centres, and in sub-regional networks of towns.

Support new urban growth fronts in regional centres where natural hazards and environmental risks can be avoided or managed.

Support the continuing role of towns and small settlements in providing services to their districts, recognising their relationships and dependencies with larger towns.

Create vibrant and prosperous town centres that are clearly defined and provide commercial and service activities that respond to changing population and market conditions.

Provide regional social infrastructure in the regional city and regional centres.

Plan for increased seasonal demand on services and infrastructure in towns with high holiday home ownership.

Gippsland Regional Growth Plan



11.01-1L Latrobe settlement patterns

Strategies

28/05/2021 C122latr

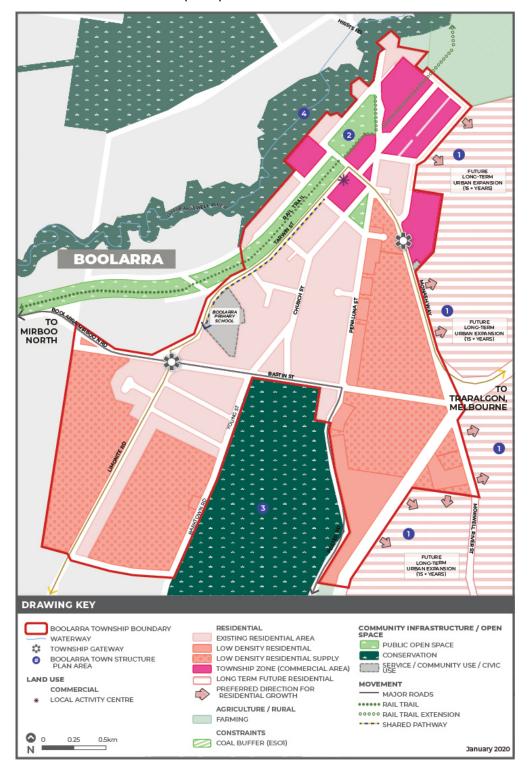
Maintain a clear separation between urban settlements, other than the Morwell to Traralgon Employment Corridor linking the urban areas of Morwell and Traralgon.

Discourage the fragmentation of rural land adjoining township boundaries until land is required for long term (15 or more years) urban development, including:

- Land southeast to the existing Churchill Township in Area 1 of the Churchill Town Structure Plan in Clause 11.01-1L (east of Northways Road and South of Lawless Road).
- Land along the eastern, north-western and western sides of the Moe-Newborough town boundary (Area 7 of the Moe-Newborough Town Structure Plan in Clause 11.01-1L).
- Land to the east of the existing urban area of Traralgon (Areas 9, 10 and 11 of the Traralgon Town Structure Plan in Clause 11.01-1L).
- Land to the east of Boolarra township (Area 1 in the Boolarra Township Structure Plan in Clause 11.01-1L).
- Land to the north, east and south of the Glengarry township (Areas 1, 2, 3, 4, and 7 of the Glengarry Town Structure Plan in Clause 11.01-1L).
- Land to the east and south of Mays Road in the Tyers Township (Area 5 of the Tyers Town Structure Plan in Clause 11.01-1L).

Manage growth in rural living precincts by discouraging further rezoning of land.

Boolarra Town Structure Plan (BTSP)



11.01-1L Churchill

28/05/2021 C122latr

Policy application

This policy applies to land within the Churchill Town Structure Plan (CTSP) in this clause.

Strategies

Encourage development of CTSP Area 2 for medium density residential, research or education purposes.

Encourage university accommodation or medium density residential development on the residential land directly east of Eel Hole Creek and west of Northways Road (CTSP Area 3).

Encourage a Local Activity Centre at 2-4 Acacia Way, Churchill.

Policy documents

- Churchill Town Centre Plan (Beca Pty Ltd, July 2007)
- *Churchill East West Link: Master Plan and Urban Design Framework* (Spiire Australia Pty Ltd, 2013)
- Latrobe City Council Retail Strategy (Essential Economics, 2019)
- Latrobe Structure Plans Churchill (Beca Pty Ltd, August 2007)



Churchill Town Structure Plan (CTSP)

Page 10 of 21

11.01-1L Moe-Newborough

28/05/2021 C122latr

Policy application

This policy applies to land within the Moe-Newborough Town Structure Plan (MNTSP) in this clause.

Strategies

Encourage residential development along Narracan Drive (MNTSP Area 6).

Discourage retail and office development outside of the Primary Activity Centre (MNTSP Area 1), other than office developments at the former Moe Hospital at Ollerton Avenue, Newborough (MNTSP Area 2).

Design industrial development in MNTSP Area 3 to protect any adjoining native vegetation in MNTSP Area 4.

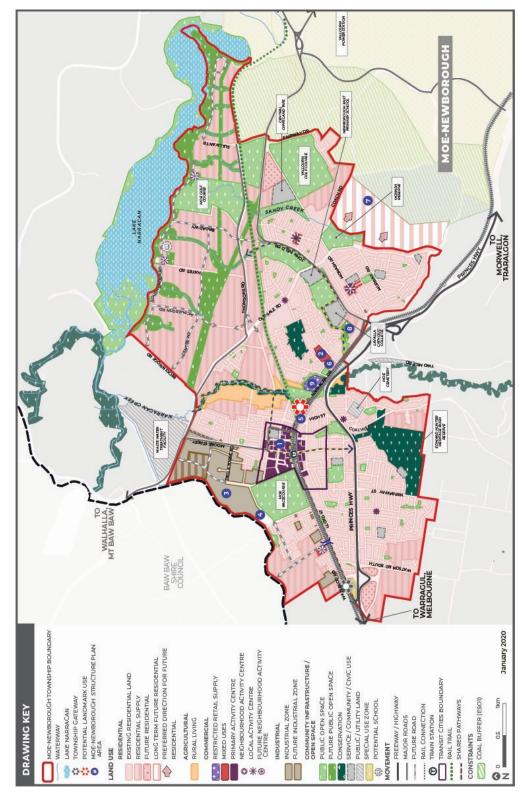
Encourage a 'landmark use', such as a convention centre, at MNTSP Area 5 that complements the Botanical Gardens.

Provide for public open space connections from Narracan Drive through MNTSP Area 8 and connecting to John Field Reserve.

Encourage a Neighbourhood/ Local Activity Centre at 1 Waterloo Road, Becks Bay Village Centre and Fernlea Village Centre, Lake Narracan.

Policy documents

- Latrobe Structure Plan Moe and Newborough (Beca Pty Ltd, 2007)
- Latrobe City Council Retail Strategy (Essential Economics, 2019)
- Strategic Outlook for Moe-Newborough and Lake Narracan (Growth Areas Authority, 2013)



Moe-Newborough Town Structure Plan (MNTSP)

Page 12 of 21

11.01-1L Morwell

27/08/2021 C130latr

Policy application

This policy applies to land within the Morwell Town Structure Plan (MTSP) in this clause.

Strategies

Encourage residential development within MTSP Areas 1 and 2.

Discourage increased housing densities south of Commercial Road (Area 3), until the completion of rehabilitation works to northern batter of the Hazelwood mine area.

Encourage retail, office and residential mixed use developments within Morwell Primary Activity Centre (MTSP Area 4) and Mid-Valley Primary Activity Centre (MTSP Area 10).

Discourage retail and office development outside of the Morwell Primary Activity Centre (MTSP Area 4), Mid-Valley Primary Activity Centre (MTSP Area 10) and Princes Drive, Morwell (MTSP Area 6).

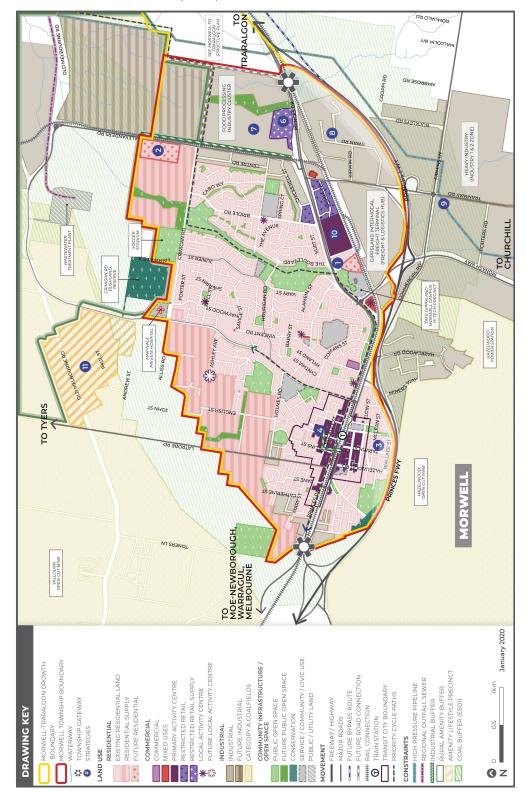
Screen industry in MTSP Area 7 from residential areas along the western boundaries of the industrial precinct by providing a buffer of open space and vegetation.

Encourage a Local Activity Centre at Heritage Boulevard, Morwell.

Policy documents

- Latrobe City Council Retail Strategy (Essential Economic, 2019)
- Latrobe Structure Plans Morwell (Beca Pty Ltd, 2007)

Morwell Town Structure Plan (MTSP)



Page 14 of 21

11.01-1L Traralgon

C130latr Proposed C138latr Policy application

This policy applies to land shown on the Traralgon Town Structure Plan (TTSP) in this clause.

Strategies

Encourage short to medium term (within 0-15 years) residential development in TTSP Areas $\frac{1}{2}$ and 13.

Encourage long term (15 or more years) residential intensification of land zoned rural living and farming in TTSP Areas 9, 10 and 11.

Encourage the long term development of Rural Living Area 12.

Encourage the development of retail, office and residential mixed use developments within Argyle Street (TTSP Area 4).

Direct retail and office development that is significant in floor size and economic impact to the Traralgon Primary Activity Centre (TTSP Area 3), Argyle Street (TTSP Area 4) and Princes Highway and Stammers Road (TTSP Area 5).

Discourage dispersion of the office sector outside of TTSP Area 3.

Support industrial uses with limited off site amenity impacts and other compatible uses within the Janette Street Industrial precinct (TTSP Area 6) as a buffer between the lime batching facility and nearby residential and mixed uses.

Design and site development in residential or mixed use zones that are within the 500 metre buffer of the lime batching facility to mitigate noise impacts from the operation of the facility.

Provide a buffer to protect industry in TTSP Area 7 from encroachment of sensitive uses, particularly from the north and east.

Design development in TTSP Areas 10, 11 and 12 to address any impact of the proposed Traralgon Highway Bypass and Bypass Ramps.

Support development of residential and community facilities to the east and west of the Southside commuter car park at Traralgon Train Station.

Support the construction of a new bus interchange, plaza and station building at the Traralgon Train Station.

Support works to develop the Southside commuter car park, Southern Plaza and VRI Hall as community facilities.

Establish Neighbourhood and Local Activity Centres in the following locations:

- Corner Marshalls Road and Traralgon-Maffra Road, Traralgon
- Melrossa Road West, Traralgon
- Princes Highway, Traralgon East
- Dranes Road, Traralgon
- Cross's Road, Traralgon
- Princes Highway/Airfield Road, Traralgon West
- Bradford Drive/Princes Highway, Traralgon West
- Traralgon Golf Course.

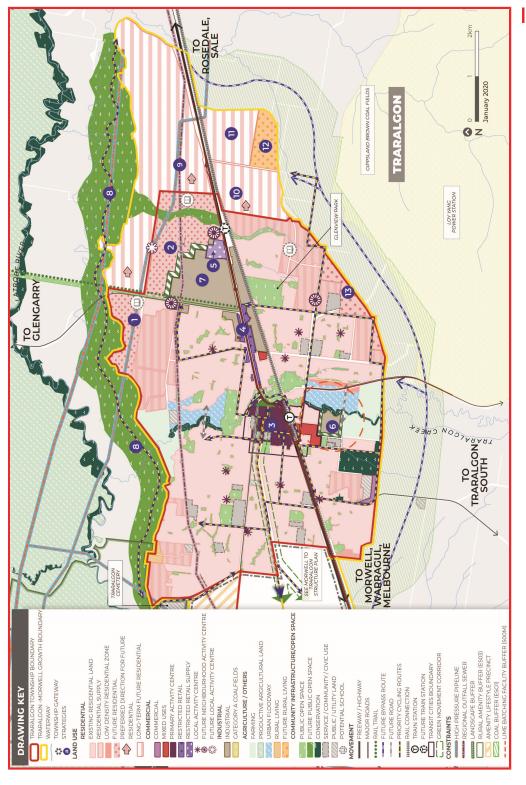
Policy documents

Consider as relevant:

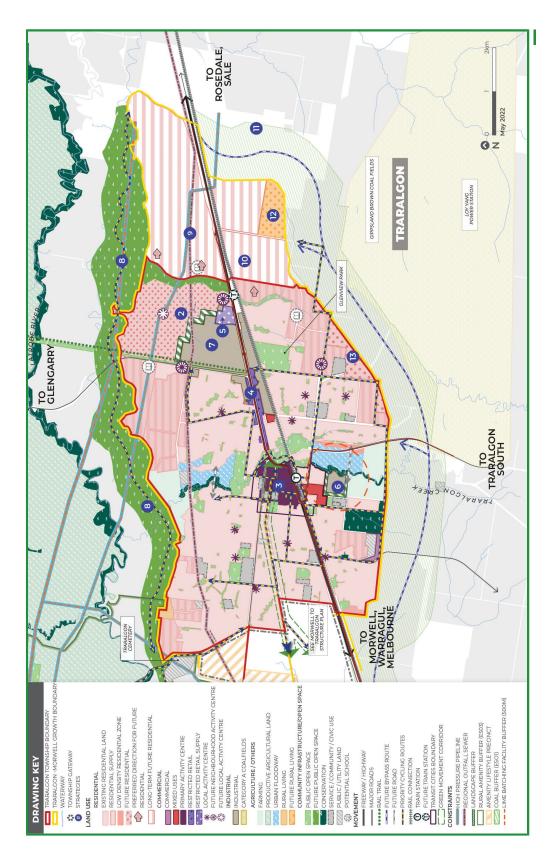
Latrobe Structure Plans - Traralgon (Beca Pty Ltd, August 2007)

- Latrobe City Council Retail Strategy (Essential Economics 2019)
- Traralgon Station Precinct Master Plan (Hansen Partnership, 2011)
- Traralgon Growth Area Framework (Hansen Partnership, 2013)

Traralgon Town Structure Plan (TTSP)



Page 16 of 21



Page 17 of 21

11.01-1L Glengarry

28/05/2021 C122latr

Policy application

This policy applies to land within the Glengarry Town Structure Plan (GTSP) in this clause.

Strategies

Support Glengarry's role as a dormitory suburb of Traralgon.

Encourage development in GTSP Areas 1, 2, 3 and 4 that is sensitive to the Eaglehawk Creek environment and floodplains.

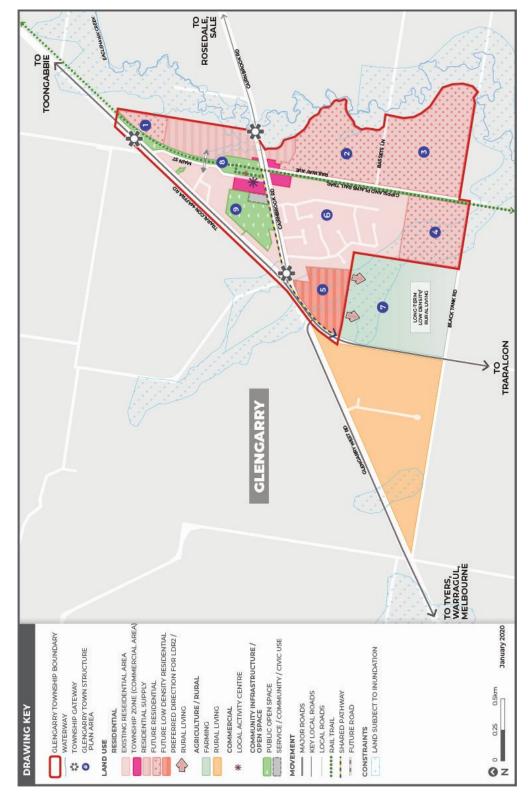
Encourage low density residential development in GTSP Area 5.

Encourage development of large allotments within existing residential areas GTSP Area 6.

Protect public open space areas including the Gippsland Rail Trail (GTSP Areas 8 & 9).

Policy documents

- Small Town Structure Plans: Boolarra, Glengarry & Tyers (NBA Group Pty Ltd, 2009)
- Traralgon Growth Area Framework (Hansen Partnership, 2013)



Glengarry Town Structure Plan (GTSP)

Page 19 of 21

11.01-1L Tyers

28/05/2021 C122latr

Policy application

This policy applies to land within the Tyers Town Structure Plan (TYTSP) in Clause 11.01-1L.

Strategies

Encourage increased diversity in residential allotment sizes, subject to availability of sewerage infrastructure.

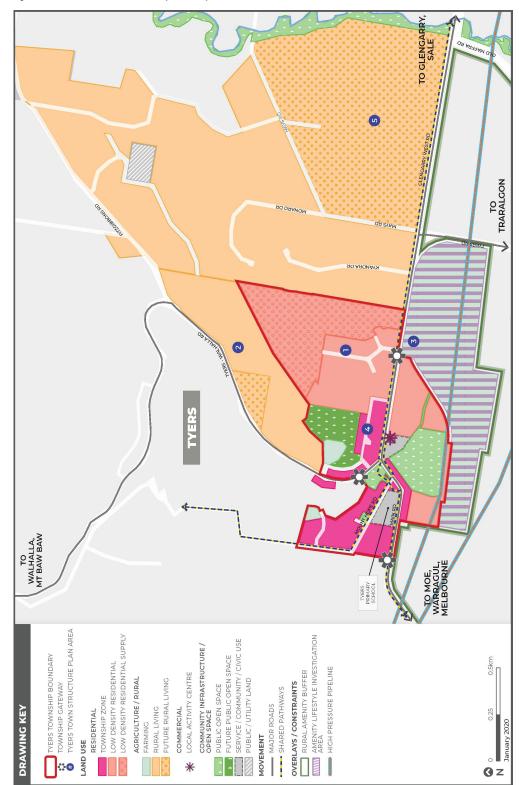
Limit access from development and individual allotments to the Main Road (Moe-Glengarry Road) and Tyers Walhalla Road.

Encourage a shared path link between future low density and rural living development (TYTSP Area 1 & 2) and the town centre (TYTSP Area 4).

Protect road reserves, such as Hinde Road (TYTSP Area 4), to allow for future access to proposed development areas.

Policy documents

- Small Town Structure Plans: Boolarra, Glengarry & Tyers (NBA Group Pty Ltd 2009)
- Traralgon Growth Area Framework (Hansen Partnership, 2013)



Tyers Town Structure Plan (TYTSP)

Page 21 of 21

16.01 RESIDENTIAL DEVELOPMENT

31/07/2018 VC148

16.01-1S Housing supply

20/12/2021 VC174

Objective

To facilitate well-located, integrated and diverse housing that meets community needs.

Strategies

Ensure that an appropriate quantity, quality and type of housing is provided, including aged care facilities and other housing suitable for older people, supported accommodation for people with disability, rooming houses, student accommodation and social housing.

Increase the proportion of housing in designated locations in established urban areas (including under-utilised urban land) and reduce the share of new dwellings in greenfield, fringe and dispersed development areas.

Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.

Identify opportunities for increased residential densities to help consolidate urban areas.

Facilitate diverse housing that offers choice and meets changing household needs by widening housing diversity through a mix of housing types.

Encourage the development of well-designed housing that:

- Provides a high level of internal and external amenity.
- Incorporates universal design and adaptable internal dwelling design.

Support opportunities for a range of income groups to choose housing in well-serviced locations.

Plan for growth areas to provide for a mix of housing types through a variety of lot sizes, including higher housing densities in and around activity centres.

Policy documents

- Homes for Victorians Affordability, Access and Choice (Victorian Government, 2017)
- *Apartment Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2021)

16.01-1L Housing Supply

--/--/----Proposed C138latr

Policy Application

This policy applies to all land identified in the Housing Framework Plans in this clause.

General Strategies

Encourage and concentrate a diverse range of housing in locations with access to community services, activity centres and public transport in accordance with the Housing Framework Plans in this Clause.

Support lot consolidation to maximise opportunities for increased residential yield and integrated development in locations identified for Substantial and Incremental Change in the Housing Framework Plans in this Clause.

Encourage the development of smaller housing types, particularly one and two bedroom dwellings in Substantial Change Areas and Incremental Changes Areas as indicated on the Housing Framework Plans for each town in this Clause.

Support development that is flexible for different age groups and abilities without the need for major adaptation post construction.

General policy guidelines

Consider as relevant:

- Encouraging medium and high density housing typologies within 400 metres of the Primary Activity Centres of Moe, Morwell, Churchill and Traralgon.
- Supporting infill development within 200 metres of existing of planned Neighbourhood Activity Centres and Local Activity Centres and the retails centres of District and Small Towns.

Substantial change area strategies

Encourage multi-level residential development in the form of low scale apartments, townhouses, shop tops and units.

Discourage housing intensification in areas identified for 'Future Substantial Change' south of Shakespeare Street, Traralgon, until existing industrial development located to the south (Area 6 of the Traralgon Township Structure Plan in Clause 11.01-1L) transitions to light industrial or other non - sensitive uses.

Incremental change areas strategies

Encourage higher density housing in the form of townhouses, units and dual occupancies that are sensitive with adjoining streetscapes, buildings and residential areas.

Discourage housing intensification south of Commercial Road, Morwell until rehabilitation works to the northern extent of the Hazelwood open cut brown coal mine area are complete (Area 3 on the Morwell Town Structure Plan in Clause 11.01-1L).

Facilitate the development of streetscape character that contains:

- Private gardens in front yards.
- Space between buildings.
- Views to local landmarks.
- Natural shade.

Limited change areas strategy

Support the development of detached dwellings and dual occupancies that reinforce the spacious regional suburban character.

Limited change areas policy guidelines

Consider as relevant:

- Encouraging smaller and diverse housing types, including units and townhouses, within 200
 metres of existing or planned Neighbourhood and Local Activity Centres and where public
 transport is accessible.
- Discouraging units of townhouses beyond 200 metres from an existing or planned Neighbourhood Activity Centre and Local Activity Centre, except on Strategic Development Sites identified on the Housing Framework Plans.
- Discouraging higher densities unless a lot is greater than 1500 square metres and is:
 - Within 400 metres walking distance from a public transport network.
 - Consistent with the average lot size of density development of residentially zoned land that is within a 150 metre radius (excluding the subject site in the calculation).
 - Not constrained by an overlay that affects the development potential of the lot (heritage, bushfire or flooding overlay).

Minimal change areas strategies

Support minimal change in the form of detached houses and dual occupancies in locations with distinct character attributes, such as heritage, neighbourhood character, environmental or amenity values or infrastructure limitations.

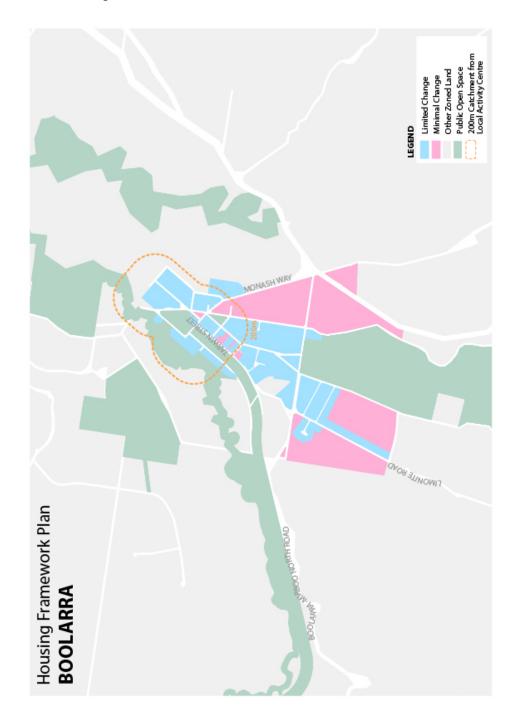
Encourage the retention and provision of vegetated areas including canopy trees and large garden spaces.

Policy document

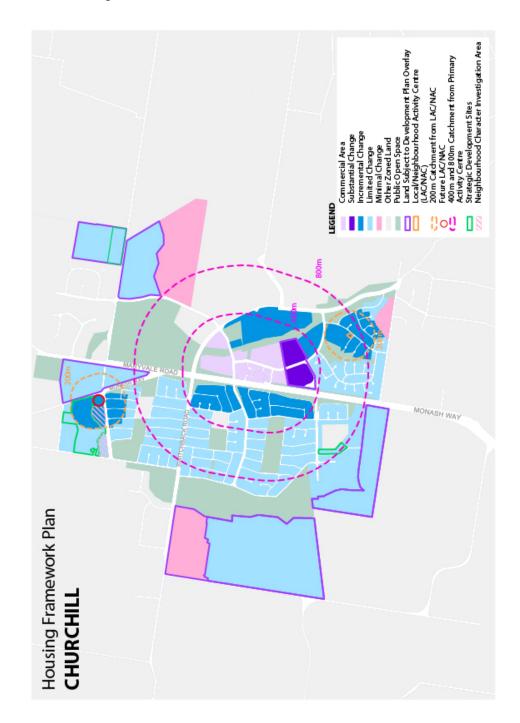
Consider as relevant:

Live Work Latrobe Housing Strategy (Latrobe City Council, MacroPlan Dimasi, RMCG and Planisphere, 2019)

Boolarra Housing Framework Plan

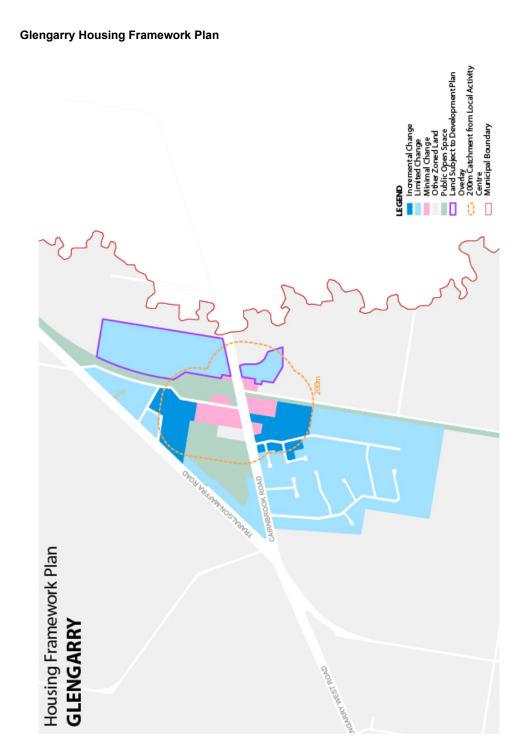


Churchill Housing Framework Plan

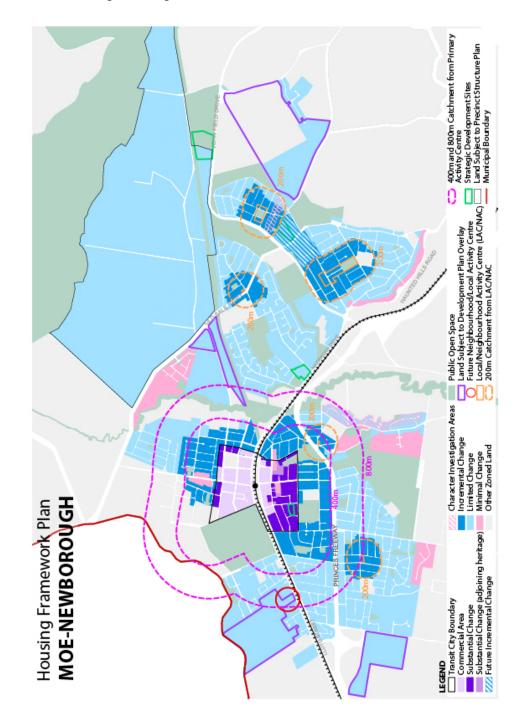


Page 6 of 21



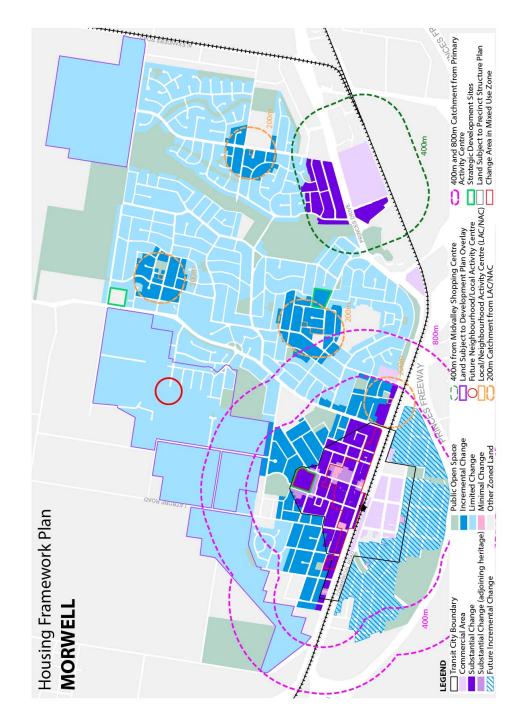


Moe - Newborough Housing Framework Plan



Page 8 of 21

Morwell Housing Framework Plan

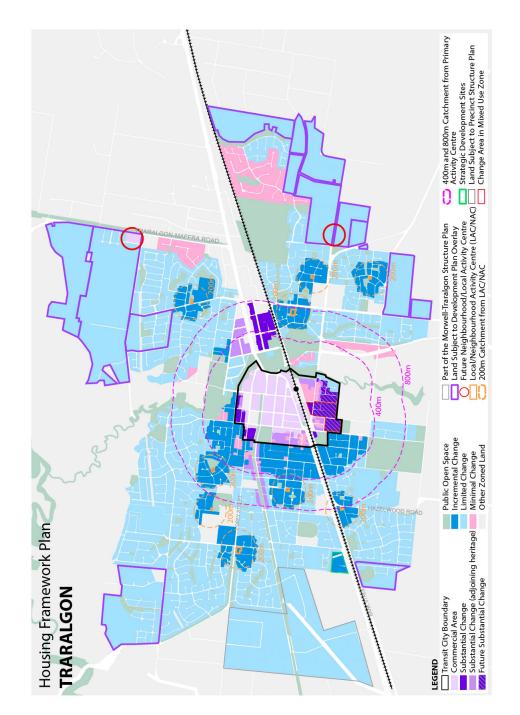


Toongabbie Housing Framework Plan



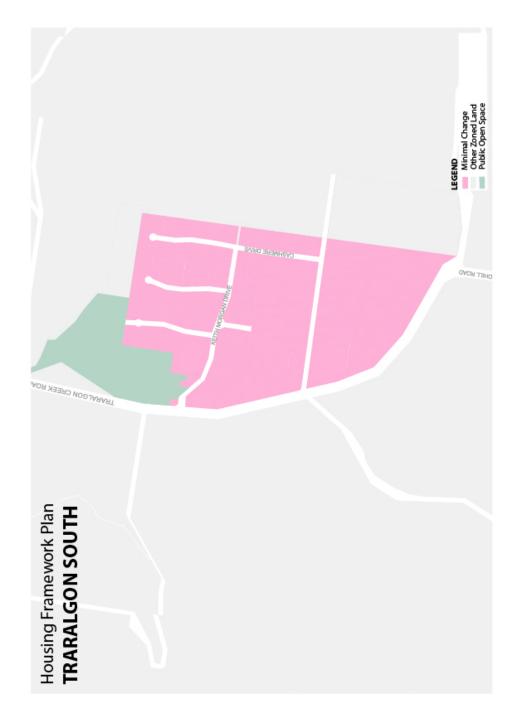
Page 10 of 21

Traralgon Housing Framework Plan

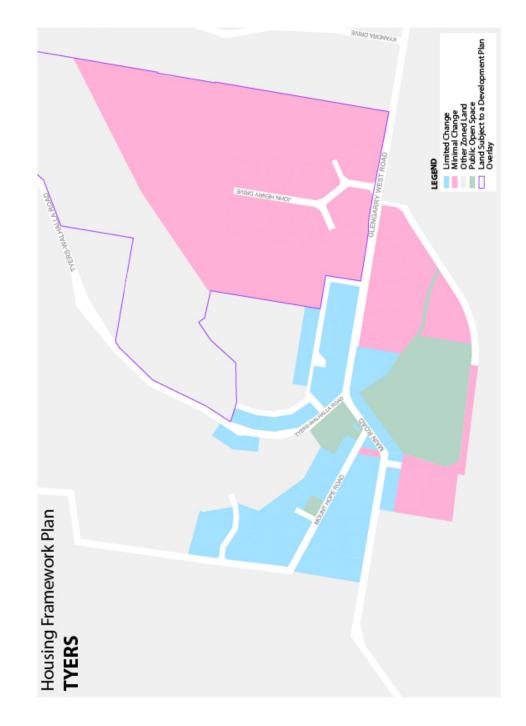


Page 11 of 21

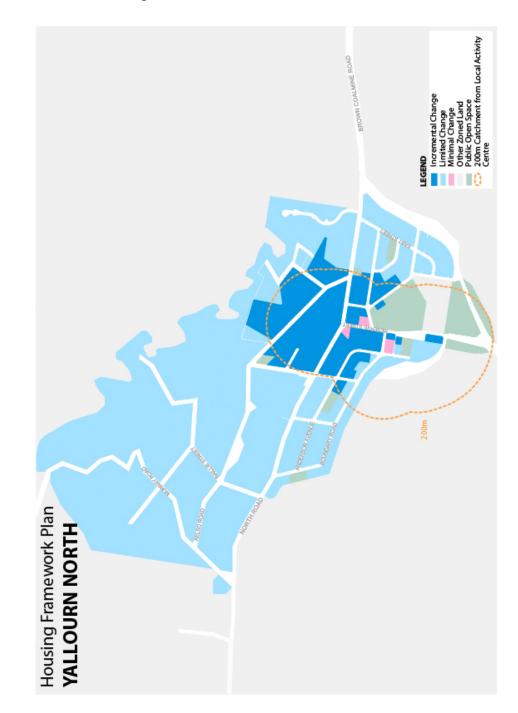
Traralgon South Housing Framework Plan



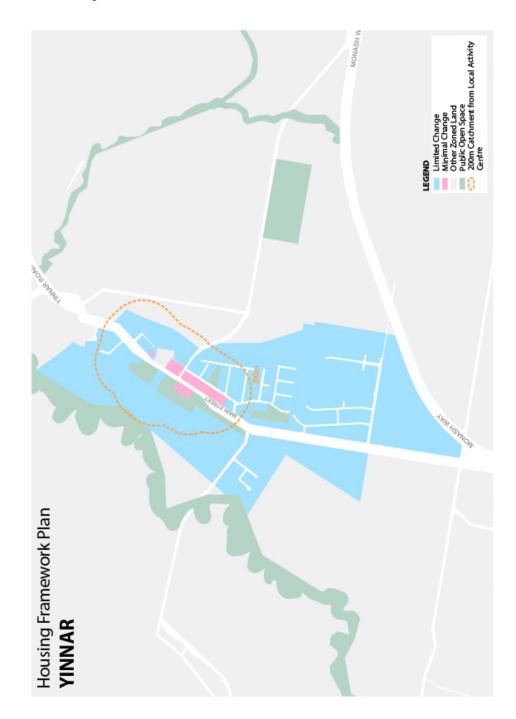
Tyers Housing Framework Plan



Yallourn North Housing Framework Plan



Yinnar Housing Framework Plan



Page 15 of 21

16.01-2S Housing affordability

09/10/2020 VC169

Objective

To deliver more affordable housing closer to jobs, transport and services.

Strategies

Improve housing affordability by:

- Ensuring land supply continues to be sufficient to meet demand.
- Increasing choice in housing type, tenure and cost to meet the needs of households as they move through life cycle changes and to support diverse communities.
- Promoting good housing and urban design to minimise negative environmental impacts and keep costs down for residents and the wider community.
- Encouraging a significant proportion of new development to be affordable for households on very low to moderate incomes.

Increase the supply of well-located affordable housing by:

- Facilitating a mix of private, affordable and social housing in suburbs, activity centres and urban renewal precincts.
- Ensuring the redevelopment and renewal of public housing stock better meets community needs.

Facilitate the delivery of social housing by identifying surplus government land suitable for housing.

Policy documents

Consider as relevant:

Homes for Victorians - Affordability, Access and Choice (Victorian Government, 2017)

16.01-3S Rural residential development

09/10/2020 VC169

Objective

To identify land suitable for rural residential development.

Strategies

Manage development in rural areas to protect agriculture and avoid inappropriate rural residential development.

Encourage the consolidation of new housing in existing settlements where investment in physical and community infrastructure and services has already been made.

Demonstrate need and identify locations for rural residential development through a housing and settlement strategy.

Ensure planning for rural residential development avoids or significantly reduces adverse economic, social and environmental impacts by:

- Maintaining the long-term sustainable use and management of existing natural resource attributes in activities including agricultural production, water, mineral and energy resources.
- Protecting existing landscape values and environmental qualities such as water quality, native vegetation, biodiversity and habitat.
- Minimising or avoiding property servicing costs carried by local and state governments.
- Maintaining an adequate buffer distance between rural residential development and animal production.

Ensure land is not zoned for rural residential development if it will encroach on high quality productive agricultural land or adversely impact on waterways or other natural resources.

Discourage development of small lots in rural zones for residential use or other incompatible uses.

Encourage consolidation of existing isolated small lots in rural zones.

Ensure land is only zoned for rural residential development where it:

- Is located close to existing towns and urban centres, but not in areas that will be required for fully serviced urban development.
- Can be supplied with electricity, water and good quality road access.

Rural residential development 16.01-3L 28/05/2021 C122latr

Strategies

Encourage rural living where there will be minimal negative environmental impact or conflict with commercial agriculture.

Support rural living where it will result in improved land management outcomes.

Encourage facilities and services required by rural residents to locate in existing townships.

Discourage rural living or low density residential use and development on the fringes of major towns where land is designated as a long-term urban growth corridor.

Discourage domestic animal husbandry and racing dog husbandry in rural living areas.

Discourage rural living on existing timber haulage routes to avoid road safety and amenity issues.

Support rural living in low bushfire risk locations or where bushfire risk can be reduced to an acceptable level.

16.01-4S Community care accommodation

09/10/2020 VC169

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Objective

To facilitate the establishment of community care accommodation and support their location being kept confidential.

Strategies

Planning schemes should not require a planning permit for or prohibit the use of land in a residential area for community care accommodation that accommodates no more than 20 clients and that is funded by, or conducted by or on behalf of, a government department or public authority, including a public authority established for a public purpose under a Commonwealth Act.

Facilitate the confidential establishment of community care accommodation through appropriate permit, notice and review exemptions.

16.01-5S Residential aged care facilities

09/10/2020 VC169

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Objective

To facilitate the development of well-designed and appropriately located residential aged care facilities.

Strategies

Recognise that residential aged care facilities contribute to housing diversity and choice, and are an appropriate use in a residential area.

Recognise that residential aged care facilities are different to dwellings in their purpose and function, and will have a different built form (including height, scale and mass).

Ensure local housing strategies, precinct structure plans and activity centre structure plans provide for residential aged care facilities.

Ensure that residential aged care facilities are located in residential areas, activity centres and urban renewal precincts, close to services and public transport.

Encourage planning for housing that:

- Delivers an adequate supply of land or redevelopment opportunities for residential aged care facilities.
- Enables older people to live in appropriate housing in their local community.

Provide for a mix of housing for older people with appropriate access to care and support services.

Ensure that proposals to establish residential aged care facilities early in the life of a growth area are in locations that will have early access to services and public transport.

Ensure that residential aged care facilities are designed to respond to the site and its context.

Promote a high standard of urban design and architecture in residential aged care facilities.

Policy guidelines

Consider as relevant:

• The Commonwealth Government's Responsible ratios for the provision of aged care places under the *Aged Care Act 1997*.

16.01-5L Residential aged care facilities

Strategy

Locate specialised aged care facilities in sites that are:

- Close to retail, community and recreational facilities.
- Serviced by public or community transport.
- Generally flat without significant obstacles to accessing facilities, services and transport (e.g. main roads without safe pedestrian crossing points).
- Not prone to natural hazards such as bushfire and flooding.

-/-/--Proposed C138latr SCHEDULE 11 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO11.

BALDWIN ROAD, TRARALGON

1.0 Objectives

--/--/ Proposed C138latr

--/--/---

To ensure development of the land is occurring in an orderly manner having regard to the timing and staging of the development of the land and provision of essential services, community facilities, open space and roads.

To ensure the design of any proposed subdivision and buildings enhance and reinforce the character of the area

To minimise crossings over existing pipeline infrastructure.

2.0 Requirement before a permit is granted

A permit may be granted for minor buildings and works before a development plan has been prepared to the satisfaction of the responsible authority. Minor buildings and works means a minor extension, minor addition or minor modification to an existing building(s) and works that do not prejudiced the future, orderly development of the general area affected by the Development Plan Overlay.

3.0 Conditions and requirements for permits

Proposed C138latr Infrastructure contributions condition

The following conditions and/or requirements apply to permits:

Except for a permit granted for Minor Buildings and Works; for boundary realignments; or for a subdivision along a zone boundary to correct a split zone, a permit must contain the following condition:

- Prior to the commencement of any development, the owner(s) of the land must enter into an agreement under section 173 of the Planning & Environment Act 1987. The agreement must provide for infrastructure contributions to be paid prior to the commencement of any development of the land or prior to the issue of a statement of compliance in respect of the subdivision of land. The agreement must require the payment of infrastructure contributions for:
 - The acquisition of any land required for a road reserve for a road that Council proposes to be funded by the contributions agreement. Where that road is proposed to be wider than what presently exists, the infrastructure payment required must only relate to the additional width of the required road reserve. The contributions must be in the proportions set out in the development contributions tables in the approved development plan.
 - The construction of any road that Council proposes is to be funded by the contributions agreement. If widening is to an existing road, then the infrastructure payment required must only relate to the difference between a road comprising the existing pavement width and a road comprising a widened pavement and associated facilities in the proportions set out in the development contributions tables in the approved development plan.
 - The design and construction of stormwater drainage infrastructure including main drainage, wetlands, and retarding basins as described in the approved development plan.
 - The improvement of public open space, including active open spaces as identified in the approved development plan.

- The acquisition of land for public open space, including active open spaces and community facilities, in the proportions set out in the development contributions tables in the approved development plan.
- A contribution towards the development of community facilities in the proportions set out in the development contributions tables in the approved development plan.
- The acquisition of land for stormwater drainage purposes in the proportions set out in the development contributions tables in the approved development plan.
- Infrastructure associated with the proposed bus route.
- Traffic calming treatments.
- The walking and cycling network including safe crossing points on the abutting arterial roads (excluding footpaths along roads).

The agreement must be prepared at the cost of the owner(s) and be to the satisfaction of the responsible authority.

Bushfire Management Plan

A Bushfire Management Plan that demonstrates how the application will address bushfire risk at the site and implement required bushfire protection measures. The plan must be prepared in accordance with requirements of the DPO, unless otherwise agreed in writing by the Responsible Authority. The plan must include:

- The design and layout of the subdivision, including lot layout, road design and access points, both vehicular and pedestrian;
- The location of any bushfire hazard areas that are to be created within the DPO or areas within a site boundary of any land that is partly covered by the DPO;
- The location of any reserves within or adjacent to the DPO;
- The details of any required bushfire protection measures;
- The identification of any areas to form the setback between a bushfire hazard and built form.
- The details of any vegetation management in any area of defendable space including, information
 on how vegetation will be managed and when the vegetation management will occur i.e.
 annually, quarterly, during the fire danger period.
- Notations that indicate what authority is responsible for managing vegetation within open space areas.
- Notations that ensure that the reserves will be managed in a low threat condition.

Development Permit Decision Guidelines

Before deciding on an application to subdivide land, construct buildings, or carry out works, the responsible authority must consider, as appropriate:

- Whether the development of the land is occurring in an orderly manner having regard to essential services, community facilities, open space and roads.
- The potential for future re-subdivision.
- The interface between proposed and existing nearby developments, to reduce the chance of conflicting developments.
- The need to minimise access points to designated Category 1 Roads.
- The design of any proposed buildings to enhance and reinforce the character of the area.
- The timing and staging of the development of the land.

- The consistency of the proposed development with the approved development plan.
- The consistency of the proposed development with adopted structure plans, where relevant.

4.0 Requirements for development plan

Proposed C138latr A development plan must include the following requirements:

A single Development Plan must be prepared for the whole of the eland to which this schedule applies.

Land Use and Subdivision

- The proposed boundaries of the development area, and provide the strategic justification for those boundaries.
- The overall subdivision of the area, including where possible, the proposed lot layout, sizes and density of lots which provide opportunities for a diverse range of housing types.
- The overall pattern of development of the area, including any land use activity areas.
- Street networks that support building frontages with two way surveillance
- An accessible and integrated network of walking and cycling routes for safe and convenient travel to adjoining communities (including existing and future areas included in the DPO), local destinations or points of local interest, activity centres, community hubs, open spaces and public transport.

Infrastructure Services

- An integrated stormwater management plan that incorporates water sensitive urban design techniques which provides for the protection of natural systems, integration of stormwater treatment into the landscape, improved water quality, and reduction and mitigation of run-off and peak flows, including consideration of downstream impacts.
- Provision of a road network providing a high degree of connectivity and external and internal permeability.
- The pattern and location of the major arterial road network of the area including the location and details of any required:
 - road widening
 - intersections
 - access points
 - pedestrian crossings or safe refuges
 - cycle lanes
 - bus lanes and stops
- The pattern and location of any internal road system based on a safe and practical hierarchy of roads including safe pedestrian and bicycle connections and crossing points in accordance with the background document Latrobe City Bicycle Plan 2007-2010 (as amended).
- In consultation with relevant agencies and authorities, provision of public transport stops where appropriate within easy walking distance to residential dwellings and key destinations. Stops should also be located near active areas where possible.

Open Space

• A landscape concept plan for all open space areas, indicating the location of plantings, pathways, shade, shelter and seating at activity areas as well as at intervals along pathways.

- The location and size of the proposed open spaces that cater for a range of user groups and provide a variety of functions that perform both an active and passive role for recreation, as appropriate.
- Public open spaces designed to provide:

- Public spaces of a minimum of 0.5 hectares within a 500 metre walking distance of all residents in accordance with the background document Latrobe City Public Open Space Plan 2007 (as amended).

- The inclusion of pedestrian and cycle paths and play equipment, that encourage active recreational opportunities.

- Opportunities for visual surveillance to promote safety of users, through encouraging active frontages.

Community Hubs and Meeting Places

- In consultation with relevant agencies and authorities, the provision of appropriate community facilities, including schools, pre-schools, maternal child health centres, senior citizen centres and general community centres within a walkable range of 400-800 metres across large subdivisions.
- The location and general dimensions of a school site (if required) must be to the satisfaction of the Department of Education and Training.
- Provision for access and social interaction, particularly where this encourages physical activity. For example:

- Consider the need for public amenities, including toilets and bicycle parking at key destinations in accordance with the background documents Latrobe City Public Toilet Strategy 2006 (as amended) and Latrobe City Bicycle Plan 2007-2010 (as amended).

- The pattern and location of pedestrian and bicycle paths should provide safe and practical access to and from community hubs and meeting places.

- Spaces should be designed to accommodate community events and cultural programs including local arts activities and other festivals.

Flora and Fauna

- In consultation with relevant agencies and authorities, a flora and fauna survey, prepared by a suitably qualified expert, which includes but is not limited to species surveys for Growling Grass Frog (Litoria raniformis) and avifauna, and measures required to protect the identified species.
- An assessment of any native vegetation to be removed having regard to the background document Victoria's Native Vegetation Management: A Framework for Action (Department of Natural Resources and Environment, 2002), including how it is proposed to protect and manage any appropriate native vegetation.
- Regard must be had to the background document West Gippsland Native Vegetation Plan 2003.
- Any management plan should take into account that the Strzelecki Bioregion is one of Victoria's most fragmented Bioregions and address this as a consideration.

Cultural Heritage

• A cultural heritage assessment including how cultural heritage values will be managed.

Infrastructure Asset Risk Management

• Identify sensitive land uses that need to be risk assessed due to proximity to major pipeline infrastructure (ie child care centre, place of assembly, education centre, aged care facilities etc) via a Safety Management Study (APA VTS).

- Preparation of a Safety Management Study in accordance with Australian Standard AS2885 (Pipelines – Gas and Liquid Petroleum) in consultation with the relevant pipeline owner/operator and to the satisfaction of the relevant authority. The findings of the Safety Management Study are to be incorporated into any approved development plan and corresponding planning controls.
- Any proposed works including any road or infrastructure crossings of the gas pipeline easement will require consultation with and consent from the pipeline owner/operator.

Bushfire Protection Measures

- The subdivision design must appropriately consider publication 'Design Guidelines Settlement Planning at the Bushfire Interface' (Country Fire Authority and Department of Environment, Land and Planning, 2020)
- Provision of perimeter roads along any bushfire hazard interface.
- All lots to achieve a minimum construction standard of BAL-12.5.
- All lots must be setback a minimum of 22m from a bushfire hazard.
- Non combustible fencing must be utilised.
- The landscape concept plans to demonstrate that all reserves will be developed and maintained to low threat conditions and subsequently no increased bushfire hazard.
- Municipal reserves outside the extent of the DPO as shown in the draft concept plan be developed and maintained to low threat conditions and subsequently no increased bushfire hazard.
- Measures to manage grassfire hazard interfaces while residential areas remain undeveloped.
- A site management plan is required to be prepared to address interim bushfire hazard management for stages of the subdivision. This plan is to identify the likely bushfire risks at each stage, identify how these will be managed.

Development Contributions

- Development contributions tables including an equalisation table which identifies the proportion of each lot which is to be provided for road purposes, open space and stormwater drainage purposes. Once the Development Plan is approved incorporating the development contributions tables, the Development Plan (and the various tables) must not be amended without specific consideration of the impacts that changes to the Development Plan and the various tables will have on the ability of Council to deliver the road, public open space and stormwater infrastructure.
- A clause which explains how the equalisation of land and contributions for the various items of infrastructure is to operate.

Process and Outcomes

- The development plan should be prepared with an appropriate level of community participation as determined by the responsible authority.
- An implementation plan must be submitted as part of the development plan, indicating the proposed staging of the development.
- The approved development plan may be amended to the satisfaction of the responsible authority.



Agenda Item: 14.3

| Agenda Item: | Amendment to the Waterloo Road Development Plan |
|--------------|---|
|--------------|---|

Sponsor: General Manager, Regional City Planning and Assets

Council Plan Objective: CONNECTED

Status: For Decision

Proposed Resolution:

That Council:

- 1. Endorses the amendment to the Waterloo Road Development Plan; and
- 2. Notifies submitters, in writing, of Council's decision.

Executive Summary:

The proposed amendment to the Waterloo Road Development Plan was requested by NBA Group on behalf of the landowner of the parcel of land located at Lot 1 on TP822397, Desmond Street, Moe.

The amendments to the Waterloo Road Development Plan include:

- Changing the medium density site to be standard residential;
- Creating a new road connection to Desmond Street;
- Removing three 'access street' connections to the west; and
- Including additional parcels of land in the south western corner abutting the Waterloo Road Development Plan

The proposed amendment was placed on public exhibition from 29 October 2021 to 2 December 2021. This included notification to landowners, agencies and authorities.

A total of four submissions (one in the form of a petition) were received from landowners, objecting to the proposed amendment. The concerns raised relate primarily to the proposed new road connection to Desmond and increased traffic as a result.

All four of the objections remain outstanding.



Having considered the proposal and the submissions received, it is considered that the proposed amendment to the Waterloo Road Development Plan be endorsed by Council.

Background:

On 24 July 2021 the applicant (NBA Group) for the Waterloo Road Development Plan lodged and application to Latrobe City Council seeking an amendment to the Development Plan. The request is being made on behalf of the landowner of the parcel of land located at Lot 1 on TP822397, Desmond Street, Moe (identified as 1A on the Waterloo Road Development Plan), to facilitate development of their land without the need to wait for development of the property to the east (Property 1B) to occur in order to gain vehicle access via Mervyn Street.

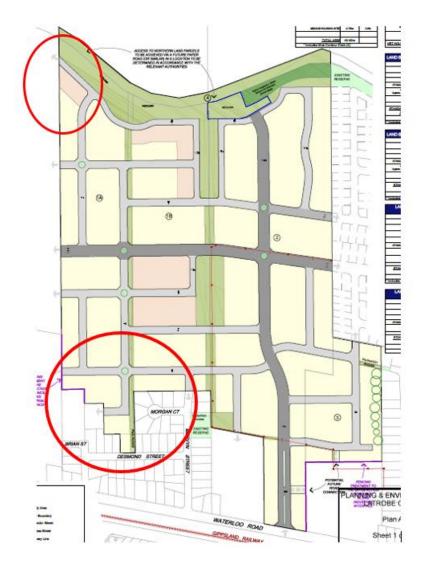


Image 1: Current Waterloo Road Development Plan



The proposal makes changes to the applicant's property and is seeking to:

- Change the medium density site to be standard residential;
- Create a new road connection to Desmond Street;
- Remove three 'access street' connections to the west; and
- Include additional parcels of land in the south western corner abutting the Waterloo Road Development Plan (all under the same ownership):
 - Two parcels, Lot 1 on TP214358Y 680sqm and Lot 28 LP47057 681sqm (zoned GRZ3 but not affected by the DPO5),
 - Parcel of land directly north of 18 & 20 Desmond Street which is now part of Lot 1 TP822397W (zoned GRZ3 and covered by the DPO5, but was not included in the original WRDP).



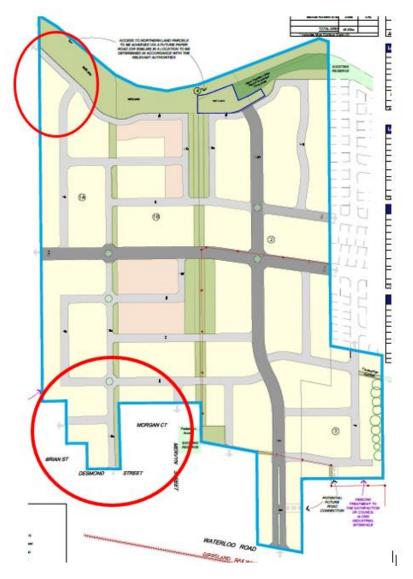


Image 2: Proposed Waterloo Road Development Plan

The changes proposed are considered relatively minor, however as the proposed changes would result in an increase in traffic on Desmond Street and Graeme Street, direct notification of the amendment to the Development Plan was sent to owners and occupiers on those streets. It is anticipated that there would be an increase of 660 additional vehicle movements on Desmond Street east of the access point affecting 12 dwellings, 40 additional vehicle movements on Desmond Street west of the access point affecting 5 dwellings and 40 additional vehicle movements on Graeme Street affecting 5 dwellings.

Four submissions were received, one in the form of a petition, objecting to the proposed amendment to the Waterloo Road Development Plan.



The key themes from the objections received are:

- The proposal does not adequately consider the impact on the amenity of the residents Desmond and Mervyn streets during the development and construction of the estate.
- Concerns with potential increase in traffic along Desmond, Graeme, Brian and Mervyn streets and that the traffic assumptions used as the basis of the modelling is outdated.
- Connection of road access onto Desmond Street being essential to develop Property 1A does not have sufficient compelling evidence for residents to establish the need for this connection.
- The original (endorsed) proposal is the most appropriate access via Mervyn Street direct from Waterloo Road.

Image 3 provides an overview of the surrounding road network area where concerns have been raised.



Image 3: Waterloo Road Development Plan Area and Surrounding Road Network.

During the subdivision and construction stages, all traffic will be subject to a Construction Management Plan as a condition of a planning permit. Whilst it is acknowledged that there will be impact to amenity from construction traffic, it is not considered to be in excess of normal construction activity and measures can be taken to reduce the impact as far as possible.



Council's Infrastructure Planning Department advise that the assumptions made in the traffic report and the conclusions reached are reasonable and not out of date. Assumptions made about the traffic distributions are also reasonable.

The provision of an additional access point via Desmond Street to the area subject to the Development Plan will enable the traffic generated by the Development Plan area to be better spread throughout the adjacent road network. In particular, the additional access point will provide an improved connection to Waterloo Road for residents in the western section of the Development Plan area, including the currently proposed subdivision. Spreading the site-generated traffic among multiple access points maximises the operation of each access point, reduces the impact of the traffic on any one location, and can reduce environmental impact by reducing travel distances.

The volume of construction traffic which is generated by a development, and the type of construction vehicles used, is very difficult to estimate at the planning phase of a project as it can be significantly impacted by a number of factors including the methodology of the specific builders, the amount of earthworks required, and the length of the construction period. Therefore, rather than attempting to analyse the likely impact of construction traffic at the time of the subdivision application, the impact of construction traffic is usually assessed as part of a Construction Traffic Management Plan, which is typically required to be endorsed by Council prior to the commencement of construction, as a condition on a planning permit. It is at that time, when detailed information regarding the likely construction traffic becomes available, that Council has the opportunity to review the expected impact of this traffic and require it to be managed as appropriate in order to minimise the adverse impact on nearby residents. This approach is recommended in this instance.

The replacement of 0.25ha of medium density with conventional density is considered appropriate, as the development can still achieve a dwelling density of approximately 11.3ha, and there are also other pockets of medium density that remain within the broader Development Plan.

Overall, it is considered that the proposed road connection to Desmond Street improves the street network and provides integrated connectivity to the broader development.

The proposed amendment will facilitate the development of this parcel of land, contributing to additional housing stock within Latrobe.

Having considered the submissions received for the proposed Amendment, Council officers consider that all issues raised are addressed in the amendment to the Waterloo Road development plan and subsequent traffic report. Other issues can be conditioned appropriately as part of any planning permit approval. Therefore, there are no outstanding issues raised by submitters. Officers recommend the adoption of the proposed amendment and subsequent planning permit application.



Issues:

Strategy Implications

Connected – Facilitate appropriate urban growth, industry diversification, liveability and connectivity throughout Latrobe City.

The proposed amendment uses existing infrastructure, supports the direction of the existing Housing Framework Plan and provides a range of dwellings to support the needs of our towns.

Communication

Details of the community engagement are provided in the consultation section below.

Financial Implications

Additional resources or financial cost could be incurred should the proposed amendment to the amendment to the Waterloo Road Development Plan require determination at the Victorian Civil and Administrative Tribunal (VCAT) under Section 149 of the *Planning and Environment Act 1987*.

The anticipated time required for a council officer to prepare a VCAT submission and collate all relevant documentation is 7 business days with an additional three days required to attend and present at the appeal, totalling 10 business days.

This equates to a financial cost in the order of \$6,000. This cost would be far greater if a consultant is required to attend on Latrobe City Council's behalf and would likely be in excess of \$15,000.

Risk Analysis

| Identified risk | Risk likelihood* | Controls to manage risk |
|--|------------------|--|
| Reputational Risk Negative perception of Council supporting the development | 3 (possible) | To manage and limit the potential risk the recommendation has been considered against the relevant sections of both State and Local Planning Policy. |

* Inherent likelihood ratings: 1 (Rare); 2 (Unlikely); 3 (Possible); 4 (Likely); 5 (Almost Certain)

Legal and Compliance

There are no legal or compliance implications as part of this report.



Community Implications

A total of four submissions were received from landowners who objected to the Amendment.

A detailed response to the submissions is provided at Attachment 1 to this report.

Environmental Implications

There are no environmental implications as part of this report.

Consultation

The proposed Amendment to the Waterloo Road Development Plan was subject to community consultation for a period of four weeks.

As part of the exhibition the following activities were undertaken:

- Amendment documents were placed on Latrobe City Council's website;
- 33 direct notification letters were sent to affected owners and occupier's;
- 2 notification emails were sent to public authorities believed to be materially affected by the Amendment Application prescribed under the Act;

As a result of the exhibition process Council:

• Received 4 submissions objecting to the proposed amendment, one in the form of a petition with 9 signatories (3 of the signatures were from the individual submitters).

Declaration of Interests:

Officers preparing this report have declared they do not have a conflict of interest in this matter under the provisions of the *Local Government Act 2020*.

Supporting Documents:

Nil

Attachments

- 1<u>U</u>. Submissions and detailed response to submissions
- 21. Current Waterloo Road Development Plan
- 3. Proposed Waterloo Road Development Plan



14.3

Amendment to the Waterloo Road Development Plan

| 1 | Submissions and detailed response to submissions | 718 |
|---|--|-----|
| 2 | Current Waterloo Road Development Plan | 725 |
| 3 | Proposed Waterloo Road Development Plan | 726 |

SUMMARY OF SUBMISSION AND PLANNING RESPONSE Waterloo Road Development Plan update 2021

| Sub No. | Support / Objection | Summary of Issues | Planning Comment |
|------------|------------------------|--|--|
| 1 | Objection | Concerns with increase in traffic along Desmond Street. The traffic movement numbers stated are believed to be inaccurate, as if vehicles are travelling to Melbourne, they would turn right on Desmond Street and exit to Waterloo Road from Graeme Street, rather than using Mervyn Street, this would greatly increase the traffic flow and numbers, greater than what has been informed by NBA. Access to Desmond Street is inappropriate, the area is not acceptable in size to accommodate both turning larger vehicles as well as residential traffic parked in the street. A significant increase in breaking and reversing by larger trucks will be required to utilise the limited space available to allow them to make turns required on Desmond Street, | Council's Infrastructure Planning advise that the assumptions made in the traffic report and the conclusions reached are reasonable and not out of date. Assumptions made about the traffic distributions are also reasonable. The traffic assessment relates to after the completion of the development, and not during construction. Council's Infrastructure Planning advise that the traffic report will need to be updated to address the issues of construction vehicles during the construction of the subdivision as well as the construction of houses following Statement of Compliance. |
| 2a | Objection | increasing noise and sound pollution, affecting residents and wildlife. Considers the original (endorsed) proposal the most appropriate access via Mervyn Street direct from Waterloo Road. The owner of property 1A was aware of the access issues when the property was purchased. | |
| 20 | objection | Believes the original Development Plan was not consulted adequately. Many residents who received this notification were unaware of the Development Plan, despite being long- term residents. | The draft Waterloo Road Development Plan was placed on public exhibition for a period of 28 days from 13 November 2013 – 11 December 2013. Notice was sent to adjoining and adjacent property owners and occupiers, a range of authorities, |
| | | The documentation (proposed amended DP) does not indicate the existing house lots, making it difficult for existing residents to identify their property in relation to the proposal, and no indication of proposed allotments within property 1A. | community groups and by placing a public notice in the Latrobe Valley Express for three issues during the exhibition period on Thursday 14 November 2013, Thursday 21 November 2013 and Thursday 28 November 2013. |
| | | The existing residential area of Desmond Street and surrounds is quiet with minimal daily traffic flow. The estimates in traffic patterns are likely under-estimates, particularly of the impact of heavy vehicle flow during construction. This will heavily | The Development Plan documentation was also placed on Latrobe City Council's website on the 'Have Your Say' page. An 'Open House' information session was also held on Wednesday 20 November 2013 from 5.00 pm to |

| Sub | Support / | Summary of Issues | Planning Comment |
|------------|-----------|---|---|
| <u>No.</u> | Objection | Summary of Issues impact on the amenity of existing residents. Requested copy of Traffic Report to critique the assumptions. 4. Connection of road access onto Desmond Street being essential to develop Property 1A does not have sufficient compelling evidence for residents to establish the need for this connection. Adequate connections are provided east west without connecting to Desmond Street. 5. Requests all heavy vehicle traffic during construction be confined to the major 24m north-south access road (directly off Waterloo Road). | Planning Comment 7.00pm, to discuss the Waterloo Road Development Plan, with surrounding residents notified of this session in the notice letters and newspaper ads outlined above 2. The Waterloo Road Development Plan and the proposed amended version of the plan provided do not show the existing house lots. It is acknowledged that this would be helpful to be shown on the plan, however the letter sent to residents stated that they are receiving a letter as they own/occupy land adjoining or nearby the precinct and may be affected by the proposal. Road names are shown on the plan, as well as contact details for Council officers. In relation to proposed allotments within property 1A, the Waterloo Road Development Plan does not show lot boundaries as this forms part of the planning permit stage. However, the applicant has provided the proposed plan of subdivision (22536P2) in anticipation of a planning permit application which will be sent to the submitter. 3. Council's Infrastructure Planning advise that the assumptions made in the traffic report and the |
| | | | assumptions made in the traffic report and the conclusions reached are reasonable and not out of date. Assumptions made about the traffic distributions are also reasonable. The traffic assessment relates to after the completion of the development, and not during construction. A copy of the traffic report was provided to the submitter. Further comments were received in submission 2b. 4. Council's assessment of the proposed changes to the |
| | | | Council's assessment of the proposed changes to the development plan is to determine if the road connection in to Desmond Street is acceptable. |

| Sub | Support / | | |
|-----|-----------|--|---|
| No. | Objection | Summary of Issues | Planning Comment |
| | | | That the road connection is required to facilitate the development of property 1A will not be Council's only consideration in deciding on the proposal. Council's decision will be based on the suitability of the connection based on traffic, connectivity, and impacts to amenity. It is considered that the proposed road connection to Desmond Street provides benefit and integrated connectivity to the broader development. |
| | | | 5. The 24 metre wide road to the east of the development may not be constructed at the time of the development of property 1A. All traffic will be subject to a Construction Management Plan as a condition of any planning permit. Council is seeking an update to the traffic report submitted with the application to assess the construction impacts and to confirm whether the connection to Desmond Street can accommodate construction traffic. |
| 2b | Objection | Traffic modelling undertaken is only for the traffic flow once the development is a completed residential estate. There is no modelling for the impact of heavy vehicle traffic during development. Given the site will require considerable drainage works as part of the development of this section of the subdivision, the existing residents in Graeme and Desmond Streets are very worried about this impact particularly. | Council's Infrastructure Planning advise that the traffic report will need to be updated to address the issues of construction vehicles during the construction of the subdivision as well as the construction of houses following Statement of Compliance. |
| | | The figures used to justify the amount of residential traffic movements per household from the estate are well justified with clear assumptions. The split of traffic flows in either direction (the Graeme / Desmond street pathway to Waterloo Road and the Mervyn / Desmond street pathway to Waterloo Road) are arbitrary. The modelling assumes a 95% Moe CBD | Council's Infrastructure Planning advise that the assumptions made in the traffic report and the conclusions reached are reasonable and not out of date. Assumptions made about the traffic distributions are also reasonable. The traffic |

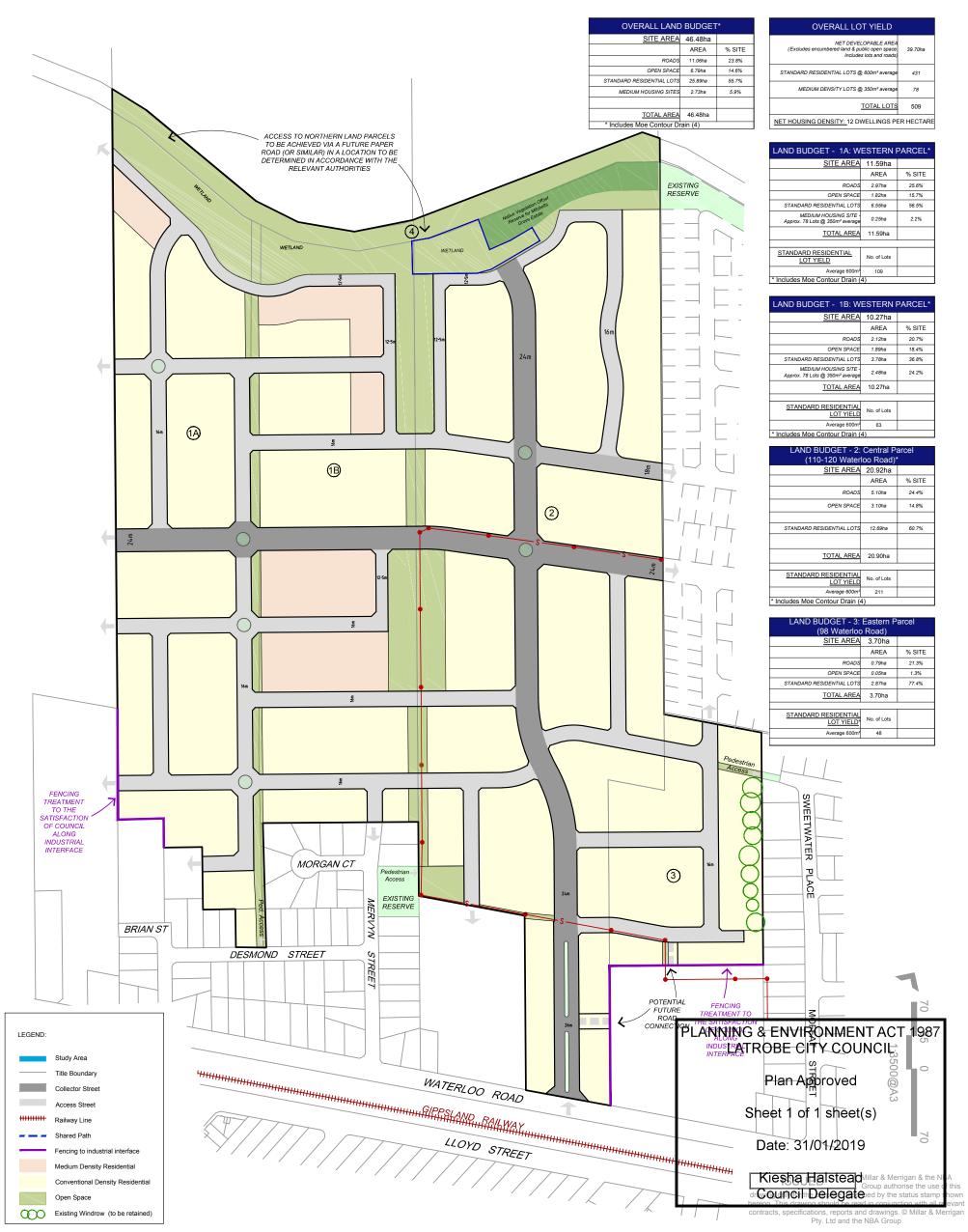
| Sub No. | Support / Objection | Summary of Issues | Planning Comment |
|------------|------------------------|--|--|
| | | bound and 5% Trafalgar bound traffic flow along Waterloo road as the basis for the traffic split is the two directions along Desmond street. A conservative approach would be to model a range of traffic splits beginning with 50% flow in either direction to better reflect the traffic flow impact. The traffic flow of heavy vehicles in the construction phase is also likely to be different from the stable residential traffic flow. During construction there is likely to be a much larger traffic flow along the Desmond / Graeme street pathway given it is shorter and heavy construction traffic may access the site from Waterloo road from the Melbourne direction rather than using the railway crossing in town. The traffic flow used as the basis of this modelling is now outdated being between three and eight years old. Pneumatic tube counts were undertaken between 24 March and 30 March 2018 on Waterloo Road, Graeme Street, Desmond Street and Mervyn Street. The results of the survey given in the report do not include any counts for Mervyn, Graeme and Desmond street, however. Turning movement counts were undertaken at the intersection of Waterloo Road and the Railway Crossing on 4 September 2013 during the peak periods 7:30am - 9:15am and 4:00pm - 6:00pm | assessment relates to after the completion of the development, and not during construction. Council's Infrastructure Planning advise that the traffic report will need to be updated to address the issues of construction traffic for the development and post Statement of Compliance construction. 3. Need response from NBA to address this. Submitter has identified that the proponent of the original DP justified not providing a connection to Desmond St as being a better outcome. Similarly, item 6 in Council's preliminary comments table on the proposed amendment raised that at the time of the original DP the proponent removed the connection and stated that access to Desmond St <i>'has been avoided to protect the amenity of existing residents as the connection does not provide any real benefit to the functioning of the road network'</i>. This application is now saying that having the connection of avoiding the connection to protect the amenity of residents suggests that providing the connection <i>would</i> have an amenity impact on the existing residents which is what the residents are now submitting. Need to address this change in justification. It won't be sufficient to say that it was |
| | | on the amenity of the residents in Graeme, Brian, Demond and Mervyn streets during the development and construction of the estate. A road linkage to Desmond street was not included in the original proposal. The traffic modelling states, "the reason that a road in this location has been omitted is in part due to protect the existing residential amenity for residents of Desmond, Graeme and Bryan Streets, given that once the site is developed in its entirety, there will be other more appropriate access roads into the precinct". | Council's preference back then to provide the connection, given justification was provided against it. |

| Sub No. | Support / Objection | Summary of Issues | Planning Comment |
|------------|------------------------|---|---|
| | | | |
| 3 | Objection | Believes the original Development Plan was not consulted adequately. Many residents who received this notification were unaware of the Development Plan, despite being long- term residents. The documentation (proposed amended DP) does not indicate the existing house lots, making it difficult for existing residents to identify their property in relation to the proposal, and no indication of proposed allotments within property 1A. The existing residential area of Desmond Street and surrounds is quiet with minimal daily traffic flow. The estimates in traffic patterns are likely under-estimates, particularly of the impact of heavy vehicle flow during construction. This will heavily impact on the amenity of existing residents. Requested copy of Traffic Report to critique the assumptions. Connection of road access onto Desmond Street being essential to develop Property 1A does not have sufficient compelling evidence for residents to establish the need for this connection. Adequate connections are provided east west without connecting to Desmond Street. Requests all heavy vehicle traffic during construction be confined to the major 24m north-south access road (directly off Waterloo Road). | The draft Waterloo Road Development Plan was placed on public exhibition for a period of 28 days from 13 November 2013 – 11 December 2013. Notice was sent to adjoining and adjacent property owners and occupiers, a range of authorities, community groups and by placing a public notice in the Latrobe Valley Express for three issues during the exhibition period on Thursday 14 November 2013, Thursday 21 November 2013 and Thursday 28 November 2013. The Development Plan documentation was also placed on Latrobe City Council's website on the 'Have Your Say' page. An 'Open House' information session was also held on Wednesday 20 November 2013 from 5.00 pm to 7.00pm, to discuss the Waterloo Road Development Plan, with surrounding residents notified of this session in the notice letters and newspaper ads outlined above The Waterloo Road Development Plan and the proposed amended version of the plan provided do not show the existing house lots. It is acknowledged that this would be helpful to be shown on the plan, however the letter sent to residents stated that they are receiving a letter as they own/occupy land adjoining or nearby the precinct and may be affected by the proposal. Road names are shown on the plan, as well as contact details for Council officers. In relation to proposed allotments within property 1A, the Waterloo Road Development Plan does not show lot boundaries as this forms part of the |

| Sub No. | Support / Objection | Summary of Issues | Planning Comment |
|------------|------------------------|-------------------|--|
| <u>NO.</u> | | | planning comment planning permit stage. However, the applicant has provided the proposed plan of subdivision (22536P2 in anticipation of a planning permit application which will be sent to the submitter. |
| | | | 3. Council's Infrastructure Planning advise that the assumptions made in the traffic report and the conclusions reached are reasonable and not out of date. Assumptions made about the traffic distributions are also reasonable. The traffic assessment relates to after the completion of the development, and not during construction. A copy of the traffic reported was provided to the submitter. Further comments were received in submission 2b. |
| | | | Council's assessment of the proposed changes to the development plan is to determine if the road connection in to Desmond Street is acceptable. That the road connection is required to facilitate the development of property 1A is will not be Council's only consideration in deciding on the proposal. Council's decision will be based on the suitability of the connection based on traffic, connectivity, and impacts to amenity. It is considered that the proposed road connection to Desmond Street provides benefit and integrated connectivity to the broader development. |
| | | | The 24 metre wide road to the east of the development may not be constructed at the time of the development of property 1A. All traffic will be subject to a Construction Management Plan as a condition of any planning permit. Council is seeking an update to the traffic report submitted with the application to assess the construction impacts and to confirm whether the |

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| Sub No. | Support / Objection | Summary of Issues | Planning Comment |
|------------|------------------------|---|--|
| | | | connection to Desmond Street can accommodate construction traffic. |
| 4 | Objection | The traffic impact will considerably reduce the amenity of the area which is a very quiet and safe residential area; The impact of heavy vehicles during construction has not been considered at all in the traffic modelling presented by the developer to Council. We are very worried about the impact of construction. | Council's Infrastructure Planning advise that the traffic assessment provided with the application is acceptable and the increased traffic that will occur on Desmond and Graeme streets is within the acceptable volume that is typical of and can be accommodated by local streets. Council's Infrastructure Planning advise that the traffic report will need to be updated to address the issues of construction traffic for the development and post Statement of Compliance construction. |



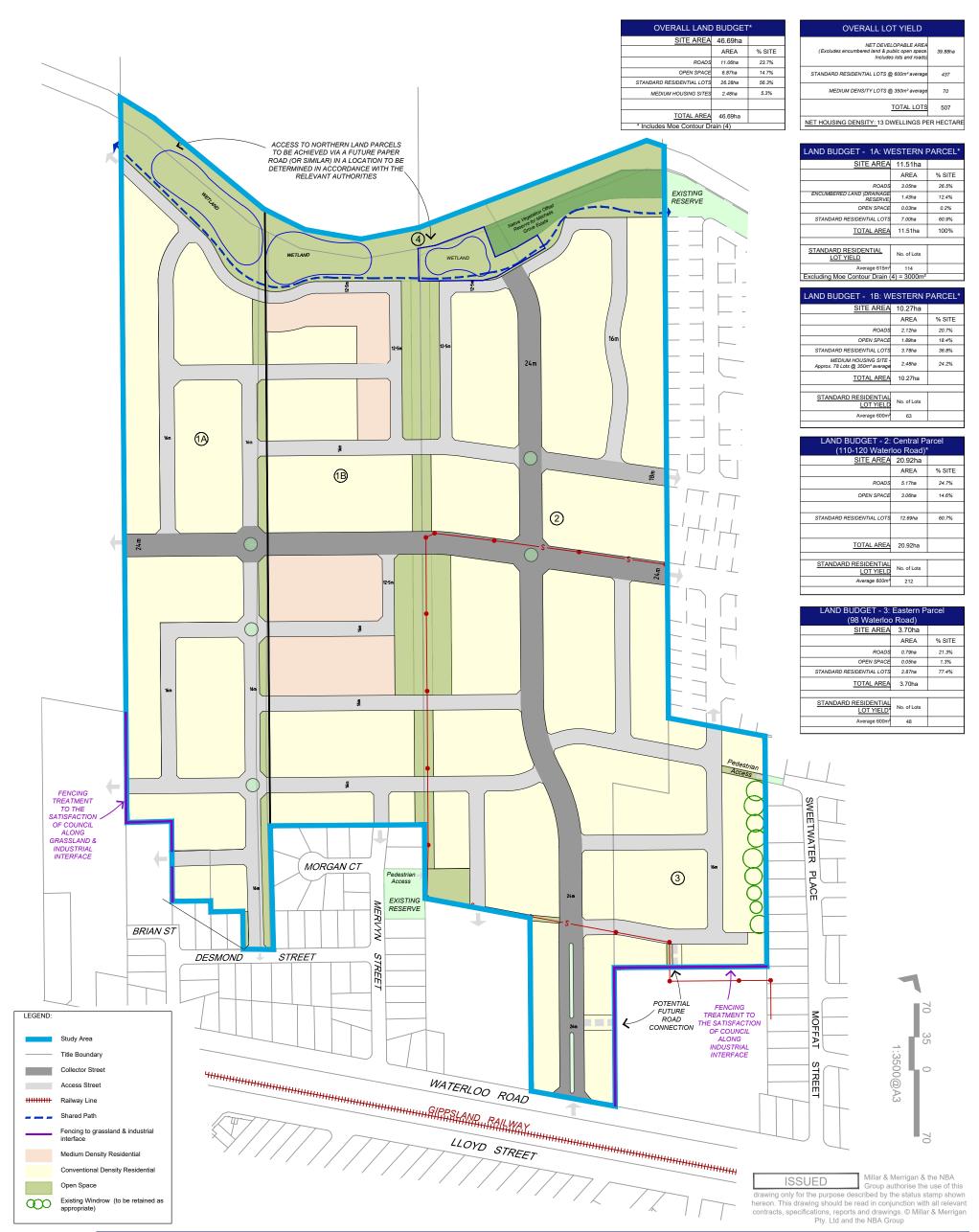
DEVELOPMENT PLAN

NBAgroup M | M

Moe Urban Growth Area Waterloo Road, Moe Latrobe City Council 16315DP2 Version 7

Millar & Merrigan Pty Ltd ACN 005 541 668 Metro 2/126 Merrindale Drive, Croydon 3136 Regional 156 Commercial, Morwell 3840 Mail PO Box 247 Croydon, Victoria 3136 T (03) 8720 9500 F (03) 8720 9501 Ausdoc DX 13608 Croydon admin@millarmerrigan.com.au millarmerrigan.com.au

NBA Group Pty Ltd ABN 194 748 327 43 Metro Level 1, 1 Queens Road, Melbourne, 3004 Regional 382 Raymond Street, Sale, 3850 Mail 156 Commercial Road, Morwell 3840 M 0418 402 240 T (03) 5143 0340 F (03) 5143 1244 nick@nbagroup.com.au nbagroup.com.au



DEVELOPMENT PLAN

NBA∕group M∣M

Moe Urban Growth Area Waterloo Road, Moe Latrobe City Council

16315DP2 Version 10 (Jan 2022) Millar & Merrigan Pty Ltd ACN 005 541 668 Metro 2/126 Merrindale Drive, Croydon 3136 Regional 156 Commercial, Morwell 3840 Mail PO Box 247 Croydon, Victoria 3136 T (03) 8720 9500 F (03) 8720 9501 Ausdoc DX 13608 Croydon admin@millarmerrigan.com.au millarmerrigan.com.au

NBA Group Pty Ltd ABN 194 748 327 43 Morwell 156 Commercial Road, Morwell 3840 Sale 10 Dawson Street, Sale 3850 Mail PO Box 1170, Sale 3850 M 0418 402 240 T (03) 5143 0340 F (03) 5143 1244 nick@nbagroup.com.au nbagroup.com.au



Agenda Item: 14.4

| Agenda Item: | Amendment C133, 5 Parer Ave, Moe - Consideration of Submissions |
|-------------------------|---|
| Sponsor: | General Manager, Regional City Planning and Assets |
| Council Plan Objective: | CONNECTED |
| Status: | For Decision |

Proposed Resolution:

That Council:

- 1. Having formally considered all written submissions received to Amendment C133 and Permit Application 2022/17, endorses the officer's response to the issues raised by the submissions outlined in Attachment 1;
- 2. Adopts Amendment C133 without any post exhibition changes (see Attachment 3), in accordance with section 29 of the *Planning and Environment Act 1987;*
- 3. Determines to recommend to the Minister for Planning that the proposed Planning Permit 2022/17 be granted with 1 administrative change as outlined in Attachment 4 and 5 in accordance section 96G of the *Planning and Environment Act 1987;*
- 4. Submits adopted Amendment C133, to the Minister for Planning for approval, in accordance with section 31 of the *Planning and Environment Act 1987* with the recommendation to grant proposed Planning Permit 2022/17, in accordance with section 96H of the *Planning and Environment Act 1987*; and
- 5. Advises those persons who made written submissions to Amendment C133 and / or Permit Application 2022/17 of Council's decision.



Executive Summary:

- Amendment C133 and Planning Permit 2022/17 for 5 Parer Ave, Moe is a proponent led Planning Scheme Amendment and was made at the request of Beveridge Williams on behalf of Hillview Property Group Pty Ltd.
- The amendment proposes to:
 - Rezone the Neighbourhood Residential Zone Schedule 1 (NRZ1) portion of the land to Residential Growth Zone Schedule 2 (RGZ2);
 - Delete the Heritage Overlay from the land; and
 - Amend the Moe Housing Framework Plan at Clause 16.01-1L
- The planning permit application is for the development of 9 dwellings on the lot.
- Council resolved to request authorisation of Amendment C133 and Planning Permit Application 2022/17 at the 7 February 2022. Authorisation was requested to Department of Environment, Land, Water and Planning (DELWP) on 8 February 2022. Authorisation was received on 22 February 2022.
- Amendment C133 and planning permit 2022/17 was placed on exhibition from 17 March 2022 to 22 April 2022. This include notification to landowners, agencies, authorities, prescribed and other Ministers.
- A total of 1 submission was received from the Department of Transport and they do not object to the Amendment.
- A minor change has been made to draft planning permit 2022/17 as the plans required under condition 1 have been submitted and approved. Therefore, this condition is no longer required. Subsequent number of conditions has changed as a result.
- As no outstanding objections remain, Council can consider the adoption of the Amendment.

Background:

Amendment C133 and planning permit 2022/17 is a proponent led Planning Scheme Amendment made at the request of Beveridge Williams and Co. on behalf of Hillview Property Group Pty Ltd (see Figure 1).







The Amendment proposes to:

- Rezone part of 5 Parer Ave, Moe from Neighbourhood Residential Zone Schedule 1 to Residential Growth Zone Schedule 2;
- Remove the Heritage Overlay from part of 5 Parer Avenue, Moe;
- Make minor administrative changes to the Moe Housing Framework Plan at Clause 16.01-1L;

The planning permit is for the development of nine (9) dwellings on a lot.

At the 7 February 2022 Council Meeting, Council resolved to:

Request authorisation from the Minister for Planning to prepare Amendment C133 to the Latrobe Planning Scheme and exhibit it with Permit Application 2022/17, in accordance with sections 8A and 96A of the Planning and Environment Act 1987;

- 1. Prepare Amendment C133 to the Latrobe Planning scheme to rezone land and remove the heritage overlay from 5 Parer Ave, Moe, generally in accordance with the documentation provided at Attachments 1, 2, 4, 5 and 6, subject to Ministerial Authorisation;
- 2. Prepare a proposed planning permit for exhibition in response to Permit Application 2022/17, for the development of 9 dwellings on a lot, generally in accordance with the document provided at Attachment 4, 7 and 8; and



3. Exhibit combined Amendment C133 and Permit Application 2022/17, (including proposed permit) in accordance with the requirements of section 96C of the Planning and Environment Act 1987.

A request for authorisation to the Minister for Planning was lodged on 8 February 2022.

On 22 February 2022 the Minister for Planning authorised Council to prepare and exhibit Amendment C133 – 5 Parer Ave, Moe.

Amendment C133 was placed on exhibition from 17 March 2022 – 22 April 2022.

Details regarding the exhibition process and outcomes are provided in the communication and consultation sections below.

A total of 1 submission was received from the Department of Transport which has no objection to Amendment C133. A Summary of Submissions table is provided at Attachment 1. A copy of the submission is provided at Attachment 2.

Having considered the submissions received for Amendment C133, Council officers consider that there are no outstanding issues raised by submitters, and therefore recommends Council adopt Amendment C133 in accordance with section 29 of the Act without changes as shown in Attachment 3.

As part of the draft planning permit 2022/17 that was exhibited with Amendment C133, the permit required amended plans at condition 1 which stated:

Amended Plans Required:

1. Before the development starts, amended plans to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plans will be endorsed and will then form part of the permit.

The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the plans submitted with the application but modified to show:

a) The existing stormwater drain located within easement E-3 shall be added to the plans

The applicant has now submitted these plans and the plans considered to not require any further changes. The reasons for this change are detailed in Attachment 4.

Therefore, Council Officer recommend that a permit for Permit Application 2022/17 be submitted to the Minister for Planning with 1 minor change (removal of condition 1 and subsequent numbering changes) and recommended that the permit be granted in accordance with section 96G of the Act as shown in Attachment 5.



Issues:

Strategy Implications

Connected – A regional City which recognises the connectedness between our goals and towns, and efficiently utilises the assets we have for the benefit of our whole community while protecting the environment.

Amendment C133 and planning permit uses existing infrastructure, supports the direction of the existing Housing Framework Plan and provides a range of dwellings to support the needs of our towns.

Communication

Amendment C133 and Permit Application 2022/17 were subject to the prescribed processes in accordance with the public notices and consultation requirements of section 96C of the *Planning and Environment Act 1987* (Act).

As part of the exhibition of Amendment C133 and Permit Application 2022/17 the following activities were undertaken:

- Amendment documents and Permit Application (including the proposed permit) were placed on Latrobe City Council's website;
- Have Your Say page created;
- 24 notification letters were sent to affected owners and occupiers notification letters were sent;
- 12 notification emails were sent to agencies, public authorities and Ministers believed to be materially affected by the Amendment and/or Planning Permit Application prescribed under the Act;
- Notices placed in the Latrobe Valley Express on 16 March 2022 and 6 April 2022;
- Notice placed in the Government Gazette on 17 March 2022; and
- Information placed at service centre and libraries in Morwell, Moe, Traralgon and Churchill

As a result of the exhibition process Council:

- Received 1 landowner telephone enquiry;
- Received 17 and 19 unique views on have your say and Amendment 133 website pages; and
- There were no written enquiries or questions received to this amendment.



Public Submissions

Following public exhibition 1 written submission was received by Latrobe City Council in response to Amendment C133 and Permit Application 2022/17. Section 22 and 96B of the Act requires that Council consider all submissions to Amendment C133 and Permit Application 2022/17.

A summary of the key issues and comments raised in submissions that have been received by Council in response to Amendment C133 have been provided below.

| Amendment C133 and Planning Application Submissions | | | |
|--|---|--|--|
| Support | 1 | | |
| Object | 0 | | |
| Total Submissions | 1 | | |

Financial Implications

As Amendment C133 was prepared at the request of Hillview Property Group Pty Ltd the proponent will be required to pay Council the fees prescribed at Regulation 6 of the *Planning and Environment (Fees) Regulations 2016* for each stage of the amendment process. Hillview Property Group Pty Ltd has already paid Council the fees at Regulation 14 for Permit Application 2022/17 and Stage 1 fees.

In summary the proponent must pay the following:

- Stage 3 fees (adoption of the amendment) of \$488.50
- Stage 4 fees (Minister approval) of \$488.50.

Stage 2 fees (consideration of submission) are not required by the applicant as there was no submissions received by Council which requested a change to the Amendment or planning permit.

Risk Analysis

| Identified risk | Risk likelihood* | Controls to manage risk |
|--|------------------|--|
| Reputational Risk Council not supporting the Amendment now that it has been through the exhibition process. | 2 (unlikely) | No submissions of objections were received from the community. Council can adopt the amendment and submit to the Minister for Planning for approval. |

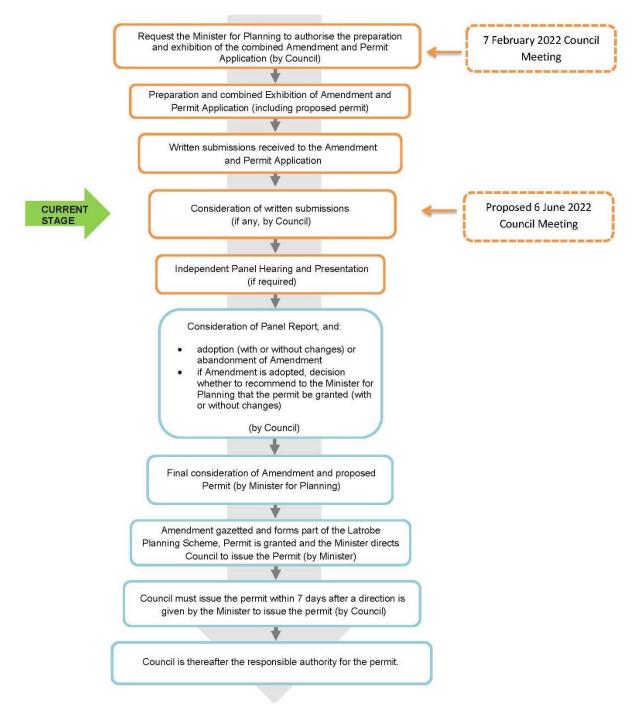
* For example, likelihood ratings: 1 (Rare); 2 (Unlikely); 3 (Possible); 4 (Likely); 5 (Almost Certain)



Legal and Compliance

The combined planning scheme amendment and permit application process provided for under sections 96A-96N of the Act is shown in Figure 1 below, which identifies the current stage Amendment C133 and Permit Application 2022/17 are at in the process.

Figure 1 – Amendment C133 Planning Scheme Amendment Process





Council, as a planning authority, has a number of duties and powers, which are listed at section 12 of the Act. Under section 12(2) a planning authority must have regard to:

- The Minister's directions;
- The Victoria Planning Provisions;
- Any strategic plan, policy statement, code or guideline which forms part of the Latrobe Planning Scheme;
- Any significant effects which it considers a planning scheme amendment might have on the environment or which it considers the environment might have on any use or development envisaged by the Amendment C133.
- Any social and economic effects.

Community Implications

A total of 1 submission was received to Amendment C133 and Permit Application 2022/17 from the Department of Transport who did not object to the Amendment.

A detailed response to all submissions is provided at Attachment 1.

Health Implications

No health implications as part of this report.

Environmental Implications

There are no environmental implication as part of this report.

Other

There are no other implications as part of this report.

Declaration of Interests:

Officers preparing this report have declared they do not have a conflict of interest in this matter under the provisions of the *Local Government Act 2020*.

Supporting Documents:

Nil

Attachments

- 1. Summary of Submission
- 2<u>J</u>. Submission
- 3. Amendment Documents
- 4. Post Exhibition Changes
- 5<u>1</u>. Draft Planning Permit



14.4

Amendment C133, 5 Parer Ave, Moe - Consideration of Submissions

| 1 | Summary of Submission | |
|---|-------------------------|-----|
| 2 | Submission | 737 |
| 3 | Amendment Documents | 739 |
| 4 | Post Exhibition Changes | 793 |
| 5 | Draft Planning Permit | 794 |

SUMMARY OF SUBMISSIONS & PLANNING COMMENT TO <u>C133 – 5 Parer Ave, Moe</u>

| Sub No. | Name / Organisation | Support / Objection | Summary of Issues | Planning Comment | Changes to Plan Required ? Yes / No | Date submission received |
|------------|------------------------|------------------------|------------------------------|------------------|---|--------------------------------|
| | Department of | | No objection to the proposed | | No | 20/04/2022 |
| 1 | Transport | Support | amendment. | Comments noted. | | |

| From: Sent: | Wed, 20 Apr 2022 14:21:26 +1000 |
|----------------|---|
| Sent: | , , |
| To: | Latrobe Central Email |
| Subject: | Latrobe Planning Scheme Amendment C133 - 5 Parer Avenue Moe |
| Attachments: | 2022-04-20 Latrobe PSA C133 - 5 Parer Avenue Moe - DoT Submission.pdf |
| | |

Hello,

Please find attached a copy of the Department of Transport submission to Latrobe Planning Scheme Amendment C133 at 5 Parer Avenue in Moe.

If you have any questions please contact me.

Kind Regards



|--|

I work Monday, Tuesdays and Wednesdays.

Document Set ID: 2314618 Version: 1, Version Date: 21/04/2022



Department of Transport

120 Kay Street Traralgon, VIC 3844 Australia Telephone: +61 3 5172 2319 www.transport.vic.gov.au DX 219286

Ref: DOC/22/46825

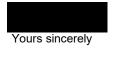
Latrobe City Council Strategic Planning Department Latrobe City Council PO Box 264 MORWELL VIC 3840

To the Strategic Planning Department,

LATROBE PLANNING SCHEME AMENDMENT C133 - 5 PARER AVENUE, MOE

This letter is in response to the exhibition of Latrobe Planning Scheme Amendment C133 which seeks to rezone part of land at 5 Parer Avenue, Moe from Neighbourhood Residential Zone Schedule 1 to Residential Growth Zone Schedule 2 and remove the Heritage Overlay (HO35). This amendment also includes a change to the Planning Policy Framework at Clause 16.01-1L.

The Department of Transport has no objection to the proposed amendment.



20 / 04 / 2022



Document Set ID: 2314618 Version: 1, Version Date: 21/04/2022 Planning and Environment Act 1987

LATROBE PLANNING SCHEME

AMENDMENT C133LATR

PLANNING PERMIT APPLICATION 2022/17

EXPLANATORY REPORT

Who is the planning authority?

This Amendment has been prepared by the Latrobe City Council, which is the planning authority for this amendment.

The amendment has been made at the request of Beveridge Williams & Co Pty Ltd, on behalf of the land owner Hillview Property Group Pty Ltd.

Land affected by the amendment

The amendment applies to land at 5 Parer Avenue, Moe.

The land is known as Lot 1 Plan of Subdivision 823972V and contained in Certificate of Title Volume 12079 Folio 676.

A mapping reference table is attached at Attachment 1 to this Explanatory Report.

The amendment is a combined planning permit application and planning scheme amendment under section 96A of the Act.

The planning permit application applies to land at 5 Parer Avenue, Moe.

The land is known as Lot 1 Plan of Subdivision 823972V and contained in Certificate of Title Volume 12079 Folio 676.

What the amendment does

The amendment seeks to:

- Rezone the portion of the site currently in the Neighbourhood Residential Zone, Schedule 1 (NRZ1) (being approximately 2,760m²) to the Residential Growth Zone, Schedule 2 (RGZ2) and amend Map 27 of the Latrobe Planning Scheme accordingly;
- Delete the Heritage Overlay (HO35) and amend Map 27HO of the Latrobe Planning Scheme accordingly; and,
- Amend the Planning Policy Framework at Clause 16.01-1L by replacing the Moe-Newborough Housing Framework Plan to include all the site within a Substantial Change (adjoining heritage) area.

The planning permit application seeks approval for:

• Construction of nine (9) single storey dwellings on the land.

The planning permit is attached as a separate document to this Explanatory Report.

Strategic assessment of the amendment

Why is the amendment required?

The amendment rezones a portion of the land currently in the Neighbourhood Residential Zone, Schedule 1 (Heritage Precincts and Areas Affected by Environmental Constraints) to the Residential Growth Zone, Schedule 2 (Compact Living with Special Character) and delete the Heritage Overlay.

The RGZ2 applies to rectangular portion of the site abutting Parer Avenue (having an area of approximately 712m²). The balance land, being approximately 2,767m², is zoned NRZ1. The dual zoning of the site is a result of the recent (May 2019) subdivision of the land with the adjacent property at 34 Fowler Street. This subdivision, authorised by Planning Permit no. 2017/214, resulted in the land formerly comprised within the title to 34 Fowler Street (i.e. the vacant and unused rear portion of the St. Andrew's Presbyterian Church property) being consolidated with the title to 5 Parer Avenue. The resultant dual-zoning of the consolidated parcel forming 5 Parer Avenue was not considered by the Latrobe City Council as an impediment to the subdivision approval. Following completion of the subdivision and issuing of the new titles, the Presbyterian Church of Victoria Trusts Corporation sold the consolidated land parcel at 5 Parer Avenue to the current owner, Hillview Property Group Pty Ltd. Hillview Property Group intend developing the land for multiple dwellings as per the planning permit application submitted in conjunction with the amendment.

The Neighbourhood Residential Zone, Schedule 1, does not explicitly discourage the development of multiple dwellings on the site. However, the portion of the site zoned NRZ1 is identified as a 'Minimal Change Area' on the Moe-Newborough Housing Framework Plan at Clause 16.01-1L of the Municipal Strategic Statement. The corresponding strategies for Minimal Change Areas are as stated in this clause, are to 'support minimal change in the form of detached houses and dual occupancies in locations with distinct character attributes, such as heritage, neighbourhood character, environmental or amenity values or infrastructure limitations' and 'encourage the retention and provision of vegetated areas including canopy trees and large garden spaces'. These strategies do not support more intensive residential development of the site, which is a significant impediment for a fully serviced, vacant and relatively unencumbered 3,479m² land parcel situated approximately 200 metres from the edge of Moe's Primary Activity Centre.

The amendment applies a consistent planning control across the whole of the site and a corresponding housing framework that provides for higher density residential development that is sympathetic to the identified heritage values of the St. Andrew's Presbyterian Church. The amendment achieves this by:

- Providing greater flexibility for the development of the land with multiple dwellings, which is not
 afforded under the existing Neighbourhood Residential Zone and 'Minimal Change'
 designation on the Moe-Newborough Housing Framework Plan;
- Providing a planning control that will facilitate a higher density residential development of the land, which is specifically encouraged within the Moe Transit City Precinct and 400 metre catchment of Moe's Primary Activity Centre;
- Removing a dual-zoning anomaly that was not addressed appropriately at the time of the subdivision approval which created the subject lot in 2019;
- Deleting a redundant Heritage Overlay control that is no longer applicable or appropriate, given that the affected land has been alienated from the St. Andrews Presbyterian Church property and does not present any contribution to its heritage significance; and,
- Providing an appropriate level of control over the intended development of the land for multiple dwellings in accordance with the accompanying planning permit application.

The amendment is necessary, as there are no other mechanisms capable of achieving the desired future land development outcome as detailed in the accompanying planning permit application. The matters addressed in the amendment are not dealt with under other regulations.

Page 2 of 8

How does the amendment implement the objectives of planning in Victoria?

The amendment implements the following objectives of planning in Victoria as set out in the Planning and Environment Act 1987:

• 'To provide for the fair, orderly, economic and sustainable use and development of land

• To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria

• To balance the present and future interests of all Victorians'

The amendment provides for the orderly use and development of large, vacant and fully serviced residential property within Moe's town boundary, thereby maximising use of existing infrastructure and community facilities and reducing the pressure for urban sprawl. This will be achieved through the application of an appropriate land zoning and removal of a redundant overlay control to guide future land use and development on the site and provide for a sustainable and pleasant living environment.

How does the amendment address any environmental, social and economic effects?

Environmental effects

The site is devoid of native vegetation and does not have any other significant environmental characteristics.

Other environmental matters, such as stormwater management, can be addressed through conditions on the planning permit and/or building permit.

Social effects

The amendment will have positive social effects on the community of Moe. The amendment will facilitate the use and development of a large residential site that is currently unused and vacant. It provides a significant opportunity to facilitate new housing opportunities, building development and associated landscape design works, which will enhance the amenity and liveability of the public realm and promote the attractiveness of this part of Moe's urban area. It also promotes the concept of a 'walkable neighbourhood' by facilitating increased residential densities within walking distance of the Primary Activity Centre and public transport network.

Economic effects

The amendment will have positive economic effects. It will facilitate the infill development of residential land within Moe's town boundary and make more efficient usage of existing servicing and community infrastructure. The future development of the land is expected to provide additional short-term employment opportunities associated with building construction and associated works, which will be beneficial to the local economy.

Does the amendment address relevant bushfire risk?

The amendment will not result in any increase to the risk to life, property, community, infrastructure or the natural environment from bushfire.

The site is not within a designated bushfire prone area.

Does the amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The amendment complies with Ministerial Direction No. 11 – Strategic Assessment of Amendments and Ministerial Direction No. 15 - The Planning Scheme Amendment Process.

The amendment is also consistent with the Ministerial Direction on the Form and Content of Planning Schemes under Section 7(5) of the Planning and Environment Act 1987.

How does the amendment support or implement the Planning Policy Framework and any adopted State policy?

The following provisions of the Planning Policy Framework (PPF) are relevant to the consideration of this amendment:

- Clause 11.01 & 11.02 Settlement & Structure planning
- Clause 11.03 Activity centres
- Clause 15.01 Urban design, Building design and Neighbourhood character
- Clause 15.02 Energy and Resource efficiency Clause 15.03 Heritage conservation
- Clause 16.01 Housing supply & Housing affordability

Clauses 11.01 & 11.02 - Settlement and Structure planning seeks to focus both investment and growth in major regional centres such as Latrobe City. It states that settlement boundaries need to be reinforced to limit urban sprawl, develop compact urban areas and maximise accessibility to facilities and services. The planning of settlements is to be guided by the relevant regional growth plan and structure plan and opportunities for urban renewal and infill development should be promoted and capitalised on. The amendment is consistent with these objectives and strategies, as it will facilitate a residential infill development within a major regional centre and maximise the use of existing infrastructure and community facilities.

Clause 11.03 – Activity centres seeks to provide a diversity of housing types at higher densities where they are accessible to commercial and community facilities and public transport. The amendment applies a zone and accompanying schedule that will facilitate more intensive residential development of the site within 200 metres of Moe's Primary Activity Centre and public transport network and within a precinct specifically identified as suitable for housing demonstration projects.

Clause 15.01 - Urban design, Building design and Neighbourhood character seeks to create urban environments that respond to their site context in terms of character, natural features and surrounding landscape. The amendment applies a zone and accompanying schedule that will facilitate new housing opportunities, building development and associated landscape design works. This is expected to enhance the amenity and liveability of the site and surrounding area.

Clause 15.02 - Energy and resource efficiency seeks to encourage land use and development that is energy and resource efficient and minimises greenhouse gas emissions. It states that consolidation of urban development will be promoted and supported by low energy forms of transport such as walking and cycling. The amendment applies a zone and accompanying schedule that will facilitate more intensive residential development of the site, comprising smaller and energy efficient housing typologies that are conveniently located within 200 metres of Moe's Primary Activity Centre and public transport network.

Clause 15.03 - Heritage conservation seeks to conserve places of heritage significance and encourage development that respects places with heritage values through appropriate siting and

Page 4 of 8

design. The amendment is consistent with this policy, as it will delete a redundant Heritage Overlay control from a site that does not have any heritage significance.

Clause 16.01 – *Housing supply and Housing affordability* seeks to facilitate well-located, diverse and affordable housing opportunities and increase the supply of housing on under-utilised residential land. The amendment achieves this outcome by facilitating the development of a large, unused and vacant parcel of serviced land for higher density residential purposes, in a location close to employment, transport and services available in Moe's Primary Activity Centre.

How does the amendment support or implement the Municipal Planning Strategy and Planning Policy Framework?

The Municipal Planning Strategy (MPS) at Clause 02.04 refers to the Latrobe City Strategic Framework Plan, in which Moe is classified as a Supporting Network Town where growth is promoted. Clause 02.01 states that the municipality's population is expected continue to grow, but will be characterised by a higher proportion of older people compared with the State average and smaller household sizes comprising one or two persons. The amendment rezones a large parcel of vacant, serviced land within Moe's town boundary, providing the opportunity for new residential development that will contribute towards the diversity of housing required to meet the predicted changing population needs of the municipality.

The amendment is consistent with the Moe-Newborough Structure Plan, the Moe-Newborough Housing Framework Plan, the Moe Activity Centre Plan and Latrobe City Housing Strategy, which all encourage the majority of new medium to high density housing typologies to within 400 metres of Moe's Primary Activity Centre. This approach supports other strategies relating to enhancing the liveability of towns and efficient use of infrastructure, by facilitating development that encourages walkability and use of non-car based transport. By including the entire site within the Residential Growth Zone and a 'Substantial Change' area on the Moe-Newborough Housing Framework Plan, it will facilitate a change in the form and density of housing as envisaged by this plan and the supporting strategies. In particular, the Moe Activity Centre Plan specifically encourages high density, affordable and accessible housing to the south of the Moe Primary Activity Centre and the amendment will implement a suite of planning controls to achieve this outcome.

The PPF at Clauses 16.01-1S and 16.01-1L notes that good quality private development contributes to the function, safety and liveability of urban environments. It seeks to facilitate new development of varying scale and density in accordance with the Moe-Newborough Housing Framework Plan, whilst preserving the amenity of existing neighbourhoods and heritage places. The amendment applies Schedule 2 to the Residential Growth Zone, which acknowledges the site's interface with the St. Andrew's Presbyterian Church and the need to guide the design and siting of new development to ensure that its heritage values are not compromised.

Does the amendment make proper use of the Victoria Planning Provisions?

The amendment makes proper use of the Victorian Planning Provisions.

Application of the RGZ2 is the most appropriate planning tool to achieve the desired outcome, which is to facilitate the future development of the land for multiple dwellings. The RGZ is consistent with the zoning applied to surrounding residential land and the application of Schedule 2 is appropriate for the site's abuttal to a heritage place.

Deletion of the HO35 is appropriate, as it is a redundant control that is no longer applicable to the site.

The amendment does not affect, conflict with or duplicate another existing provision in the planning scheme that deals with the same land, use or development.

The proposed control does not capture matters that do not specifically relate to the purpose or objectives of the control or matters that should not be dealt with under planning.

The amendment is consistent with the following Planning Practice Notes, which are relevant to the rezoning, deletion of the overlay and the planning permit application:

- PPN15: Assessing an Application for One or More Dwellings in the Residential Zone.
- PPN16: Making a Planning Application for One or More Dwellings in a Residential Zone.
- PPN27: Understanding the Residential Development Provisions.

Page 5 of 8

- PPN43: Understanding Neighbourhood Character
- PPN46: Strategic Assessment Guidelines
- PPN77: Pre-setting Panel Hearing Dates
- PPN91: Using the Residential Zones

How does the amendment address the views of any relevant agency?

The views of the Latrobe City Council, as the responsible authority administering the Latrobe Planning Scheme, were sought during the preparation of the amendment. The Council did not express any objection to the amendment.

The amendment does not seek to create any new formal or informal referral requirements.

Does the amendment address relevant requirements of the Transport Integration Act 2010?

The amendment is unaffected by and unrelated to the Transport Integration Act 2010.

Resource and administrative costs

• What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?

The proposed rezoning is not expected to have a significant impact on the resource and administration costs of Latrobe City Council. The application of the RGZ2 will not trigger an increase in the number of planning permit applications and will have negligible impact on the resource and administrative costs of the responsible authority.

Where you may inspect this Amendment

The amendment can be inspected free of charge at the Latrobe City Council website at www.latrobe.vic.gov.au

The amendment is available for public inspection, free of charge, during office hours at the following places:

Corporate Headquarters

141 Commercial Road, MORWELL VIC 3840

Moe Service Centre 1-29 George Street, MOE VIC 3825

Churchill Service Centre 9-11 Phillip Parade, CHURCHILL VIC 3842

Traralgon Service Centre 34-38 Kay Street, TRARALGON VIC 3844

Page 6 of 8

The amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.planning.vic.gov.au/public-inspection.

ATTACHMENT 1 - Mapping reference table

Page **7** of **8**

| Location | Land /Area Affected | Mapping Reference |
|----------|---------------------|--|
| Latrobe | 5 Parer Avenue, Moe | Latrobe C133latr 001d-hoMap27 Exhibition |
| | | Latrobe C133latr 002znMap27 Exhibition |

Page 8 of 8

Planning and Environment Act 1987

LATROBE PLANNING SCHEME

AMENDMENT C133latr

INSTRUCTION SHEET

The planning authority for this amendment is the Latrobe City Council.

The Latrobe Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of two attached map sheets.

Zoning Maps

1. Amend Planning Scheme Map No.27 in the manner shown on the attached map marked "Latrobe Planning Scheme, Amendment C133latr".

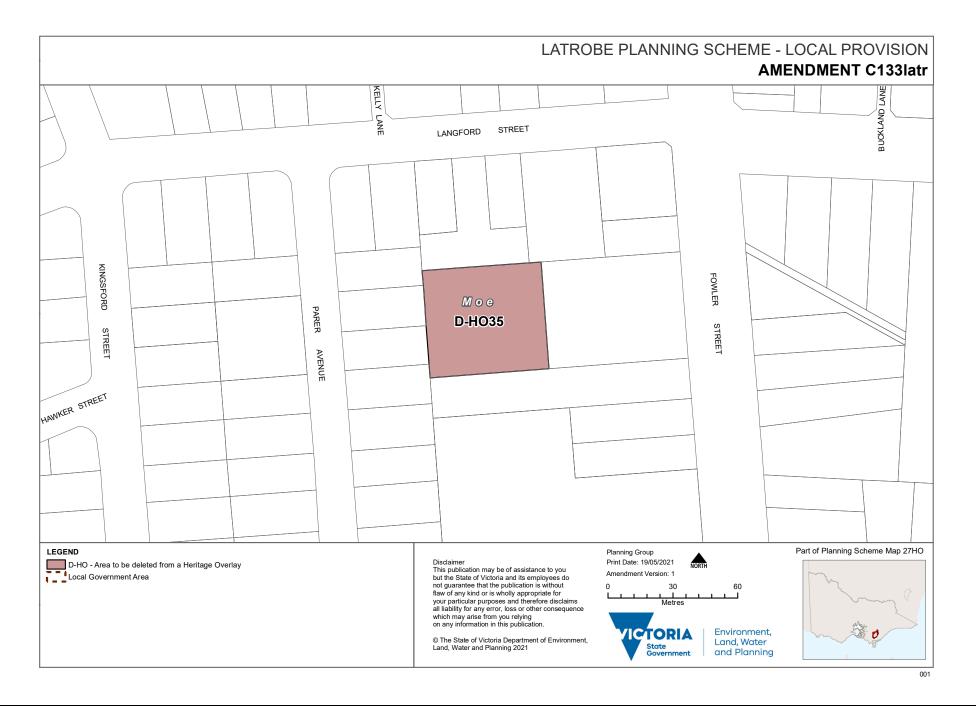
Overlay Maps

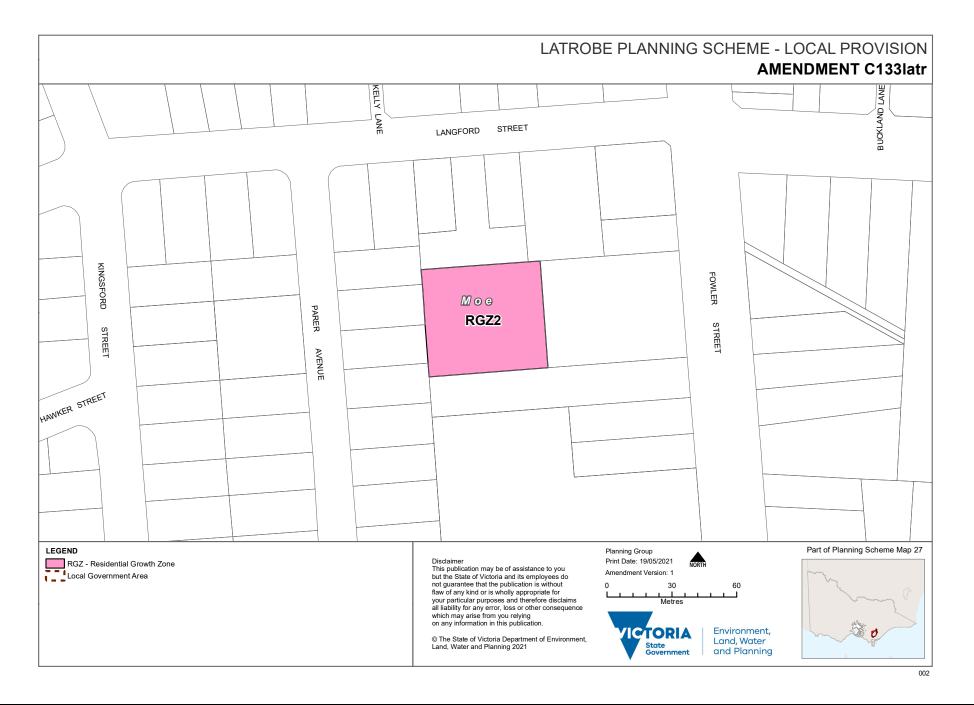
2. Amendment Planning Scheme Map No.27HO in the manner shown on the attached map marked "Latrobe Planning Scheme, Amendment C133latr".

Planning Scheme Ordinance

- 3. The Planning Scheme Ordinance is amended as follows:
- 4. In **Planning Policy Framework** replace Clause 16.01-1L with a new Clause 16.01-1L in the form of the attached document.

End of document





16.01 RESIDENTIAL DEVELOPMENT 31/07/2018 VC148

16.01 RESIDENTIAL DEVELOPMENT 31/07/2018 VC148

16.01-1S Housing supply

20/12/2021 VC174

Objective

To facilitate well-located, integrated and diverse housing that meets community needs.

Strategies

Ensure that an appropriate quantity, quality and type of housing is provided, including aged care facilities and other housing suitable for older people, supported accommodation for people with disability, rooming houses, student accommodation and social housing.

Increase the proportion of housing in designated locations in established urban areas (including under-utilised urban land) and reduce the share of new dwellings in greenfield, fringe and dispersed development areas.

Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.

Identify opportunities for increased residential densities to help consolidate urban areas.

Facilitate diverse housing that offers choice and meets changing household needs by widening housing diversity through a mix of housing types.

Encourage the development of well-designed housing that:

- Provides a high level of internal and external amenity.
- Incorporates universal design and adaptable internal dwelling design.

Support opportunities for a range of income groups to choose housing in well-serviced locations.

Plan for growth areas to provide for a mix of housing types through a variety of lot sizes, including higher housing densities in and around activity centres.

Policy documents

Consider as relevant:

- Homes for Victorians Affordability, Access and Choice (Victorian Government, 2017)
- *Apartment Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2021)

16.01-1L Housing Supply

20105224-/-/---C1221atrProposed C133latr Policy Application

П

This policy applies to all land identified in the Housing Framework Plans in this clause.

General Strategies

Encourage and concentrate a diverse range of housing in locations with access to community services, activity centres and public transport in accordance with the Housing Framework Plans in this Clause.

Support lot consolidation to maximise opportunities for increased residential yield and integrated development in locations identified for Substantial and Incremental Change in the Housing Framework Plans in this Clause.

Encourage the development of smaller housing types, particularly one and two bedroom dwellings in Substantial Change Areas and Incremental Changes Areas as indicated on the Housing Framework Plans for each town in this Clause.

Support development that is flexible for different age groups and abilities without the need for major adaptation post construction.

General policy guidelines

Consider as relevant:

- Encouraging medium and high density housing typologies within 400 metres of the Primary Activity Centres of Moe, Morwell, Churchill and Traralgon.
- Supporting infill development within 200 metres of existing of planned Neighbourhood Activity Centres and Local Activity Centres and the retails centres of District and Small Towns.

Substantial change area strategies

Encourage multi-level residential development in the form of low scale apartments, townhouses, shop tops and units.

Discourage housing intensification in areas identified for 'Future Substantial Change' south of Shakespeare Street, Traralgon, until existing industrial development located to the south (Area 6 of the Traralgon Township Structure Plan in Clause 11.01-1L) transitions to light industrial or other non - sensitive uses.

Incremental change areas strategies

Encourage higher density housing in the form of townhouses, units and dual occupancies that are sensitive with adjoining streetscapes, buildings and residential areas.

Discourage housing intensification south of Commercial Road, Morwell until rehabilitation works to the northern extent of the Hazelwood open cut brown coal mine area are complete (Area 3 on the Morwell Town Structure Plan in Clause 11.01-1L).

Facilitate the development of streetscape character that contains:

- Private gardens in front yards.
- Space between buildings.
- Views to local landmarks.
- Natural shade.

Limited change areas strategy

Support the development of detached dwellings and dual occupancies that reinforce the spacious regional suburban character.

Limited change areas policy guidelines

Consider as relevant:

- Encouraging smaller and diverse housing types, including units and townhouses, within 200
 metres of existing or planned Neighbourhood and Local Activity Centres and where public
 transport is accessible.
- Discouraging units of townhouses beyond 200 metres from an existing or planned Neighbourhood Activity Centre and Local Activity Centre, except on Strategic Development Sites identified on the Housing Framework Plans.
- Discouraging higher densities unless a lot is greater than 1500 square metres and is:
 - Within 400 metres walking distance from a public transport network.
 - Consistent with the average lot size of density development of residentially zoned land that is within a 150 metre radius (excluding the subject site in the calculation).

- Not constrained by an overlay that affects the development potential of the lot (heritage, bushfire or flooding overlay).

Minimal change areas strategies

Support minimal change in the form of detached houses and dual occupancies in locations with distinct character attributes, such as heritage, neighbourhood character, environmental or amenity values or infrastructure limitations.

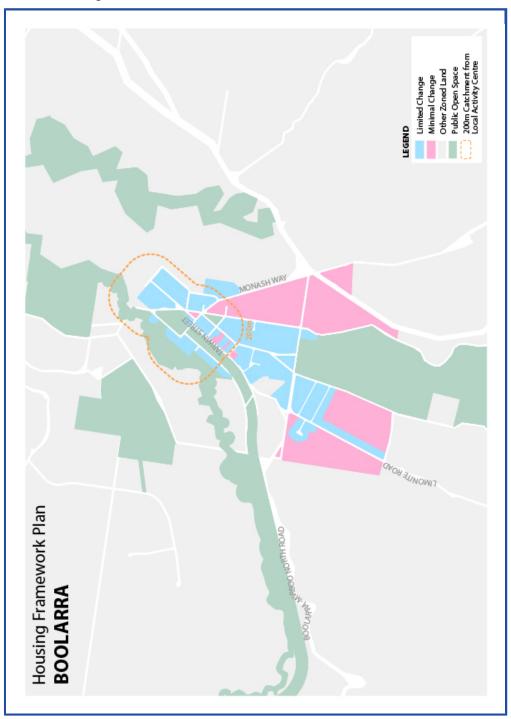
Encourage the retention and provision of vegetated areas including canopy trees and large garden spaces.

Policy document

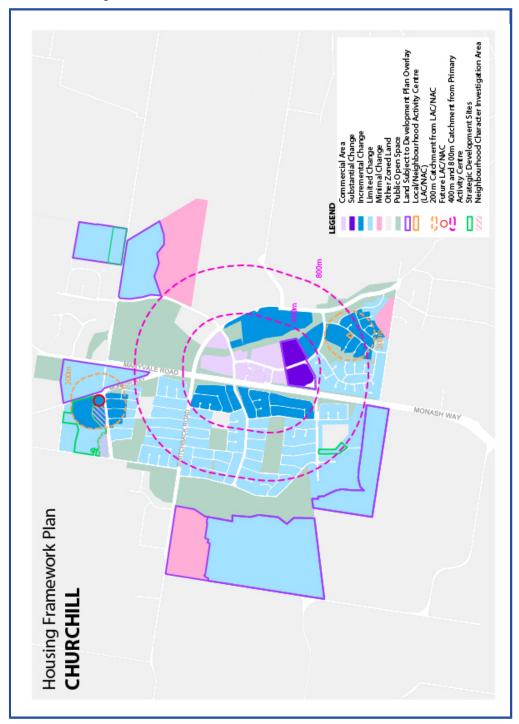
Consider as relevant:

Live Work Latrobe Housing Strategy (Latrobe City Council, MacroPlan Dimasi, RMCG and Planisphere, 2019)

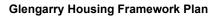
Boolarra Housing Framework Plan

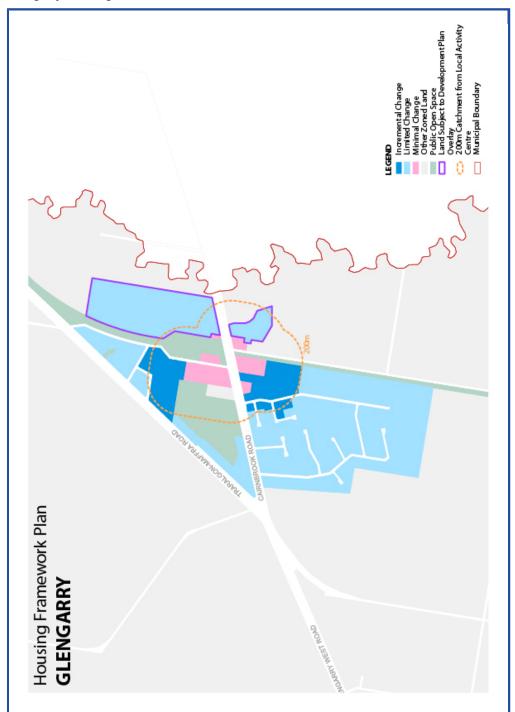


Churchill Housing Framework Plan

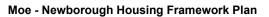


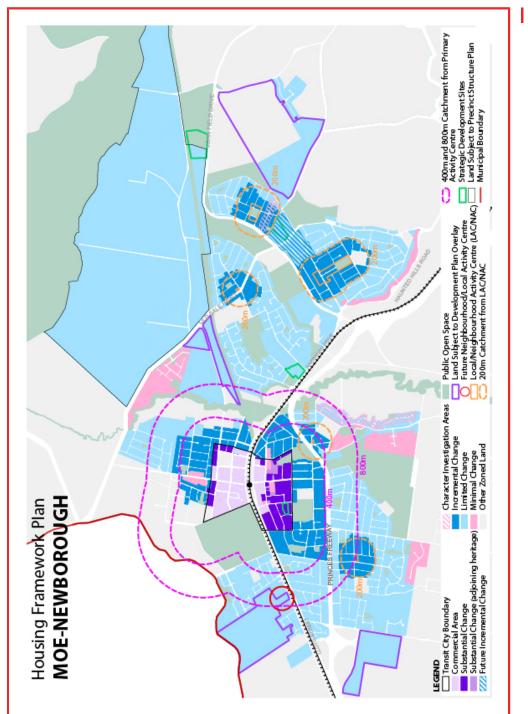
Page 6 of 22

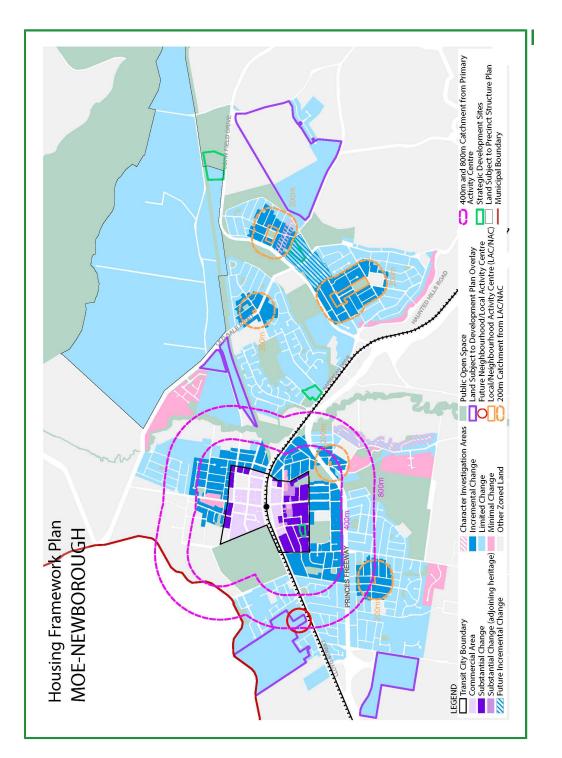




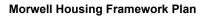
Page 7 of 22

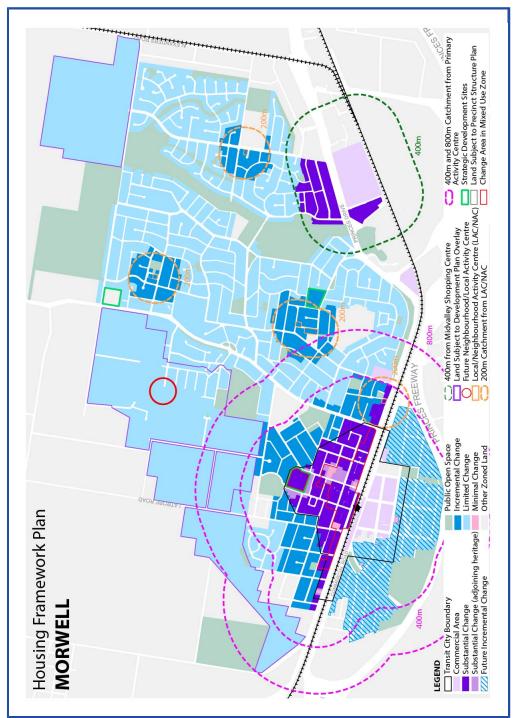






Page 9 of 22

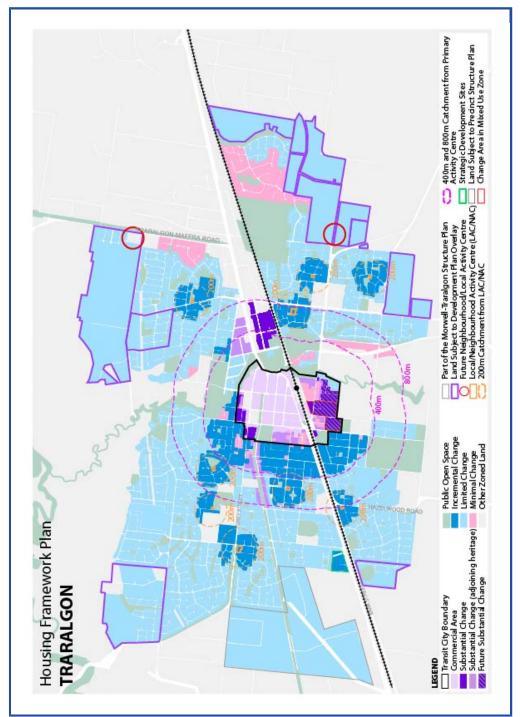




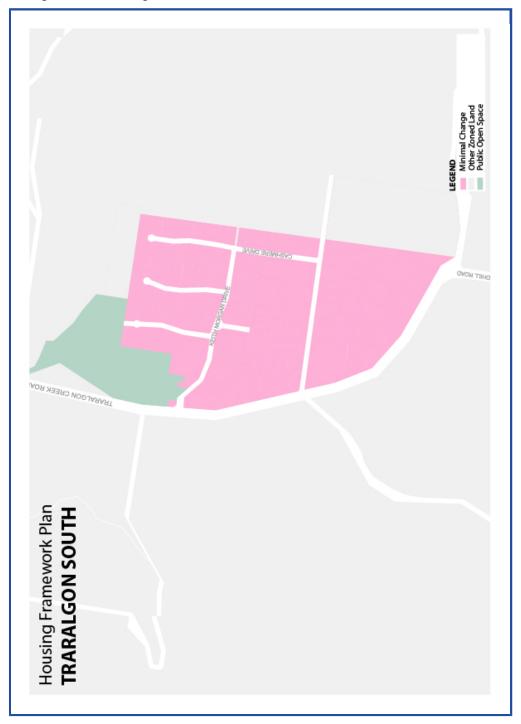
Toongabbie Housing Framework Plan



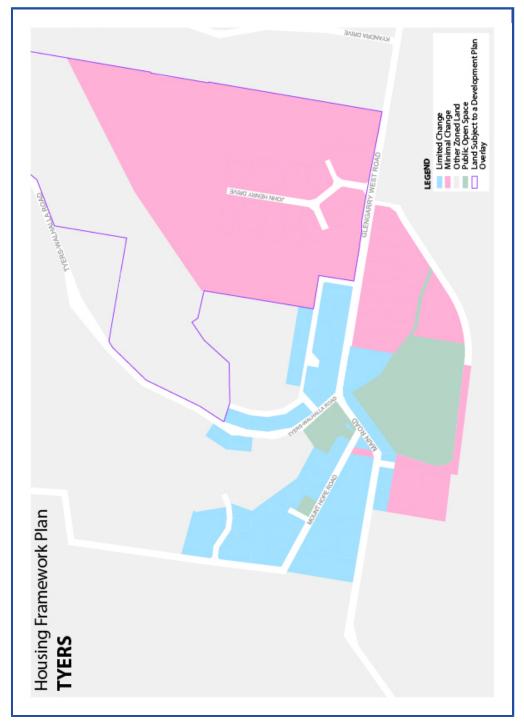
Traralgon Housing Framework Plan



Traralgon South Housing Framework Plan

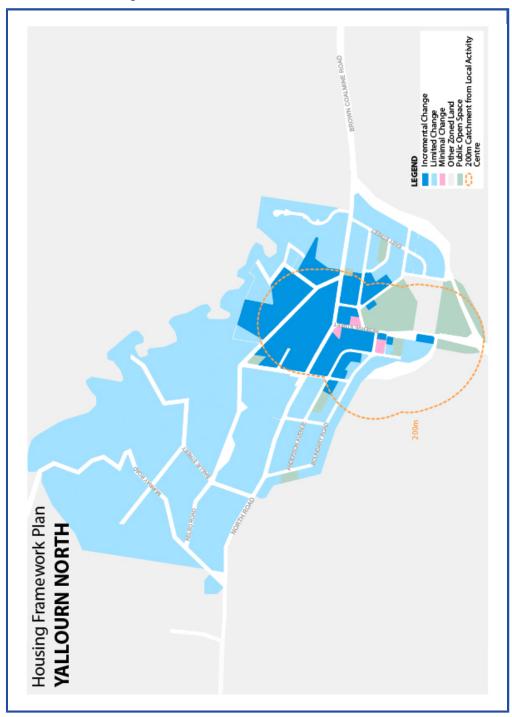


Tyers Housing Framework Plan

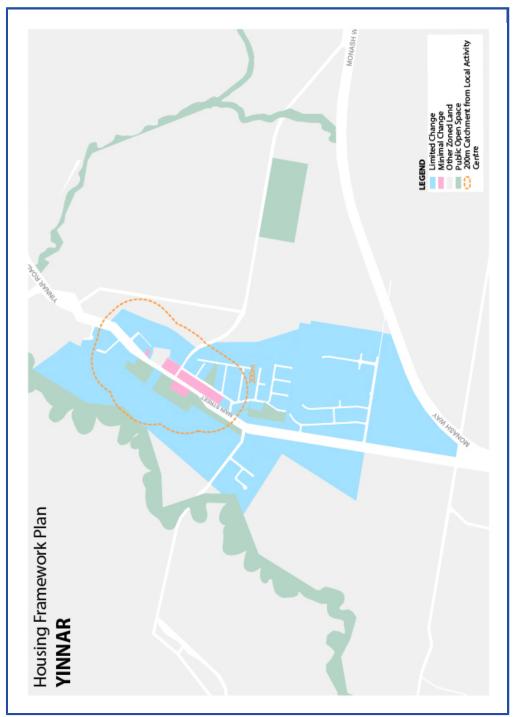


Page 14 of 22

Yallourn North Housing Framework Plan







Page 16 of 22

16.01-2S Housing affordability

09/10/2020 VC169

Objective

To deliver more affordable housing closer to jobs, transport and services.

Strategies

Improve housing affordability by:

- Ensuring land supply continues to be sufficient to meet demand.
- Increasing choice in housing type, tenure and cost to meet the needs of households as they move through life cycle changes and to support diverse communities.
- Promoting good housing and urban design to minimise negative environmental impacts and keep costs down for residents and the wider community.
- Encouraging a significant proportion of new development to be affordable for households on very low to moderate incomes.

Increase the supply of well-located affordable housing by:

- Facilitating a mix of private, affordable and social housing in suburbs, activity centres and urban renewal precincts.
- Ensuring the redevelopment and renewal of public housing stock better meets community needs.

Facilitate the delivery of social housing by identifying surplus government land suitable for housing.

Policy documents

Consider as relevant:

Homes for Victorians - Affordability, Access and Choice (Victorian Government, 2017)

16.01-3S Rural residential development

09/10/2020 VC169

Objective

To identify land suitable for rural residential development.

Strategies

Manage development in rural areas to protect agriculture and avoid inappropriate rural residential development.

Encourage the consolidation of new housing in existing settlements where investment in physical and community infrastructure and services has already been made.

Demonstrate need and identify locations for rural residential development through a housing and settlement strategy.

Ensure planning for rural residential development avoids or significantly reduces adverse economic, social and environmental impacts by:

- Maintaining the long-term sustainable use and management of existing natural resource attributes in activities including agricultural production, water, mineral and energy resources.
- Protecting existing landscape values and environmental qualities such as water quality, native vegetation, biodiversity and habitat.
- Minimising or avoiding property servicing costs carried by local and state governments.
- Maintaining an adequate buffer distance between rural residential development and animal production.

Ensure land is not zoned for rural residential development if it will encroach on high quality productive agricultural land or adversely impact on waterways or other natural resources.

Discourage development of small lots in rural zones for residential use or other incompatible uses.

Encourage consolidation of existing isolated small lots in rural zones.

Ensure land is only zoned for rural residential development where it:

- Is located close to existing towns and urban centres, but not in areas that will be required for fully serviced urban development.
- Can be supplied with electricity, water and good quality road access.

Rural residential development 16.01-3L 28/05/2021 C122latr

Strategies

Encourage rural living where there will be minimal negative environmental impact or conflict with commercial agriculture.

Support rural living where it will result in improved land management outcomes.

Encourage facilities and services required by rural residents to locate in existing townships.

Discourage rural living or low density residential use and development on the fringes of major towns where land is designated as a long-term urban growth corridor.

Discourage domestic animal husbandry and racing dog husbandry in rural living areas.

Discourage rural living on existing timber haulage routes to avoid road safety and amenity issues.

Support rural living in low bushfire risk locations or where bushfire risk can be reduced to an acceptable level.

16.01-4S Community care accommodation

09/10/2020 VC169

Objective

To facilitate the establishment of community care accommodation and support their location being kept confidential.

Strategies

Planning schemes should not require a planning permit for or prohibit the use of land in a residential area for community care accommodation that accommodates no more than 20 clients and that is funded by, or conducted by or on behalf of, a government department or public authority, including a public authority established for a public purpose under a Commonwealth Act.

Facilitate the confidential establishment of community care accommodation through appropriate permit, notice and review exemptions.

16.01-5S Residential aged care facilities

09/10/2020 VC169

To facilitate the development of well-designed and appropriately located residential aged care facilities.

Strategies

Objective

Recognise that residential aged care facilities contribute to housing diversity and choice, and are an appropriate use in a residential area.

Recognise that residential aged care facilities are different to dwellings in their purpose and function, and will have a different built form (including height, scale and mass).

Ensure local housing strategies, precinct structure plans and activity centre structure plans provide for residential aged care facilities.

Ensure that residential aged care facilities are located in residential areas, activity centres and urban renewal precincts, close to services and public transport.

Encourage planning for housing that:

- Delivers an adequate supply of land or redevelopment opportunities for residential aged care facilities.
- Enables older people to live in appropriate housing in their local community.

Provide for a mix of housing for older people with appropriate access to care and support services.

Ensure that proposals to establish residential aged care facilities early in the life of a growth area are in locations that will have early access to services and public transport.

Ensure that residential aged care facilities are designed to respond to the site and its context.

Promote a high standard of urban design and architecture in residential aged care facilities.

Policy guidelines

Consider as relevant:

• The Commonwealth Government's Responsible ratios for the provision of aged care places under the *Aged Care Act 1997*.

16.01-5L Residential aged care facilities

Strategy

Locate specialised aged care facilities in sites that are:

- Close to retail, community and recreational facilities.
- Serviced by public or community transport.
- Generally flat without significant obstacles to accessing facilities, services and transport (e.g. main roads without safe pedestrian crossing points).
- Not prone to natural hazards such as bushfire and flooding.

16.01-1S Housing supply

20/12/2021 VC174

Objective

To facilitate well-located, integrated and diverse housing that meets community needs.

Strategies

Ensure that an appropriate quantity, quality and type of housing is provided, including aged care facilities and other housing suitable for older people, supported accommodation for people with disability, rooming houses, student accommodation and social housing.

Increase the proportion of housing in designated locations in established urban areas (including under-utilised urban land) and reduce the share of new dwellings in greenfield, fringe and dispersed development areas.

Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.

Identify opportunities for increased residential densities to help consolidate urban areas.

Facilitate diverse housing that offers choice and meets changing household needs by widening housing diversity through a mix of housing types.

Encourage the development of well-designed housing that:

- Provides a high level of internal and external amenity.
- Incorporates universal design and adaptable internal dwelling design.

Support opportunities for a range of income groups to choose housing in well-serviced locations.

Plan for growth areas to provide for a mix of housing types through a variety of lot sizes, including higher housing densities in and around activity centres.

Policy documents

Consider as relevant:

- Homes for Victorians Affordability, Access and Choice (Victorian Government, 2017)
- *Apartment Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2021)

16.01-1L Housing Supply

--/--/----Proposed C133latr

Policy Application

This policy applies to all land identified in the Housing Framework Plans in this clause.

General Strategies

Encourage and concentrate a diverse range of housing in locations with access to community services, activity centres and public transport in accordance with the Housing Framework Plans in this Clause.

Support lot consolidation to maximise opportunities for increased residential yield and integrated development in locations identified for Substantial and Incremental Change in the Housing Framework Plans in this Clause.

Encourage the development of smaller housing types, particularly one and two bedroom dwellings in Substantial Change Areas and Incremental Changes Areas as indicated on the Housing Framework Plans for each town in this Clause.

Support development that is flexible for different age groups and abilities without the need for major adaptation post construction.

General policy guidelines

Consider as relevant:

- Encouraging medium and high density housing typologies within 400 metres of the Primary Activity Centres of Moe, Morwell, Churchill and Traralgon.
- Supporting infill development within 200 metres of existing of planned Neighbourhood Activity Centres and Local Activity Centres and the retails centres of District and Small Towns.

Substantial change area strategies

Encourage multi-level residential development in the form of low scale apartments, townhouses, shop tops and units.

Discourage housing intensification in areas identified for 'Future Substantial Change' south of Shakespeare Street, Traralgon, until existing industrial development located to the south (Area 6 of the Traralgon Township Structure Plan in Clause 11.01-1L) transitions to light industrial or other non - sensitive uses.

Incremental change areas strategies

Encourage higher density housing in the form of townhouses, units and dual occupancies that are sensitive with adjoining streetscapes, buildings and residential areas.

Discourage housing intensification south of Commercial Road, Morwell until rehabilitation works to the northern extent of the Hazelwood open cut brown coal mine area are complete (Area 3 on the Morwell Town Structure Plan in Clause 11.01-1L).

Facilitate the development of streetscape character that contains:

- Private gardens in front yards.
- Space between buildings.
- Views to local landmarks.
- Natural shade.

Limited change areas strategy

Support the development of detached dwellings and dual occupancies that reinforce the spacious regional suburban character.

Limited change areas policy guidelines

Consider as relevant:

- Encouraging smaller and diverse housing types, including units and townhouses, within 200 metres of existing or planned Neighbourhood and Local Activity Centres and where public transport is accessible.
- Discouraging units of townhouses beyond 200 metres from an existing or planned Neighbourhood Activity Centre and Local Activity Centre, except on Strategic Development Sites identified on the Housing Framework Plans.
- Discouraging higher densities unless a lot is greater than 1500 square metres and is:
 - Within 400 metres walking distance from a public transport network.
 - Consistent with the average lot size of density development of residentially zoned land that is within a 150 metre radius (excluding the subject site in the calculation).
 - Not constrained by an overlay that affects the development potential of the lot (heritage, bushfire or flooding overlay).

Minimal change areas strategies

Support minimal change in the form of detached houses and dual occupancies in locations with distinct character attributes, such as heritage, neighbourhood character, environmental or amenity values or infrastructure limitations.

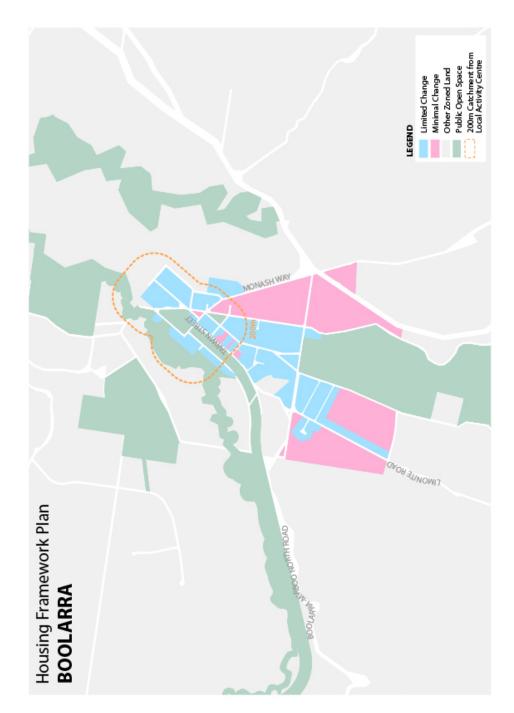
Encourage the retention and provision of vegetated areas including canopy trees and large garden spaces.

Policy document

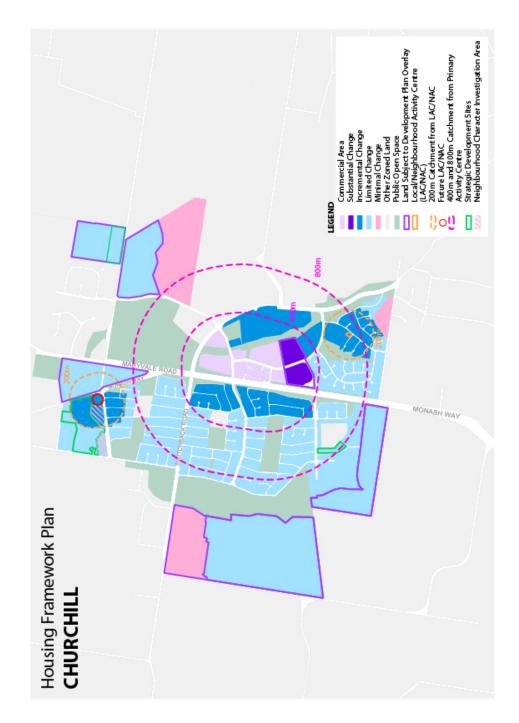
Consider as relevant:

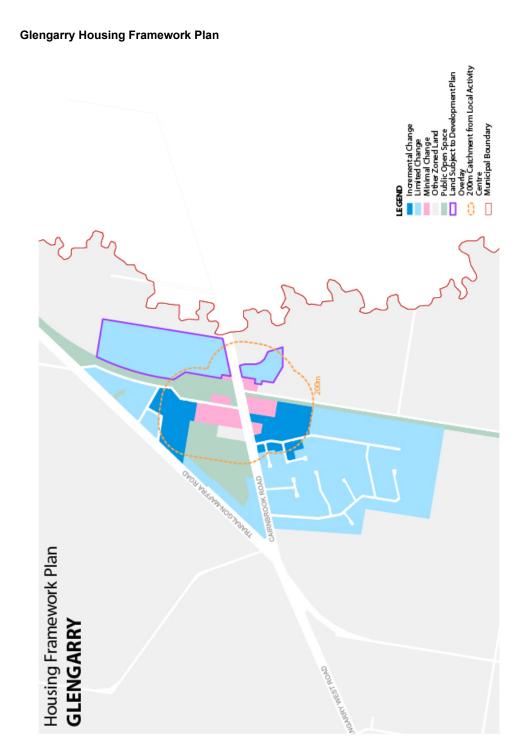
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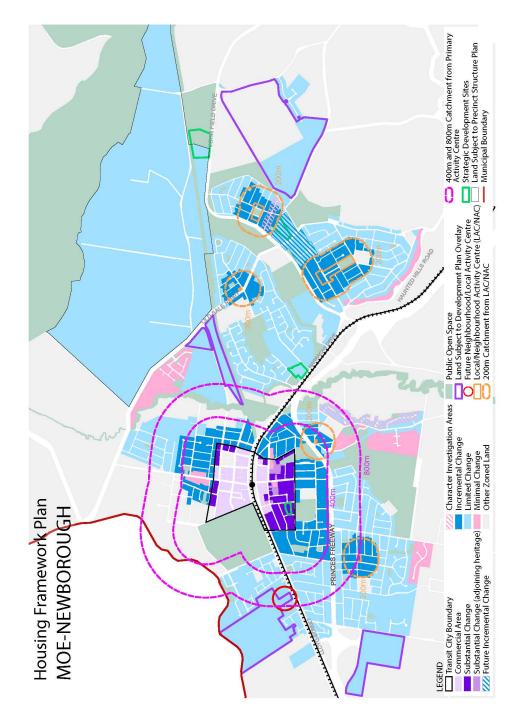


Churchill Housing Framework Plan



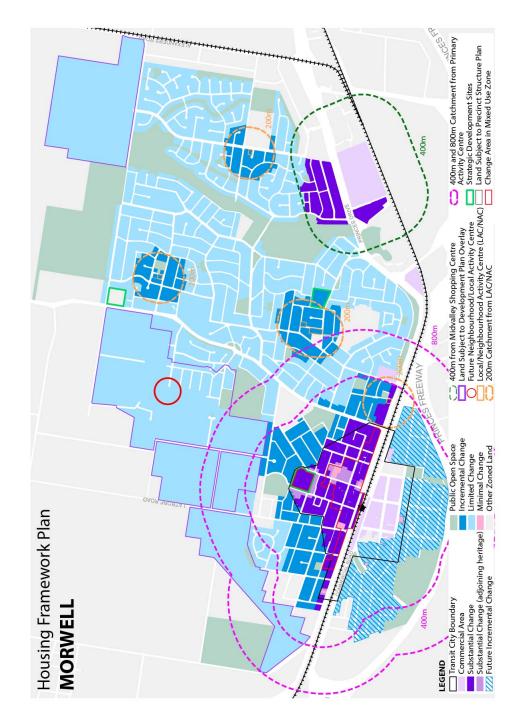


Moe - Newborough Housing Framework Plan





Morwell Housing Framework Plan



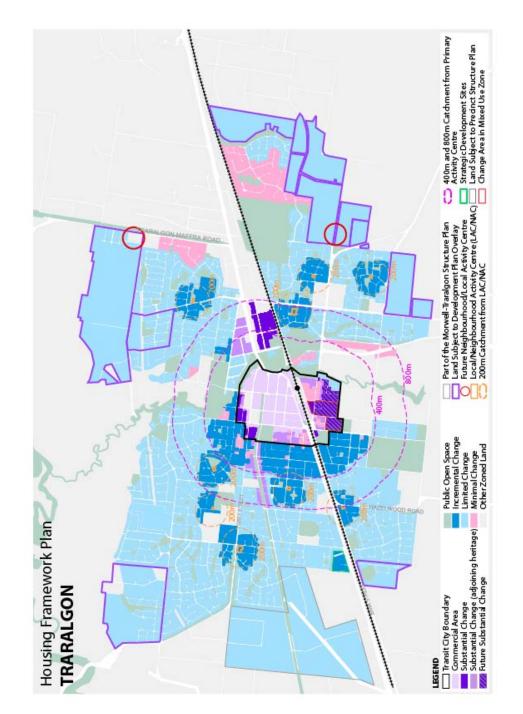
Page 9 of 21

Toongabbie Housing Framework Plan

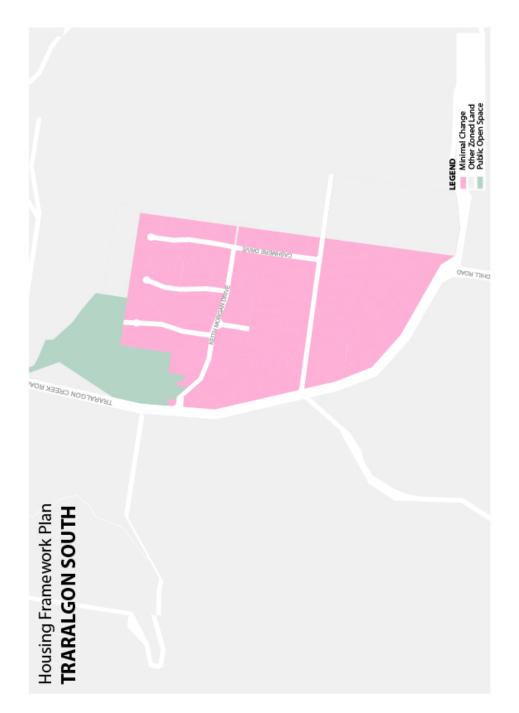


Page 10 of 21

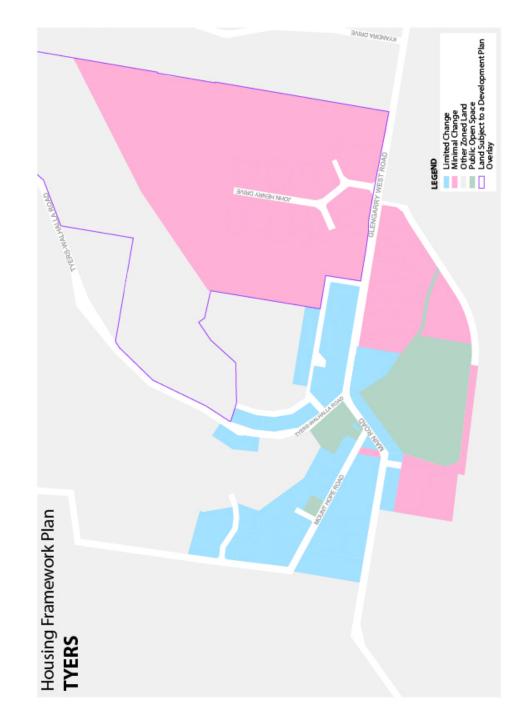
Traralgon Housing Framework Plan



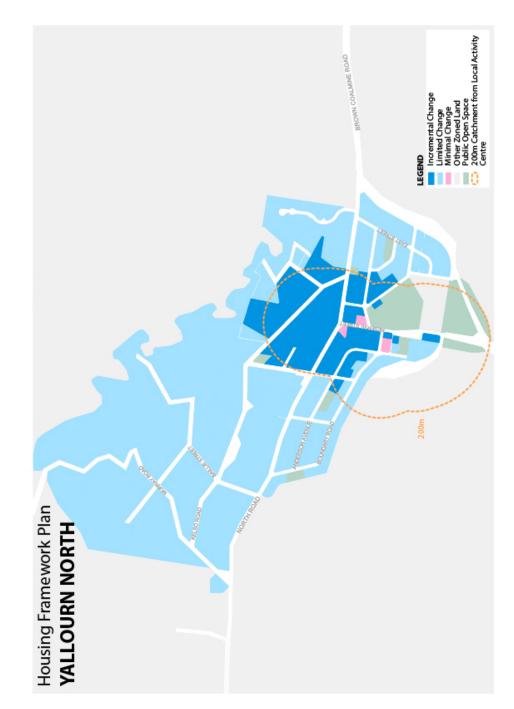
Traralgon South Housing Framework Plan



Tyers Housing Framework Plan

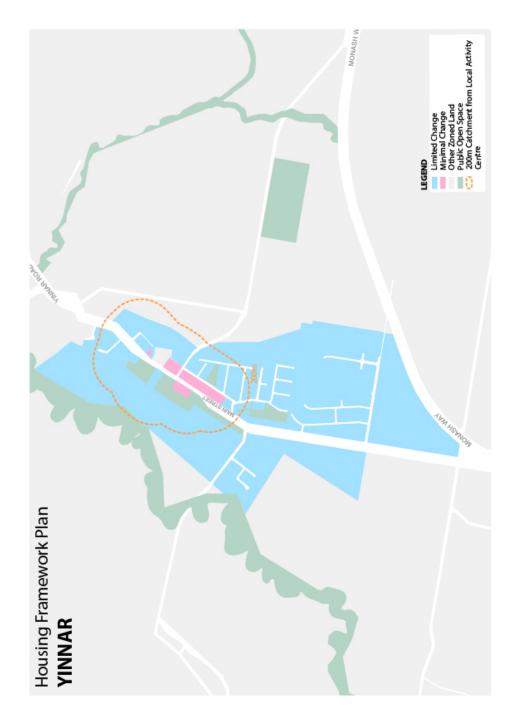


Yallourn North Housing Framework Plan



Page 14 of 21

Yinnar Housing Framework Plan



16.01-2S Housing affordability

09/10/2020 VC169

Objective

To deliver more affordable housing closer to jobs, transport and services.

Strategies

Improve housing affordability by:

- Ensuring land supply continues to be sufficient to meet demand.
- Increasing choice in housing type, tenure and cost to meet the needs of households as they move through life cycle changes and to support diverse communities.
- Promoting good housing and urban design to minimise negative environmental impacts and keep costs down for residents and the wider community.
- Encouraging a significant proportion of new development to be affordable for households on very low to moderate incomes.

Increase the supply of well-located affordable housing by:

- Facilitating a mix of private, affordable and social housing in suburbs, activity centres and urban renewal precincts.
- Ensuring the redevelopment and renewal of public housing stock better meets community needs.

Facilitate the delivery of social housing by identifying surplus government land suitable for housing.

Policy documents

Consider as relevant:

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09/10/2020 VC169

Objective

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Strategies

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Encourage the consolidation of new housing in existing settlements where investment in physical and community infrastructure and services has already been made.

Demonstrate need and identify locations for rural residential development through a housing and settlement strategy.

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- Protecting existing landscape values and environmental qualities such as water quality, native vegetation, biodiversity and habitat.
- Minimising or avoiding property servicing costs carried by local and state governments.
- Maintaining an adequate buffer distance between rural residential development and animal production.

Ensure land is not zoned for rural residential development if it will encroach on high quality productive agricultural land or adversely impact on waterways or other natural resources.

Discourage development of small lots in rural zones for residential use or other incompatible uses.

Encourage consolidation of existing isolated small lots in rural zones.

Ensure land is only zoned for rural residential development where it:

- Is located close to existing towns and urban centres, but not in areas that will be required for fully serviced urban development.
- Can be supplied with electricity, water and good quality road access.

Rural residential development 16.01-3L 28/05/2021 C122latr

Strategies

Encourage rural living where there will be minimal negative environmental impact or conflict with commercial agriculture.

Support rural living where it will result in improved land management outcomes.

Encourage facilities and services required by rural residents to locate in existing townships.

Discourage rural living or low density residential use and development on the fringes of major towns where land is designated as a long-term urban growth corridor.

Discourage domestic animal husbandry and racing dog husbandry in rural living areas.

Discourage rural living on existing timber haulage routes to avoid road safety and amenity issues.

Support rural living in low bushfire risk locations or where bushfire risk can be reduced to an acceptable level.

16.01-4S Community care accommodation

09/10/2020 VC169

Objective

To facilitate the establishment of community care accommodation and support their location being kept confidential.

Strategies

Planning schemes should not require a planning permit for or prohibit the use of land in a residential area for community care accommodation that accommodates no more than 20 clients and that is funded by, or conducted by or on behalf of, a government department or public authority, including a public authority established for a public purpose under a Commonwealth Act.

Facilitate the confidential establishment of community care accommodation through appropriate permit, notice and review exemptions.

16.01-5S Residential aged care facilities

09/10/2020 VC169

To facilitate the development of well-designed and appropriately located residential aged care facilities.

Strategies

Objective

Recognise that residential aged care facilities contribute to housing diversity and choice, and are an appropriate use in a residential area.

Recognise that residential aged care facilities are different to dwellings in their purpose and function, and will have a different built form (including height, scale and mass).

Ensure local housing strategies, precinct structure plans and activity centre structure plans provide for residential aged care facilities.

Ensure that residential aged care facilities are located in residential areas, activity centres and urban renewal precincts, close to services and public transport.

Encourage planning for housing that:

- Delivers an adequate supply of land or redevelopment opportunities for residential aged care facilities.
- Enables older people to live in appropriate housing in their local community.

Provide for a mix of housing for older people with appropriate access to care and support services.

Ensure that proposals to establish residential aged care facilities early in the life of a growth area are in locations that will have early access to services and public transport.

Ensure that residential aged care facilities are designed to respond to the site and its context.

Promote a high standard of urban design and architecture in residential aged care facilities.

Policy guidelines

Consider as relevant:

• The Commonwealth Government's Responsible ratios for the provision of aged care places under the *Aged Care Act 1997*.

16.01-5L Residential aged care facilities

Strategy

Locate specialised aged care facilities in sites that are:

- Close to retail, community and recreational facilities.
- Serviced by public or community transport.
- Generally flat without significant obstacles to accessing facilities, services and transport (e.g. main roads without safe pedestrian crossing points).
- Not prone to natural hazards such as bushfire and flooding.

Latrobe Planning Scheme Amendment C133 – 5 Parer Ave, Moe

Post Exhibition Changes Table

4 May 2022

| ITEM | WHAT IS THE CHANGE? | WHAT IS THE REASON FOR THE CHANGE? | RELATED SUBMISSION |
|-----------------|---|--|-----------------------------|
| Planning Permit | | | |
| 1. | Remove condition 1 plan requirement and subsequent numbering changes. | Plans which were required under condition 1 have been submitted and approved by engineering and therefore this condition is no longer required. | N/A – Administrative Change |

14.4 Amendment C133, 5 Parer Ave, Moe - Consideration of Submissions - Post Exhibition Changes

DRAFT PLANNING PERMIT Permit No.: 2022/17

Planning scheme: Latrobe Planning Scheme

Responsible authority: Latrobe City Council

GRANTED UNDER SECTION 961 OF THE PLANNING AND ENVIRONMENT ACT 1987

ADDRESS OF THE LAND: 5 Parer Avenue, Moe (Lot 1 PS 823972V)

THE PERMIT ALLOWS: Development of 9 (nine) dwellings on a lot

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Endorsed Plans Not Altered:

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

Works Conditions:

- 2. Once building works have commenced they must be completed to the satisfaction of the Responsible Authority.
- 3. All buildings and works must be maintained in good order and appearance to the satisfaction of the Responsible Authority

Construction Management Plan condition:

4. Before the development starts, a construction management plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. All construction activities must comply with the construction management plan to the satisfaction of the Responsible Authority. The plan must include:

a) The location and procedure for the storage of materials;

b) hours of construction including the number of workers expected on the land at any one time;

c) dust and litter management;

d) car parking, access and traffic management for staff and working vehicles;

e) measures to ensure the safe movement of vehicles and pedestrians on adjacent roads and pedestrian walkways during construction; and

f) provision for temporary fencing.

Landscaping Conditions:

- 5. Before the use starts or the occupancy of the development or by such later date as is approved by the Responsible Authority in writing, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the Responsible Authority.
- 6. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority, including that any dead, diseased or damaged plants are to be replaced.

Fencing condition:

- 7. Before any dwelling is occupied new fencing must be erected along the side and rear boundaries as shown on the endorsed plans must be erected at the full cost of the operator of this permit and maintained to the satisfaction of the Responsible Authority.
- 8. All fencing (other than the front boundary fence) must be constructed in treated pine exposed post and capping box paling fence.

Engineering conditions:

- 9. Before the commencement of any works hereby permitted, a site drainage plan, including levels or contours of the land and all hydraulic computations, must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and an electronic copy in PDF format must be provided. The drainage plan must be prepared in accordance with the requirements of Latrobe City Council's design guidelines and must provide for the following:
 - a. How the land including all buildings, open space and paved areas will be drained for a 20% AEP storm event.
 - b. An underground pipe drainage system conveying stormwater discharge from the legal point of discharge and connecting into Latrobe City Council's stormwater drainage system.
 - c. The provision of stormwater detention within the site and prior to the point of discharge into Latrobe City Council's drainage system. The stormwater detention system must be designed to ensure that stormwater discharges arising from the proposed development of the land are restricted to pre-development flow rates. The rate of pre-development stormwater discharge shall be calculated using a co-efficient of run-off of 0.4.
 - d. No part of any above ground stormwater detention system is to be located within a stormwater drainage easement or a sewerage easement unless with the Responsible Authority's written approval.
 - 10. Appropriate measures must be implemented throughout the construction stage of the development to rectify and/or minimise mud, crushed rock or other debris

being carried onto public roads or footpaths from the subject land, to the satisfaction of the Responsible Authority.

- 11. Before an Occupancy Permit is issued for the dwellings hereby permitted, or by such later date as is approved by the Responsible Authority in writing, the following works must be completed in accordance with the endorsed plans and to the satisfaction of the Responsible Authority including all necessary permits being obtained and inspections undertaken:
 - a. All drainage works and on-site stormwater detention works must be completed to the satisfaction of the Responsible Authority, in accordance with the site drainage plan approved by Latrobe City Council.
 - b. The extension of vehicle crossing must be constructed in accordance with the endorsed plans and must comply with the vehicle crossing standards set out in Latrobe City Council's Standard Drawing LCC 307.
 - c. Areas for vehicle access within the land must be constructed in accordance with plans endorsed by the Responsible Authority and be surfaced in accordance with the endorsed plans and drained in accordance with the approved site drainage plan.

Gippsland Water Conditions:

- 12. Install water services to the satisfaction of Gippsland Water. As Constructed details showing the location of the installed services are required to be submitted to Gippsland Water.
- 13. Install sewer services to the satisfaction of Gippsland Water. As Constructed details showing the location of the installed services are required to be submitted to Gippsland Water.
- 14. A Property Services quote request form must be completed and forwarded to our Property Connections Team to arrange a quote for the provision of water and/or sewer services to the development. Endorsed plans together with the issued planning permit must be supplied with this application. Please refer to our website: https://www.gippswater.com.au/developers/property-connections
- 15. An As Laid sanitary drainage plan showing the location of the sanitary drain(s) is required to be submitted by the plumber to CIS Services either by email to: <u>plans@cis1.com.au</u> or by fax (03) 9835 5515 and a copy to Gippsland Water by email to: <u>statplanning@gippswater.com.au</u>.
- 16. Prior to the commencement of any building works associated with the development, the owner/applicant must lodge an Application to Build Over Gippsland Water's Assets and/or Easements and have written approval by Gippsland Water. Please refer to our Website: <u>https://www.gippswater.com.au/developers/property-connections/build-over-easements</u>

Expiry of Permit

17. This permit will expire if one of the following circumstances applies:

- a) the development is not started within two (2) years of the date of this permit
- b) the development is not completed within four (4) years of the date of this permit.

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

- **Note 1.** This permit does not authorize the commencement of any building construction works. Before any such development may commence, the applicant must apply for and obtain appropriate building approval.
- **Note 2.** Unless exempted by Latrobe City Council, an Asset Protection Permit must be obtained prior to the commencement of any proposed building works, as defined by Latrobe City Council's Local Law No. 3. Latrobe City Council's Asset Protection Officer must be notified in writing at least 7 days prior to the building works commencing or prior to the delivery of materials/equipment to the site.
- Note 3. The location of the Legal Point of Discharge for any property and the connection point into Latrobe City Council's stormwater drainage system can be obtained by completing a Legal Point of Discharge form, found at http://www.latrobe.vic.gov.au/Building_and_Planning/Building/Work_Permits_and_Property_Information
- **Note 4.** A Latrobe City Stormwater Connection Permit must be obtained prior to the connection of all new stormwater drainage into Latrobe City Council's stormwater drainage system. All new stormwater drainage connections must be inspected by Latrobe City Council's Asset Protection Officer before any backfilling of the connection is undertaken.
- **Note 5.** A Latrobe City Vehicle Crossing Permit must be obtained prior to the commencement of the construction of all new vehicle crossings and for the upgrading, alteration or removal of existing vehicle crossing. The relevant fees, charges and conditions of the Vehicle Crossing Permit will apply to all vehicle crossing works. It is a requirement that all vehicle crossing works be inspected by Latrobe City Council's Asset Protection Officer.

END CONDITION

IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit. The permit was granted by the Minister under section 96I of the **Planning and Environment Act 1987** on approval of Amendment No. [*insert amendment number*] to the [*insert name of planning scheme*].

WHEN DOES THE PERMIT BEGIN?

The permit operates from a day specified in the permit being a day on or after the day on which the amendment to which the permit applies comes into operation.

WHEN DOES A PERMIT EXPIRE?

1. A permit for the development of land expires if-

- the development or any stage of it does not start within the time specified in the permit; or
- the development requires the certification of a plan of subdivision or consolidation under the **Subdivision** Act 1988 and the plan is not certified within two years of the issue of a permit, unless the permit contains a different provision; or
- the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within 5 years of the certification of the plan of subdivision or consolidation under the **Subdivision Act 1988**.
- 2. A permit for the use of land expires if-
 - the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
 - the use is discontinued for a period of two years.
- 3. A permit for the development and use of land expires if-
 - the development or any stage of it does not start within the time specified in the permit; or
 - the development or any stage of it is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit; or
 - the use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development: or
 - the use is discontinued for a period of two years.
- 4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2) of the **Planning and Environment Act 1987**, or to any combination of use, development or any of those circumstances requires the certification of a plan under the **Subdivision Act 1988**, unless the permit contains a different provision—
 - the use or development of any stage is to be taken to have started when the plan is certified; and
 - the permit expires if the plan is not certified within two years of the issue of the permit.
- 5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

WHAT ABOUT REVIEWS?

• In accordance with section 96M of the **Planning and Environment Act 1987**, the applicant may not apply to the Victorian Civil and Administrative Tribunal for a review of any condition in this permit.



Agenda Item: 14.5

| Sponsor:General Manager, Regional City Planning and AssetsCouncil Plan Objective:CONNECTED | Agenda Item: | Road Register Status - Government Road Jeeralang North and Barktown Road Boolarra |
|--|--------------|--|
| Council Plan Objective: CONNECTED | Sponsor. | |
| | · | |
| | Status: | For Decision |

Proposed Resolution:

That Council:

- 1. Notes the correspondence received from the Department of Environment, Land, Water and Planning (DELWP) regarding Latrobe City's request for increased maintenance;
- 2. Does not undertake any improvements or maintenance works to the eastern end of Government Road, Jeeralang North Road or the western end of Barktown Road, Boolarra; and
- 3. Request the Mayor to write to the Minister for Energy, Environment and Climate Change requesting that Government Road, Jeeralang North and the western end of Barktown Road, Boolarra be maintained by DELWP to an improved standard.

Executive Summary:

A property owner who accesses their property from Barktown Road has requested an improved level of maintenance for the western end of Barktown Road. A resident who accesses their property from the eastern end of Government road has requested improved maintenance of the eastern end of Government Road.

Over the past five years other community members being generally the four residents of Rules Road that use Government Road to access the Jeeralang North Hall and to link to Thompsons Road have also requested improved maintenance for the entire length of Government Road. These two sections of road are maintained by Parks Victoria (a division of DELWP). These matters have been the subject of a Council Briefing 23 May 2022.

- The two road sections are the primary access for two properties, 914 Jeeralang North Road, Jeeralang North and 625 Barktown Road, Boolarra.
- In response to the resolution of the of 4 October 2021 Latrobe City approached DELWP seeking improved maintenance of these roads.



- DELWP confirmed that they manage these two roads for operational access/egress predominantly for fire protection.
- DELWP confirmed that they have budget constraints such that they cannot provide improved levels of maintenance.
- DELWP was non-committal about possible changes to the management arrangements for these road sections though they confirmed that it would be acceptable to them if Council was to undertake additional maintenance on these roads at Council's cost, provided appropriate notification is provided so that DELWP officers could ensure that any special values (native vegetation and/or endangered species) that may be present are recognised and the risks to those values are mitigated.
- To improve the maintenance, both roads require gravel re-sheeting and some drainage works which would then allow effective annual maintenance grading.
 - The estimated cost to bring the eastern section of Government Road up to a maintainable standard is \$55,000 and the estimated ongoing annual maintenance cost would cost \$1,500.
 - The estimated cost to bring Barktown Road up to a maintainable standard is \$40,000 and the estimated ongoing annual maintenance would cost \$1,500.
- Given that DELWP is agreeable for Council to undertake improvement and maintenance works on the two roads the options available to Council are:
 - 1) Choose not to undertake any improvements or maintenance and rely on the existing maintenance being undertaken by DELWP.
 - 2) Advise DELWP of intended improvement works and supervise improvements undertaken and paid for by the property owners.
 - Advise DELWP of intended improvement works and undertake improvement works at its cost (Estimated improvements of \$90,000 plus maintenance grading of \$3000 per annum).
 - 4) Formally request a higher standard of maintenance at a Ministerial level.
- Officers consider that options 1) or 2) provide a course of action consistent with the current Road Management Plan and available budget allocations.
- Option 3) is outside of the arrangements in the Latrobe City Council Road Management Plan.
- To undertake improvements and ongoing maintenance works of these two roads at Council's expense will require additional funding as the existing road budgets are fully committed.

Undertaking improvement works and annual maintenance of these two roads may raise expectations for Council to improve and maintain access for the 29 property owners that currently maintain part of the access to their properties (Estimated improvements of \$1.9 m plus maintenance grading cost of \$18,000 per annum).



Background:

Community members have over recent years have requested an improved level of maintenance the eastern end of Government Road, Jeeralang North and the eastern end of Barktown Road, Boolarra.

The requests have been the subject of a Council Briefing 23 August 2021 and a Council Report 4 October 2021.

In response to the resolution of the of 4 October 2021:

That Council:

- 1. Proceeds with negotiations with Department of Environment, Land, Water and Planning (DELWP) to seek an improved level of maintenance of:
 - a. Barktown Road, Boolarra from Limonite Road to the front gate of 625 Barktown Road; and
 - b. Government Road, Jeeralang North from Rules Road to Jeeralang North road.
- 2. Receives a further report detailing the outcomes of such negotiations with respect to the maintenance of the roads prior to the consideration of any formal changes to the DELWP/Latrobe City Council agreement.

Council officers have engaged with DELWP requesting improved maintenance for these two sections of road.

Eastern section of Government Road

The eastern end of Government Road is a forest road which passes through state park. It is not within a road reserve and is referenced in the Road Management Act 2004 Section 15(1) Boundary Road Agreement between Latrobe City Council and DELWP. DELWP is the Coordination Road Authority and the Responsible Road Authority and as such is responsible for the maintenance of the road.

This section is maintained by Parks Victoria as a forest road, it is a length of 0.81 km, this road section is well constructed but would require gravel re-sheeting to allow effective ongoing maintenance grading.

Community use of the eastern end of Government Road is by one property owner for property access and by a small number of community members as a short cut, from Rules Road and Thompson Road to Jeeralang North Road. Access to the Jeeralang North Hall has been cited as important to this community.

The cost to bring the eastern section of Government Road up to a maintainable standard is \$55,000 and the ongoing annual maintenance cost would be \$1,500.

Western section of Barktown Road

The formal access to 625 Barktown Road is along the road reserve between the property gate and Limonite Road. This section of Barktown Road is a road maintained by DELWP under the Road Management Act 2004 Section 15(1)



Boundary Road Agreement between Latrobe City Council and DELWP. DELWP is the Coordination Road Authority and the Responsible Road Authority and as such is responsible for the maintenance of the road.

The road is formed with shallow table drains. The shape of the road is such that it does not shed water effectively, hence it develops moderate longitudinal rutting of the surface. There is some surface material, however it does not have the required depth of gravel to provide a maintainable surface.

The cost to bring Barktown Road up to a maintainable standard is \$40,000 and the ongoing annual maintenance cost would be \$1,500.

Access to remote properties:

It is not unique for properties at the periphery of the road network not to have Council maintained access extending to their front gate. Many properties maintain access roads/driveways that extend along road reserves or across waterway reserves to the point where the road is then maintained by Council.

When the Road Register was first established in 2004, the point that maintenance commenced was often to the driveway of the second last occupied property. A non-exhaustive investigation of properties with inhabited houses that maintain access along a road reserve to a point that Council maintains identified 29 properties with the average distance of road being maintained by the property owners of 107 metres

It is estimated to bring all these private access roads/driveways up to the minimum standard would cost \$1.9 million dollars. The accuracy of such an estimate depends upon the level of native vegetation that needs to be offset, which may make the costs significantly higher than estimated. No consideration has been given to the cost for the 2 private bridges and 1 private river crossing (ford).

Road Management Plan Access Standards:

Latrobe City Council established a Register of Public Roads as per the requirements of the Road Management Act 2004. Since that time the mechanism to add a road segment to the Register of Public Roads has been outlined in the Latrobe City Council Road Management Plan. Council requires that benefiting property owners at their expense bring a road up to a maintainable standard prior to inclusion onto the Public Road Register. Most of such requests are low use single property access roads at or near the periphery of the Council road network. The CFA minimum standard is often appropriate standard for these roads.

DELWP did not offer formal changes to the Road Management Act 2004 Section 15(1) Boundary Road Agreement between Latrobe City Council and DELWP.

DELWP did confirm that it would be acceptable to them if Council was to undertake additional maintenance on these roads provided DELWP was given appropriate notice so that DELWP officers could ensure that any special values that may be present are recognised and the risks to those values are mitigated.



DELWPs response means that any maintenance of these road segments would be outside of the normal approach outlined in the Latrobe City Road Management Plan.

Issues:

Strategy Implications

The resolution aligns with the following Strategic objective:

• Ensuring financial sustainability to ensure funding of council priorities and maintenance of community assets.

Communication

The communication needs are not extensive. The community members that use these roads are generally those that access their properties being 914 Jeeralang North Road and 625 Barktown Road and four community members that live on the southern extension of Rules Road. These community members could be advised of any future decision in writing.

Financial Implications

The financial implications of taking on the maintenance of Government Road and Barktown Road is an upfront cost of \$95,000 and an ongoing annual cost of \$3,000.

It is estimated to bring the known like private access roads/driveways up to the minimum standard would cost \$1.9 million dollars and an ongoing annual cost of \$18,000.

These costs are additional to current budget allocations.

It is not proposed to take on the maintenance of these two road sections therefore there are no the financial implications.

Risk Analysis

If the maintenance of these road remains with DELWP then there will be no risk to Council.

The risk associated with taking on the maintenance of these road segments is financial (funding the required upgrade and ongoing maintenance and renewal) and possible reputational risk if the road users expect a superior level of service from the roads being maintained by Council rather than Parks Victoria.



The risk matrix is only applicable if a decision was made to undertake maintenance of these two road segments at Council's expense.

| Identified risk | Risk likelihood* | Controls to manage risk |
|-----------------------|------------------|---|
| Service Delivery Risk | 4 | Upgrade of the road segments only after notification to DELWP. |
| Financial Risk | 5 | \$95,000 up front costs as well as ongoing maintenance costs will require an additional budget commitment or other source of funds |
| Legal/Regulatory Risk | 1 | Any maintenance works undertaken would be formalised through written notification to DELWP. |
| Strategic Risk | 3 | Ensure DELWP agrees to any works since these roads will not provide Council the usual protections as provided by the under the Road Management Plan. |

* Inherent likelihood ratings: 1 (Rare); 2 (Unlikely); 3 (Possible); 4 (Likely); 5 (Almost Certain)

Legal and Compliance

Latrobe City must comply with its Road Management Plan and the Boundary Road Agreement between Latrobe City Council and DELWP.

Community Implications

There are equity considerations between the property owners that access their properties via these two road sections and other property owners including the 29 property owners that undertake the maintenance of part of their access.

Environmental Implications

DELWP requires that Council give appropriate notice so that DELWP officers could ensure that any special values that may be present are recognised and the risks to those values are mitigated.



Consultation

No formal consultation is required because the two road segments will not be listed on the Latrobe City Council Register of Public Roads.

Other

Nil

Declaration of Interests:

Officers preparing this report have declared they do not have a conflict of interest in this matter under the provisions of the *Local Government Act 2020*.

Supporting Documents:

Nil

Attachments

1<u>J</u>. ^{*}Map - Government Road & Barktown Road

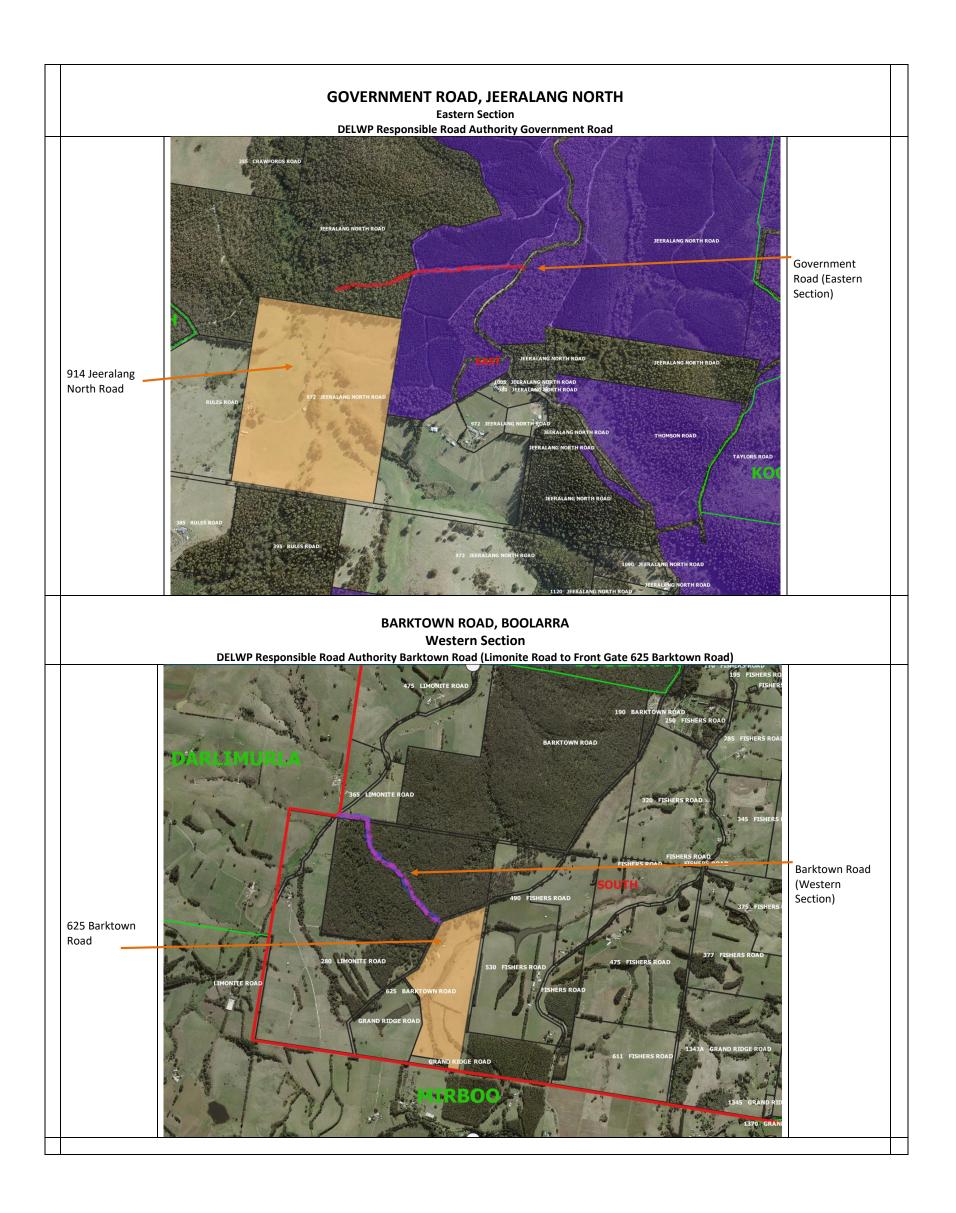
- 21. Correspondence Latrobe City Council to DELWP
- 31. Correspondence DELWP to Latrobe City Council



14.5

Road Register Status - Government Road Jeeralang North and Barktown Road Boolarra

| 1 | Map - Government Road & Barktown Road | 807 |
|---|--|-----|
| 2 | Correspondence Latrobe City Council to DELWP | 808 |





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CM:NC

17 February 2022

Mr Ross Pridgeon Forest, Fire and Regions Group Department of Environment, Land, Water & Planning 71 Hotham Street TRARALGON VIC 3844

Dear Ross,

ROAD MAINTENANCE STANDARDS FOR BARKTOWN ROAD, BOOLARRA AND GOVERNMENT ROAD, JEERALANG NORTH

Property owners that access their property from the southern end of Barktown Road, Boolarra and Government Road, Jeeralang North have approached Latrobe City Council requesting higher levels of maintenance on both these roads.

It is noted by Council that both these roads are maintained by Parks Victoria for forest management / fire protection reasons. The section of Government Road from Rules Road east to Jeeralang North Road is managed as a forest road and is not subject to the Latrobe City Council / Department of Sustainability & Environment Boundary Roads Arrangement (2010), the southern 1.2 km section of Barktown Road is subject to the Latrobe City Council / Department of Sustainability & Environment Boundary Roads Arrangement (2010).

After consideration of the requests received from community members, Latrobe City Council resolved:

That Council:

- 1. Proceeds with negotiations with Department of Environment, Land, Water and Planning (DELWP) to seek an improved level of maintenance of:
 - a. Barktown Road, Boolarra from Limonite Road to the front gate of 625 Barktown Road; and
 - b. Government Road, Jeeralang North from Rules Road to Jeeralang North Road.



Can DELWP advise if they are able to improve the level of maintenance of these two roads and if not what arrangement could be put in place to facilitate a higher level of maintenance of these roads.

If you require any further information please contact Neil Churton, Coordinator Infrastructure Planning, on 5128 5477 or via email <u>Neil.Churton@latrobe.vic.gov.au</u>

Yours sincerely

Staffice

JOSH WILSON Acting Manager City Assets

cc: Cr Kellie O'Callaghan, Latrobe City Councillor (Mayor)

- Cr Melissa Ferguson, Latrobe City Councillor
- Cr Graeme Middlemiss, Latrobe City Councillor



Forest Fire Management Victoria

Department of Environment, Land, Water and Planning

71 Hotham St Traralgon, Victoria 3844 Telephone: 03 5172 2122 DX 210XXX www.ffm.vic.gov.au

Name Mr Josh Wilson Acting Manager City Assets Latrobe City PO Box 264 MORWELL VIC 3840

Dear Josh

ROAD MAINTENANCE STANDARDS FOR BARKTOWN ROAD, BOOLARRA AND GOVERNMENT ROAD, JEERALANG NORTH

Thank you for your letter dated 17 February, concerning the above two roads.

The Department of Environment, Land, Water and Planning (DELWP) manages these two roads as part of our Operational Road Network.

Operational roads within the DELWP network are managed to the standard required for operational access/egress. This will be a lower standard than that expected by rate payers for their primary access roads. If the Shire would like to provide a higher standard, then DELWP is acceptable for this to happen when the Shire has maintenance plant in the vicinity, as long as some prior notice is provided. This allows DELWP Planning staff to ensure that any special values that may be present in that area are recognised and risks to them are mitigated. These works would be at the Shire's cost.

The two roads mentioned are currently, or will shortly be, receiving maintenance activity as part of our June 2021 Flood Recovery program. This work will be to the normal DELWP standard for our operational roads.

If you would like more information concerning the local district's maintenance program, then feel free to contact Peter McEwan, District Manager Latrobe District, peter.g.mcewan@delwp.vic.gov.au.

Yours sincerely

Ross Pridgeon Team Leader Road Assets Gippsland

11/ 4/ 2022

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OFFICIAL



Council Meeting Agenda 06 June 2022 (CM579)

REGIONAL CITY STRATEGY AND TRANSITION



15. REGIONAL CITY STRATEGY AND TRANSITION

Agenda Item: 15.1

Agenda Item: Review of Latrobe City Council Participation in One Gippsland

Sponsor: General Manager, Regional City Strategy & Transition

Council Plan Objective: SMART

Status: For Decision

Proposed Resolution:

That Council receives and notes the report of the review of the operations of One Gippsland and the value provided by One Gippsland to Latrobe City Council.

Executive Summary:

- Council resolved at its Ordinary Council Meeting on 7 June 2021 as follows "Request a report be provided to Council in 12 months' time which reviews the operations of One Gippsland for the previous year and incorporates feedback from Council as to the value provided by One Gippsland to Latrobe City Council."
- Stemming from the Gippsland Local Government Network (GLGN), One Gippsland was established in September of 2019 as the standing alliance and advocacy body of Gippsland councils and industry and community members. One Gippsland Terms of Reference are included in Attachment 1.
- One Gippsland's primarily advocacy objective this past year has been to increase the recognition of the One Gippsland alliance amongst State and Federal Governments, determine priority projects across the region and seek investment into the region.
- Outcomes 2021/22:
 - Council's ability to influence One Gippsland's policy and region-wide priorities is enabled through a systemic process to propose priority projects through the PIPE platform for One Gippsland Board's consideration
 - Given its relative infancy, One Gippsland has focused on building its brand and influence with the Government, which will support outcomes



from advocacy longer term

- Latrobe City Council's leadership in One Gippsland has been strengthened through the election of Latrobe City Mayor Cr Kellie O'Callaghan as the Chair in November 2021. This term is for one year (same as the Mayoral term). The chairmanship brings further opportunities of influence for Council.
- Changes to the governance structure have been implemented through the introduction of a new Councils' meeting where local government related issues are given prominence before they are considered at the CEO forum for policy formation. This may potentially result in more focused advocacy for local government outcomes.
- Outcomes from the State Budget that relate to One Gippsland's advocacy include \$31 million to facilitate stabling of VLocity trains at Bairnsdale station to improve train service reliability on the Gippsland Line and the Gippsland Events Strategy (\$5 million). The Federal Budget provided priority funding for Gippsland region for improvement of Mobile Network Operator maps and expansion of business fibre zone to include regional centres within Gippsland. One Gippsland's 2022-23 State and Federal Budget Submissions included the Traralgon flood recovery project that received \$4.75 million from the State Budget.
- The anticipated value of Latrobe City's membership with One Gippsland is outlined below:
 - Council's ongoing participation alongside other Gippsland councils creates a unified front as a region. If Council were not to be involved, this could have negative implications from a reputational perspective, both for One Gippsland and Latrobe City as Gippsland's only Regional City;
 - Advocacy for the region is strengthened through the membership and lead role in One Gippsland. Latrobe City Council's non-participation could be detrimental to Latrobe City's role in the leadership for the region's development, particularly given the region's upcoming opportunities such as the host of the Commonwealth Games in 2026;
 - Playing a lead role as Chair, or otherwise, in One Gippsland provides the opportunity to continue to position Latrobe City as the Regional City of Gippsland;
 - One Gippsland provides another platform to advocate for and promote Latrobe City's priority projects;
 - There are opportunities to improve the value to Council through alignment with Latrobe City's priority projects; though improved communication and reporting on One Gippsland's activities and outcomes; and through feedback provided to One Gippsland Secretariat



directly (e.g. social media comms);

 Direct financial impact on the Council Budget is the \$30,166 membership fee.

Background:

One Gippsland advocacy objectives and focus areas

- One Gippsland's advocacy objectives for 2022 have included:
 - Continuing to build the recognition and profile of One Gippsland amongst political stakeholders;
 - Securing policy and funding outcomes as aligned with agreed priorities and projects of the alliance; and
 - Positioning One Gippsland as a partner of incoming governments at the State and Federal elections.
- The key areas of One Gippsland's advocacy which align with Council's priorities are:
 - Freight Fast-track: Network investment, planning and road safety;
 - Tourism Recovery: tracks and trails and events;
 - Digital Connectivity: mobile and broadband networks; and
 - Job Creation: building the economy and skilling our youth.

One Gippsland advocacy – summary of activities

- One Gippsland's advocacy has focused on State and Federal Budgets and Federal Government elections. During the reminder of 2022, advocacy will centre around the November State Government elections.
- 41 meetings with Federal and State Ministers, local MPs and Government Departments have been held over the last 12 months.
 - 13 meetings with State Ministers
 - 5 meetings with Federal Ministers
 - 3 meetings with Federal Shadow Ministers
 - Lunch meeting in region with State Minister
 - 7 meetings with State Shadow Ministers combined total of 18 MPs
 - 6 meetings with State and Federal local MPs
 - 5 meetings with State Departments
- One Gippsland has also made pre-budget submissions to both the State and Federal 2022/23 Budgets (available at https://onegippsland.org/reports-submissions). The projects that One Gippsland has included in its submissions



reflect the priorities of each of the Gippsland councils. One Gippsland Board makes determinations about the projects to be advocated for based on region-wide relevance.

- Latrobe City Council's priority projects that have been included in One Gippsland's Federal and State pre-budget submissions are Gippsland Logistics Precinct, Moe Revitalisation (stage 3), Latrobe Regional Airport Runway and Traralgon flood recovery. These are in line with Latrobe City's priority projects for advocacy.
- In addition to the Government pre-budget submissions, One Gippsland has lodged two other Government submissions; one for Regional Connectivity Program and another one for Policy Paper Affordable and Social Housing.
- Communications activities conducted include (April 2021-2022):

| PLATFORM | 2021 | 2022 |
|-----------------------------|--------------------------|---------------|
| Facebook - One Gippsland | 37 people liked the page | 120 followers |
| LinkedIn - one-gippsland | 208 followers | 527 followers |
| Twitter - @OneGippsland | 38 followers | 107 followers |

- Electronic Direct Mail: Average 43% open rate and 10% click rate (industry average open rate: 26% click rate: 3.6%); and
- Radio interviews: Three ABC Gippsland (live and pre-record); and
- Press interviews: Three Latrobe Valley Express, one Warragul & Drouin Gazette, five South Gippsland Sentinel-Times and 12 Gippsland-online.

Issues:

Strategy Implications

This report is primarily aligned with the Smart objective of the Latrobe City Council Plan.

Communication

One Gippsland has provided relevant supporting information for this report.

Council Meeting Agenda 06 June 2022



Financial Implications

Direct financial impact on the Council Budget through the annual \$30,166 membership fee.

Risk Analysis

| Identified risk | Risk likelihood* | Controls to manage risk |
|--|------------------|--|
| Reputational Risk Reputational risks both to One Gippsland and Latrobe City Council should Council not continue its membership | 3 (Possible) | Continue our membership and alignment with Latrobe City's priorities |
| Strategic Risk Strategic risks associated with possible non- involvement in the peak body that advocates on behalf of all Gippsland councils | 4 (Likely) | Continue our membership and alignment with Latrobe City's priorities |

Legal and Compliance

No legal nor compliance risks associated with this report.

Community Implications

Possible positive community implications from advocacy outcomes achieved.

Environmental Implications

No environmental implications from this report.

Consultation

No specific consultation associated with this report.

Other

Nil

Declaration of Interests:

Officers preparing this report have declared they do not have a conflict of interest in this matter under the provisions of the *Local Government Act 2020*.

Council Meeting Agenda 06 June 2022



Supporting Documents:

Nil

Attachments

1. Cone Gippsland Terms of Reference



15.1

Review of Latrobe City Council Participation in One Gippsland



Date: As at 22 April 2022

Vision

One Gippsland seeks to create a thriving Gippsland that is a dynamic regional area harnessing the social, environmental and economic capabilities, assets and remarkable Gippsland diversity to offer residents opportunities for great lifestyles, prosperity and access to services at all stages of life.

Mission

One Gippsland members will collaborate on a range of initiatives and activities to realise the vision through strong and unified advocacy to State and Commonwealth governments and agencies.

Purpose

- United voice: be the combined voice for Gippsland communities to address regional issues;
- Advocacy: advocate for the State and Commonwealth Government policies and programs that support economic prosperity through innovation, facilitation and education;
- **Go to peak body:** develop positive relationships and encourage open dialogue with the State and Commonwealth Governments;
- Investment: Create the opportunities for the State and Commonwealth Governments and the private sector to invest in Gippsland to support economic prosperity, social capital and access to services; and
- **Environmental stewardship:** Take a leading role in advocating for environmental stewardship and sustainable use of natural resources.

One Gippsland Membership

Membership of One Gippsland will comprise the Mayor/Chair (or equivalent) and CEO (or equivalent) of:

- Bass Coast Shire Council;
- Baw Baw Shire Council;
- Destination Gippsland;
- East Gippsland Shire Council;
- Federation University;
- Food & Fibre Gippsland;
- Gunaikurnai Land and Waters Aboriginal Corporation
- Latrobe City Council;
- South Gippsland Shire Council;
- TAFE Gippsland; and

One Gippsland – Terms of Reference – as at 22 April, 2022

1



• Wellington Shire Council.

Other organisations may be onboarded as members of One Gippsland where the sitting members see relevant.

Member organisations will provide advice on strategy, issue and opportunity identification, and will be involved in all relevant advocacy and stakeholder engagement.

Partnership

Where the priorities and activities of organisations within Gippsland align with those of One Gippsland, a partnership can be entered into where deemed appropriate by the One Gippsland sitting members.

Partnership activities would include:

- Biannual attendance to One Gippsland meetings to provide an update on the activities of the partner organisation;
- Information sharing on issues of mutual priority;
- Joint advocacy efforts for programs/projects of mutual importance; and
- Inclusion in stakeholder and government meetings where it relates to the activities and priorities of the partner organisation.

Roles and Responsibilities

Key Principles

- When participating as a member of One Gippsland each person will act in the best interests of Gippsland as a whole; and
- Members acknowledge the right of individual member organisations to advocate for local and sub-regional priorities as determined by local Councils or organisation Boards.

Chairperson

Note: During the first 12 months of operations, the Chairperson will be a Mayor of one of the six Gippsland Local Governments, and will be elected solely by the six Mayors of the Gippsland Local Governments (funding members). This decision will be evaluated at the annual review.

- Chair the One Gippsland meetings;
- Act as the primary contact and spokesperson of One Gippsland;
- Approve outgoing One Gippsland correspondence;
- Call for, approve and suggest agenda items;
- Lead delegations on behalf of One Gippsland; and

One Gippsland – Terms of Reference – as at 22 April, 2022



• The Chair organisation will coordinate the operational funding (budget) for the organisation and act as a contract manager for One Gippsland engagements.

Members

- Represent the strategic interests of their organisation as they align with those identified by One Gippsland;
- Champion the specific initiatives or activities of One Gippsland as required;
- Provide advice at One Gippsland meetings on the issues and opportunities being pursued by the organisation;
- Actively participate in matters raised through One Gippsland including joint participation in relevant parliamentary inquiries and government submissions;
- Submit agenda items for consideration by the Chairperson;
- Attend One Gippsland meetings as scheduled (a Deputy Mayor, Deputy Chair, Director level delegate or relevant equivalents may attend meetings in the place of the member); and
- Attend delegations on behalf of One Gippsland at request of the Chair.

Secretariat

- Provides secretariat support to operations of the One Gippsland meetings including the preparation of agendas, preparation of media releases; collation of board papers, preparation of minutes, preparation of registers of advocacy and communication activities and circulate these to members in a timely manner;
- Assists in the research, policy creation and strategy setting of One Gippsland;
- Coordinates the advocacy and engagement activities of One Gippsland;
- Coordinates activities of the working groups;
- Schedules delegations and stakeholder meetings on behalf of One Gippsland;
- Creates Agendas, briefings to stakeholders and talking points for One Gippsland members; and
- Prepares an annual pre-budget submission for approval by the Board.

Reporting and Communications

Note: Various media channels can and should be used to advocate on behalf of One Gippsland.

- The Chairperson is the key spokesperson for One Gippsland, but can delegate to other members as required;
- The Chair of One Gippsland can, on the behalf of members, write to or meet with State and Commonwealth politicians and key government agencies following approval at a meeting of members;



- An advocacy register will be prepared following any advocacy delegation on behalf of the group, outlining the particulars the meetings held, key discussion points and any agreed next steps;
- An annual report of activities will be developed and provided to members, the broader community and State and Commonwealth Governments; and
- An annual review of the functions of One Gippsland will be undertaken to ensure the efficient and effective operations of the group.

Strategic Planning

- Every four years, following Council elections or at another time through agreement, One Gippsland will contribute towards the development / revision of the Gippsland Regional Plan;
- A key philosophy will be to work with regional stakeholders to use existing strategies and evidence in the development of the regional plan and consider State and Commonwealth Government policy;
- One Gippsland will adopt an annual action plan based on the priorities agreed to in the Gippsland Regional Plan; and
- The annual action plan will guide the activities of One Gippsland.

Financial Contribution

The six Local Governments in Gippsland are currently the sole funding members of the organisation. This decision will be evaluated at each annual review.

- Each member will make an equal financial contribution (confirmed annually at the May meeting) to the running of One Gippsland;
- Payment for services provided by the secretariate and other endorsed projects will be paid by a member Council (currently Latrobe City). Invoices will be issued to members on an annual basis for secretariate services and at the completion of endorsed special projects.
- Additional funds may be requested from time to time to progress priority projects. Request for additional funds will require full support of the One Gippsland group and contribution is voluntary.

Dispute Resolution

- Members will work to resolve any differences in good faith and in the interest of One Gippsland;
- A dispute may be referred to the Chairperson to assist in resolution;
- If a dispute cannot be resolved, the Chairperson can refer the matter to an external mediator for resolution. The mediator's decision will be final; and

One Gippsland – Terms of Reference – as at 22 April, 2022

4



• Any costs associated with addressing a dispute will be borne by the parties involved in the dispute. No costs will be covered by One Gippsland.

Legal Status

- One Gippsland is an unincorporated association;
- All members participate voluntarily at their own risk and need to ensure appropriate due diligence in relation to any activities undertaken as part of One Gippsland; and
- This document aims to provide general guidance for the convening of One Gippsland meetings and activities and does not cover every eventuality.

Annual Review

One Gippsland will review its Terms of Reference (this document) after 12 months initially. The document will then be reviewed every 12 months thereafter. All views from members will being considered.



Signatories

Bass Coast Shire Council

Baw Baw Shire Council

Destination Gippsland

East Gippsland Shire Council

Federation University

Food & Fibre Gippsland

Gunaikurnai Land and Waters Aboriginal Corporation (GLaWAC)

Latrobe City Council

South Gippsland Shire Council

TAFE Gippsland

Wellington Shire Council



Appendix 1 – Operational Matters

Meeting Arrangements and Frequency

An annual schedule of meetings will be developed by the Secretariat in consultation with One Gippsland members including:

- Eleven (11) One Gippsland full board meetings will be held each year from February to November (inclusive) in a central location to all parties (Morwell);
- Virtual or hybrid meetings may be scheduled at the discretion of the Board;
- Board meetings will be split into two (2 sections) full board will meet during first section and local government members will meet during second section;
- CEO Forums will be scheduled between each board meeting that consist of local government CEOs (or their delegate) and Industry Heads (or their delegate);
- Working group meetings will be held as required;
- At least two (2) delegations per annuum will be held in Melbourne to meet with State politicians and senior bureaucrats; and
- A delegation (physical or virtual) will be undertaken to Canberra at least once per annum to meet with Federal politicians and senior bureaucrats.

Additional meetings to progress the activities and initiatives of One Gippsland can be called at the discretion of the Chairperson.

Date and Time

Meetings will be held on a Friday or a day as required to meet with Ministers and senior bureaucrats..Meetings will run from 10am to 2pm).

Location

In person meetings will be held at the Latrobe City Council Offices (Morwell) - a location central to all Members to minimise travel distances or a location agreed to by the Board.

CEOs Forum

The CEOs Forum will be scheduled between each board meeting to address dedicated work referred to it from Board meetings. It will also manage and assesses work from One Gippsland working groups (priority projects, policy, position statements, submissions) and reports back to the Board with recommendations and completed work.

Working Groups

Working groups will be formed as necessary by instruction from the Board. Each working group will be chaired by a member of the Board or their delegate. Working groups will be created and disbanded at the Board's discretion. The CEO Forum (LGA and Industry

One Gippsland – Terms of Reference – as at 22 April, 2022



members) will develop/approve the terms of reference/scope of each working group. Working groups will be tasked with (but not limited to):

- Meet with relevant stakeholders pertaining to the working group's scope;
- Creating policy positions on particular issues;
- Recommending priority projects for advocacy received from the PIPE working group;
- Formulating content for submissions to government; and
- Advising and reporting to the CEO Forum on particular issues and activities.

Note: The PIPE working group will be responsible for analysing content and formatting of priority projects in PIPE that will then be submitted to the working group relevant to the project.

Presentations

- No more than two presentations will be allowed at any one meeting without the approval of the Chairperson; and
- All presentations should relate and progress the One Gippsland priorities as identified in the Gippsland Regional Plan/ or Action Plan.

Agenda and Minutes

- An agenda will be circulated with relevant papers one week prior to the One Gippsland board meeting; and
- Draft minutes will be circulated within one week after the One Gippsland meeting. Draft minutes will be approved at the following One Gippsland meeting.

Requests of One Gippsland

- Letter of Support/Testimonial
 - The request for a letter of support or testimonial is required to be submitted to the Secretariat via email;
 - Relevant information on the organisation and topic for support is required to be submitted with the request, to allow an informed decision on support to be made by the members;
 - \circ $\;$ The Secretariat will also undertake desk top research and note any relevant information;
 - The request will be placed on the agenda and tabled for discussion at the following board meeting from the time that the request is made;
 - To be placed on the agenda and to allow for the Secretariat to conduct due diligence, the request for a letter of support must be made at least 14 days before a scheduled board meeting;
 - If a member is submitting a request for a letter of support or testimonial, any conflict of interest should be declared at the time of submission;
 - Any conflict of interest should be declared by members at the time of a vote being conducted at the board meeting;

One Gippsland – Terms of Reference – as at 22 April, 2022



- Any pertinent information regarding the entity seeking the letter of support or testimonial that is known by members should be conveyed to the Secretariat;
- A majority of councils/industry members (6) is required to provide support;
- If a member has been excluded from the vote, a majority of more than 50% of eligible voting members is required;
- If a majority is received, the Secretariat will prepare a DRAFT letter of support or testimonial and provide to the Chair for signature/approval – this must be provided within 2 business days; and
- A signed letter will then be provided to the relevant organisation and a FINAL tabled at the next One Gippsland meeting for noting (if the request was not tabled at a prior meeting).
- **Sponsorship**: One Gippsland are an alliance that advocates to government on behalf of local council and industry members and their model of operations does not include financial sponsorship of activities of external groups.

Decision-Making

- One Gippsland will run on consensus;
- Where a Member is unable to attend a meeting or be represented, it is their responsibility to advise the Chair of their position on matters in the agenda prior to the meeting; and
- Where a matter arises where there is not consensus, One Gippsland will not form a formal position, rather each individual member will advocate its position outside of the One Gippsland entity.



| Agenda Item: | DRAFT Media Policy 2022 -2025 |
|-------------------------|--|
| Sponsor: | General Manager, Regional City Strategy & Transition |
| Council Plan Objective: | CONNECTED |
| Status: | For Decision |
| | |

Proposed Resolution:

That Council endorse the Draft Media Policy 2022-2025.

Executive Summary:

The Draft Media Policy 2022-2025 ensures a consistent approach when dealing with the media, providing a clear framework for engaging with all media organisations to ensure that all official Council communication is a positive reflection of Council's commitment to informing the community of Council decisions and policies.

The Draft Media Policy 2022-2025 is an important document that helps to protect Council's reputation by ensuring consistency, relevance and accuracy in the information Council places in the public realm. It also seeks to provide a process to ensure that the community and stakeholders are informed, recognising that ongoing communication activities are critical in building and maintaining productive relationships with the community and other stakeholders.

It is recommended that the Draft Media Policy 2022-2025 is implemented throughout the entirety of the current Council term and includes Council's dedicated spokesperson for both policy and operational matters, target response times for media enquiries, and guidelines for Councillors and staff when responding to the media.

When implemented, the policy will assist the Mayor, Councillors, Chief Executive Officer and staff in understanding the correct communication processes when handling media enquiries, identifying spokespersons for media interviews, preparing media statements and making comments to the media.

Background:

In preparation of the Draft Media Policy officers reviewed a number of other Council's policies as reference points and to determine best practice.

The review identified a range of opportunities for improvement, which are integrated into the Draft Media Policy.



The Draft Media Policy 2022-2025 replaces the previous Public Relations and Communications Policy endorsed in 2012.

Issues:

Strategy Implications

The Draft Media Policy assists with the achievement of the key strategic direction as set out in the Council Plan 2021-25:

Connected: A regional City which recognises the connectedness between our goals and towns and efficiently utilises the assets that we have for the benefit of our whole community while protecting the environment.

Communication

The Draft Media Policy will guide how the Council works with the media to communicate with our community. When finalised, the policy will be posted to the Council website and will be communicated internally.

Financial Implications

There are no financial impacts as a result of this Draft Media Policy.

Risk Analysis

| Identified risk | Risk likelihood* | Controls to manage risk |
|---|------------------|---|
| Reputational Risk Council's media is inappropriately managed, resulting in reputational risk. | 2 - Unlikely | The Draft Media Policy outlines the development and approval process to ensure there is managerial oversight of the development of all Council communications. |
| Reputational Risk Council's communication activities fail to inform community and stakeholders of what is occurring in Latrobe City in respect of activities and future plans of the Council. | 3 - Possible | The Draft Media Policy will enhance and protect the good reputation of Latrobe City Council, meeting Council's commitment to communicate its many and varied decisions, activities, services, major projects, and policy initiatives to the community. |
| Legal/Regulatory Risk Media outlets publish comments attributable to | 2 - Unlikely | Council-initiated news stories must be coordinated and managed |



Council Meeting Agenda 06 June 2022 (CM579)

| Identified risk | Risk likelihood* | Controls to manage risk |
|--|------------------|---|
| a Council officer who is not an authorised spokesperson. | | by the Communication and Engagement Team. Comments will only be approved and provided from an authorised spokesperson as note din the roles and responsibilities within the Draft Media Policy. |

* Inherent likelihood ratings: 1 (Rare); 2 (Unlikely); 3 (Possible); 4 (Likely); 5 (Almost Certain)

Legal and Compliance

The Draft Media Policy supports the delivery of the Latrobe City Council Community Engagement Policy, which is a requirement of the *Local Government Act 2020.*

Community Implications

The purpose of this Draft Media Policy is to provide a process to ensure that citizens and stakeholders are informed about what is occurring in Latrobe City in respect of the activities and future plans of the Council.

Environmental Implications

This policy does not have any identified environmental impacts. An electronic copy of the policy will be made available on the Council's website.

Consultation

Further communication and engagement with Council staff will commence upon adoption of the policy.

Declaration of Interests:

Officers preparing this report have declared they do not have a conflict of interest in this matter under the provisions of the *Local Government Act 2020*.

Supporting Documents:

Nil

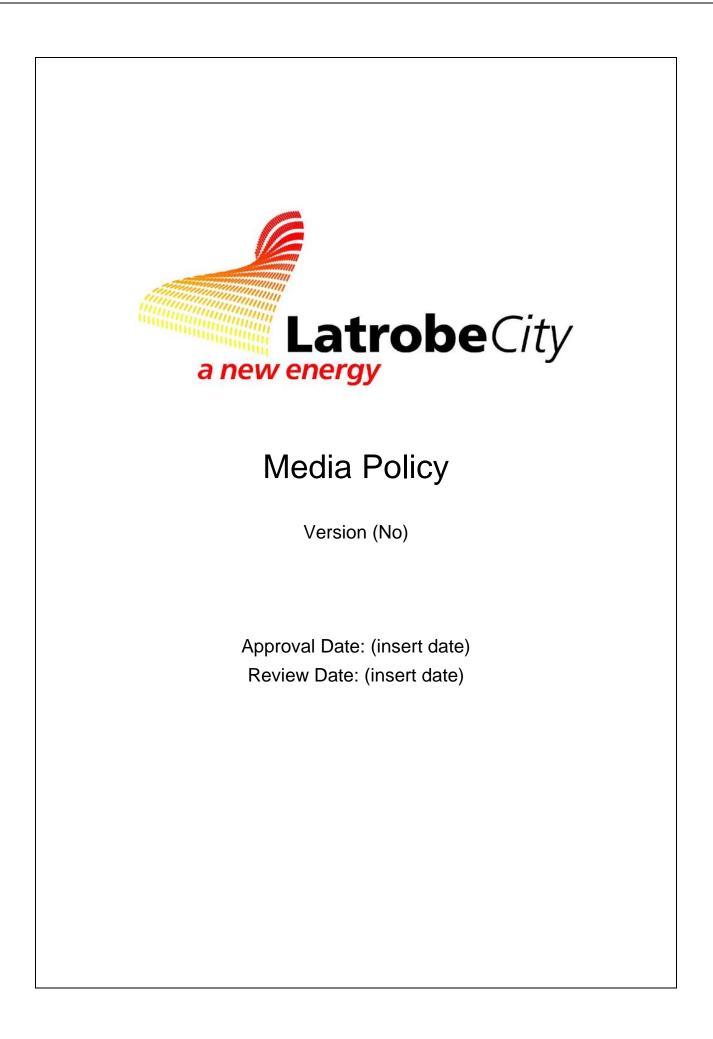
Attachments

1. DRAFT Latrobe City Council Media Policy 2022-2025 26052022



15.2

DRAFT Media Policy 2022 - 2025





DOCUMENT CONTROL

| Responsible GM | Tim Ellis | | | | |
|------------------------------|---------------------------------------|-------------------------------------|----|--|--|
| Division | Regional City Strategy and Transition | | | | |
| Last Updated (who & when) | Manager Eng Focu | 2022 | | | |
| | DOCUMENT | HISTORY | | | |
| Authority | Date | Description of change | | | |
| Council | (day, month & year) | (Insert detail of change to policy) | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| References | Refer t | o Section 8 and 9 of this poli | су | | |
| Next Review Date | | (Month & Year) | | | |
| Published on website | | (Yes or No) | | | |
| Document Reference No | | | | | |

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|--------------------------------------|------------------------|------------------|-----------------------|----------------|----------------|
| Responsible Division | (Insert Division Name) | Approved Date | (day, month, Year) | Review Date | (month & year) |



1. Background

The Latrobe City Council Media Policy 2022-2025 provides a clear framework for engaging with all media organisations, including metropolitan and local print, radio, television and digital media, to ensure that Council meets the community's expectations relating to accuracy, relevance and accountability.

The policy will enhance and protect the good reputation of Latrobe City Council, meeting Council's commitment to communicate its many and varied decisions, activities, services, major projects, and policy initiatives to the community.

2. Objectives

The purpose of the policy is to ensure a consistent approach when working with the media. The Media Policy 2022-2025 is an important document that helps to protect Council's reputation by ensuring consistency and accuracy in the information Council places in the public realm. The policy provides a framework to ensure that all official Council communication will be a positive reflection of Council's commitment to informing the community in a manner that is timely, accessible clear, concise, accurate, non-political and consistent with Council decisions and policies.

3. Scope

The policy is implemented throughout the entirety of the current Council term and includes Council's dedicated spokesperson for both policy and operational matters, target response times for media enquiries, and guidelines for Councillors and staff when responding to the media.

This policy relates to all verbal, printed, electronic and online communications, and applies to all internal and external engagement with media involving elected Councillors, the Executive Leadership Team and staff including full-time, part-time, contract, casual, work experience and trainees, contractors, and volunteers of Latrobe City Council.

The responsibilities of Councillors, the Executive Leadership Team and staff including full-time, part-time, contract, casual, work experience and trainees, contractors, and volunteers of Latrobe City Council regarding the use of social media is outlined in the organisational policy Social Media Policy 2021 and Social Policy Media Guidelines 2022. During a Council election this policy must be read in conjunction with the Election Period Policy.

4. Principles of Management

Media Relations

Media relations are a key part of Council's operations, an important source of information for our community, and a significant part of Council's role as a community leader and advocate within the region. Council recognises that traditional

| WARNING - uncontrolled when printed. | | | | | Page 3 of 10 |
|--------------------------------------|------------------------|------------------|-----------------------|----------------|----------------|
| Responsible Division | (Insert Division Name) | Approved Date | (day, month, Year) | Review Date | (month & year) |



Media Policy

media (print, television, magazine, radio) and social media (Facebook, Twitter, YouTube) provide opportunities for Latrobe City Council to communicate and engage with its community and stakeholders.

It is the policy of Latrobe City Council to communicate openly and honestly with the media in order to maintain our commitment as a transparent and accountable organisation and to maximise public knowledge of our activities.

Communication should reinforce the reputation and values of Council and its organisation, and be accurate, timely, impartial and consistent with legislation and policies.

Council will maintain good working relationships with all media organisations including local and metropolitan print, radio, television and digital media. To maintain these relationships, there will be no exclusive stories provided to individual media outlets. Doing so has the potential to damage relationships with other media outlets and restricts our ability to achieve the best coverage possible for stories that promote the work of Latrobe City.

Latrobe City Council will use this policy, in conjunction with the Social Media Policy, to assist the Mayor, Councillors, Chief Executive Officer and staff in understanding Council's communication processes when handling media enquiries, identifying spokespersons for media interviews, preparing media statements and making comments to the media.

Response Times

The Latrobe City community is entitled to receive all public information, as is the media cohort. Journalists are entitled to expect that Council will provide them with all public information relevant to their enquiries.

Council will strive to respond to enquiries as quickly as possible. We will aim to reply to enquiries within 48 hours of being received. In the event that a response time cannot be met due to the complexity of the request or the need to seek information from a cross-section of departments, a member of the Communications and Engagement Team will contact the journalist and advise of an alternative timeframe. All enquiries will be acknowledged by the Communications and Engagement Team once received.

In order to meet these response times, Council officers shall place priority on responding to enquiries allocated to them by Council's Communication and Engagement Team.

Enquiries

To ensure Council meets its response times, we request that the media direct enquiries through to the Communications Team. The Communications Team will be responsible for organising the appropriate spokesperson and coordinating Council's response.

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|--------------------------------------|------------------------|------------------|-----------------------|----------------|----------------|
| Responsible Division | (Insert Division Name) | Approved Date | (day, month, Year) | Review Date | (month & year) |



Media Policy

Enquiries are to be directed to the Communications and Engagement Team via the following methods:

• Submitting an online request form through Council's website – www.latrobe.vic.gov.au/media-enquiry

• Sending an email request, clearly outlining the enquiry and associated questions to communications@latrobe.vic.gov.au

• Telephoning a member of the Communications and Engagement Team

Council officers who are contacted by a journalist are to refer the media enquiry to the Communications and Engagement Team immediately. The Communications and Engagement Team will then take responsibility in the coordination, preparation of the response.

Spokesperson

The Mayor is spokesperson on decisions of the Council and the Chief Executive Officer (CEO) is the spokesperson on all operational matters, including a declared municipal emergency and activated Business Continuity Plan. In circumstances in which the enquiry has a particular focus or calls for the spokesperson to have specific knowledge, the CEO may defer to a General Manager, who may in turn delegate to a Manager.

In the event that a General Manager is out of the office or not contactable for a period of time that would push the enquiry response past the 48-hour turn-around time, a Manager may be asked to comment in their place.

If the enquiry is minor and/or regarding something that is a matter of public record, the enquiry can be answered immediately by a member of the Communications and Engagement Team, or a referral made to the journalist to visit Council's website for the relevant information.

The roles and responsibilities for each spokesperson have been outlined in Attachment 1 included at the end of this document.

Role of the Communications and Engagement Team

All media enquiries must be referred to, coordinated and managed, by the Communication and Engagement Team. The Communication and Engagement Team will write, and seek necessary approvals, for media releases and statements. The Communications and Engagement Team will liaise directly with the media to follow up and coordinate enquiries.

The Communication and Engagement Team will provide advice and support to all Council departments to create newsworthy opportunities and target media appropriately. Council-initiated news stories must be coordinated and managed by the Communication and Engagement Team.

| WARNING - uncontrolled when printed. | | | | | Page 5 of 10 |
|--------------------------------------|------------------------|------------------|-----------------------|----------------|----------------|
| Responsible Division | (Insert Division Name) | Approved Date | (day, month, Year) | Review Date | (month & year) |



Media Policy

The Communication and Engagement Team will support the Mayor in their role as Council spokesperson. This includes liaison with media and ensuring the Mayor is appropriately briefed/supported as spokesperson.

See Attachment 2 – Media Relations Protocol for further information.

Media Training

While the Mayor and CEO handle the majority of media enquiries, there may be a need for other staff to act as Council spokesperson from time-to-time. These staff must undergo working with the media training.

Media Briefings

Council will schedule media briefings on topics of interest to the community. All media outlets will be invited to attend. In the event that a journalist wishes to propose additional questions for discussion at the media briefing, to ensure Council is able to provide timely information, we invite the media to send questions in writing to the Communications and Engagement Team 24 hours prior to the briefing taking place; otherwise questions may be taken on notice and responded to after the event in accordance with Council's standard response timeframes.

Community Engagement | Public Meetings / Meetings of Residents / Special Interest Groups

The Mayor is the only one authorised to call or endorse a public meeting, or a meeting of residents on behalf of Council. Unless otherwise determined by the Mayor, the Mayor shall chair all public meetings, meetings of residents and special interest groups called or arranged by Council. This does not preclude Councillors from attending community meetings on local issues.

This reflects the objectives of the Latrobe City Council Community Engagement Policy 2021.

Councillors and the Media

Councillors must abide by the Councillor Code of Conduct when engaging with the media. In recognising that an individual Councillor may have a view that differs from the official Council position, Councillors who express personal views should qualify their remarks to indicate this is a personal view.

When approached by the media, Councillors have the following options available to them:

- Make comment (not as the official spokesperson).
- Decline to make comment and refer the journalist to the Mayor to make official comments.
- Defer the enquiry to the Communications and Engagement Team for an official response to be prepared.

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|--------------------------------------|------------------------|------------------|-----------------------|----------------|----------------|
| Responsible Division | (Insert Division Name) | Approved Date | (day, month, Year) | Review Date | (month & year) |



Media Policy

Councillors need to be careful when speaking to a journalist prior to a matter coming before Council that they do not exhibit apprehended bias. This does not mean that Councillors cannot publicly make comment on a forthcoming issue, but Councillors should carefully consider the meaning and potential interpretation of their comments.

Individual Councillors wishing to initiate their own communication, through any channel, must make it clear that they are expressing their 'individual' view and not the 'official' view of Council. Councillors are responsible for ensuring that information that they are commenting on, or providing is accurate and consistent with legislation and policies.

Involvement of other Councillors at media engagement events

The Mayor can invite other Councillors to participate in any media engagement opportunity, especially if it relates to that Councillors' Ward, Portfolio or Committee appointment.

Such media engagement may be conducted jointly with the Mayor and other eligible Councillors, and could typically involve:

- A public, media or event spokesperson role (as an MC, or to deliver a speech);
- Participation in a staged media opportunity or event (a photo shoot, radio or TV interview);
- Being quoted in a proactive Latrobe City media release or media response (approved by the Mayor);
- And being included in any other relevant proactive Latrobe City media engagement including all social media, print and online.

Assigning order of representation for Councillors

If the Mayor invites a Councillor (or Councillors) to participate in a Latrobe City organised media engagement, the Mayor will generally:

- Speak first on behalf of Council;
- Be the focus of any Latrobe City organised media engagement;
- And be first quoted in any City media release or other content (the City's social media, if appropriate).

If several Councillors attend a Media Engagement event then the Mayor will determine which order these Councillors might speak and/or appear, if at all (including on Council's social media).

Communication Methods

Latrobe City Council utilises a variety of communication tools to provide the media and community with timely information.

| WARNING - uncontrolled when printed. | | | | | Page 7 of 10 |
|--------------------------------------|------------------------|------------------|-----------------------|----------------|----------------|
| Responsible Division | (Insert Division Name) | Approved Date | (day, month, Year) | Review Date | (month & year) |



Media Releases

A media release is the starting point for gaining editorial on an issue or event. Journalists and editors receive the media release and decide if they want to write a story based on the information provided. The story angle taken by a journalist may differ from the one presented in the media release. Council has no influence on editorial decisions.

All media releases are written by the Communications and Engagement Team. The Communications and Engagement Team will garner appropriate approvals prior to posting on the Council website and distributing to the media. All Councillors, the Executive Leadership Team, and Community Information Officers receive a copy of media releases.

Latrobe City Council treats all media outlets equally and avoids giving one outlet preferential treatment. As such, media releases are distributed to all media outlets at the same time.

Protocol for quoting in media releases:

- City-wide, policy-oriented or highly political stories are to quote the Mayor.
- Stories connected to a specific ward or geographic location can be quoted on by a ward Councillor and/or the Mayor. This is at the discretion of the Mayor.
- Stories arising from the work of a committee can be quoted on by a Councillor who serves on that committee and/or the Mayor.
- Operational issues are quoted on by the CEO.
- Staff with specialist knowledge may be quoted in media releases with the permission of the relevant delegated authority.

All Councillors will receive a copy of the media release when it is distributed.

Social media

The Communications and Engagement Team oversees the management of all Citymanaged social media accounts and holds all passwords.

Latrobe City will not solicit or pay for any followers (or similar) on any City-managed social media accounts.

The Mayor and Councillors are wholly responsible for maintaining any private social media accounts they might hold, create or operate under their own name, and accept all legal responsibilities for such accounts.

Council officers shall not assist any Councillor with the creation or operation of any private social media account – unless approved by the CEO.

When operating any private social media accounts Councillors are encouraged to be mindful of Council's Social Media Policy, and the Councillor Code of Conduct.

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| Responsible Division | (Insert Division Name) | Approved Date | (day, month, Year) | Review Date | (month & year) |



5. Accountability and Responsibility

Accountability and responsibility for this policy is outlined below.

- 5.1. Council
 - Responsibility to ensure this Policy is consistent with Latrobe City Council Strategic Direction and other Latrobe City Council Policy
 - Responsibility for the decision to approve this Policy by Council Resolution
- 5.2. Chief Executive Officer
 - Overall responsibility for compliance with this policy
 - Overall responsibility for enforcing accountability
 - Overall responsibility for providing resources
 - Overall responsibility for performance monitoring
- 5.3. General Manager
 - Responsibility for compliance with this policy
 - Responsibility for enforcing accountability
 - Responsibility for providing resources
 - Responsibility for performance monitoring
- 5.4. Manager
 - Develop frameworks and procedures in compliance with this policy
 - Enforce responsibilities to achieve compliance with frameworks and procedures
 - Provide appropriate resources for the execution of the frameworks and procedures
- 5.5. Employees, Contractors and Volunteers
 - Participate where required in the development of frameworks and procedures in compliance with this policy.
 - Comply with frameworks and procedures developed to achieve compliance with this policy.

6. Evaluation and Review

This policy will be reviewed on request of Council, in the event of significant change in the Executive team, significant changes to legislation applicable to the subject matter of the policy or, in any other case, during each Council term (generally four years).

| WARNING - uncontrolled when printed. | | | | | Page 9 of 10 |
|--------------------------------------|------------------------|------------------|-----------------------|----------------|----------------|
| Responsible Division | (Insert Division Name) | Approved Date | (day, month, Year) | Review Date | (month & year) |



7. Related Documents

Public Transparency Policy Social Media Policy

8. Reference Resources

- Public Records Act 1973
- Privacy and Data Protection Act 2014
- Copyright Act 1968
- Local Government Act 2020

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|--------------------------------------|------------------------|------------------|-----------------------|----------------|----------------|
| Responsible Division | (Insert Division Name) | Approved Date | (day, month, Year) | Review Date | (month & year) |



| Agenda Item: | Centre for Australian Automotive Futures |
|-------------------------|--|
| Sponsor: | General Manager, Regional City Strategy & Transition |
| Council Plan Objective: | SMART |
| Status: | For Decision |
| Proposed Resolution: | |

That Council:

Proceed with the business case for the Centre for Australian Automotive Futures.

Executive Summary:

The Centre for Australian Automotive Futures (CAAF) project is now at a stage where a full business case is required to progress the project from feasibility to a staged, funded development. The previous research, analysis and industry input will provide direction for the focus and timing of development stages.

A recent application to the State Government Investment Fast Track fund for \$340,000 (Council was to contribute an additional \$85,000) was unsuccessful. Feedback from the Department included advice that only two projects were funded in Gippsland.

At the Ordinary Council meeting on 8 November 2021, Council adopted the following motion:

'That Council provides an allocation of \$425,000, to be included in the next budget review, to fund the full cost of the Centre for Australian Automotive Futures Business Case from unallocated cash reserves should the application to the State Government Investment Fast Track Fund be unsuccessful.'

In addition to the advice of the unsuccessful funding application, a letter was received from Liz Westcott, Chief Operating Officer for Energy Australia (EA), dated 22 February 2022, advising that EA had engaged urban renewal consultants NAVIRE to provide advice on future land use for all of the land owned by EA, including the land identified for the CAAF. The letter included the following advice:

'In view of the work we are doing with NAVIRE, it would be premature to provide a binding commitment to Latrobe City for use of the land. However, we remain interested in exploring the potential to use land at Yallourn for the CAAF and we are open to supporting development of your business case on this basis.' A copy of



the letter is attached (Attachment 1).

At a subsequent meeting on 17 March 2022 senior representatives from EA confirmed that EA would not be in a position to consider signing an MOU with Latrobe City Council until the land use planning was completed. No date for completion of the planning was provided.

In addition, advice has recently been received from the Department of Community Infrastructure & Place, Sport and Recreation Victoria that the Victorian Motorsport Strategy, currently being prepared by Ernst Young, will have a focus on supporting projects with capacity to deliver infrastructure and services rather than identifying priority projects to be supported. The verbal feedback is that CAAF would be the type of project that would get support. A draft of the strategy is due to be released in coming months. Verbal advice from the Department has confirmed that there has been no determination of support for any particular project and encouraged Council to proceed with the business case.

It should also be highlighted that previous contrary advice has been received from senior staff within the Department that the preference for a future Motor Sport facility in Victoria was for the west of Melbourne, with Fiskville identified as the potential location.

Given the advice of the unsuccessful funding application and the step back from signing an MOU by EA, as well as the differing advice from Sport and Recreation bureaucrats, Councillors need to consider whether to proceed with the funding of a full business case at this time.

The options available to Council include:

- Option 1: Proceed with the funding of the Business Case, using the EA land footprint for the analysis and development planning in anticipation of securing an agreement with EA in the future and / or using an alternative site as identified in the feasibility study e.g. Engie Hazelwood site in the analysis and development planning.
- Option 2: Divide the project into stages and proceed with a staged business case. For example, proceed to examine the development of the mobility research and development and commercialisation activities/infrastructure in areas such as autonomous vehicle, hydrogen fuel cells, electric car/truck developments, on an alternate smaller site in the first stage. The second stage would be the motorsport complex, subject to securing a suitable large site.
- Option 3: Proceed no further with the project.
- Option 4: Wait until the outcome of the Victorian Motorsport Strategy is publicly available and consider the options and next steps based on the recommendations of the strategy.

It is Council Officers recommendation that Option 1 presents the best option to



maintain momentum of the project and utilise the market intelligence that has been developed and collected over the past three years. The focus has always been to attract private sector investment for the infrastructure and the business case would need to demonstrate private sector appeal. The business case should also be able to demonstrate to EA, or alternative site owners, the value of supporting the project. The business case, if positive, could also form part of Council's State election advocacy campaign.

Background:

In 2018, the Council appointed Motorsport Complex Committee (MCC) identified that there will be a shortage of motorsport venues in Victoria, particularly given the impending closure of the Sandown Racecourse. This potential shortage of circuits and latent demand was confirmed by Motorsports Australia.

The MCC commissioned a pre-feasibility study to be undertaken to determine the potential for establishing a motorsport and events complex in Latrobe City. The pre-feasibility identified market opportunities, potential demand (with and without the Sandown closure), indicative layout and a preferred site.

Given the positive findings and recommendations from the pre-feasibility study, the MCC appointed Otium Consultants to undertake more detailed research into the potential for a motorsports complex in 2019. The research identified opportunities wider than just motorsport, these included testbed facilities for autonomous vehicles, fuel cell (hydrogen, electric) development and testing, automotive component development and testing and small-scale high tech manufacturing opportunities.

This research provided insight into opportunities that would create new industry, opportunities for skill development in new technologies and could help the local economy transition to sustainable clean technologies.

A taskforce was established in early 2020 with stakeholders and industry specialists to assist the MCC to advance the project. This taskforce identified areas of opportunities and provided guidance as to activities that could be undertaken at a centre. The project title was changed from the Motorsport and Events Complex to the Centre for Australian Automotive Futures (CAAF) project.

To progress the project, the MCC, supported by the Taskforce, appointed SPP Consultants in June 2021 to examine who might be a participant/investor in the CAAF. SPP interviewed more than sixty organisations/companies, gaining insights and market information. A Consultation and Commitment Strategy was produced, detailing the findings and recommendations.



The results of the above research projects have identified that there is an opportunity to develop a unique centre in Latrobe City that could become a national (and international) destination for mobility related research and development, testing and skill development. The intent was to retain a focus on the original vision by ensuring motorsport and events (including hospitality and tourism) are key elements of the CAAF.

An application was submitted to the State Government Investment Fast Track Fund to provide funding to prepare a business case and develop a detailed masterplan, undertake financial analysis and get the project investment ready. The fund provides 4:1 funding support – Council applied for \$340,000 from the government, with a contribution of \$85,000 from Council, giving a combined total of \$425,000 to develop the full business case.

Advice has been received that the application was unsuccessful

Council has also been in discussion with EA since early 2019 in relation to securing a parcel of land for the CAAF. A verbal agreement was secured in 2019 from EA that the company would enter into an MOU for the identified parcel of land, subject to a number of conditions.

A number of meetings have been held with EA in relation to the land, with no resolution as to finalising an MOU. In January 2022, a letter was sent to EA by Mayor O'Callaghan requesting a meeting to discuss the MOU. A response to the request was received from Liz Westcott, Chief Operating Officer for EA, advising that EA had engaged urban renewal consultants NAVIRE to provide advice on future land use for all of the land owned by EA, including the land identified for the CAAF. The letter included the following text:

'In view of the work we are doing with NAVIRE, it would be premature to provide a binding commitment to Latrobe City for use of the land. However, we remain interested in exploring the potential to use land at Yallourn for the CAAF and we are open to supporting development of your business case on this basis.'

At a subsequent meeting on 17 March 2022 senior representatives from EA confirmed that EA would not be in a position to consider signing an MOU with Latrobe City Council until the land use planning was completed. No date for completion of the planning was provided.

Given the advice from the State Government that the funding application has been unsuccessful and that EA has stepped back from earlier verbal commitments, Council needs to decide whether to proceed with the project and, if so, what is the best option.



Discussion with the Department of Community Infrastructure & Place, Sport and Recreation Victoria (Department) in relation to the development of the State Motorsport Strategy that is being prepared by Ernst & Young have indicated that the strategy will not identify priority projects (i.e. 'pick winners') but rather focus support for projects that can deliver infrastructure and services.

Advice from Otium Consultants has been that the CAAF would be the type of project that could be supported, particularly given the additional focus areas beyond traditional motorsport the preparation of a business case by Council was encouraged.

It should be noted that pevious discussions with senior members of the Department have indicated that any future Motor Sport facility will be located to the west of Melbourne, with Fiskville identified as the potential location. This advice differs to that provided via Otium Consultants.

Given the adopted motion in the November Council meeting, there is an allocation of \$425,000 for the business case being held for the project.

Issues:

Strategy Implications

SMART

- Develop a business case to establish the Centre for Australian Automotive Futures in Latrobe City and advocate for partnerships supporting the centre featuring a high-tech motorsport complex, research and testing facilities for new vehicle technologies, sustainable and renewable fuels and an events complex.
- Attract investment in key industries including working towards net zero emissions energy generation, food and fibre, engineering, manufacturing, hydrogen, education and health services through the delivery of Council's investment roadmap.

Communication

The pre-feasibility study and the Consultation and Commitment Strategy interviewed community, industry and government stakeholders. In addition, the Taskforce has members who represent education, industry, government and community.

Upon the completion of the business case, a detailed Communications Strategy will be prepared to promote the project to government and community.

Financial Implications

If the recommendation is supported, the allocation of \$425,000 from the 2020/21 financial year surplus will be available for this project.



Risk Analysis

| Identified risk | Risk likelihood* | Controls to manage risk |
|---|------------------|--|
| Financial Risk That the contribution by Council exceeds the budget provision | Unlikely | An allocation of \$425,000 is held. Discussions with Finance team to ensure budgets are met. |
| Reputational Risk Not proceeding with the Business Case. Whilst there has been minimal project publicity to date, people are aware of the project and there is an expectation of the Business Case being prepared. | Likely | Alternate funding sources investigated. Revised scope of project developed if necessary to maintain momentum of project |

* Inherent likelihood ratings: 1 (Rare); 2 (Unlikely); 3 (Possible); 4 (Likely); 5 (Almost Certain)

Legal and Compliance

There are no known Legal of Compliance risks associated with this report.

As part of the Business Case, there will be a number of legal and compliance issues examined (e.g. ownership, State Government requirements)

Community Implications

The CAAF project will provide significant momentum to transition the community and economy to new industry and employment opportunities.

The purpose of the Business Case will provide the framework to advance the project and provide more detailed information on the economic and employment benefits to the region.

Environmental Implications

There are no known Environmental implications associated with this report.

As part of the Business Case, all identified environmental issues will be addressed (e.g. native vegetation)



Consultation

The Business Case will include consultation with potential tenants/stakeholders/ investors.

In addition, a community consultation strategy will be prepared to inform the community of the project and respond to enquiries about the different components of the project.

Declaration of Interests:

Officers preparing this report have declared they do not have a conflict of interest in this matter under the provisions of the *Local Government Act 2020*.

Supporting Documents:

Nil

Attachments

1. Letter from Liz Westcott, Energy Australia



15.3

Centre for Australian Automotive Futures

1 Letter from Liz Westcott, Energy Australia 850

ATTACHMENT 1

22 February 2022

Cr Kellie O'Callaghan Mayor Latrobe City PO Box 264 MORWELL 3840

Dear Cr O'Callaghan

Thank you for your letter dated 25 January 2021 and received by email on 27 January 2022 regarding the proposed Centre for Australian Automotive Futures (CAAF).

I acknowledge EnergyAustralia and Latrobe City have been in discussions regarding the potential use of EnergyAustralia land for the CAAF for some time. This included commencing the drafting of a potential Memorandum of Understanding between our two organisations.

Following the announcement last year that the Yallourn Power Station would close in 2028, EnergyAustralia has been considering its approach to future land use at the site. We have identified the need to take a carefully considered and coordinated approach so that future land use is optimised having regard to our ongoing needs and obligations stemming from our mining activities and the interests of all our stakeholders including the community, governments and industry. To assist us in this process we have engaged urban renewal consultants NAVIRE and I understand representatives from Latrobe City met with them at your offices to discuss the process late last year.

In view of the work we are doing with NAVIRE, it would be premature to provide a binding commitment to Latrobe City for use of the land. However, we remain interested in exploring the potential to use land at Yallourn for the CAAF and we are open to supporting development of your business case on this basis.

To ensure timely progress of this issue, I have asked Sue Elliot, EnergyAustralia's Energy Executive to contact your CEO Stephen Piasente to discuss this and other aspects of our closure planning in more detail.

If you require any further information, please contact David Burt on 0407 503 990 or by email at <u>David.Burt@energyaustralia.com.au</u>.

Yours sincerely mizabeth Went cott

Liz Westcott Chief Operating Officer



EnergyAustralia Pty Ltd ABN 99 086 014 968

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Council Meeting Agenda 06 June 2022 (CM579)

COMMUNITY HEALTH AND WELLBEING



16. COMMUNITY HEALTH AND WELLBEING

Agenda Item: 16.1

Agenda Item: Tourism & Major Events Recommendation: Pro-Wrestling Event

Sponsor: General Manager, Community Health and Wellbeing

Council Plan Objective: CREATIVE

Status: For Decision

Proposed Resolution:

That Council adopts the recommendation of the Tourism & Major Events Advisory Committee and authorises officers to enter into an agreement to fund the National Wrestling Alliance Australian Challenge for \$20,000 through the Major Events Attraction budget (2022/23) allocation.

Executive Summary:

- The Tourism and Major Events Advisory Committee (TAMEAC) endorsed the National Wrestling Alliance Australian Challenge event for funding support via email resolution on 27 April 2022. In accordance with the Major Events Selection Framework this approval is required to be presented to a Council meeting.
- The major event has been reviewed and considered by TAMEAC based on assessments prepared outlining economic benefit, return on investment and benefit to the local community. Details of the assessments are provided in the attachments.

| Event | Council Contribution | Economic Impact (estimated) |
|---|----------------------|--------------------------------|
| National Wrestling Alliance Australian Challenge 21- 24/04/2023 | \$20,000 | \$3,517,867.50 |

Note: the figures in the above table are exclusive of GST.

• The impacts of the pandemic are constantly monitored. Should any event be unable to proceed due to COVID restrictions, officers will work with the event



organiser to determine if the event can be postponed and the funds utilised at a later date. If the event is cancelled, funds will be returned to the budget for allocation to other major event opportunities.

Background:

National Wrestling Alliance Australian Challenge

GLO Sports in conjunction with the National Wrestling Alliance will deliver 4 days of events including community activations, fan signings, stakeholder function, filming of tourism vignettes, men and women's wrestling and legends wrestling events on the weekend leading into ANZAC day 2023 at GRISS.

The Saturday event will be broadcast and streamed nationally and internationally for wrestling enthusiasts and filmed to be shown on future wrestling TV shows post the event.

The event is anticipated to attract 7000 spectators of which over 56% would be from outside the region. It is anticipated the event will generate 4000 bed nights with the economic benefit estimated at \$3,517,867.50 (economic assessment formula derived from Visit Victoria). This event will provide opportunities for the local wrestling group through event volunteering, club promotion and activations.

Issues:

Strategy Implications

Support to attract new events that promote economic growth is a key focus of the Council Plan 2021-2025, with alignment to CREATIVE, CONNECTED, and HEALTHY strategic directions.

Communication

All major events have marketing and community engagement activities associated with their delivery. These are managed in conjunction with officers from the Communications and Event teams at Latrobe City Council.

Financial Implications

Event funding is covered under the annual Major Events Attraction budget and part of BAU budget preparations.

The event organiser is seeking State Government funding to support the event's delivery.

Health Implications

Attending events offers many benefits for the community, including positive mental and physical health and increases community connections and social interactions.



Risk Analysis

| Identified risk | Risk likelihood* | Controls to manage risk | |
|--|------------------|--|--|
| Financial Risk Opportunity cost of lost economic benefit from these major events if not supported. | 3 (Possible) | Use of the major events assessment process and review by Council officers and TAMEAC. | |
| Financial Risk Events could be postponed or cancelled due to COVID restrictions. | 3 (Possible) | COVID restrictions constantly monitored. If postponed, the funds will be carried over for a later date. If cancelled funds returned to Council for allocation to other event opportunities. | |
| Reputational Risk Major event negatively impacts on the reputation of LCC as an events city. | 1 (Rare) | TAMEAC consideration of event proposal and assessment. Strict oversight of operations and arrangements by Council officers. | |
| Legal/Regulatory Risk Major event doesn't meet safety or regulatory requirements. | 2 (Unlikely) | All events supported by Council are required to submit, and have approved, an event permit. | |
| Identified risk | Risk likelihood* | Controls to manage risk | |
| Financial Risk Opportunity cost of lost economic benefit from these major events if not supported. | 3 (Possible) | Use of the major events assessment process and review by Council officers and TAMEAC. | |

* Inherent likelihood ratings: 1 (Rare); 2 (Unlikely); 3 (Possible); 4 (Likely); 5 (Almost Certain)



Legal and Compliance

All events supported by Council are required to submit, and have approved, an event permit when required.

Community Implications

The local community will experience greater social connections and positive community interactions through attendance at this unique event. Additionally, the event will provide the opportunity to support local businesses who have been impacted by COVID-19.

Environmental Implications

No environmental implications are associated with this report.

Consultation

Where appropriate, consultation with both internal and external stakeholders and community organisations is undertaken to determine support of a major event. Major event proposals and assessments are presented to TAMEAC for consideration and recommendation.

Other

Nil.

Declaration of Interests:

Officers preparing this report have declared they do not have a conflict of interest in this matter under the provisions of the *Local Government Act 2020*.

Supporting Documents:

Nil

Attachments

1. Pro-Wrestling Event Assessment (Published Separately)

This attachment is designated as confidential under subsection (a) of the definition of confidential information contained in section 3(1) of the *Local Government Act 2020*, as it relates to Council business information, being information that would prejudice the Council's position in commercial negotiations if prematurely released. The attached document provides information on Council's negotiations that could unfairly prejudice Council if released.

2. Pro-Wrestling Event Proposal (Published Separately)

This attachment is designated as confidential under subsection (a) of the definition of confidential information contained in section 3(1) of the *Local Government Act 2020*, as it relates to Council business information, being information that would prejudice



the Council's position in commercial negotiations if prematurely released. The attached document provides information on Council's negotiations that could unfairly prejudice Council if released.



Agenda Item: 16.2

| Agenda Item: | End of life care in Latrobe Valley |
|-------------------------|---|
| Sponsor: | General Manager, Community Health and Wellbeing |
| Council Plan Objective: | HEALTHY |
| Status: | For Decision |

Proposed Resolution:

That Council note this report and continue to support and advocate for improvements to 'End of Life' care by consistently participating in relevant networks and forums and ensuring any challenges or achievements are reported through the Municipal Public Health and Wellbeing Plan.

Executive Summary:

At the 11 November Council meeting in 2019, Councillors raised a Notice of Motion requesting that Council:

- 1. Writes to the Minister for Health, the Hon Jenny Mikakos MLC, indicating support for the provision of hospice facilities and enhanced Palliative Care and Dying in Place of choice support within the Latrobe City Council Local Government Area;
- 2. Requests the opportunity to meet with the Minister and other local stakeholder representatives to explore opportunities for the resourcing and development of services and facilities
- 3. Further to the work of the Municipal Public Health & Wellbeing Plan, Council Officers prepare a report that provides guidance as to the role of Council in relation to Palliative Care and Dying in Place of choice; and
- 4. Request a report giving consideration of, but not restricted to, system and service collaboration, workforce planning and our overarching approach to supporting public health. The report should also give reference to Councils role in relation to work being undertaken in a collaborative and inclusive way by governments, health services and community, noting the importance of consideration of the Victorian Government's end-of life and palliative care framework, and the National Palliative Care strategy.



Council have written to both the then Minister for Health, the Hon Jenny Mikakos MLC and also the current Minister for Health, the Hon Martin Foley MP. Both Minister's responded highlighting the work that is currently underway in the region including the Health Advocates report 'Achieving Victoria's best end of life experience for people in Latrobe' and the changes already implemented at the Latrobe Regional Hospital, moving their four Palliative Care beds to a dedicated area of the Hospital to assist in improving both the care and experience for Palliative Care patients within the Hospital grounds. Neither Minister took up the option to meet with Councillors or Council Officers.

Russell Northe MLA has continued to advocate for a dedicated Hospice facility to be located within Latrobe, identifying Hazelwood House as a potential location for this and calling on the State Government to consider this through the Expression of Interest (EOI) process for the Sale of Hazelwood House. The State Government did not act on this.

The Health Advocates report outlines 12 recommendations within 5 Reform priorities. This report considers both the State Government's end of life and Palliative care framework 2016 and also the National Palliative Care Strategy 2018 and within the recommendations has a focus of System and Service collaboration, support and training for workforce planning and development and ensuring there are choices available for People in Latrobe City to die in their place of choice.

Council have supported this work by attending local area forums and networks and ensured we maintained connectivity through the Municipal Public Health and Wellbeing Plan.

Although there has started to be some change in the Service sector and the system is collaborating more, there is still a long way to go to be able to ensure a consistent approach to end of life care for all.

Council can continue to support this work by consistently participating in the networks and forums and ensuring any challenges or achievements are reported through the Municipal Public Health and Wellbeing Plan.

• Council can also consider developing an advocacy pack to include with the advocacy efforts leading up to the Victorian State election. This could be consistent with the priorities identified in the advocate's report and support the community in having a choice in end of life care for themselves or their loved ones.

Background:

On the 15th November, 2019, Council sent a letter to the then Minister for Health and Human Services, the HON Jenny Mikakos MLC indicating their support for the provision of hospice facilities and enhanced Palliative Care and Dying in Place of choice support within the Latrobe City Council Local Government Area.



In January 2020, Minister Mikakos replied (Attachment 1), acknowledging the correspondence and referring Council to the Latrobe Health Advocate's report 'Achieving Victoria's best end of life experience for people in Latrobe' which outlines suggestions for the design and implementation of care pathways, service systems and support programs. (Attachment 2)

Early in 2021, Council continued advocacy, writing to the Minister for Health, Martin Foley MP, requesting a dedicated Hospice being built in Latrobe City. A response was received (Attachment 3) in June 2021, highlighting the work currently happening within this area including the changes to the Palliative Care ward at the Latrobe Regional Hospital.

On the 30 May 2021, Russell Northe MLA wrote to the Minister for Health requesting the State Government consider Hazelwood House as a Possible location for a dedicated Hospice in Latrobe. He included the EOI document which advertised the Sale of Hazelwood House in his request. The State Government have not made any contact with Council in relation to Hazelwood House and did not submit an EOI for the facility.

Through the Achieving Victoria's best end of life experience for people in Latrobe report, the Department of Health is working directly with palliative care providers in the City of Latrobe to address access to, and continuity of, services for people with life-limiting illness. This includes options for supporting people's preferences about their place of care throughout their illness, in their last days of life and at the time of their death.

A progress report was released in September 2021 (Attachment 4) and whilst a number of priorities have been commenced and there has been some progress, there is still a lot of work to continue to ensure system collaboration, consistency in experiences and ultimately the ability to die in place of choice.

This direction continues to remain a priority for the local health sector and Health advocate. Council Officers have continued to follow this work and recently attended an End of Life Care forum, organised through the Health Advocate's office, the forum was attended by many local Health organisations who are either delivering End of Life Care or have an interest in supporting the system improvements in this area.

It was at this forum that the following points were noted:

- There are constraints within the public health system including a limited number (4) of funded palliative care beds within the hospital setting. These beds do not meet existing demand. It has been suggested that a dedicated 16 bed facility is necessary to meet the demand over the next 5 years.
- There are stark inequities between metropolitan and regional Victoria that are experienced by patients when they need to access both metropolitan specialists and regional health services. It can be problematic to transition between these contexts with lack of communication and relationships amongst staff and limited system integration.



- There is a need to build the capacity of the Gippsland palliative care workforce, build the infrastructure and implement a phased approach to strengthening the variety and quality-of-service offerings available to communities
- There are challenges in meeting demands for community-based end of life care and bereavement supports resulting from untimely referrals (both too early and too late)
- The approach to death and dying is significantly influenced by the operating environment of the health service setting, which creates inconsistencies and disjointed experiences for patients, carers and families. For example; death is handled differently in the emergency department compared to an intensive care unit and a palliative care unit.
- There are shortfalls across the education, skills and confidence levels of the general health workforce that need to be addressed in order to improve the quality of end-of-life care across all settings.
- There is a general lack of awareness of the services offered through Maryvale Private Hospital and an opportunity exists to create public-private health service partnerships to enhance the palliative care system in Latrobe.

Through participating in the Forums and networks, Council can continue to hear the experiences of community members and also the Service providers to shape the advocacy efforts to ensure people in Latrobe have a choice in end of life care for themselves and their loved ones.

Issues:

Strategy Implications

Healthy – Partnering in 'whole of Government' response to equity issues in our Community including advocating for our partners to focus on prevention and early intervention programs for public health challenges through the activation of living well Latrobe.

Communication

Further correspondence with the State Government would occur, should Council continue with the Advocacy.

Financial Implications

Nil



Risk Analysis

| Identified risk | Risk likelihood* | Controls to manage risk |
|--|------------------|---|
| Reputational Risk Should we not advocate consistently with the Health Advocates Office, there may be a reputational risk. | 3 | Ensure Council are present on Networks and communication lines are open to ensure joint advocacy. |

* Inherent likelihood ratings: 1 (Rare); 2 (Unlikely); 3 (Possible); 4 (Likely); 5 (Almost Certain)

Legal and Compliance

Nil

Community Implications

The community will benefit from an improved Palliative Care system and having a range of choices available to them towards the end of their life.

Environmental Implications

Nil

Consultation

No direct engagement at this point in time.

Declaration of Interests:

Officers preparing this report have declared they do not have a conflict of interest in this matter under the provisions of the *Local Government Act 2020*.

Supporting Documents:

Nil

Attachments

- 1<u>J</u>. Minister Foley response
- 2<u>1</u>. Minister Mikakos response
- 3<u>J</u>. **B**Report 1
- 4<u>1</u>. ¹²2021 Update report



16.2

End of life care in Latrobe Valley

| 1 | Minister Foley response | 863 |
|---|---------------------------|-----|
| 2 | Minister Mikakos response | 865 |
| 3 | Report 1 | 867 |
| 4 | 2021 Update report | |



Department of Health

Latrobe City Council DOC21/169880 Date Received: 01-Jun-2021

50 Lonsdale Street Melbourne Victoria 3000 Telephone: 1300 650 172 GPO Box 4057 Melbourne Victoria 3001 www.health.vic.gov.au DX 210081

BAC-CO-11593

Sharon Gibson Mayor Latrobe City Council PO Box 264 MORWELL VIC 3840

Dear Ms Gibson

Thank you for your letter to the Minister for Health, Martin Foley MP, regarding the establishment of a dedicated hospice in the City of Latrobe. The Minister has requested that I reply on his behalf and I apologise for the delay in responding.

I can advise you the Department of Health is working closely with Gippsland health care providers to address all the recommendations in the Latrobe Report, with progress being made in many identified areas.

In relation to the establishment of a hospice, Latrobe Regional Hospital has brought together their palliative care beds into one ward within the hospital. This is a clear indication the Latrobe Regional Hospital Board and executive are committed to creating a dedicated palliative care area in response to the Latrobe community's feedback.

A series of modifications have been completed to make the hospital's palliative care area more home-like and calming. Patients now have direct access to the garden, there is an area for families, and pet visits are supported through the hospital's pet therapy program. An advantage of incorporating this model of service delivery is that not only is the palliative care space within Latrobe Regional Hospital more 'hospice-like,' it also maintains access to specialist palliative medicine and other healthcare expertise within the hospital as required.

It is imperative that there are systems in place for supporting palliative and end of life care so that it is safe, sustainable and that access to appropriate clinical support and oversight is available. The reconfiguration and modifications to the palliative care space at Latrobe Regional Hospital provides an appropriate solution to the provision of 'hospice' like care in Latrobe at a vulnerable time in people's lives.

It will allow people in Latrobe to choose where they spend their final days – whether that be at home supported by community and hospital outreach programs or in hospital in the palliative care space at Latrobe Regional Hospital.



Should you wish to discuss this matter further, please contact Theresa Williamson, Manager End of Life Care, Metropolitan Performance and Improvement at the Department of Health on (03) 9456 3334 or email theresa.williamson@health.vic.gov.au.

I trust this information has been of assistance to you and thank you again for taking the time to write to the Minister about this matter.

Yours sincerely

Ryan Heath Executive Director, Metropolitan Health Services and Ambulance Commissioning and System Improvement

26/05/2021







Minister for Health Minister for Ambulance Services



Date Received: 14-Jan-2020

GPO Box 4057 Melbourne Victoria 3001 Telephone: +61 3 9096 8561 www.dhhs.vic.gov.au

BAC-5998

Cr Dan Clancey Mayor Latrobe City PO Box 264 MORWELL VIC 3840

Dear Councillor Clancey

Thank you for your letter of 15 November 2019 regarding hospice services and 'Dying in Place' of choice in the local government area of Latrobe City Council.

The Andrews Labor Government is committed to ensuring people at the end of their lives have access to responsive, safe and effective care. This can only be achieved when all services work collaboratively to achieve people's goals of care and identified preferences. Health care providers cannot do this in isolation. They need the support and active engagement of their community and local and regional services to support people in their last months, weeks and days of life.

The Latrobe Health Advocate's recent report '*Achieving Victoria's best end of life experience for people in Latrobe'* outlines suggestions for the design and implementation of care pathways, service systems and support programs. These suggestions are for all levels of government, service providers and health professionals.

The Department of Health and Human Services is working directly with palliative care providers in the City of Latrobe to address access to, and continuity of, services for people with life-limiting illness. This includes options for supporting people's preferences about their place of care throughout their illness, in their last days of life and at the time of their death.

I encourage the City of Latrobe to work collaboratively with health care providers through the Latrobe Health Innovation Zone and Latrobe Health Assembly to progress this important work. A focus on practical, safe and sustainable initiatives that complement but do not duplicate exiting services would be of the most benefit to the community.



I trust this information has been of assistance to you and thank you again for taking the time to write to me about this matter.

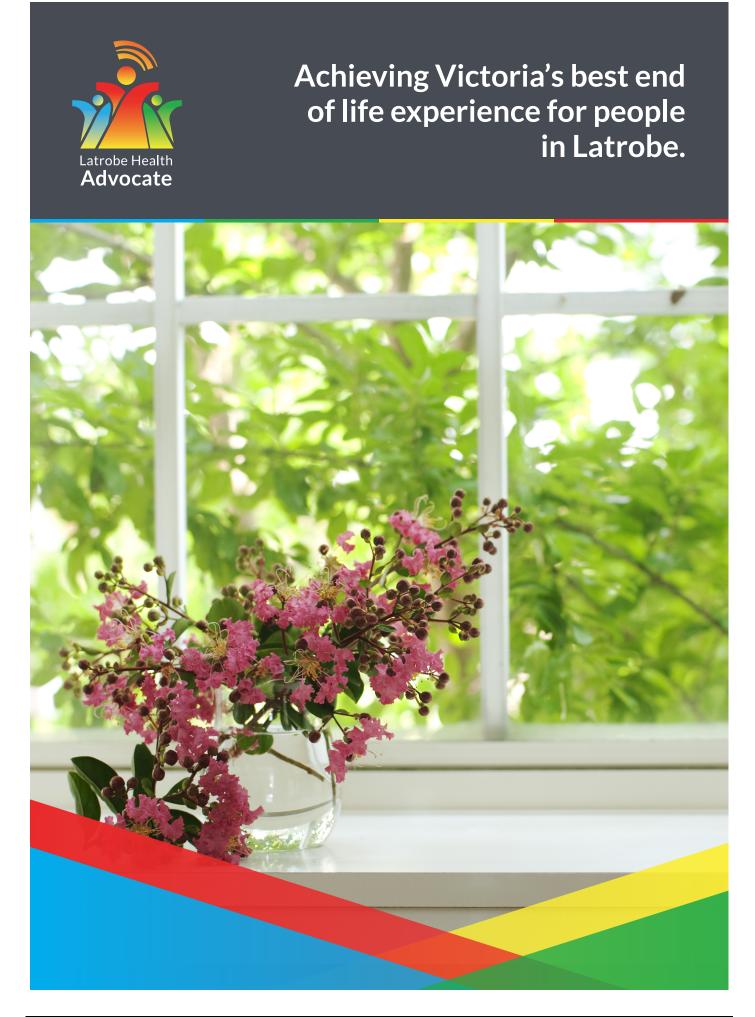
Yours sincerely

Jenny Mikakos MP

Jenny Mikakos MP Minister for Health Minister for Ambulance Services

6 / 1 /2020







Latrobe Health Advocate

PO Box 108 2 Tarwin Street, Morwell Victoria 3840 Australia

1800 319 255

info@lhadvocate.vic.gov.au

www.lhadvocate.vic.gov.au

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© Latrobe Health Advocate 2019

The Latrobe Health Advocate respectfully acknowledges Aboriginal people as the Original Custodians of the land we walk on today – the land of the Braiakaulung people of the Gunaikurnai nation and passes on respect to their Elders past and present, future and emerging.

Jane Anderson, Latrobe Health Advocate.

As the Latrobe Health Advocate, Jane Anderson reports directly to the Victorian Minister for Health. Jane's role is to provide independent advice to the Victorian Government on behalf of Latrobe Valley communities on system and policy issues affecting their health and wellbeing.

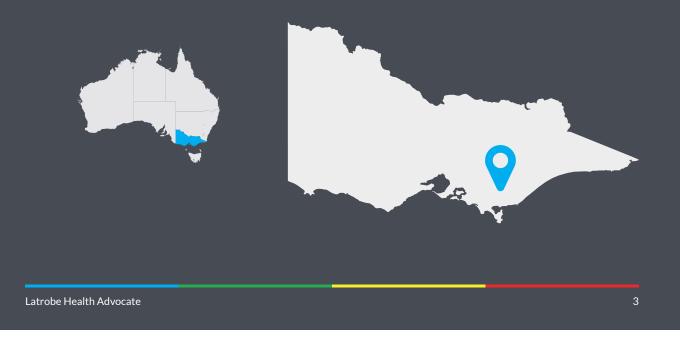
Jane maintains a focus on strategic outcomes and systemic change, ensuring advice and activities within the Latrobe Health Innovation Zone are informed and underpinned by a strong collaborative approach.

Jane listens to and analyses community voice and identifies health and wellbeing priorities that impact people in Latrobe. Jane collaborates with others including the Latrobe Health Assembly and local health services with a view to bring about change and improve health and wellbeing outcomes.



Latrobe, Gippsland, Victoria.

The local government area of Latrobe City is located approximately 150kms east of Melbourne. It is recognised as one of Victoria's major regional centres and is one of six local government areas that make up the broader Gippsland region. Latrobe is home to more than 75,000 residents and is made up of four central towns; Churchill, Moe, Morwell and Traralgon, and several rural townships; Boolarra, Glengarry, Toongabbie, Tyers, Traralgon South, Yallourn North and Yinnar.



Message from the Latrobe Health Advocate.

To the Hon. Jenny Mikakos, Minister for Health,

I am pleased to provide this report which includes recommendations to improve the end of life and palliative care experience for communities in Latrobe. When I commenced as the Latrobe Health Advocate last year, I included end of life palliative care as a priority project for system change within my Statement of Intent. The voice of Latrobe communities was strong at the time and it has become stronger over the past twelve months.

My office has undertaken extensive community engagement and desktop research to hear the voices of people in Latrobe, understand the underlying issues and identify opportunities for improvement. The engagement process itself has been a catalyst for change. In bringing communities, governments and services together to share perspectives and co-design solutions, improvements to the system are already being made at a local level.

"...I see an opportunity in Latrobe to build and deliver Victoria's best palliative care system."

However, there is more to be done, as the engagement and research has identified that the palliative care system as it is experienced by people in Latrobe is not on par with what is described in Victoria's end of life and palliative care framework. In response to this the local system needs to be reformed to ensure that what is described in the state-wide policy is being implemented and monitored effectively in Latrobe.

The Latrobe Health Innovation Zone was designated by the Victorian Government to support communities in Latrobe to improve their health and wellbeing. It is a place where the community is being empowered to lead and influence change. It is within this context that my recommendations are framed as I see an opportunity in Latrobe to build and deliver Victoria's best palliative care system.

In responding to my recommendations, I urge the Victorian Government to consider the resources required to adequately deliver palliative care services in Latrobe. I offer the engagement process I have implemented as a model that could be applied in other locations across Victoria to ascertain how palliative care services are being experienced by other communities into the future. I suggest the establishment of a **Latrobe Palliative Care Taskforce** to bring together communities, services and governments to determine a plan of action and way forward.

I acknowledge the people who have generously contributed to this work by sharing their very personal stories of grief, gratitude and despair and thank them for their willingness to hear and learn from the perspectives of others.



J. Budeson

Jane Anderson Latrobe Health Advocate

A future vision for palliative care services in Latrobe.

Latrobe communities have been clear in what they are asking for and why it is important to them. At the heart of it, their aspirations are about respect, dignity and kindness. They are looking for services that work together as one to provide a model of care where quality of life and death is possible and where the impact of death is lessened through care and support available for and from the community.

"This vision is founded in the voices of Latrobe communities who have courageously shared their stories of hope, gratitude and despair."

With the Victorian Government's designation of the Latrobe Health Innovation Zone, the will of Latrobe communities and responsiveness from local services, the conditions for systems change exist. There is an opportunity in Latrobe to build a system that delivers Victoria's best end of life experience. A system that offers optimal care and truly empowers patients and their loved ones. An experience that is in harmony with the needs of the local community. An experience that becomes the benchmark for the rest of Victoria.

This vision is founded in the voices of Latrobe communities who have courageously shared their stories of hope, gratitude and despair. It brings together community voice and research within the strategic context of the Latrobe Health Innovation Zone, Victoria's end of life and palliative care framework and the National Palliative Care Strategy.

The Latrobe Health Advocate has identified five key areas for reform and twelve recommendations for action. These recommendations are for the Victorian Government, Latrobe Regional Hospital, Latrobe Community Health Service, Gippsland Regional Palliative Care Consortium, Gippsland Regional Palliative Care Consultancy Service, Gippsland Primary Health Network and the people of Latrobe. They are also relevant for other government services, agencies and peak bodies with an interest in end of life care for Victorian communities. Achieving this vision will position governments and services to respond to the immediate and future needs of Latrobe communities. The benefits will expand beyond Latrobe to the broader Gippsland region and across Victoria.

Collaboration and community are key. When true collaboration is realised, governments, health services and communities will benefit from trusted relationships, where community voice is valued alongside health expertise and clinical evidence. The outcomes will be stronger and longer lasting. People in Latrobe will have peace of mind that when they die or lose a loved one, the care will be optimal, and the experience will be as good as it can be.

Achieving Victoria's best end of life experience for people in Latrobe.



Offering people in Latrobe their place of choice.



Latrobe communities experiencing a system that works in harmony with their needs.



Latrobe as the epicentre for those who have the heart for palliative care.



A public health approach that brings death and dying out from the shadows.



Contemporary governance that brings health services and communities together.



Summary of recommendations from the Latrobe Health Advocate.

Reform priority 1

Empowering people in Latrobe to die in their place of choice and offering places to choose from.

| Recommendation 1 | |
|--|----------|
| A hospice as a place of choice for people in | Latrobe. |

Recommendation 2

A shift in thinking and a commitment to achieving a home-like environment within the hospital setting to significantly improve the experience for patients and their loved ones.

Reform priority 2

Latrobe communities experiencing a system that works in harmony with their needs.

Recommendation 3 Palliative care services available every hour of every day as a matter of course. Recommendation 4 Timely access to medicines to prevent patients, families and carers from suffering unnecessarily.

Recommendation 5

Services unite to provide a model of care that is experienced by every patient in every place.

Recommendation 6

A unified model of care where records are shared across the system for the benefit of patients.

Reform priority 3

Latrobe as the epicentre for those who have the heart for palliative care.

Recommendation 7

Immediate and ongoing investment to build, grow and nurture the Latrobe palliative care workforce **Recommendation 8**

Volunteers in Latrobe are well utilised, valued and acknowledged.

Recommendation 9

The system fosters compassion for staff and volunteers to enable them to truly give this to others.

Reform priority 4

Latrobe communities benefitting from a public health approach that brings death and dying out from the shadows.

Recommendation 10

Localised education and awareness campaigns to shift community views and experiences with death.

Recommendation 11

Local grief and bereavement supports to ease the pain of death for Latrobe communities.

Reform priority 5

Contemporary governance brings health services and communities together to share their collective expertise.

Recommendation 12

Effective leadership and accountability structures where health services and communities come together to share their collective expertise.

Project overview



Project objective

To determine how best to improve end of life and palliative care services available within Latrobe and to advocate for change as required.

Desired outcomes

- Gain a deeper understanding of the current local palliative care system from both a community and service provider perspective.
- \checkmark

Research known and emerging issues, alternate models and options.



Listen to community and stakeholder aspirations about system improvements and innovation.

Make recommendations to community, local services and government.



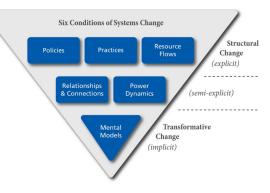
Changing the conditions that are holding problems in place.

Identify, through research, known and emerging issues.

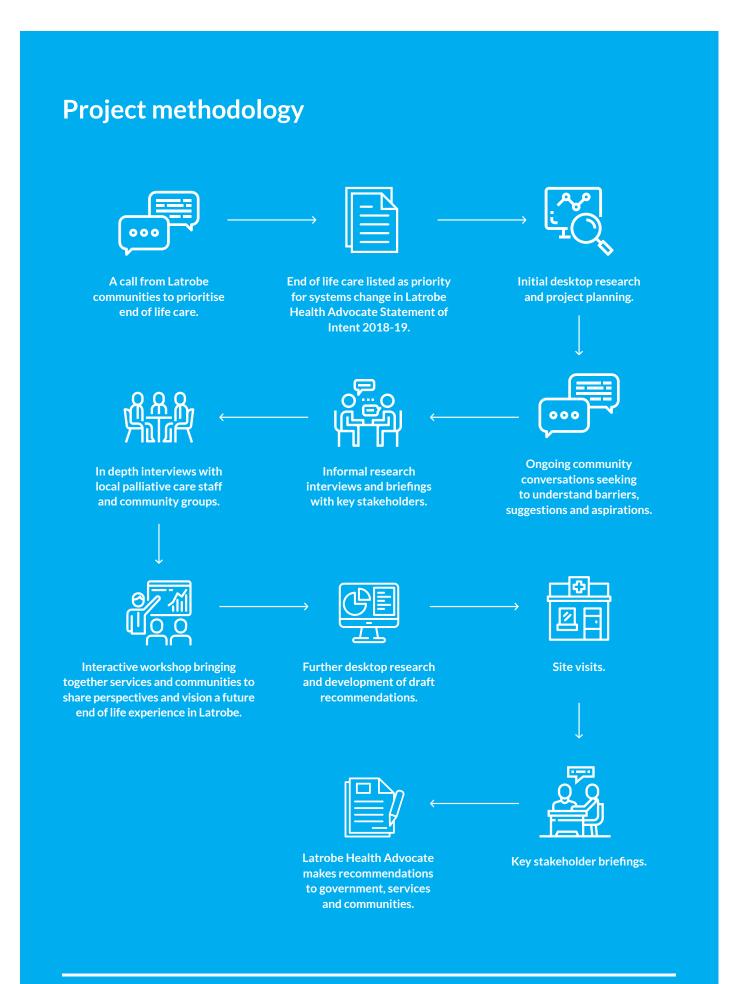
Explore the user experience and engage with communities to deepen understanding of issues.

Collaborate with communities to identify changes required to policies, practices, resources, connections, assumptions, beliefs and values.

Advocate for system changes and gaps.



The Water of System Change 'inverted triangle' framework. (FSG, 2018.)



Strategic and policy context for palliative care services in Latrobe.

The local government area of Latrobe City has a population of more than 75,000. The local hospital and local community health service are funded by the Victorian Government to deliver palliative care services to Latrobe communities. Whilst it is difficult to ascertain the precise demand for these services, figures indicate that between 2012 and 2016, an average number of 650 people died in Latrobe each year. For each death, there is likely to be a number of bereaved people in need of psychosocial supports to varying extents and for varying periods of time.

When death and dying is considered from a whole-ofcommunity perspective there is a strong case for policy makers and services to consider a public health approach to palliative care. One that provides maximum benefit for the largest number of people. An approach that considers the ongoing health and wellbeing of the broader community, ensuring quality of life and quality of death. An approach that considers the impact that death can have on the community and the difference that quality palliative care services, grief and bereavement supports can make.

The World Health Organisation defines palliative care as an approach that improves the quality of life of patients (adults and children) and their families who are facing problems associated with life-threatening illness. It prevents and relieves suffering through the early identification, correct assessment and treatment of pain and other problems, whether physical, psychosocial or spiritual.

Government policies and investments for palliative care have evolved in recent years and continue to do so. Efforts are being made at all levels to continually improve how palliative care services are designed and delivered.

Victoria's end of life and palliative care framework 2016

Palliative care services in Victoria are delivered within the context of Victoria's end of life and palliative care framework. This framework was released in 2016 and seeks to provide clear expectations for how services are delivered, identify actions to ensure services are sustainable and provide all Victorians with safe and effective end of life care.

It is likely that palliative care services offered in specific locations across Victoria are influenced by existing infrastructure, historical funding arrangements and relationships between services and governments. There is an obvious rationale and benefits for this, building on local strengths and working to improve the delivery of existing services. However, true reform may require a more objective view, considering first, what the needs of a community are and then designing or rebuilding a local system that can meet these needs.

Voluntary Assisted Dying

Victoria was the first state in Australia to pass voluntary assisted dying laws. In November 2017 the Victorian Parliament passed the Voluntary Assisted Dying Act 2017. It has been described as providing a safe legal framework for people who are suffering and dying to choose the manner and timing of their death.

In June 2019 the Voluntary Assisted Dying Act 2017 came into effect. Victorians who are at the end of life and who meet strict eligibility criteria can now request access to voluntary assisted dying.

Productivity Commission Inquiry into Human Services 2017

In 2017 the Productivity Commission undertook an inquiry that looked specifically at palliative care services across Australia. The inquiry found that palliative care services in Australia can be excellent, however they are not necessarily afforded to everyone that needs them and that there is scope for improvement in all settings;

Where it is available, the quality of end-of-life care services in Australia is often excellent. But services are not available everywhere and to everyone who would benefit. Delivery of more effective end-of-life care will require investment and coordinated action across the Australian, State and Territory Governments.

In light of the constraints on the supply of the types of care that users would prefer, particularly skilled palliative care at home, in hospices and in residential aged care, it is unsurprising that many people who would benefit from end-of-life care do not get the right care, in the right place, and at the right time.

As a report published by the Australian Centre for Health Research put it: ... too many people are dying in a way they wouldn't choose, and too many of their loved ones are left feeling bereaved, guilty, and uncertain. The care most Australians receive at the end of life often does not reflect their values, goals, or informed choices. There is scope for improvement in end-of-life care in all settings (including hospitals, community-based palliative care services and residential aged care facilities), and in the integration of care between settings. (Productivity Commission, 2017)

National Palliative Care Strategy 2018

In 2018 the Australian Government released a new National Palliative Care Strategy. The purpose of this strategy is described below;

The National Strategy is intended to be used by all Australian governments, as well as organisations and individuals, in guiding the improvement of palliative care across Australia so that people affected by life-limiting illnesses get the care they need to live well. The National Strategy provides a shared direction and an authorising environment for the continual improvement of palliative care services throughout Australia. (Australian Government, 2018)

The Australian Government acknowledges that cooperation across governments is required to deliver the highest possible level of palliative care. There is recognition that the services in Australia are some of the best in the world, however there is more to be done and that demand for palliative care is increasing.

The National Palliative Care Strategy represents the commitment of the Commonwealth, state and territory governments to ensuring the highest possible level of palliative care is available to all people.

There is more to be done to maintain Australia's high standards of palliative care and to ensure that care is available to those who need it as well as their families and carers, including bereavement support following the death of a loved one. (Australian Government, 2018)

Demand for palliative care is increasing;

- It is anticipated that by 2066 around 25% of the population will be over 65.
- As around 80% of Australians who die in any given year are over 65, the number of people dying each year will increase consistently.
- The number of people receiving a palliative medicine specialist service through the Medicare Benefits Scheme increased by almost 85% in the five years to 2015–16. (Australian Government, 2018)

The Australian Government further notes that palliative care services need to be suitable for the diverse needs of people within a community.

Palliative care may be required at any age. The needs of children and young people, and their parents and families, are often quite different from those of people facing the end of life at a much older age. Cultural factors, such as kinship and community, and end-of-life practices and rituals of Aboriginal and Torres Strait Islander people need to be considered to enable cultural capability of palliative care services for Aboriginal and Torres Strait Islander people. People with differing illnesses (such as cardiovascular disease, dementia or cancer) will have differing physical, psychosocial and spiritual needs over various timeframes. (Australian Government, 2018)

Palliative Care Australia's vision for 2030

In February 2019 Palliative Care Australia released a report that looks to the future and envisages what high quality palliative care in Australia will look like in 2030. Palliative Care Australia notes the expected increase in demand for palliative care services and describes a future service grounded in collaboration, population and needs-based planning.

Currently approximately 160,000 people die in Australia each year and by 2030, this will be over 200,000. Within 40 years' time, the figure of 160,000 will have doubled. In 2030 silos and system impediments will have been minimised via collaborative population-based planning across all levels of government, Commonwealth and State and Territory. There will be improved data collection and data sharing leading to ongoing quality improvement and carefully considered policy and funding decisions.

Australians will have different expectations about how they can have quality of life and a good death, including choosing the setting of their care as they approach the end of their life as well as the preferred location for their death. (Palliative Care Australia, 2018)

Latrobe Health Innovation Zone

In response to the 2014-15 Hazelwood Mine Fire Inquiries the Victorian Government designated the Latrobe City local government area as a health innovation zone. This included the establishment of the Latrobe Health Assembly and the Latrobe Health Advocate. The Latrobe Health Innovation Zone is intended to give voice to community aspirations in the planning and delivering of better health and wellbeing outcomes, and where a process of co-design with individuals and organisations is actively encouraged.

There is an opportunity in Latrobe to think and act differently across all areas of health and wellbeing including the design and delivery of palliative care services. It is possible to do this within the context of state and national policy directions. In fact, a commitment to innovation and rapid reform of the local palliative care system could be of significant benefit to the broader Victorian community. The Latrobe Health Innovation Zone could be viewed as a mechanism to trial new ways of working, bringing communities and the health sector together to strengthen the delivery of palliative care services. Learnings could be shared across the broader system to inform future policy design and investments and accelerate future responses to increasing demand and population growth.

In its 2017 report the Productivity Commission stated;

In 2025, the services available to people approaching the end of life will also need to be substantially different to those currently available, as current services are not meeting the needs of people approaching the end of life. (Productivity Commission, 2017) The United Kingdom's National Palliative and End of Life Care Partnership has established a national framework for local action. This framework highlights the need for localised solutions and a commitment for governments and organisations to work together in the spirit of collaboration and doing things differently;

We need a collective response. The will, determination and innovation of organisations working collaboratively to find new ways of delivering better care will, and must, make a difference. The essential challenge is to learn how to work together, collectively and differently to achieve these ambitions and the standard set out in the NICE Quality Standard for End of Life Care (2011). It is up to us. Engaging with the task, sharing good practice, using what we know and being prepared to learn what we haven't yet understood. (UK Partnership, 2015)

There is alignment between the principles of the Latrobe Health Innovation Zone and the Victorian and Commonwealth palliative care policy directions. There is also an opportunity to work towards Palliative Care Australia's vision for 2030. It is within this strategic and policy context that the voice, experiences and aspirations of Latrobe communities should be heard and considered.

Latrobe Health Innovation Zone - the first of its kind in Australia.

Guiding principles of the Latrobe Health and Wellbeing Charter:

Latrobe Valley communities, organisations and government who commit to the Charter will:

Use a community-led approach to ensure all people, including those who are marginalised and underrepresented, have choice, control and a voice in developing the supports and services they need in their lives.

Work with First Nations communities and health service providers to improve health and wellbeing.

Do something different, try new approaches and learn from mistakes to create new and innovative health and wellbeing models and programs.

Be fair and transparent by doing as we say to follow through on commitments to Latrobe Valley communities.

Communicate in plain language to build trust and respect among individuals, families, communities and service providers.

Work to improve the lives of everyone, especially the most vulnerable and disadvantaged.

Develop equitable access to the most appropriate supports and services for all people in Latrobe Valley communities.

Grow and nurture collaboration and coordination between agencies to develop new ways of delivering services that cut across boundaries to best meet the needs of each person.

Use a co-design model to shift how we think about and organise health services in the Latrobe Valley, and create innovative approaches to their design and delivery.

| | National Palliative Care Strategy. | Victoria's end of life and palliative care framework. | Palliative Care 2030. Working towards the future of palliative care for all. |
|--------------------|---|--|---|
| Vision | This National Palliative Care Strategy provides an overarching vision for palliative care in Australia: that people affected by life-limiting illnesses get the care they need to live well. | All Victorians and their families receive the best possible end of life care that places them at the centre where preferences, values, dignity and comfort are respected and quality of life matters most. | A future focus for palliative care - what should we expect in 2030? Palliative care is now a national health priority. There has been a commitment since the release of the National Palliative Care Strategy in 2018/2019 for a whole of government approach to robust population and needs- based planning and adequate funding of palliative care and specialist palliative care services. |
| Guiding principles | The National Palliative Care Strategy has six guiding principles; Palliative care is person-centred care. Death is recognised as a part of life. Carers are valued and receive the support and information they need. Care is accessible. Everyone has a role to play in palliative care. Care is high quality and evidence based. | The Department of Health and Human Services will work with communities and services to deliver the right care at the right time and in the right place by: Focusing on people and outcomes. Enabling local solutions. Equipping the service system to deliver earlier and more connected support. Ensuring safety, quality assurance and innovation. Using data and evidence for service development and monitoring. | **These guiding principles are proposed to assist policy planners to prepare for the future and work towards ensuring Australians have assured access to high quality palliative care in the future. High quality care for all Australians Patients, their carers and family can determine which services they access at any given time There is benefit in providing palliative care concurrently with disease-modifying therapies. Palliative care is available for all ages including children. Grief and bereavement support is an integral component of all healthcare. Culturally safe and culturally aware palliative care services is common place. Appropriate privacy provisions are in place when new technologies are developed. |
| Goals | Goal 1: Understanding People understand the benefits of palliative care, know where and how to access services, and are involved in decisions about their own care. Goal 2: Capability Knowledge and practice of palliative care is embedded in all care settings. Goal 3: Access and choice People affected by life-limiting illnesses receive care that matches their needs and preferences. Goal 4: Collaboration Everyone works together to create a consistent experience of palliative care across care settings. Goal 5: Investment A skilled workforce and systems are in place to deliver palliative care in any setting. Goal 6: Data and evidence Robust national data and a strong research agenda strengthen and improve palliative care. Goal 7: Accountability National governance of this Strategy drives action. | To achieve this vision, the government has developed the following goals in consultation with community and expert representatives: People experience optimal end of life care. People's pain and symptoms are managed using quality interventions. People's preferences and values are recognised and respected in their end-of- life care. Carers are better supported. People are cared for in their place of choice. Where possible, people can choose to die in their place of choice. | Palliative Care Australia suggests seven key areas for action to achieve its vision; Whole of Government. Workforce. Community awareness and mobilisation. Research, data and advances in technology. Best practice innovative models. Funding models and flexibility. Grief and bereavement. Safe access to appropriate medicines. |

**Principles have been described simply for the purpose of this report. For full descriptions refer to complete Palliative Care Australia report.

Empowering people in Latrobe to die in their place of choice and offering places to choose from.

Recommendation 1

A hospice as a place of choice for people in Latrobe.

Most palliative care patients in Latrobe currently have two choices...to stay at home or to die in the hospital. In many instances either by choice or circumstance people die in the hospital.

Palliative care outcomes and community experiences in Latrobe could be significantly improved through the establishment of a dedicated palliative care facility that will truly give people choice of place for their care and death.

Community voice

There has been an overwhelming voice from communities for the establishment of a hospice in Latrobe.

Numerous people have made this suggestion. Most of the time when the concept of a hospice is shared with others it is strongly supported, particularly by communities and local palliative care staff.

Some people suggest aged care facilities or nursing homes as a suitable alternative to a hospital and others talk about the stigma that can be associated with them. People often express concerns about younger people including children, or adults under 65 years who may be faced with no choice but to go to an aged care facility.

Some have suggested that a hospice would encourage greater community contribution to and participation in palliative care services, through increased volunteerism and local fundraising activities. With the right design, philosophy of care, and integration with the broader system, a hospice in Latrobe could become the keystone of a contemporary and local palliative care system. It could offer a home-like and nurturing environment with specialist care for patients and their families.

A hospice has been described by communities as having;

- Visiting hours around the clock, where no one has to be alone.
- An atmosphere of peacefulness and caring.
- Dedicated and specialist palliative care staff and volunteers.
- Space for families and carers.
- Education for patients and families.
- A calming environment; slower pace; family amenities and support; pleasant surroundings and garden; doors open to the garden; overall design.
- A 'home' type environment, with gardens, nature, respite, non-clinical.
- A therapeutic and nurturing environment.
- A place where pets are allowed, and where 'my dog can be by my side.'
- Direct access to spiritual support.
- Respite options for patients, families and carers.

Quotes from Latrobe communities





In some locations, hospices and community-based palliative care services largely succeed in supporting those who wish to die at home to die at home or in home-like environments. (Productivity Commission, 2017)

Preferences about place of death can also change over time. While the direction of the change can vary, a review of 210 studies across 33 countries found preferences most commonly changed 'from hospital to home, home to hospice and from home to hospital'. (Productivity Commission, 2017)

Australia's end-of-life care services, where they are available, are among the best in the world in terms of quality and affordability (EIU 2015). Services are not, however, available everywhere and to everyone who would benefit. (Productivity Commission, 2017)

Often, people who would benefit from certain types of end-of-life care — such as specialist palliative care or support to die at home miss out. Many, perhaps tens of thousands of, people cannot access desired support to die in their own home and die in hospital instead. (Productivity Commission, 2017)

The unprecedented increase in deaths from dementia means that a change in focus towards people living with dementia will be required. (Palliative Care Australia, 2018)

Comorbidity will be an increasingly significant factor in palliative care due to multi-morbidity, chronic progressive illnesses with longer disease courses, and diseases with complex symptoms and high symptom burden. (Palliative Care Australia, 2018) If the place of death and care preferences of people approaching end of life are to be realised then a much greater investment is needed in the provision of specialist palliative care services in Australia. (Palliative Care Australia 2017)

Cancer Council Australia describes the benefits of a palliative care unit or hospice as;

- A warm and comfortable physical environment.
- 24-hour care with expert pain and symptom control.
- Focus is on quality not length of life.
- Direct access to a team of professionals and volunteers trained to meet the needs of the dying patient and carers.
- Allows the patient and their family and friends to focus on being together.
- Carers can leave at the end of the day and get some rest.
- Some families prefer not to live in a house where someone has died (although others find this a comfort).

End-of-life care needs are also changing, with a smaller proportion of people dying suddenly and dying from illnesses with a predictable trajectory (such as cancer), and more people experiencing a prolonged period of disability, frailty and illness and then dying 'with unpredictable timing from a predictably fatal chronic disease' (such as heart disease, lung disease, frailty and dementia) (ACSQHC 2013, p. 10). (Productivity Commission, 2017)

Opportunities and considerations

The establishment of a hospice in Latrobe should not be seen as 'the solution' to existing challenges within the system. Rather, it could be designed as a hub of excellence, where an agreed ethos and model of care for Latrobe communities is implemented in a way that sets the standard for all other settings in Latrobe.

It could become the home of the Gippsland Regional Palliative Care Consortia and Consultancy Service. It could act as the 'home base' for the local palliative care workforce with multi-agency access and supports for staff and volunteers that work across the system. It could be the training ground for volunteers, the general and palliative care workforce. A place where continual improvement, innovation and learning is common place.

It is important for a hospice to be considered as part of the broader palliative care, health and social system. It would need to function in a way that enables patients to experience a seamless transition in and out of other settings or services. In sharing their aspirations for a hospice in Latrobe people often talked about a home-like environment with specialist care. Pets, community gardens, family kitchens and good access to transports were commonly associated with a hospice.

Further work needs to occur to consider, in more detail, the option of a hospice for Latrobe. This would involve reaching a shared understanding between communities and the Victorian Government about the definition of a hospice along with feasibility studies that look at costs associated with the establishment and ongoing delivery of such a facility. It would be of benefit to think innovatively about funding models with an openness to redirecting existing funds as well as consideration of alternate models such as public-private partnerships. Involving Latrobe communities throughout the entire process of determining feasibility, considering options and designing a facility is essential.

A shift in thinking and a commitment to achieving a home-like environment within the hospital setting to significantly improve the experience for patients and their loved ones.

Latrobe Regional Hospital is funded to provide a small number of palliative care beds and where possible, a dedicated bed on a sub-acute ward is offered. On occasion, when this is not an option staff need to do what they can to find a bed somewhere else within the hospital.

The environment of a hospital is clinical in nature. The philosophy of care is about treatment and cure. There is little room for families and loved ones. The staff are busy and may not have the skills or confidence to provide the care that is needed at the end of life. Despite this, Latrobe Regional Hospital needs to take immediate action to innovate ways to create a space, environment and model of care that is more suitable for palliative care patients. This needs to take into account the physical environment and the psychosocial needs of a patient and their loved ones.

Community voice

There is a common view that the hospital environment is not suitable for end of life care and that this has a negative impact on patients and their families. People may initially plan to be at home, however if they change their mind the hospital is not considered to be a suitable or pleasant alternative. Some people don't want to be at home and the hospital is their only other option. The hospital has been described as an acute service with a completely different ethos to what patients and families might be seeking at end of life. Communities have described the hospital as busy and clinical, with limited space or time to contemplate end of life and share those precious moments with family and friends. There is limited privacy in the hospital.

Quotes from Latrobe communities

"The hospital setting would benefit from a specialist palliative care ward and palliative care nurses to care for patients and their families appropriately." "I wanted somewhere where I could create memories with my boy before he died."

"We need continuity of a peaceful environment, from home to hospital." "There is nowhere for younger adults to be cared for...an acute hospital bed is not the right place."



There is significant investment in acute care. However the acute care system is set up for a 'treatment first' approach and thus it can result in unnecessary cyclic pathways for people at the end of life. (TACSI, 2017)

Most Australians currently die in hospital, and many receive end-of-life diagnoses or referrals to community-based palliative care services while in hospitals or outpatient clinics. Hospitals therefore play a critical role in the delivery of quality end-of-life care. Reform is needed to address the many systemic issues that can make it difficult for hospital staff to deliver good end-of-life care. (Productivity Commission, 2017)

Once they are in hospital, patients approaching the end of life, and their families and carers, can find it hard to understand whether or not hospital is the best place for them and, if they would prefer to forgo certain medical interventions, can find it hard to express those preferences. This inhibits user choice and can lead to poorer care. (Productivity Commission, 2017)

In acute hospitals, the overall momentum of care delivery is toward life extension, and many clinicians regard patient death as their 'failure' or a result of their inadequacy (Bloomer, Moss and Cross 2011). This is appropriate. Nevertheless, patients often rely on clinicians to initiate conversations about end-of-life care, but many clinicians are inadequately trained about, and are intimidated by, holding such conversations (Bartel 2016). (Productivity Commission, 2017) Patients with palliative care needs and their families have been consistent in what they consider to be most important in relation to end-of-life care within the hospital setting. The need for expert care (inclusive of physical care, symptom management and integrated care), optimal communication, respectful and compassionate care, valued family involvement in care planning and delivery, maintenance of self-identity for patients, environmental privacy for families, ensuring patient safety, supporting patient choices, preparing families for death and providing contact for families after a patient has died, cannot be over stated. (Palliative Medicine, 2016)

A comfortable death can help those who are bereaved to adjust to their loss in ways that secure their future health and wellbeing. (UK Partnership, 2015)

Opportunities and considerations

It is likely that there are immediate and longer-term improvements that Latrobe Regional Hospital could make. It may be of benefit for Latrobe Regional Hospital to bring together communities and the local palliative care workforce to consider possibilities and opportunities. The outcomes of these discussions could be enhanced with the involvement of other hospitals or palliative care staff from elsewhere in Victoria. In particular, hospitals that are regarded well by their communities for having a dedicated space for palliative care or creating an environment and model of care that is alternate to the typical hospital environment that has been described above.

Consideration needs to be given to the experience that palliative care patients have within the emergency department. Latrobe communities have suggested an alternate 'way in' to the hospital for palliative care.

In the longer term there are expansions already planned for Latrobe Regional Hospital. It would be of benefit to consider what opportunities this creates to enhance the options available to palliative care patients. There may be existing locations or infrastructure within the hospital grounds that are more suitable for end of life than a sub-acute ward. The hospital grounds may also be suitable for a dedicated palliative care unit, similar to what is available to communities in the Mornington Peninsula through Peninsula Health.

These efforts can only be successful if both the physical environment and the model of care or ethos are considered together.

Latrobe communities experiencing a palliative care system that works in harmony with their needs.

Recommendation 3

Palliative care services available every hour of every day as a matter of course.

Latrobe communities have expressed concerns about the limited availability of palliative care services. They have described their feelings of being an inconvenience and their distress at needing support outside regular business hours and how this has impacted them.

Immediate action needs to be taken to ensure that current and future services have the capacity to deliver optimal palliative care for patients in the home, hospital or hospice regardless of the day or hour. Consideration needs to be given to the quality of care that can be offered in person compared to the value of advice that is offered to patients and carers remotely over the telephone.

Community voice

People want services to be available at times that patients and families need them, and not when health services choose to deliver them. They have suggested better coordination, communications and protocols between services to assist with this.

A common area of feedback is that local palliative care services are limited to business days and hours and that this has a significant impact on patients, their families and local staff. It has been suggested that funding is provided for palliative care supports to be offered outside business hours. However it seems that some of these supports are in high demand and therefore less available and other supports are underutilised.

Quotes from Latrobe communities

"Do people not die on a Sunday?"

"Palliative care needs an immediate fix. We need 24hour care 7 days a week." "There is no local after hours support and the support available is advice only. Some patients go to the emergency department for help."

"Most problems occur after hours."



Every person at the end of life should have access to 24/7 services as needed as a matter of course. The distress of uncontrolled pain and symptoms cannot wait for 'opening hours'. This is a necessary system-wide expectation and good end of life care cannot be achieved without it. (UK Partnership, 2015)

Opportunities and considerations

There are multiple factors that may be impacting the availability and utilisation of local palliative care services. These include workforce capacity and availability, funding, potential discrepancies between funding expectations and service implementation, lack of knowledge or underutilisation of services available, inadequacies of remote services such as telephone supports, high demand and discrepancies between community needs and expectations, policy directions and service provision. We know that 24/7 expert palliative and end of life care services need to be available and that their availability around the clock is key to building a system of high quality care. (UK Partnership, 2015)

"Support is not available when families are most vulnerable. Loved ones only die once, it should not be so traumatic."

Timely access to medicines to prevent patients, families and carers in Latrobe from suffering unnecessarily.

When a patient is unable to access medicine in a timely manner this can significantly impact their pain and symptoms. It places additional burdens on caregivers and can result in avoidable emergency department presentations.

Local nurses and doctors have said that some GPs have limited knowledge of palliative medicines and that they won't prescribe without first seeing a patient, however they are reluctant to do home visits. Nurse Practitioners are seen as a valuable part of the palliative care team, however there are limitations on what they are able to prescribe. There is an opportunity in Latrobe to pilot a program working with health services and pharmacies to improve access to medicines for palliative care patients. The objective of this program would be to address the underlying issues currently preventing patients in Latrobe from having adequate and timely access to medicines. Further, the outcomes of the work could be shared and applied more broadly across Victoria.

Community voice

Latrobe communities, along with palliative care doctors and nurses have shared their frustrations about not being able to get scripts or access medications in a timely manner and the negative impact this can have.

Pharmacists have indicated that the palliative care section on the PBS is a challenge as it doesn't cover all medication required by palliative care patients. They have said that accessing prescriptions is often challenging. Some people have shared their experiences of having to go to the emergency department for assistance with managing their pain when they have not been able to access medication.





In their vision for the future Palliative Care Australia has described their aspirations for a person and their family or carer to be able to access appropriate medicines as and when required within a quality use of medicines safety and regulatory framework, but without the red tape and systems issues that were present in 2018. (Palliative Care Australia, 2018)

Opportunities and considerations

Engagement with communities has highlighted the importance of improving communications and interactions between doctors, nurses and pharmacists to ensure that the experience for patients is as problem free as possible. It is likely that with improved collaboration and more proactive planning some of the existing challenges could be alleviated.

There is an opportunity in Latrobe to work together with health services and pharmacies to:

- Improve access to essential, affordable end-of-life medicines to support people wishing to die in the community
- Reduced burden on community caregivers during the terminal phase through improved access to medicines for end-of-life care
- Increase understanding by general practitioners and community pharmacies on the importance of anticipatory prescribing
- Increase collaboration between general practitioners and community pharmacies around the provision of medicines for community-based end-of-life care.

"Difficulties with access to medicines in the terminal phase can act as a barrier for people wishing to die at home and place additional burdens on caregivers."

Services unite to provide a model of care that is experienced by every patient in every place.

It is evident that the palliative care system as it is experienced in Latrobe is disjointed and overly complex. This has been described by patients and families as well as staff that work within the system. Communities are clear in their view that for patients and families, who the service provider is and what they are funded to deliver is irrelevant. What matters most, is that they receive a consistent quality and continuity of care and that the system can function effectively to meet their needs.

Immediate and ongoing action needs to be taken to address the barriers that patients, communities and staff experience in trying to navigate and work within palliative care services in Latrobe. This requires a real and visible commitment from both the Boards and Executives at the hospital and community health service.

Community voice

Communities, volunteers and local palliative care staff have all identified challenges that come about as a result of limited collaboration and coordination between local services. Some have described the palliative care system as fractured and suggested it needs to be more community friendly.

There is a desire to see a more coordinated end of life care system in Latrobe. Patients and families are looking for a single point of coordination or one phone number to call.

Local health services have initiated weekly meetings and other regular communications between staff. These are proving to be useful. The provision of a consistent model of care needs to be underpinned by ongoing opportunities for staff and volunteers to establish good working relationships and the rigorous implementation of regular communication and multidisciplinary meetings.

The local consultancy service (located at the hospital) has reported a great working relationship with the acute staff from the hospital and has said that the acute staff are responsive to their advice about palliative care.

Local staff have said that when they have good working relationships with their colleagues it results in a better experience for their patients.

Quotes from Latrobe communities

"The overall system must operate better...doctors, nurses, volunteers, church." "As carers and volunteers we want to see improved collaboration and cooperation at all levels." "There is system confusion and model breakdown, with a disconnect with providers in community and medical. It needs to be more family focused."

"Our inter-agency relationships need to work properly."



Fragmented and disjointed care is a source of frustration and anxiety for the dying person and for all those important to them. (UK Partnership, 2015)

Navigating a complex system and advocating either for yourself or for a loved one at a stressful time of life can be both difficult and lead to less than optimal outcomes. (TACSI, 2017)

While Governments have recognised community concern about end-of-life care, progress is being hindered by poor stewardship, including conflict over responsibilities and how service provision is coordinated across different settings. Reforms are needed to put users' needs and choices at the heart of end-of-life care services, and to ensure those services have the capacity to meet users' needs. (Productivity Commission, 2017)

An 'integrated system' is one that provides supported transitions from pre-diagnoses through to diagnoses, curative care, palliative care, death and bereavement. Supported transitions between parts of the system are important for ensuring a good outcome for both the person dying and their loved ones. This is not the current experience of many people and families. (TACSI, 2017)

Service models must allow providers to respond quickly when an individual's condition changes, to avoid inappropriate or unnecessary emergency department presentations at the end of life and support people to remain in their home, if they choose, for as long as possible. (Australian Government, 2018)

The accountability for ensuring environments that support all professionals to give their best lies with the executive governance of the organisation. Every organisation should have clear governance at Board level for high quality palliative and end of life care and environments in which all staff can provide the best of their professionalism and humanity. (UK Partnership, 2015)

Opportunities and considerations

This work presents an opportunity for services in Latrobe to come together to determine an agreed ethos and model of care. If this is truly achieved, patients and their families will experience continuity of care and a more consistent experience, regardless of which setting they are in or with which service they interact.

Local staff have indicated that there have been recent efforts to achieve a more united approach through multidisciplinary meetings and client reviews however this has been impacted by other pressures in the system such as workload, workforce capacity and differences in workplace culture. The concept of a discharge coordinator has been suggested to address a current gap in the system where patients are discharged from the emergency department and file notes are sent to a general practitioner but not the palliative care nursing team.



A unified model of care where records are shared across the system for the benefit of patients.

Presently in Latrobe, the hospital and the community health service are operating with separate palliative care databases. Staff based in either service are unable to access a patient's entire records. There is no systemised way for staff based at the hospital, including the emergency department to identify that a patient may be receiving home based palliative care services and medicines. A centralised palliative care patient records system needs to be implemented immediately. This will not only enable staff across multiple services to provide continuity of care for patients in Latrobe, it will enhance the reporting and planning functions of the system to ensure ongoing capacity to respond to changes in demand and population growth.

Community voice

Local palliative care staff have suggested it would be much easier to offer continuity of care with a single shared database between health services. They have also identified the importance of good working relationships and communications between staff and services as crucial.

Desktop research

Improving the integration of care is important not just for those approaching the end-of-life, but also for the health system more broadly. Designing and implementing integrated patient-centred care throughout the health care system will require several changes to structures and funding arrangements to improve coordination of care. (Productivity Commission, 2017)

Opportunities and considerations

The Department of Health and Human Services is currently working with Gippsland Regional Palliative Care Consortium to implement a centralised database that is utilised across Gippsland. In order for this software to fully meet the needs of communities and the broader palliative care workforce it is important for it to be available and accessible across the entire system. This includes palliative care specialists, nurses, general practitioners and other relevant staff. Into the future consideration could also be given to how volunteers, through an authorised coordinator could access and contribute to the database to ensure a complete picture of the patient experience. **Quotes from Latrobe communities**

"The system is confusing; the model is broken."

> "Having a full history of patients helps us to understand where the patient is up to. This is not always available to us which can create a lot of follow up work. This takes time that we don't have."

"We need all of our clients in one database that can be accessed by staff at the hospital, local GPs, and the community palliative care team."

Latrobe as the epicentre for those who have the heart for palliative care.

Recommendation 7

Immediate and ongoing investment to build, grow and nurture the Latrobe palliative care workforce.

Palliative care staff in Latrobe are few in numbers. They are in high demand and experience a never-ending tension between their desire to provide what they know is optimal care and the need to get to the next patient. It is likely that the local staffing profile is not commensurate with what is described in the Victorian Government's palliative care service capability framework. It is important to consider, not only what positions have been funded, but whether staffing positions are filled and in place on the ground.

Inadequacies within the palliative care workforce can compromise the entire system, place unnecessary pressure on the limited staff in place and impact a patient's opportunity to receive optimal care. Striving to deliver Victoria's best palliative care system requires upfront and ongoing investment to implement a localised workforce development strategy. Implementation of this strategy needs to attract and retain increased numbers of palliative care staff. It needs to significantly increase the capacity of local services to enable them to achieve both the provision of optimal care across all settings and meet the ongoing learning and development needs of the palliative care and broader health and social workforce.

Community voice

The local palliative care staff and volunteers are committed to their work and share a genuine care for their patients. They are working within their means to do what they can.

Nurses and specialists have said that the training and education provided by Gippsland Regional Palliative Care Consortium is helpful.

Ouotes from Latrobe communities

Local nurses have described the pressures that they are under due to high demand for their services and limited staffing capacity within their teams. It has been suggested that there have been numerous vacancies over an extended period of time that can add to this pressure. This impacts the confidence levels of staff within services who become hesitant about taking new clients or referring an existing patient to another service when they know they are already at capacity.





Investment at national, state and territory levels will be required to ensure that the systems and people are available to provide quality palliative care where and when it is needed. This will include palliative care specialists who play an important role in not only the delivery of care but building the capacity of other providers of palliative care. (Australian Government, 2018)

Workforce planning will need to take into account the current services available, the anticipated increase in demand, how people are likely to want to receive care in the future, and the competencies required to provide high quality palliative care. (Australian Government, 2018)

Current models of palliative care rely heavily on a critical number of specialist palliative care providers working within primarily metropolitan-based in-patient environments, while individual preferences and funding constraints point to an increasing need for service delivery in the community, within homes, and in residential aged care facilities. (Australian Government, 2018) General practitioners and practice nurses could play a much larger role in helping people to articulate their preferences for end-of-life care through advanced care planning. Changes to Medicare item numbers are needed to enable this. (Productivity Commission, 2017)

Investment at national, state and territory levels will be required to ensure that the systems and people are available to provide quality palliative care where and when it is needed. This will include palliative care specialists who play an important role in not only the delivery of care but building the capacity of other providers of palliative care. (Australian Government, 2018)

Opportunities and considerations

Work needs to be done to determine what an ideal palliative workforce in Latrobe comprises of. This could be contrasted with the current staffing profile across all settings to identify gaps. Ongoing and future needs of a palliative care workforce also need to be taken into account.

Some of the suggestions made throughout the engagement process include;

- Introducing skilled mental health practitioners to assist in providing grief and bereavement supports
- The establishment of a dedicated team of specialist palliative care physicians that work across the system in all settings. This team might include 2-3 physicians, one of which would be the chief or lead clinician for all palliative care in Latrobe
- Increasing the number of Nurse Practitioners in the local workforce
- Adding a palliative care physician to the team at Latrobe Community Health Service

- Greater education for general practitioners about palliative care, noting that it can be hard at the moment to persuade some GPs to attend home visits
- Increased investment into local training and education is likely to result in longer term retention of staff
- Introduction of palliative care navigators
- Appropriate training specific to paediatric palliative care
- Flexibility for palliative care staff with provisions in place to allow and encourage them to work across multiple settings.

The Latrobe Valley Authority, in partnership with Latrobe City Council and the Latrobe Regional Hospital has recently commissioned some research that relates to the development of a future health workforce strategy for Latrobe Valley. This research could be used to inform the development of a dedicated palliative care workforce strategy for Latrobe.

Volunteers in Latrobe are well utilised, valued and acknowledged.

Volunteers in Latrobe come from a community characterised by care, generosity and goodwill. A community where health and wellbeing, looking after family and friends is important. Local palliative care volunteers have described how their involvement with the 'system' has changed over time. They often compare past to current experiences and share frustrations about what they describe as red tape and bureaucratic processes. They feel restricted and underutilised. Interestingly, in many discussions with local palliative care nurses, it was hard to get a sense of how involved volunteers are or what their connection is to the local palliative care workforce.

Volunteers are an invaluable asset and need to be seen as a core component of the palliative care system in Latrobe. They can assist greatly in providing continuity of care and relationships across settings. Further, volunteers can assist in bridging the gap between the community and the palliative care system.

Community voice

Communities are wanting to be more involved and want to be supported by health services to be involved. They have said that often patients need someone to sit with them overnight. Volunteers and fundraising committees want to see their efforts contribute directly to the patient experience and not become lost in the health system.

Volunteers have said that they used to be more involved. They have asked questions about the role of Latrobe City and have suggested that 'red tape' within health services has limited their ability to be involved. It has been suggested that some people and their families have limited networks and are often hesitant to call on others for support. It has been suggested that Latrobe has a well-developed training program for volunteers that is designed to select, screen and train the right people.

Both the hospital and community health service have indicated that their volunteer numbers are low, and that work needs to be done to address this.

The local palliative care fundraising committee has expressed a desire for greater influence over how its funds are allocated and wants reassurance that 100% of funds raised are directly benefiting palliative care patients.

Quotes from Latrobe communities

"Support volunteers to enable them to fully share their passion and support families."

"We used to go in and speak with relatives and become part of their lives. We supported them." "It has gone backwards... we used to share care... with limited resources and it was good."



Volunteers are a significant resource in creating good end of life care and must be valued more highly and used more effectively. (UK Partnership, 2015)

In addition to specialist and non-specialist palliative care providers, there are many volunteers and community organisations that support the holistic needs of people affected by life-limiting illnesses. Their contribution needs to be acknowledged and support provided for these essential services. (Australian Government, 2018)

Communities need greater recognition and support for the help that they can provide for people with end of life care needs. Local health, care and voluntary organisations should find new ways to work alongside families, neighbours and community organisations as well as to give them practical support, information and training. (UK Partnership, 2015) The volunteers' contribution can be used to far greater effect. (UK Partnership, 2015)

Carers and informal support networks are not always acknowledged or meaningfully included as people encounter parts of the system they need to navigate at end of life. (TACSI, 2017)

Opportunities and considerations

Local services all agree that there is great value in working with palliative care volunteers. However they note that good volunteer management does come at a cost which is often not factored into funding models and staffing profiles.

There is an opportunity in Latrobe to rebuild the local volunteer workforce with a view to achieve a more centralised model where volunteer recruitment and training standards are consistent across the system and where volunteers can freely work across all palliative care settings. It has been suggested that the presence of volunteers can increase the accountability of local services and help services to have greater connections with the local community.

The system fosters compassion for staff and volunteers to enable them to truly give this to others.

The impact of working in palliative care has been described as cumulative. Like all other health professionals, palliative care staff will be best placed to look after others when they are supported to look after themselves. Staff and volunteers within the system need to know that they too are cared for. Their workplaces need to provide space, time and opportunities to enjoy good mental and physical wellbeing.

Fostering a culture of compassion and wellbeing within the local palliative care workforce is likely to result in benefits for community and the health system. A workforce that is healthy and happy will be more engaged and perform to a higher standard. Recruitment and retention rates will be greater. And, as a result, communities will benefit from the best possible care. It is possible that palliative care staff by their nature would have a tendency to put the needs of others before themselves. For this reason, it is important that all employers within the system work collectively to create a culture where staff and volunteers know that they are cared for regardless of which palliative care setting they are in.

Community voice

People in Latrobe have expressed their gratitude for the work that local palliative car staff and volunteers do. They often preface feedback about the system by first acknowledging the support they have received.

Many people in Latrobe shared personal stories and memories of times when nurses and medical staff showed empathy and compassion, describing the positive difference that this made. Local staff have talked about the importance of feeling listened to and being able to contribute their ideas to improve the local system. They have shared their frustrations about high workloads, limited resources and staff turnover and the personal impact this can have them as well as the community.

Quotes from Latrobe communities

"Sometimes we feel guilty that we can't give patients more time, but we have limited capacity." "I just want to be able to provide good care to patients and families, that is what I have been trained to do and that's what I find rewarding."



Staff can only provide compassionate care when they are cared for themselves and must be supported to sustain their compassion so that they can remain resilient, and use their empathy and apply their professional values every time. (UK Partnership, 2015)

Opportunities and considerations

The benefits of good employee health and wellbeing programs are well researched as is the impact that a workplace or organisational culture can have on staff. There is an opportunity in Latrobe to build stronger working relationships and professional networks within the local palliative care workforce. Work could be done to involve the local workforce in discussions about how a localised model of care and ethos for the community can be reflected by shared values and ways of working.

Designing and systemising an agreed approach to mentoring, clinical supervision and shared opportunities to debrief and reflect would be of benefit. This is more likely to have impact if the approach is consistent for palliative care staff across all settings, regardless of who their employer is. Staff and volunteers need to be given permission and time to invest into these important activities. All individuals involved in palliative care need to be supported to maintain their own resilience and well-being while working in this often challenging area. (Australian Government, 2018)

It is important for palliative care staff and volunteers from all settings to have ongoing opportunities to come together and socialise. This is likely to strengthen their working relationships and will help to build the desired workforce culture.

"I just want to be able to provide good care to patients and families, that is what I have been trained to do and that's what I find rewarding."

Latrobe communities benefitting from a public health approach that brings death and dying out from the shadows.

Recommendation 10

Localised education and awareness campaigns to shift community views and experiences with death.

In Latrobe, not unlike many other Victorian communities, death and dying might be considered a taboo subject. This can impede the likelihood of the development of Advanced Care Plans and prevent people from having discussions about their death.

Further, there is little awareness of the palliative care services that are available to Latrobe communities. Even those that have experienced or worked within the system have struggled to describe what is available and what the model of care is for people in Latrobe. Localised delivery of communications campaigns and community engagement activities would assist to educate and mobilise the Latrobe community around death and dying. Palliative care staff and local communities should be involved in planning and implementation; however it would be beneficial to utilise communications and engagement experts to achieve stronger outcomes.

Community voice

Many of the people that have shared their experiences about palliative care and end of life have talked about how important it is to raise awareness of death and dying. They recognise that death is inevitable and that when it is hidden away from communities it makes it harder to talk about. Latrobe communities have also talked about the importance of being able to understand what services are available and how they can assist. People have noted that palliative care services are often feared, and that community education and awareness could alleviate this.





Not all of those who could benefit from end-of-life care know of its existence, or how to access it. (Productivity Commission, 2017)

We will all die. Before the advent of our modern hospitals, more people died at home and death was more visible in the daily life of families and neighbourhoods. Today, the experience of dying is largely hidden from view. (Australian Government, 2018)

End of life care has relatively low profile in Australia. Information provision is often transactional and information not always readily accessible. Particularly for certain groups of people. (TACSI, 2017)

The nature of the information and who provides it can also create barriers for engagement. As a result, conversations about dying are happening too late in people's journeys, or not at all. Yet, the later we engage in conversations about values and choices in someone's end of life journey the more their options are diminished. (TACSI, 2017)

There was a shared view that education efforts go beyond information provision and build both capability and confidence to take action are critical to creating change that leads to better end of life outcomes for people. (TACSI, 2017) Latrobe University and the Municipal Association of Victoria are currently working together to consider the role of local government in relation to building the capacity of communities to better accept and respond to death and dying. In their work they note that:

The social, economic and physical environments that impact on living well also impact on dying well. The public health approach to end-of-life recognises that while clinical support for people with a life limiting condition may be vital for many, ensuring their comfort, their care and their wellbeing depends on the community.

Research indicates that in many societies, communities or families, dying, death and bereavement can be 'taboo' subjects or difficult areas to have conversations. Research also shows that many people, as they approach their end of life, wish to remain connected with family, friends and community. Respecting individual choice is embodied in person-centred approaches and upheld by policy and service directions now commonly in place across health and other community services.

Opportunities and considerations

Consideration needs to be given to population demographics of Latrobe communities. There are people in Latrobe, who may already be experiencing disadvantage or may be, for a range of reasons, experiencing exclusion have little to no knowledge of the services available or what their options are.

This work highlights an opportunity for services in Latrobe to partner with peak bodies and other agencies such as Palliative Care Victoria, Very Special Kids, Go Gently and the Council of the Aging. These agencies and others could add value to the design and delivery of a palliative care system that becomes the benchmark for Victoria. Latrobe could be a location where new campaigns and initiatives are piloted, particularly if there is a component of community and workforce engagement. The recent introduction of Voluntary Assisted Dying in Victoria presents an opportunity to raise the profile of palliative care services and encourage conversations amongst communities about death and dying.

Local grief and bereavement supports to ease the pain of death for Latrobe communities.

In Latrobe there is a notable absence of grief and bereavement supports. This is significant, with the impact being somewhat immeasurable and likely to linger within the community for extended periods of time. It goes beyond the realm of grief and places ongoing mental health burdens on the community. Work needs to be done to ensure that grief and bereavement supports are embedded throughout the palliative care system. They need to be routinely available to patients and their families before, during and after death. The system needs to be designed in a way that embraces the varying cultural and spiritual needs of the community.

Local organisations have described limitations on funding

and suggested that communities may struggle or choose

not to access telephone supports that are based elsewhere

Community voice

People in Latrobe have shared their concerns about the lack of grief and bereavement supports available to them. They struggle to understand why more supports are not provided as a standard part of a palliative care services.

Local clergy and spiritual leaders have expressed their desire to be more involved and asked questions about how the system can be more inclusive for all spiritual and cultural needs.

Quotes from Latrobe communities

"I have not heard from anyone since the day my son died." "We need more bereavement support before and after passing."

in Victoria.

"Can we have Chaplaincy and a chapel in the hospital?"



Desktop research

Good palliative and end of life care includes giving care and support to families, friends, carers and all those who are important to the dying person. This must encompass good bereavement and pre-bereavement care, including for children and young people. (UK Partnership, 2015)

Bringing comfort has to include managing physical pain and symptoms but must also encompass and seek to alleviate all the different forms of distress. The experience of suffering associated with physical symptoms may be exacerbated, or sometimes caused, by emotional or psychological anguish, or social or spiritual distress. (UK Partnership, 2015)

The gaps in knowledge from 2018 have reduced significantly in relation to the level of grief and bereavement support needed in different situations and for what length of time. There is a greater understanding and awareness of the impact that grief and bereavement support services have on improving physical and mental health wellbeing and ability to maintain active engagement in the workforce, study and other community obligations. (Palliative Care Australia, 2018) The literature around therapy animals in palliative care, as well as other health care services (McNicholas et al. 2005), supports the contention that animals can have positive impacts for patients as well as their friends, family, staff and volunteers.

Another report indicated that patients, staff and volunteers in day hospice services enjoyed daily visits from therapy animals highlighting that the animals relaxed patients, lightened the mood, created a non-clinical atmosphere and brought people together (Phear 1996). In addition, many patients indicated that they would like to keep a companion animal full time if not limited by accommodation restrictions (Phear 1996).

Opportunities and considerations

Work needs to be done to consider the current capacity of the local system with regard to grief and bereavement. Adequate staffing needs to be a consideration for a palliative care workforce strategy. Grief and bereavement should be taken into account when designing local governance structures associated with palliative care.

There may be existing services and staff within local organisations that could be better utilised or integrated within the palliative care system. Grief and bereavement support needs to be both systemised and individualised. It needs to be routinely offered throughout the entire palliative care journey and delivered in a way that is meaningful and of value for the patient and their family. Further consideration must be given to the diverse spiritual and cultural needs and preferences of people in Latrobe. Palliative Care Victoria has recently implemented two projects that may be of relevance. One is a Cultural responsiveness Strategy and the other is an Aboriginal Palliative Care Program.

A number of people in Latrobe have talked about the value of pets and the therapeutic influence they can have. Further work could be done to explore how the inclusion of pets could ease the suffering of patients and their families.

Contemporary governance brings health services and communities together to share their collective expertise.

Recommendation 12

Effective leadership and accountability structures where health services and communities come together to share their collective expertise.

It is apparent that oversight for the delivery of palliative care services in Latrobe is distributed across multiple services and settings. Within both the hospital and the community health service palliative care is funded alongside numerous other services. Emphasis on palliative care will inevitably be diluted within this context. Consideration for the needs of Latrobe communities may be diminished with funding and service allocations applicable across the broader Gippsland region.

The influence of the Department of Health and Human Services is unclear. It is evident however, that there are discrepancies between policy directions, funding expectations and what Latrobe communities are experiencing.

The establishment of a dedicated governance structure with oversight for all palliative care services in Latrobe could significantly enhance local leadership and accountability. With a contemporary approach that is inclusive of communities; innovation and continual improvement is more likely to occur.

"All health and social care systems should involve people who have personal experience of death, dying and bereavement."

(UK Partnership, 2015)

The membership of the governance structure would need to bring together a diverse mix of stakeholders including governments, service providers, palliative care staff, volunteers, relevant peak bodies and importantly, communities. Such a structure would need enough authorisation, resourcing and collective will from all organisations involved to ensure its success.

Key responsibilities of a contemporary governance structure could include;

- Stewardship of an agreed model of care and palliative care ethos to ensure it is consistently realised across all settings in Latrobe.
- Visible leadership and accountability for palliative care services in Latrobe
- Meaningful and ongoing engagement with Latrobe communities and the local palliative care workforce
- Ongoing innovation, learning and development to achieve Victoria's best end of life experience for Latrobe communities
- Exemplary levels of organisational collaboration to ensure that from a community and workforce perspective, the system is functional and seamless
- Utilising data and evidence from within the local palliative care system as a way to continually monitor and improve outcomes for patients and communities



Desktop research

Systems of end of life care are best designed in collaboration with people who have personal and professional experience of palliative and end of life care. New partnerships will create the new impetus for developing the care that people need at the end of their life. All health and social care systems should involve people who have personal experience of death, dying and bereavement. (UK Partnership, 2015)

We live in a world where improvement no longer comes about as a consequence of central direction. It is local leadership, in all that local leaders do, say and exemplify, that is vital to finding new ways of organising care and support for people. (UK Partnership, 2015)

When governments engage community-based palliative care providers to deliver end-of-life care, they must also put safeguards in place to ensure that those providers deliver high-quality care. Safeguards are particularly important in end-of-life care, given the vulnerability of users, the timecritical nature of their care needs and the stress that an endof-life diagnosis entails for users, their families and carers. (Productivity Commission, 2017)

The design of appropriate safeguards depends on the risks that are being guarded against. In community-based palliative care, a critical risk is that the service provider may not respond to urgent care needs in the correct manner (for example, by failing to provide necessary medications, to answer an afterhours phone line or to respond to patient concerns in a timely manner). There is a need to ensure that quality care continues to be provided, and that oversight is maintained, as the volume of services provided increases. (Productivity Commission, 2017)

The leadership of CCGs and Local Authorities and, in particular Health and Wellbeing Boards, is needed to create the circumstances necessary for action. This would include identifying the local work needed to bring these ambitions into place, such as driving forward the use of personal budgets and working to support cross-organisational leadership and collaboration. It would mean championing an approach to commissioning that is collaborative, population based and proactive, and supporting the work of those who promote the public discussion of dying, death and bereavement. (UK Partnership, 2015)

Cross-organisational collaboration is vital to design new ways of working that will enable each community to achieve these ends. These systems must reach out beyond the usual networks of organisations and communities to call upon contributions, ideas and actions from a wider spectrum of people. We need integrated health and social care systems that work with people, as well as for people. (UK Partnership, 2015)

Opportunities and considerations

The contemporary governance structure described above is not to be confused with or proposed to replace existing clinical governance arrangements within health services. It is more about bringing services together through collaboration, valuing the perspectives of communities through meaningful and ongoing engagement, and providing leadership for the ethos and model of care that can be achieved across all palliative care settings in Latrobe.

In England, the Office for National Statistics runs an annual National Survey of Bereaved People (known as the VOICES survey), which collects information on people's views on the quality of care provided to a friend or relative in the last three months of life. The survey includes questions about the physical and practical experiences of dying, including perceived pain relief and coordination of care, but also about some of the psychosocial aspects, including the perceived level of deprivation, dignity and respect, and the level of support for relatives, friends or carers at the end of life. The results of the survey are used to inform policy decisions and to enable evaluation of the quality of end-of-life care in different settings, across different ages and different causes of death.

Other considerations

Throughout the engagement process the following areas were identified for further research and consideration;

- The experiences and needs of Aboriginal communities, multicultural communities and children
- Residential aged care settings and how they integrate with and form part of the local palliative care system
- Implementation and impact of the Voluntary Assisted Dying Act 2017
- Health equity and the impact of death on social and economic circumstances

Next steps and implementation

This work has gone some way to surfacing and raising awareness of how people in Latrobe are experiencing local palliative care services and what their aspirations are for the future. Attention now needs to be given to how the vision and recommendations in this report can be achieved. This will require a willingness for change to occur and the backing of the Victorian Government to enable local solutions.

The establishment of a **Latrobe Palliative Care Taskforce** can bring together communities, services and governments to determine a plan of action and way forward. Local stakeholders including the Latrobe Regional Hospital, Latrobe Community Health Service, Gippsland Palliative Care Consortium and Gippsland Primary Health Network have already expressed their support and commitment to improving palliative care services in Latrobe.

The Latrobe Health Assembly has indicated that it can play a key role in guiding the establishment of the Latrobe Palliative Care Taskforce and to enable collaborative discussions to occur. The Latrobe Health Assembly has a remit to improve health and wellbeing outcomes for Latrobe communities through delivery of new initiatives as well as influencing how existing funds and services are directed.

- The Latrobe Palliative Care Taskforce membership should comprise of;
- Latrobe Health Assembly
- 2-3 community representatives
- Gippsland Regional Palliative Care Consortium
- Latrobe Regional Hospital
- Latrobe Community Health Service
- Department of Health and Human Services
- Gippsland Primary Health Network
- Pharmacy Guild of Australia Victoria
- 1-2 General Practitioners

One of the primary responsibilities of the Latrobe Palliative Care Taskforce would be the development of an action plan that considers costs, timing and priority allocation of work in response to the Latrobe Health Advocate recommendations.

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Appendix

Summary of engagement and co-design workshop.



Improving palliative care services in Latrobe.

Community engagement and co-design workshop.

On 2 July 2019 the Latrobe Health Advocate brought together communities, professionals and governments to share experiences and suggestions to improve palliative care services in Latrobe.

This workshop was the culmination of twelve months of engagement with people in Latrobe who had already shared their experiences, suggestions and aspirations about end of life and palliative care. It was an opportunity to bring everyone together to share the views of Latrobe communities and to contribute to the development of the Latrobe Health Advocate's recommendations.

The workshop was designed to achieve three things:



Shared perspectives.

Creation of an environment where everyone could come together, and, in the spirit of working together as equals and without judgement learn about what is working well and identify opportunities to improve the end of life of experience in Latrobe. Consider a different end of life experience.

In doing so, identify some areas to improve the experience at home or in the hospital. Identify perspectives that had not yet been considered and questions that had not yet been asked or answered.

Shaping the Advocate's recommendations.

Reflect on the discussions in the lead up to and during the workshop. Consider the aspirations of Latrobe communities for a future end of life experience and identify what it might take to realise these and bring about change.

Participants were given the opportunity to share their own views and to listen to the views of others. They were encouraged to share with courage and to be generous with their listening. This report includes a summary of the engagement activities from the workshop, along with the feedback, questions and suggestions from workshop participants.

The Latrobe Health Advocate asked...



- "To assist in finding a way to improve access to resources and support for people living with a life limiting illness and their loved ones."
- "To make sure we can enable a good death where possible."
- "I would like reassurance that the current issues are being heard as it is my opinion it is at crisis point."
- "To provide real input to improve palliative care services in Latrobe."
- "As a community we need the opportunity to have our voices heard. It will affect all of our families at some stage."
- "I am reaching an age that I need to think about dying and I hope that Latrobe Valley has better options."
- What questions or comments are important for you to share today?
- "How are the State and Federal issues to be resolved?"
- "What can be done immediately to ensure palliative care services can improve?"
- "Pain management is of the utmost importance."
- "How can we advance the immediate palliative care hours of operation to be more user friendly?"
- "Why is Latrobe Valley so far behind in palliative care availability and options?"
- "When will we have a hospice in the Latrobe Valley?"
- "How can we provide a better environment for care for those who cannot be at home?"
- "My husband and family felt let down by the system."
- "How can we make hospitals more user friendly for terminally ill people and their families?"
- "Why don't people listen to those who are closest?"

"To hear what others have to say."

"To listen to our community."

threatening condition."

"I've seen my mother, brother and best friend go through palliative care and I'm now going through it with my father. We need to do it better in Latrobe."

"To be a voice for rural families who's children have a life

- "To connect our perspectives and explore opportunities."
- "To work together with other stakeholders."
- "I see patients in the last days of their lives. I witness the struggles of patients and families."
- "I would like to see if Latrobe Valley can finally get a palliative care hospice."
- "The current palliative care system is absolutely fractured".
- "The lack of current infrastructure in regional palliative care is frustrating and makes the provision of timely and holistic palliative care very difficult."
- "The current palliative care set up causes me moral distress and undue stress and suffering within the community."
- "We need to improve the system to make end of life respectful, dignified and personal. Not one that triggers bad memories."
- "We are still hoping for palliative care as it is described in the pamphlets."
- "My brother's passing in Geelong was a very soft experience. My mother's passing in Latrobe was jarring and harsh."

Shared perspectives...



The Latrobe Health Advocate shared insights into what communities, health services and health professionals had already talked to her about. This was an opportunity for participants to learn about the perspectives of others and to reflect on how it related to their own experiences with end of life care in Latrobe. Together participants defined the end of life experience in Latrobe from multiple perspectives, thinking about what is working well and what could be improved.

| Family and friends | Patients | Nurses, Doctors, Specialists, and Pharmacists | Carers and volunteers |
|---|---|---|--|
| 'We need more bereavement support before and after passing." 'We need the overall system to operate better." 'The support of family and friends is essentialparticularly when caring for someone at homeand after too." 'Support is not available when families are most vulnerable. Loved ones only die once, it should not be so traumatic." | "A hospice would provide the real care that a patient and family need." "There is nowhere for younger adults to be cared foran acute hospital bed is not the right place." "Hospital settings would benefit from a specialised palliative care ward and palliative care nurses to care for patients appropriately at the end of their lives (and their families)." "Accessing prescriptions is often challenging." | "We need all of our clients in one database." "We need stronger service coordination and better communication." "We need to increase awareness of our palliative care services." "Palliative care needs an immediate fix 7 days x 24 hours care. "Can we start work on investigating a hospice?" "Generalist palliative care is inadequate; therefore we need specialist palliative care." | "We need improved collaboration and cooperation at all levels." "We need pain management specialists in Latrobe." "We want to be able to provide adequate care to residents in a facility based age care environment regardless of money and staffing issues." "Volunteers need to be supported to fully utilise their passion for supporting families." "There is system confusion and model breakdown." "There is a disconnect with providers and the community." "It has gone backwardswe used to share carewith limited |





resources and it was good."

A future end of life experience in Latrobe...

Together participants considered what is important to people in Latrobe. They used storytelling and creative co-design activities to describe what a future end of life experience might be. In doing so, they imagined what could be different and the impact this might have on Latrobe communities.





- Nurses enabled to administer pain medications
- Time spent with friends and family
- Good transport connections
- Improved staff: patient ratios
- Every patient is afforded the same opportunities for care
- Introduction of palliative care navigators
- Enhanced training and professional development for staff
- Better and more flexible access to pain medications
- Government funding is appropriate and ongoing
- Pet therapy and access to animals
- Advance Care Plans are common place
- Individualised care
- Respite is available for carers

- Dedicated private spaces at health facilities
- A patient's final wishes are granted
- Patients have choices of place to pass
- A consistent homely environment across all settings
- Access to, and choice of doctor
- Flexibility for staff to work across multiple settings within one system
- Services are linked together
- Different delivery models with Nurse Practitioners a standard part of the team
- Volunteers utilised and moving freely between settings
- A place-based approach for Latrobe
- Mobile palliative care services for communities

- Alternate access and direct admission to hospital
- Doctors readily available
- 24-hour care, 7 days a week
- Privacy and intimacy
- Extra space
- Quality of life
- Peace
- Holistic care and a more comprehensive approach
- Appropriate training specific to paediatric palliative care
- A hospice available for Latrobe communities
- Kitchens for patients and families
- Community gardens
- Direct access to spiritual support
- A hospice with its own identity

43

Shaping the Advocate's recommendations

Participants were asked to consider the existing system and community aspirations for the future. They were encouraged to identify opportunities for immediate improvement, questions and perspectives that had not yet been considered.

| | What are the immediate opportunities for improvement? | What else needs to be considered? | What questions are we still holding? |
|-----------------------------------|--|---|--|
| End of life care in the hospital. | Better record management with access between health services - one client management system. Inclusion of pastoral care and spiritual supports. Alternate access for palliative care into the hospital. Palliative care training in graduate nurse and personal care assistant programs. Staffing increase to improve ratios. More education for hospital staff. More dedicated palliative care staff in the hospital. | Increasing existing service integration with palliative care. Medication management and safety. Palliative care interface with Voluntary Assisted Dying. | Who helps the person transition from life to death? Are there plans for a dedicated ward at the local hospital? |
| End of life care at home. | Increased support in the home environment. Immediate action to achieve 24/7 care. Note that we may need funding and workforce to go with that. Availability of services increase from 5 to 7 days. Timely access to medication. | Pain specialists and reporting mechanisms. Management of medicines. New Voluntary Assisted Dying legislation and role of care navigators. | What are the barriers to making palliative care 24/7? How long do we have to wait for a hospice? |







| | What are the immediate opportunities for improvement? | What else needs to be considered? | What questions are we still holding? |
|-------------------------------------|---|---|---|
| The broader palliative care system. | Increase in funding for an appropriate workforce. | Hospice location accessible to transport and specialist services. | Why are we not resourcing end of life care? |
| | - | | |

Fireside chat

At the end of the workshop everyone sat by the fire and the Latrobe Health Advocate shared her reflections and invited participants to do the same.



"I loved the interactive building and working together. Meeting new people from all over." "I liked how we could all express our opinions in different ways."

"It was easy to have my say and there was no judgement." "Really well done, everyone was included."

"A great day spent learning more about such an important subject."



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Achieving Victoria's best end of life experience for people in Latrobe.

Progress Report September 2021





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The Latrobe Health Advocate respectfully acknowledges Aboriginal people as the Original Custodians of the land we walk on today – the land of the Braiakaulung people of the Gunaikurnai nation and passes on respect to their Elders past and present, future and emerging.

Message from the Latrobe Health Advocate

To the Hon. Martin Foley, Minister for Health,

When palliative care was identified as a priority for my office in my 2018-19 Statement of Intent, I made a commitment to Latrobe communities to identify opportunities to improve the local system so that it could better meet expectations and deliver on state and national policy directions. We are faced with a unique opportunity in Latrobe to not only bring the region up to speed with the rest of Victoria, but also build and deliver Victoria's best palliative care system.

In September 2019 I released a report, Achieving Victoria's best end of life experience for people in Latrobe. The report included five areas for reform and twelve recommendations for action. These recommendations were based on extensive community engagement, input from services and palliative care physicians as well as desktop research. In May 2020 I released a progress update, recognising the work that had occurred in response to my recommendations and highlighting areas that had not yet been addressed.

I am pleased to provide you with this second progress update, which is intended to be read alongside my original report and was developed with input from the Department of Health and local services in Latrobe, to acknowledge the work that has been done and highlight the areas that require greater attention.

Notably, in response to recommendation 2, Latrobe Regional Hospital has completed an initial refurbishment of a sub-acute area in the hospital and now has some capacity for family to stay in a patient's room as well as access to gardens, flexible visiting hours, and options for domestic pets to visit.

In response to recommendation 6, agencies across Gippsland are working in collaboration to rollout a universal software system that is designed to give organisations real-time access to patient information and allow patient care plan management and monitoring through the compilation and consolidation of all clinical data.

In response to recommendation 7, the Gippsland Regional Palliative Care Consultancy Service (GRPCCS) along with the Gippsland Region Palliative Care Consortium (GRPCC) have been working on implementing a Speciality Palliative Care Practice Course for Registered Nurses to build workforce capacity and are working together to develop a palliative care curriculum for healthcare professional education for Gippsland.

There is good will in relation to the remaining recommendations and work is ongoing, however strong, and collective leadership is required to address a number of challenges in several areas.

The Victorian Government is yet to formally consider the recommendation of a hospice or specialist palliative care unit for Latrobe and the broader Gippsland region, and Latrobe communities and some palliative care specialists continue to express their strong desire for more options to be available to local communities.

I continue to hear personal stories of gratitude for local nurses while simultaneously hearing about the challenges people experience with the system overall. It is not uncommon for people to contrast their experience of end-of-life care for a loved one here in Gippsland to the experiences they have elsewhere. Services in Geelong, Warrnambool, Canberra, and the Peninsula Health Palliative Care Unit have all been suggested as the type of service that should be possible in the Gippsland region.

I continue to hear about the need to provide people with options and choices when it comes to end-of-life care. There is a general view from services that most people would prefer to receive end-of-life care in their home, however the reality is that for various reasons many people do not, cannot or prefer not, to die in their home. On the other hand, many people in local Aboriginal communities have expressed a preference to die at home. There is a need to ensure that people are supported to explore all their options so they can die with dignity. What more can be done to involve communities with this work to help them drive the change they want to see?

I would like to acknowledge the commitment of local stakeholders who have recognised the value of this work and openly shared the successes and challenges they have experienced in responding to my recommendations. I am now committed to ensuring the challenges identified in this progress update are addressed, and I encourage the Victorian Government to consider how the recommendations of this work can be implemented to achieve the best end of life

Latrobe Health Advocate

J. Budeson

experience for people in Latrobe.



Guide to reading this report.

This brief progress update is intended to be read in conjunction with the Advocate's original report: Achieving Victoria's best end of life experience for people in Latrobe which was released in September 2019. The original report provides a comprehensive description of each of the Advocate's recommendations, along with a summary of relevant evidence from the research that was undertaken. It also includes commentary about how the recommendations might be implemented and offers suggestions for areas that may require further consideration and discussion.

This is the second progress update provided by the Advocate. Like the last progress update this has been developed in consultation with the Department of Health and local services. The Advocate facilitated the following process to develop this progress report.

- 1. Ongoing engagement with Latrobe communities and key stakeholders throughout the year, documenting progress and providing advocacy as required
- 2. Design of an online questionnaire to seek direct input from government representatives, service providers and stakeholders
- 3. Promoting opportunities for communities to share their more recent experiences with palliative care services and end-of-life care

- 4. Hosting an online stakeholder forum to work towards a shared understanding of progress, challenges, and opportunities
 - In depth interviews with key stakeholders to develop and document stories of change
- 6. Drafting this report and sharing it with stakeholders for 2. What challenges are being experienced? their review and feedback
- 7. Finalising this report, sharing it with the Victorian Minister for Health, service providers, stakeholders, and local communities

The online questionnaire was an opportunity for services to identify how much progress has been made in relation to each recommendation and the online stakeholder forum was an opportunity to discuss progress and challenges in more detail.

Stakeholder view of progress



The Advocate has asked the following questions and the responses from stakeholders are reflected in this progress update.

- 1. What progress has been made in relation to each of the 12 recommendations?
- 3. What are the opportunities and who is not involved that should be?
- What has enabled you to work with others and what would help you to do this more?

Reform priority 1:



Empowering people in Latrobe to die in their place of choice and offering places to choose from.

| Recommendation | Recommendation 1 | Recommendation 2 |
|------------------------------|---|---|
| Description | A hospice as a place of choice for people in Latrobe. | A shift in thinking and a commitment to achieving a home-like environment within the hospital setting to significantly improve the experience for patients and their loved ones. |
| Stakeholder view of progress | | |
| Progress | The Victorian Government is yet to formally consider the recommendation of a hospice or palliative care unit for the Latrobe and broader Gippsland region. Latrobe communities and some palliative care specialists continue to express their strong desire for more options to be available to Latrobe and Gippsland communities. | Latrobe Regional Hospital has completed an initial refurbishment of a sub-acute area in the hospital and now has provisions for family to stay in a patient's room, access to gardens, flexible visiting hours, and options for domestic pets to visit An updated new lounge area in the rehabilitation ward is being utilized as a quiet place for the families to spend some time. It is also used when COVID-19 restrictions are in place and only two visitors can be in a patient's room at any one time. |
| | There is a general view from services that most people would prefer to receive end-of-life care in their home, however the reality is that for various reasons many people do not, cannot or prefer not, to die in their home. | The refurbished area and four sub-scute beds remain part of the overall hospital service and are regularly full. Embedding the ethos of end-of-life care within a curative environment is an ongoing challenge for any health service. |
| | The word hospice can mean different things to different people depending on which perspective they are coming from which may be community member, health worker, service leader, policy maker. There is an inherent tension for local services that are funded to provide support to the broader Gippsland region which has vast geography and demographics. Innovation and involvement of regional stakeholders will be required to establish a hospice in Latrobe that can integrate with end-of-life services across the broader Gippsland region. | There are some limitations to the refurbishments that the hospital has made, due to budget constraints and existing physical infrastructure. |
| | | The hospital is unable to guarantee access to one of the four beds at the times that patients may need them, and it is difficult to predict demand. |
| In | | The four funded palliative care beds are "virtual" and not always grouped together. It is not always best practice when a patient is settled in a ward, to move a patient to another ward, this can be unsettling at end of life for family and patients who may have developed relationships with ward staff members. |
| | | Palliative Care patients are distributed throughout hospital wards and care is provided in that setting. The care provided in these hospital beds is often not done by practitioners trained in palliative care. The level of expertise in symptom management and end-of-life care may vary significantly among the staff looking after those beds. |

Reform priority 1:



Empowering people in Latrobe to die in their place of choice and offering places to choose from.

| Recommendation | Recommendation 1 | Recommendation 2 |
|----------------------|--|--|
| Opportunities | The sentiment of local conversations about this recommendation is changing. Discussions are now centred on the practical considerations and benefits that a hospice may bring. Language is becoming less of a barrier and describing this recommendation as either a standalone hospice or dedicated palliative care unit helps people to better understand how to meet the needs of local communities. There is recognition from local service providers that although a dedicated facility (either hospice or specialist palliative care unit), is not the single solution to reforming the local system, it can provide a hub that attracts and retains skilled workers and enhances the system overall. Latrobe City Council and a local Member of Parliament have formally written to the Victorian Minister for Health expressing their support for the establishment of a hospice in Latrobe. It has been suggested that a palliative care unit needs to have access to services such as radiology and pathology to provide care consistent with optional and current practice and that it would be beneficial for a unit of this type to be located within the grounds of Latrobe Regional Hospital. | Maryvale Private Hospital is located in Latrobe and currently provides end-of-life care for patients. The private health service has expressed a desire to continue to provide high quality palliative care and to be involved with regional discussions, opportunities to collaborate and to explore public private partnerships. Latrobe Regional Hospital has established a working relationship with Peter MacCallum Cancer Centre in Melbourne and is pursuing opportunities to visit this service to observe other examples of how to integrate sub-acute and palliative care services within a hospital setting. It has been suggested that it takes at least five years to build a palliative care unit. While this long- term plan is being considered the short-term solution is to have a few rooms where palliative care can be provided. It is important that these rooms are run by palliative care nurses and palliative care physicians to be able to deliver specialised care. Maryvale Private Hospital has expressed interest in exploring opportunities to help accelerate the delivery of this longer-term goal. "We've got four beds [in Latrobe] but at times we've had up to ten palliative patients in the hospital". |
| Advocacy Position | The Advocate is now calling on the Victorian Government to act within the 2021-22 financial year to formally consider the establishment of a hospice, dedicated palliative care unit or other suboptions for communities in Latrobe, as described in her original recommendation. The Advocate is available to support this process and to enable local communities to be involved with the discussions with the aim of reaching a shared understanding between communities, governments and services about possibilities and options. And in addition, Further investment and longer-term provisions are required to enable the hospital to build on the minor capital works that have occurred in the sub-acute unit to ensure the expansion, ongoing enhancement, and maintenance of dedicated end-of-life spaces and supports within the hospital environment. | |

Reform priority 2:



Latrobe communities experiencing a system that works in harmony with their needs.

| Recommendation | Recommendation 3 | Recommendation 4 | Recommendation 5 | Recommendation 6 |
|---------------------------------|--|--|---|--|
| Description | Palliative care services available every hour of every day as a matter of course. | Timely access to medicines to prevent patients, families, and carers from suffering unnecessarily. | Services unite to provide a model of care that is experienced by every patient in every place. | A unified model of care where records are shared across the system for the benefit of patients. |
| Stakeholder view of progress | | | | |
| Progress | A statewide palliative care advice service has been established. This service is provided online and over the phone and is available to patients, doctors, service providers and the general public between 7.00am and 10.00pm every day of the year. Latrobe Regional Hospital offers a joint oncology and palliative care after hours service for clinicians that can be accessed through the hospital switchboard. | Gippsland PHN in partnership with Latrobe Health Advocate facilitated a working group of local stakeholders including the Pharmacy Guild, Latrobe Regional Hospital, Gippsland Regional Palliative Care Consortium and Latrobe Community Health Service to discuss and address challenges associated with timely access to palliative medicines in Latrobe. Gippsland Regional Palliative Care Consortium has developed a quick guide that includes contact details and opening hours of local pharmacies. GRPCC provided support to local health services to assist them to work with pharmacies with the aim of ensuring adequate stock of common palliative care medications during the COVID-19 pandemic. Latrobe Community Health Service has introduced new systems to improve interactions with patients and GPs in order to streamline the process of accessing palliative medicines and improve the quality of care for patients. | There is increasing collaboration between Latrobe Regional Hospital and Latrobe Community Health Service at clinical level. Regional palliative care consultancy service and consortium are available to support services and to create opportunities for clinicians to engage with networks and events. | PalCare software is being implemented across the Gippsland region - Latrobe Regional Hospital and Gippsland Health Alliance are the project lead. |

Reform priority 2:

Latrobe communities experiencing a system that works in harmony with their needs.

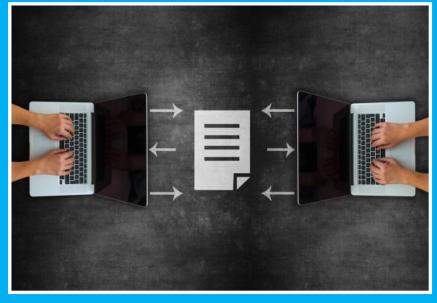


| Recommendation | Recommendation 3 | Recommendation 4 | Recommendation 5 | Recommendation 6 |
|----------------------|--|--|--|--|
| Challenges | LCHS now provide 24/7 care for palliative clients. Through the amalgamation of district nursing and palliative nursing a wider service coverage has been achieved. A mixed model of CNC's (Clinical Nurse Consultants) RN's (Registered Nurses) and EN's (Enrolled Nurses) has been utilised to ensure a breadth of skills and knowledge is held within the team. Additional training opportunities are constantly being provided and nursing competencies are set, audited and assessed regularly against best practice standards and clinical indicators. | One of the main obstacles is nurses spending time running around trying to find GPs to prescribe anticipatory medication. This can take a considerable amount of time. It is hard for smaller pharmacies to keep a stock of palliative medicines when there is limited certainty over demand due to issues of medication expiration and associated costs. For some patients cost is a barrier as they cannot afford the medicines that have been prescribed, particularly in community settings. | | Different data infrastructure and governance arrangements between health services add to the complexity of the challenge. COVID-19 has significantly impacted the roll out of this project. It is a considerable challenge to share data between public and private sectors and to achieve integration with My Health Record. There are limitations with the PalCare software in that it will only be for clients of the Gippsland Regional Palliative Care Consultancy Service consortium. |
| Opportunities | Gippsland PHN has received funding for the Commonwealth Government Greater Choice Palliative Care at home program and will be funded until 2024-25. The aim of this program is to better integrate primary and community palliative care settings and care at home. Local stakeholders are interested to receive and share data to be more informed about the demand for end-of-life care services and advice. The newly established statewide palliative care advice service presents an opportunity for this to occur. Although hindered by COVID-19, there are plans underway for engagement and awareness raising campaigns to promote the palliative care advice service. | Latrobe Regional Hospital pharmacy can source medications not available in a community pharmacy. There is an opportunity to consider progressing with the local access to medicines working group as part of the Greater Choice Palliative Care at Home project. Develop a process for the prescription of palliative care medications in line with recommendation 6 as part of the model of care, followed by education and training for relevant professionals. Challenges in accessing palliative medicines in Latrobe mirror the experiences across Victoria, and there is an opportunity in Latrobe to determine solutions that can be taken to scale or used to inform future policy directions. | As with recommendation 3, Gippsland PHN has received funding for the Commonwealth Government Greater Choice Palliative Care at home program and will be funded until 2024-25. The aim of this program is to better integrate primary and community palliative care settings and care at home. Safer Care Victoria provides support to health services and help to bring about systems improvements and to implement projects that can inform system-wide enhancements across Victoria. | As with recommendations 3 and 5, Gippsland PHN has received funding for the Commonwealth Government Greater Choice Palliative Care at home program and will be funded until 2024-25. The aim of this program is to better integrate primary and community palliative care settings and care at home. There is a mandatory requirement over the next few years to integrate over to My Health Record on immediate discharge. |
| Advocacy Position | medicines, with a view to also document and learn from and That the Department of Health works together wi (Recommendation 3) with the aim of determining if the and That the Department of Health remains actively in | a remain actively involved with local discussions and provi a the process of change to inform opportunities for statev th local services to seek direct feedback from communitie changes are sufficient or if further work is required to de volved with the implementation of the PalCare Software r health databases) and to help accelerate the scaling of t | vide systems reform. ss about the changes that have been implemented to incre liver care every hour of every day. in Gippsland, providing any support necessary to help ser | ase access to end-of-life palliative care |

Stories of Change

Palcare Software Implementation

HEALTH services across Gippsland are preparing for the rollout of the palliative care software that allows organisations to record and access client information in real-time, from multiple locations and by multiple disciplines involved in the care of the patient.



The software, PalCare, is designed to give organisations real-time access to patient information and allow patient care plan management and monitoring through the compilation and consolidation of all data.

PalCare, which is widely used across Australia and New Zealand, is set to go live in Gippsland on October 20.

Gippsland Region Palliative Care Consortium Manger Anny Byrne said the new software had the capacity to "improve the flow and communication between providers of palliative care" across the region, with the benefits to be reaped by patients, their families, and carers.

"From a Gippsland point of view, it will be fantastic."

- GRPCC Manager Anny Byrne

"From a Gippsland point of view, it will be fantastic," Ms Byrne said.

"It's a patient management system that is really about coordinated care and having one point of entry for palliative care patients across Gippsland.

"Gippsland has taken a different approach to the implementation of PalCare, and in other regions all palliative care patients are uploaded onto the software, which is a huge body of work.

"It's a referral system the rest of the region will use to refer complex patients to the Gippsland Regional Palliative Care Consultancy Service, which will be brilliant. "

Gippsland Health Alliance (GHA) Project Officer Laurajean Thomas has been at the forefront of implementing PalCare in the region across all GHA's 11 sites including Latrobe Regional Hospital (LRH).

"This software was actually installed a few years ago but hasn't been implemented or utilised to-date," Ms Thomas said.

"We are working quickly to set up GRPCC members (who have agreed to installation) shortly, with a view to finalising training/testing in the coming

weeks. After completion, PalCare system will then go live in October 2021, which is brilliant news.

"There is also a steering committee which will be sustaining the software longterm, and once the project is handed over then it's their obligation to sustain system quality assurance and improvements, long-term."



As part of Stage 2, there will be one-hundred PalCare licences for GRPCCS complex care referral patients.

Nadine Soutar is the Palliative Care Coordinator/Project Officer for Gippsland Regional Palliative Care Consultancy Service and has worked on implementation of the project at Latrobe Regional Hospital.

"At the Consultancy, all our patients are complex in some way, shape or form, whether it's psychosocial or physical, and at the moment we have very ad-hoc referral processes into our system, and communication is also very ad-hoc depending on what service we're dealing with.

"We'll be utilising PalCare to streamline palliative care process across Gippsland, to help the region have equitable access to us as a consultancy service." - GRPCCS Palliative Care Coordinator Nadine Soutar

"We'll be utilising PalCare to streamline palliative care process across Gippsland, to help the region have equitable access to us as a consultancy service.

Latrobe Health Advocate

11

Reform priority 3:

Latrobe as the epicentre for those who have the heart for palliative care.



| Recommendation | Recommendation 7 | Recommendation 8 | Recommendation 9 |
|---------------------------------|--|--|---|
| Description | Immediate and ongoing investment to build, grow and nurture the Latrobe palliative care workforce. | Volunteers in Latrobe are well utilised, valued and acknowledged. | The system fosters compassion for staff and volunteers to enable them to truly give this to others. |
| Stakeholder view of progress | | | |
| Progress | Latrobe Regional Hospital has successfully recruited a palliative care physician. Latrobe Regional Hospital has built links with Peter MacCallum Cancer Centre with a view of building sustainability of engagement/supply of secondary support. Latrobe Community Health Service recruitment and backfill of vacancies is underway. The Gippsland Regional Palliative Care Consultancy Service along with the Gippsland Region Palliative Care Consortium continue to provide access to regional education, presentations and resources and have been working on implementing a Speciality Palliative Care Practice Course for Registered Nurses to build workforce capacity. The Consultancy service is providing monthly online education sessions to health professionals. The GRPCC and consultancy service are working together to plan, develop and implement a three-year palliative care curriculum for healthcare professional education for Gippsland. Latrobe Community Health Service is offering allied health staff and nurses the opportunity to do placements in metro areas. | Latrobe Community Health Service has remodelled its volunteer program which has involved a redesign of volunteering training programs and position descriptions. Latrobe Regional Hospital has pursued an opportunity to redevelop its volunteer program and will be implementing some new initiatives and approaches in the near future, that over time are intended to improve and enhance the delivery of palliative care services and experiences for volunteers. | Latrobe Regional Hospital have wellbeing initiatives for staff and have introduced a wellness Wednesday initiative. A staff wellbeing clinic commenced in July 2021. The GRPCC have developed Clinical practice Guidelines for staff Self-care and wellbeing in the palliative and end of life care setting. |
| Challenges | The 2018 national workforce benchmark for palliative care specialist representation is 2 specialists per 100,000 population. Currently in Gippsland the population is 290,9871 and therefore the region is well below the benchmark with only 1.4 FTE. To meet the benchmark the region needs 4 more full time palliative care specialists. At the moment there is one advanced palliative care trainee in Latrobe. | COVID-19 has made it difficult for health services to utilise volunteers in person for an extended period of time. There is work to do to reengage with volunteers. | |

Reform priority 3:





| Recommendation | Recommendation 7 | Recommendation 8 | Recommendation 9 |
|----------------------|--|---|--|
| Opportunities | Latrobe Regional Hospital is strengthening its commitment to build a model for palliative care where physicians are supported and enabled to engage in research and have collegial support. The joint appointment (between Latrobe Regional Hospital and Peter Mac) of a palliative care physician for Latrobe is an opportunity to build on and to attract more junior doctors. There is a pipeline of people looking to do post graduate studies in palliative care or to gain qualifications as Nurse Practitioners. Local services are looking to attract advanced palliative care trainees and GP advanced rural skills registrars to the region. Gippsland Regional Palliative Care Consortium has been working with Palliative Care South East to pilot a "Transition to Specialty Palliative Care Practice" course. The current course has an opportunity for nurses, once completed, to apply for one unit from a Grad Cert in Palliative Care (from the Australian College of Nursing) and continue with post-graduate study. There is an interest from some services in working together to attract and retain health professionals and specialists for the region. GRPCCS now have a GP trainee in conjunction with Monash Medical Centre to allow a local GP to complete the 6-month Diploma and then return to the GRPCCS for 6 months of consolidation. | The Latrobe Health Assembly is currently undertaking a project called Volunteering in the Valley that aims to build capacity for volunteer- involving organisations to develop appropriate volunteering opportunities and resources to adapt their volunteer engagement to the changing needs and expectations of volunteers. | |
| Advocacy Position | the ground. Consideration should be given to securing multi—year and At the same time, undertake a longer-term palliative care work term. and That local services continue their efforts to rebuild volunteeris | funding for advanced palliative care training positions in L (force needs assessment for the region that considers the sm for end-of-life care services and come together to enab | address the gaps between national benchmarks and what is in place on atrobe. establishment of a hospice or palliative care unit in the short to medium le volunteers to work across the system. Consideration should be given opportunities to partner with the Latrobe Health Assembly who may be |

Stories of Change Palliative care advanced skills post



A new Palliative Care Advanced Skills Post for Gippsland GP registrars has been tried and tested for the first time in the region by a Latrobe-Valley based doctor.

The palliative care post was the result of a collaboration between Eastern Victoria GP

Training (EVGPT), Monash Health and Latrobe Regional Health in a bid to strengthen palliative care GP skills and capacity in the region.

The Palliative Care Advanced Skills Post is funded as part of the Victorian Rural Generalist Program (VRGP) and will augment Gippsland's existing community palliative care service providers.

EVGPT Deputy Director of Medical Education & Training (Rural) Dr Liz Wearne said the introduction of the palliative care post was "a long time coming".

"I remember being involved in conversations at Latrobe Regional Hospital about 12 years ago about trying to set up this palliative care posting," Dr Wearne said.

"There was a bit of pushback in terms of 'well, do GPs actually belong in that space?', and I think over the years the need hasn't changed dramatically across the region, but what we've learnt is it's not getting any easier to recruit specialists in palliative care to Gippsland.

"It's not getting any easier to recruit specialists in palliative care to Gippsland." - Dr Liz Wearne

"It really took having a couple of key champions at LRH and the involvement of Monash Health to really bring this together, and of course having the VRGP involved to push it along as well has been one of those lovely magical times where all the pieces have come together to advocate for this."

It is hoped the post will help arm GPs with the skills and experience necessary to provide palliative care for their patients and go some way to addressing the shortage of end of life care options for communities across the region.

"What I would love to see is continuity of a GP training in the post so there is that person with a general practice expertise working in the hospital each year and providing a learning interface between the hospital and the community... and someone in the hospital that understands the particular challenges of working at the coalface in a community too," Dr Wearne said.

"I would hope that over time what we start to build is a group of GPs in Gippsland who have that specialist expertise and they can then start to educate their GP peers and put systems in place in their practices that are more responsive to patients with palliative care needs.

"We can't ignore anymore that GPs do a lot of this (palliative care) work in their communities and they need to be skilled and resourced to do that. If we start to build some local champions, some local GPs who are willing to lead their peers, that will really help.

"Having more GPs out amongst the community who can do this sort of work increases choice for patients. They're not just looking at dying in hospices or hospitals or nursing homes; if they want to die at home then perhaps that can be possible for them."

Victorian Rural Generalist Program Gippsland Regional Coordinator Julie Rogalsky said the Palliative Care Advanced Skills Post was designed to strengthen the system by training doctors locally.

"It's about being assured you've got a well-trained doctor as well as a connection to a regional or state-wide team that can support the patient and the family through their palliative phase," Dr Rogalsky said.

"It'll be great to have a network across all of Gippsland of rural generalists who have a specialist skill in palliative care. Then when they're back in a more rural community there is a resource for other doctors as well, so it's sort of a snowball effect, they can assist others, train registrars and get them all involved because at one stage or another they're all going to have patients that are in a palliative care."

Dr Damian Hannon, who was the first local GP to complete the palliative care post, was identified by EVGPT as a "terrific candidate" to pioneer the program.

"Palliative care is something I've been interested in ever since making an error as first year doctor. I was doing my rounds and left seeing my palliative care patient to last by the time I got to them they were in distress. My supervisor said to me after: "always see your palliative care patient first, they only get to die once'," Dr Hannon said.

"Working in palliative care has changed how I approach people with nonmalignant diseases. Clinicians make the connection between cancer and palliative care well, but the other non-malignant chronic conditions tend to not get managed with a palliative care focus in mind. One of the best things I've learnt is how to manage those people better."

Dr Hannon urged other GPs and GP registrars to consider palliative care training. With more initiatives and funding focusing on end of life care he hopes to see substantiative change to the system across Gippsland.

"We need more people doing this work because these patients have complex care needs and it is imperative that we can respond in a timely fashion to meet these needs as patients approach the end of their life," he said.



"People think this job is all doom and gloom, but actually it's often not. Being able to provide comfort to people at a really vulnerable time is a real honour and it strengthens you. If you're offered palliative care [training as a doctor], my advice would be to take it up early because it can vastly improve the remaining quality of time someone has left with their family.

"There is a real opportunity to see substantiative change over the next 10 years in Latrobe."

- Dr Damian Hannon

"There is a real opportunity to see substantiative change over the next 10 years in Latrobe and we just need to keep the pressure on the systems in place to make sure the funding comes in to back up the provision of services."

Reform priority 4:



Latrobe communities benefiting from a public health approach that brings death and dying out from the shadows.

| Recommendation | Recommendation 10 | Recommendation 11 |
|---------------------------------|---|--|
| Description | Localised education and awareness campaigns to shift community views and experiences with death. | Local grief and bereavement supports to ease the pain of death for Latrobe communities. |
| Stakeholder view of progress | | |
| Progress | Activity has occurred at a service provider level, grief, and bereavement support from nursing and allied health staff as part of the palliative care model of care. Latrobe Regional Hospital had a display in the foyer as part of National Palliative Care Week and published an article in the local newspaper. Latrobe Community Health Service has undertaken activities to raise awareness within its workforce including via all staff forums. | The Consortium is working closely with the Consultancy Service to understand the gaps and needs in bereavement services across the region from a healthcare providers perspective. This has involved focus groups across the region, surveys of individual clinicians to generate feedback and ideas on supports, accessibility, and gaps in knowledge and processes Consultancy Service social workers continue to support families of palliative care patients where complicated grief is identified. |
| Challenges | It has been suggested that the Latrobe Health Advocate may be able to assist in the broader community awareness raising campaigns. This indicates a potential gap in the system. Who is / could be responsible for public campaigns? If these are being funded and implemented, are they reaching people in Latrobe? | The recently established palliative care advice service has intended to roll out promotional campaigns in Latrobe to raise awareness of the grief and bereavement supports it can provide, however COVID has impacted the timing of this work. The social workers at Latrobe Regional Hospital and Latrobe Community Health Service prioritise complex bereavement needs and where possible work together to do this. They are not always able to provide support to people with less complex grief. |

Reform priority 4:



Latrobe communities benefiting from a public health approach that brings death and dying out from the shadows.

| Recommendation | Recommendation 10 | Recommendation 11 |
|----------------------|---|--|
| Opportunities | The Consortium has supported another Gippsland LGA to promote Palliative Care Week via local libraries and has undertaken to contact all Gippsland LGAs to seek opportunity to reflect the community-wide mental health impacts of grief in municipal health and wellbeing plan actions that are being developed. Palliative Care Victoria delivers a range of campaigns and engagement strategies including one that is similar to the Cancer Council Victoria Biggest Morning Tea called Taking Time to Talk. These campaigns could be rolled out in Gippsland to improve death literacy. | It has been suggested that the Latrobe Health Advocate could help promote services and resources of the Australian Centre for Grief and Bereavement. Consideration is being given to establishing a bereavement support group for clients in consultation with carers. Surveys have been sent out to clients, to understand their needs, as part of a local needs assessment. GRICS is working with local Aboriginal and Torres Strait Islander communities to design optimal care pathways. This can help to inform the design of services to support people on their end-of-life journey. Gippsland PHN is receiving feedback that the Aboriginal population have a preference to die at home. Work is occurring with Swinburne University on a health literacy mapping project, that looks at palliative care and advanced care planning. A PHD research project is underway that looks at nursing bereavement care in acute nonmetropolitan hospitals. Generating role awareness will help facilitate necessary supports to nurses' performing bereavement care and positively impact on the experience of bereavement for families within the region. |
| Advocacy Position | That ongoing support is provided to the Gippsland Regional Palliative Care Consortium to enal communities and There is a gap in the system which leaves patients and families without grief and bereavem to boost the capacity of existing services. | ole it to strengthen and scale up efforts to raise awareness of death and dying within local ent support at a time when they need it most. Further investment is required to address this gap and |

Stories of Change The Gippsland palliative care workforce

DOCTOR Ahmed Nagla has only called Gippsland home for a short time but he is already making strides in his position as a specialist palliative care physician with the Gippsland Regional Palliative Care Consultancy Service (GRPCCS) based at Latrobe Regional Hospital.

GRPCCS is a team of highly skilled nurses, allied health and medical staff which works with community palliative care and primary care services across Gippsland. The team focuses on complex clinical palliative care challenges and supporting the development of palliative care skills at all points of regional health care.

Dr Nagla began his career as a GP in Melbourne and undertook palliative care training at the Peter MacCallum Cancer Centre, Barwon Health, Alfred Health and Mercy Palliative Care after identifying a need to upskill to respond to the needs of his local community.

In 2018, Palliative Care Australia set a benchmark of 2.0 full-time palliative care specialists per 100,000 population. In Gippsland there is currently 1.4 FTE, with another 4 full-time palliative care specialists required to meet the benchmark.

Dr Nagla acknowledged that equity in delivering health care in the regions compared to metro areas is a challenge and palliative care is no exception.

"We know doctors who spend most or part of their training in regional or remote areas, are more likely to work in those areas and stay there," he said.

"There has been a lot of work in developing training programs and internships in regional and remote communities to encourage doctors to explore the opportunities." LRH has partnered with the Peter MacCallum Cancer Centre and Monash Medical Centre to improve palliative care services in Gippsland, and a partnership between LRH and Monash Medical Centre this year has resulted in a rural generalist training position for GPs specialising in palliative medicine.



Dr Nagla is working closely with the Peter MacCallum Cancer Centre on education and research to further develop how palliative care is delivered. The research projects are led by Professor Jennifer Philip who is the chair of palliative medicine at the University of Melbourne and Associate Professor Brian Le who co-chairs the Palliative Care Clinical Studies Collaborative.

"We have already commenced research projects involving the Gippsland community and its unique experience," Dr Nagla said.

"We are also looking at having nursing placement opportunities at Peter Mac while also bringing metro nurses to the region. Sharing experience and collaboration in this way will be positive for both organisations. We are waiting for COVID restrictions to ease so we can start."

An alliance of local palliative care providers, the Gippsland Region Palliative Care Consortium has helped to develop another intervention designed to address an identified gap in specialist palliative care-educated nurses.

It has partnered with Palliative Care South East and the Australian College of Nursing (ACN) to create a bridging course, 'Transition to Specialty Palliative Care', to support nurses living in regional and outer suburban areas to take the first step into formal post-graduate palliative care education.

Gippsland Region Palliative Care Consortium manager Anny Byrne said the course was the result of a professional development and skills matrix which mapped the individual learning needs of palliative care nurses working in community settings.

"The nurses completed this piece of work and we were able to identify what gaps they had for training needs and analysis. Not surprisingly, some people who had post-graduate certificates or further training were more competent in certain areas in terms of delivering palliative care," Ms Byrne said.

"But what we did find out when we addressed certain areas was that nurses were very keen to continue their education but not so keen to go on to postgraduate studies and there was a real gap there."

The Transition to Specialty Palliative Care course is for registered nurses working in a community or inpatient setting. It is a bridge for nurses who may wish to pursue post-graduate study but have not yet progressed their aspiration.

A pilot program was run over 7 sessions, in-person and online, and 7 of the 14 supported placements were filled by Gippsland nurses.

"There have been so many unintended and fantastic outcomes as we've gone through the face-to-face phase, so these nurses who have come from Orbost, Foster, Lakes Entrance, Warragul... all these people who are working in different areas who are not palliative care nurses are mixing with palliative care leaders across the sector who are able to provide mentoring and support," Ms Byrne said.

"But the feedback along the way from the nurses has just been amazing. They talk about how they have learnt so much from different leaders. But it's more about thinking more broadly than just being a task-driven nurse - it's about looking at the bigger picture and they've been able to ask questions and have discussions. The unintended outcomes have been fabulous.

"A lot of people don't understand the breadth and depth of palliative care - that it's about symptom management and good quality of life, not just about someone dying on the ward at the end of their life."

Reform priority 5:



Contemporary governance brings health services and communities together to share their collective expertise.

.....

| Recommendation | Recommendation 12 | |
|---------------------------------|--|--|
| Description | Effective leadership and accountability structures where health services and communities come together to share their collective expertise. | |
| Stakeholder view of progress | | |
| Progress | Gippsland Regional Palliative Care Consortium is an alliance of 14 member agencies that provide inpatient and/or community (home-based) palliative care for the residents of Gippsland. The Consortium facilitates as Community Practice and Clinical Practice Group A palliative care advancement group has been established to oversee the implementation of recommendations made by the Advocate. The group is comprised of clinicians from LCHS, LRH, GRPCCS, GRPCC. Maryvale Hospital, Aged Care Facilities and PHN. Latrobe Community Health Service has strengthened its relationship with a local community group (GARDS) as one way of gaining community feedback. | |
| Challenges | The Victorian Minister for Health wrote to Latrobe Regional Hospital to suggest that end-of-life palliative care was included as a priority within the hospitals annual Statement of Priorities. The impact of COVID significantly changed the timing and process for health service Statement of Priorities across Victoria in 2020 and as such this did not occur. Health services have existing clinical processes and complaints procedures to hear from communities and most (if not all) services have a Community Advisory Committee of some form. However, this provides a limited opportunity to hear and respond to community voice in an ongoing way and provides a narrow avenue for people to share their experiences or contribute to system design / improvements. | |

Reform priority 5:



Contemporary governance brings health services and communities together to share their collective expertise.

.....

| Recommendation | Recommendation 12 | |
|----------------------|--|--|
| Opportunities | Engagement with service system stakeholders has highlighted that there are multiple forums and interactions occurring between health services and professionals, all with a focus on aspects of end- of-life palliative care for the Latrobe or broader Gippsland regions. | |
| | Local stakeholders have commented on the value of hearing from the Advocate about the views and experiences of local communities and have acknowledged that this is something that their own structures and systems do not yet cater for. | |
| | Clinical governance for health services is guided by National Standards. Standard 5 comprehensive care covers end of life and palliative care. Action 5.03 states: Clinicians use organisational processes from the Partnering with Consumers Standard when providing comprehensive care to: Actively involve patients in their own care, meet the patient's information needs and share decision making. Implementation of this standard, together with creating opportunities for community members to interact with and being involved with broader discussions about service planning and design, presents an opportunity for local services to continue to build their capacity to work together with patients, carers, and families. | |
| Advocacy Position | That the Victorian Government considers the opportunity in Latrobe (Gippsland) to co-design a prototype of a governance (non-clinical) structure for end-of-life palliative care services in the region that addresses the original recommendation and that could be considered for other regions in the future. This work could be funded and supported by Safer Care Victoria who may have expertise in supporting health services to listen to and respond to consumer voice within clinical settings. | |

| Acronym | Definition | Description |
|---------------|---|--|
| COVID-19 | Coronavirus disease | COVID-19 is a new strain of coronavirus. In March 2020 the World Health Organisation made the assessment that COVID-19 can be characterized as a pandemic. In response to the COVID-19 pandemic the Victorian Government declared a State of Emergency. |
| DH | Department of Health | DH is a Victorian Government department that delivers health services, drives reform, and provides regulatory oversight. |
| GARDS | Gippsland Asbestos Related Diseases Support | GARDS is a non-profit charity, voluntary community based advocacy organisation. |
| GHA | Gippsland Health Alliance | GHA is a consortium of all publicly funded health services in the Gippsland region. GHA is one of five Rural Health Alliances established by DHHS. |
| Gippsland PHN | Gippsland Primary Health Network | Gippsland PHN is a federally funded primary health care organisation with a focus on supporting general practice, health planning, health system integration and commissioning services in line with national and local health priorities. |
| GP | General Practitioner | A GP is a doctor who is also qualified in general medical practice. GPs are often the first point of contact for someone, of any age, who feels sick or has a health concern. They treat a wide range of medical conditions and health issues. |
| GRICS | Gippsland Regional Integrated Cancer Services | GRICS is one of Victoria's nine Integrated Cancer Services, known collectively as the Victorian Integrated Cancer Service (VICS). GRICS is guided by a Governance Group that is a partnership of 16 Gippsland public, private and community health services as well as the Gippsland Primary Health Network, and work to positively impact cancer outcomes for patients in Gippsland. |
| GRPCC | Gippsland Regional Palliative Care Consortium | DH palliative care consortia bring together senior management representatives and clinicians from all healthcare services funded to provide specialist palliative care. Their focus is to work collaboratively within region to deliver and develop palliative care services. |
| GRPCCS | Gippsland Regional Palliative Care Consultancy Service | The GRPCCS is based at LRH and works collaboratively with healthcare providers across Gippsland to ensure equity and access to specialist palliative care provision. DHHS describes the role of consultancy teams to provide advice, support, education, and training to treating teams in hospitals, across acute and subacute services, to outpatient clinics and to community palliative care services. |
| HACC | Home and Community Care | HACC services provide basic support and maintenance to people living at home to help avoid premature or inappropriate admission to long-term residential care. |
| HACC PYP | Home and Community Care Program for Younger People | The HACC Program for Younger People provides basic support and maintenance services to help people with disabilities remain living at home as independently as possible. |
| LCC | Latrobe City Council | LCC is a local government authority that has the same geographical boundaries as the Latrobe Health Innovation Zone. DHHS provides funding to LCC to deliver HACC PYP services. |
| LCHS | Latrobe Community Health Service | LCHS is a community health service that delivers a range of primary health, human services, and community-based support to meet local community needs. DHHS provides funding to LCHS to deliver community palliative care services. |
| LHA | Latrobe Health Assembly | The primary role of the Assembly is to facilitate a new way of working to enable the community, local and statewide agencies, and government to work together to improve health and wellbeing in the Latrobe Valley. |
| LHIZ | Latrobe Health Innovation Zone | The local government area of Latrobe is designated by the Victorian Government as a Health Innovation Zone as recommended by the Hazelwood Mine Fire Inquiry. Key components of the LHIZ are the Advocate and the Assembly. |

| Acronym | Definition | Description |
|---------|--|---|
| LRH | Latrobe Regional Hospital | LRH is a regional public health service that provides public hospital services in accordance with the principles of the National Health Care Agreement (Medicare) and the Health Services Act 1988 (Vic). DHHS provides funding to LRH to deliver inpatient palliative care services. |
| LVA | Latrobe Valley Authority | The Latrobe Valley Authority is a Victorian Government agency that partners with the community and businesses to deliver and coordinate action across all levels of government. |
| PEPA | Program of Experience in the Palliative Approach | PEPA is an approach to education and training for health professionals working in primary, secondary, and tertiary settings. |
| SCV | Safer Care Victoria | Safer Care Victoria is the peak state authority for quality and safety improvement in healthcare. It oversees and supports health services to provide safe, high-quality care to patients. |



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Council Meeting Agenda 06 June 2022 (CM579)

ORGANISATIONAL PERFORMANCE



17. ORGANISATIONAL PERFORMANCE

Agenda Item: 17.1

Agenda Item: Proposed Long Term Lease - Monash Reserve, Newborough

Sponsor: General Manager, Organisational Performance

Council Plan Objective: CONNECTED

Status: For Decision

Proposed Resolution:

That Council:

- 1. Gives public notice of its intention to enter into a long-term lease agreement with the Country Fire Authority for part of Monash Reserve, Newborough, and invites comment on the proposal in accordance with section 116 of the Local Government Act 2020; and
- 2. Considers any submissions received opposed to the proposed longterm lease agreement at a future Council meeting; or
- 3. If no submissions opposed to the proposed long-term lease are received, authorises the Chief Executive Officer to do all things necessary to enter into the said lease.

Executive Summary:

- Country Fire Authority (CFA) has received State Government funding to commence the upgrading and replacement of fire stations located in major provincial cities through Victoria.
- Following an exhaustive search to identify a suitable site within the Moe/Newborough area, two potential locations were identified as being suitable, Northern Reserve and Monash Reserve, Newborough.
- Upon further consideration CFA has determined that the Monash Reserve is their preferred location and are seeking to enter into a long-term lease agreement with Council.
- Given the proposed lease term of 20 years it will be necessary for Council to give public notice of its intention to enter into the lease and invite comment pursuant to section 115 of the *Local Government Act 2020*.



Background:

Country Fire Authority (CFA) has received State Government funding to commence the upgrading and replacement of fire stations located in major provincial cities throughout Victoria. As a result, a new site is required in the Moe/Newborough area to develop a new Latrobe Valley Integrated Fire Station with appropriate access/egress to the main road network.

Following an exhaustive search to identify a suitable site within Moe/Newborough that meets the CFA Service Delivery Performance Standards, CFA were unable to come to agreement with the owners of two privately owned sites that were deemed suitable and subsequently approached Council regarding the potential use of part of the Northern Reserve, Newborough.

Upon further consideration, CFA has determined that the Monash Reserve, off Coach Road, is their preferred location and are seeking to enter into a long-term lease agreement for this land. A design plan of the proposed fire station is attached to this report. (Attachment One)

While the original request from the CFA sought an area of approximately 6000 square meters this has now been reduced to approximately 3500 square meters. By comparison, the new fire station currently being constructed in Princes Drive, Morwell, has a total area of approximately 7000 square meters.

A report relating to this matter was presented to the Councillor Briefing held on 19 April 2021 and Council offered no objection to either of the proposed sites being used for this purpose.

As the Monash Reserve is Crown land temporarily reserved for public recreation with Council as the appointed committee of management, general enquiries have been made with the Department of Environment, Land, Water and Planning (DELWP) who have confirmed that a long-term lease is feasible subject to "approval in principle" being given to the proposed lease prior to execution.

As shown on the attached design, the proposed location allows for direct access from the fire station to Monash Road thereby meeting one of the major CFA requirements of having egress to a main road that allows them to respond to an emergency in any direction in a timely manner.

The proposed lease agreement will be for a term of 20 years with a commencing rental of \$500.00 plus GST and will be for the land only, any improvements that are constructed will remain in the ownership of CFA. Based upon advice received from CFA, the proposed rental is consistent with similar fire stations across the state as a community service organisation.

The proposed fire station will not be permanently staffed as it will be staffed by volunteers who will attend the site for weekly training sessions, monthly meetings and as required for any emergency response.



CFA has submitted a planning application for the proposed fire station that is currently being assessed however, due to time constraints for the project, it has been agreed that the statutory process for a long-term lease required under the *Local Government Act 2020* will be undertaken concurrently with this application being processed.

Any lease agreement would be contingent on a planning permit being issued for the proposed fire station.

Issues:

Strategy Implications

A regional City which recognises the connectedness between our goals and towns and efficiently utilises the assets that we have for the benefit of our whole community while protecting the environment.

Communication

Council officers have had ongoing discussions with CFA to determine the proposed site together with DELWP to determine their requirements given Monash Reserve is Crown land.

Financial Implications

There are no financial implications associated with this report.

Risk Analysis

| Identified risk | Risk likelihood* | Controls to manage risk |
|---|------------------|---|
| Reputational Risk Community concern with proposed location. | 3 | Undertake community consultation as required by section 116 of the <i>Local</i> <i>Government Act 2020</i> . The community will also have an opportunity to comment via the planning approval process. |
| Legal/Regulatory Risk Compliance with legislative requirements. | 2 | Ensure public notice is given of the proposed long-term lease and that any submissions received are considered by Council. Ensure compliance with requirements of DELWP |



| Identified risk | Risk likelihood* | Controls to manage risk |
|-----------------|------------------|--|
| | | under the Crown Land (Reserves) Act 1978 |

* Inherent likelihood ratings: 1 (Rare); 2 (Unlikely); 3 (Possible); 4 (Likely); 5 (Almost Certain)

Legal and Compliance

Section 115 of the *Local Government Act 2020* gives Council the power to lease land:

- (1) A Council's power to lease land to any person is limited to leases for a term of 50 years or less.
- (2) Subject to any other Act, and except where section 116 applies, if a Council leases land to any person subject to any exceptions, reservations, covenants and conditions it must comply with this section.
- (3) A Council must include any proposal to lease land in a financial year in the budget, where the lease is-
 - (a) For one year or more and-
 - (i) the rental for any period of the lease is \$100 000 or more a year; or
 - (ii) the current market rental value of the land is \$100 000 or more a year; or
 - (b) for 10 years or more.
- (4) If a Council proposes to lease land that is subject to subsection (3) and that was not included as a proposal in the budget, Council must undertake a community engagement process in accordance with the Council's community engagement policy in respect of the proposal before entering into the lease.

As noted previously, Monash Reserve is Crown Land reserved for public recreation with Council as the appointed committee of management, any leasing arrangements will also be subject to the requirements of the *Crown Land (Reserves) Act 1978.*

Community Implications

It is possible that residents in the area may have concerns with the proposed location of a fire station, particularly those in Monash Road and Coach Road, and they will be contacted as part of the consultation process.

Environmental Implications

The construction of the proposed fire station will require the removal of trees from the site. The CFA has indicated that they would be prepared to consider additional planting on the reserve as part of the development of the fire station to offset this tree removal.



This will likely be addressed as part of the planning approval process.

Consultation

Council will undertake community consultation via public notices published in the Latrobe Valley Express and on Council's website together with correspondence to properties in the immediate area of Monash Road and Coach Road including the Newborough Bowling Club Inc. opposite the proposed site.

Other

Nil

Declaration of Interests:

Officers preparing this report have declared they do not have a conflict of interest in this matter under the provisions of the *Local Government Act 2020*.

Supporting Documents:

Nil

Attachments

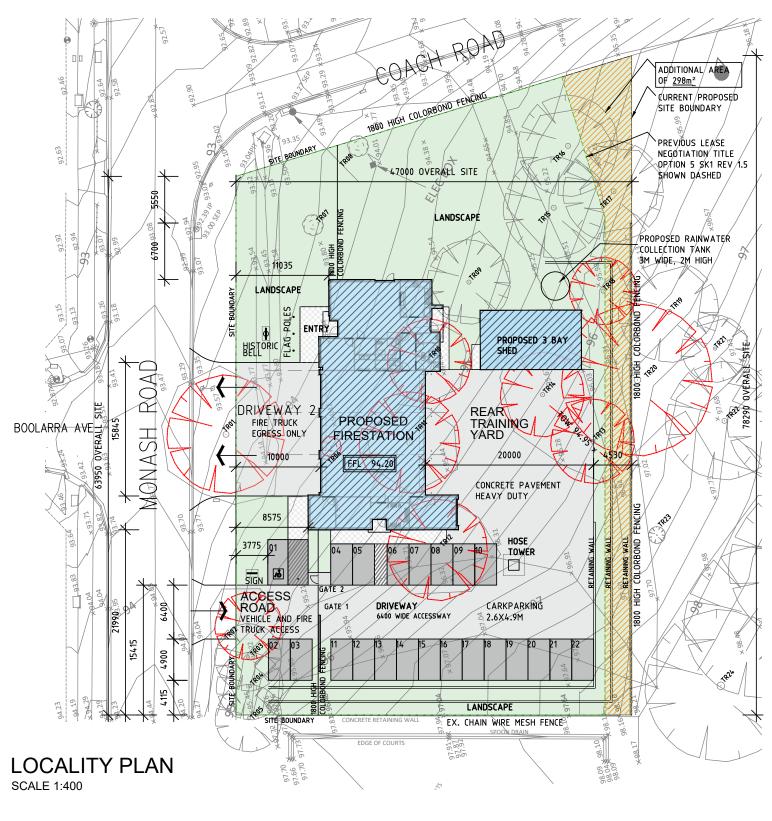
1<u>J</u>. Monash Reserve, Newborough - Proposed Newborough Fire Station



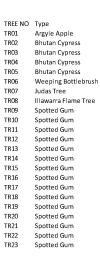
17.1

Proposed Long Term Lease - Monash Reserve, Newborough

| 1 | Monash Reserve, Newborough - Proposed Newborough | |
|---|--|-----|
| | Fire Station | 946 |



| SUMMARY SCHEDULE | | | |
|--|--|--|--|
| PROPOSED | | | |
| 395 m² | | | |
| 22 | | | |
| 882 | | | |
| 3342 m² | | | |
| 3044 m² | | | |
| | | | |
| NOTE: TREES TO BE DEMOLISHED SHOWN RED & DASHED | | | |
| | | | |





AERIAL IMAGE



PROPOSED NEWBOROUGH - NEW FIRE STATION CNR MONASH ROAD & COACH ROAD, NEWBOROUGH

CLIENT COUNTRY FIRE AUTHORITY

JOB NO. DRAWING NO. 21682 TP001

REVISION

DATE Nov 21

С

DRAWING TITLE Locality Plan

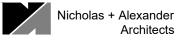
TREE SCHEDULE

Origin Australian Native Exotic Conifer Exotic Conifer Exotic Conifer Exotic Conifer Australian Native Exotic Deciduous Australian Native Victorian Native

Retain/Demolish DEMOLISH DEMOLISH RFTAIN RETAIN RETAIN DEMOLISH RETAIN RETAIN RETAIN DEMOLISH DEMOLISH DEMOLISH DEMOLISH DEMOLISH RETAIN RETAIN RETAIN DEMOLISH RETAIN DEMOLISH RETAIN RETAIN RETAIN



ARCHITECTS:



37 Bevan St, Albert Park VIC 3206 T: + 61 3 96965822 e-mail: naarch@bigpond.net.au



Agenda Item: 17.2

| Agenda Item: | Proposed sale of Hazelwood House, 59-91 Philip | |
|-------------------------|--|--|
| | Parade, Churchill | |
| Sponsor: | General Manager, Organisational Performance | |
| Council Plan Objective: | HEALTHY | |
| Status: | For Decision | |

Proposed Resolution:

That Council:

- Having undertaken an Expression of Interest (EOI) process and considered the two responses received, resolves to sell the building known as Hazelwood House at 59-91 Philip Parade and its surrounds being the land described as Lot 5 on PS 309824 contained in Certificate of Title Volume 10351 Folio 487 (together "Hazelwood House") by private treaty to Quantum Support Services Inc ("Quantum");
- 2. Gives public notice of the proposed sale of Hazelwood House to Quantum and invites public comment on the proposal; and
- 3. Considers any submissions received that are opposed to the proposed sale of Hazelwood House at a future Council meeting; or
- 4. If no submissions opposed to the proposed sale of Hazelwood House are received, authorises the Chief Executive Officer to do all things necessary to sell Hazelwood House to Quantum:
 - At no less than the current market value as assessed by independent valuation; and
 - Subject to restricting the future use of Hazelwood House to a facility for supported youth of the Gippsland region.

Executive Summary:

- After internal referral and review, the building known as Hazelwood House, Churchill and its surrounds being the land described as Lot 5 on PS 309824 contained in Certificate of Title Volume 10351 Folio 487 (together "Hazelwood House") were considered surplus to Council community purposes.
- An EOI process to sell Hazelwood House, Churchill (*Attachment 1*) was administered in July 2021. Two submissions were received. Following the EOI process, the two interested parties presented their submissions to Councillors on Thursday 7 April 2022 (*Confidential Attachment 2 and 3*).



- A review of the proposals has been undertaken by officers. Based on the EOI criteria, the responding information submitted and information from the Councillor presentation, officers have assessed the proposal from Quantum Support Services Inc ("Quantum") as best meeting the EOI criteria. (Confidential Attachment 4)
- Quantum's proposal is to purchase the land with the intent to provide affordable and sustainable medium-term accommodation for homeless and disadvantaged youth for people of the Gippsland region.
- Council may now resolve to proceed with the sale of the property known as Lot 5 on PS 309824 being the land contained in Certificate of Title Volume 10351 Folio 487 Hazelwood House, Churchill and undertake the public notice period inviting comment on the proposal in accordance with the *Local Government Act 2020*.

Background:

In September 2020, Council resolved to undertake an EOI process for the sale of the building known as Hazelwood House, Churchill and its surrounds being the land described as Lot 5 on PS 309824 contained in Certificate of Title Volume 10351 Folio 487 (together "Hazelwood House") as the land is not required for current or anticipated Council community purposes.

Hazelwood House, Churchill is zoned General Residential Zone – Schedule 1 (GRZ1). It is approximately 3.914 hectares made up of a vacant former Aged Care facility, carparking areas, storage sheds, extensive gardens and approximately 2.914 hectares of vacant residential zoned land ("the green field site") to the east of the former Aged Care facility.

The evaluation criteria used to evaluate the proposals to purchase Hazelwood House were as follows:

- Economic benefit
- Experience, track record, bona fides and reputation of the community and/or commercial groups, individuals and organisations submitting the EOI
- Social and community benefit
- Viability and sustainability of the business plan
- Compatibility between the proposed use of the building, the significance of its location and community aspirations
- The proposal's capacity to assist with achieving the goals of the project. The project aims to create a vibrant, safe and active town centre that will provide first class facilities for education, recreation and community events and foster a sense of civic pride and encourage growth and investment.



Two formal proposals were received as a part of the EOI and are summarised below with further detail (*Confidential Attachment 4*).

| Proposal One | Indicated within the submission that the redevelopment aligns with the original intent of the facility (a former Aged Care facility) |
|--------------|---|
| | Will provide local employment opportunities |
| | They have the capital to purchase the property without external funding |
| | • The intent is to provide affordable and sustainable medium- term accommodation for homeless and disadvantaged youth for people of the Gippsland region |
| | • They anticipate applying to the State Government "Big Build" fund to complete their vision of providing supported accommodation for homeless and disadvantaged youth within Gippsland utilising the current facility with planned extensions as funding is received. <i>(Confidential attachment</i> <i>5)</i> |
| Proposal Two | • Indicated within their submission that they intend to purchase the property with the intent to develop the green field site into an over 55's Retirement Village style with prefabricated dwellings which will be constructed off-site |
| | They intend to refurbish the former Aged Care facility for community use by the residents. |

Proposal one scored the highest in the evaluation process based on the criteria. *(Confidential attachment 6).*

Following an EOI process and a decision on the preferred purchaser of Hazelwood House, Council must also satisfy the requirements of Section 114 of the *Local Government Act 2020* by giving public notice of its intention to sell the land by private treaty and inviting submissions.

A condition included in the of the Proposed Resolution for the sale of Hazelwood House is, consistent with the Quantum proposal, that any future use of Hazelwood House is restricted to a facility for supported youth of the Gippsland region. This was a major determinant in recommending Quantum as the successful applicant and without this part of the proposal a different decision may well have been made.



There are two primary mechanisms by which this outcome may be achieved. The first is an agreement under section 173 of the Planning and Environment Act 1987. The second is a restrictive covenant. The Proposed Resolution allows the Chief Executive Officer to determine, in conjunction with Quantum, the preferred approach and wording to implement the restriction.

Issues:

Strategy Implications

Ensure Council operates openly, transparently, and responsibly.

Communication

Council can proceed with the process to sell this land and undertake the necessary process for public notice to be given inviting comment on the proposal in accordance with the *Local Government Act 2020*.

Financial Implications

In accordance with Section 114 of the *Local Government Act 2020* the land would be sold based upon an independent valuation obtained by Council. The attached valuation report *(Confidential Attachment 7)* provides the most current valuation of the land.

Since the land was transferred to Council from Benetas in 2020, Hazelwood House has cost Council approximately \$100,000.00 to maintain the land and building in its current state. These expenses include monthly costs for security, utilities, ground maintenance and a recent insurance claim due to water damage.

Risk Analysis

| Identified risk | Risk likelihood* | Controls to manage risk |
|--|---------------------|--|
| Reputational Risk | | |
| The Churchill community is dissatisfied with the proposed actions | Possible | Notification to the community that emphasise the benefits of reinvesting revenue into community projects and opportunity to receive submissions on the proposed sale |
| Should the site be sold to a private developer, Council will have no ability to impose use options for the building which then may be | Possible | Options to include a covenant or conditions within the sale documents about the use or |



Council Meeting Agenda 06 June 2022 (CM579)

| Identified risk | Risk likelihood* | Controls to manage risk |
|---|---------------------|---|
| demolished or become a dilapidated building | | redevelopment of the main building |
| Legal/Regulatory Risk | | |
| Sale is delayed by the legislative requirements associated with Council sale of land. | Possible | Council's Solicitor to be engaged in the sale processes. Officers will inform the Chief Executive Officer and Council as the process progresses |

Legal and Compliance

Section 114 of the *Local Government Act 2020* details the requirements for the sale or exchange of land as follows:

- Council must publish a notice of intention to sell the land at least four weeks prior to the sale on Councils website.
- Council must undertake a community engagement process in accordance with its community engagement policy.
- Council must obtain an independent valuation from a licenced valuer not more than six months prior to the sale of exchange.

Community Implications

Implications for the local community will be better understood once the public notice period has commenced.

Environmental Implications

There are no environmental implications as a result of this report

Consultation

Should the proposed sale of land proceed, public notice will be given in accordance with Section 114 of the *Local Government Act 2020* and any submissions that are received opposed to the proposed sale would be considered at a future Council meeting.

The engagement process will be undertaken through:

- Social media
- Advertisements in local print media



- Submission opportunities
- Opportunity to address Council at a future Council meeting (*Attachment 9*).

Declaration of Interests:

Officers preparing this report have declared they do not have a conflict of interest in this matter under the provisions of the *Local Government Act 2020*.

Supporting Documents:

Nil

Attachments

11. The second House Churchill
 2. EOI one response (Published Separately)

This attachment is designated as confidential under subsection (g) of the definition of confidential information contained in section 3(1) of the *Local Government Act 2020*, as it relates to 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.

3. EOI two response (Published Separately)

This attachment is designated as confidential under subsection (g) of the definition of confidential information contained in section 3(1) of the *Local Government Act 2020*, as it relates to 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.

4. Summary of EOI proposals from both parties (Published Separately)

This attachment is designated as confidential under subsection (g) of the definition of confidential information contained in section 3(1) of the *Local Government Act 2020*, as it relates to 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.

5. LCC Youth Foyer briefing presentation (Published Separately)

This attachment is designated as confidential under subsection (g) of the definition of confidential information contained in section 3(1) of the *Local Government Act 2020*, as it relates to 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.

6. EOI Criteria scoring sheet (Published Separately)

This attachment is designated as confidential under subsection (g) of the definition of confidential information contained in section 3(1) of the *Local Government Act 2020*, as it relates to 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.

7. 2021-054131 - 59-91 Philip Parade Churchill - Valuation Report (Published Separately)

This attachment is designated as confidential under subsection (g) of the definition of confidential information contained in section 3(1) of the *Local Government Act 2020*, as it relates to 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. Council Property Valuation may prejudice future negotiations made public.

8. EOI one indicative purchase price 12 April 2022 (Published Separately)

This attachment is designated as confidential under subsection (g) of the definition of confidential information contained in section 3(1) of the *Local Government Act 2020*, as it relates to 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.

9. ¹/₂. ¹/₂Hazelwood House - Community Engagement Plan 2022



17.2

Proposed sale of Hazelwood House, 59-91 Philip Parade, Churchill

| 1 | Hazelwood House Churchill | 955 |
|---|--|-----|
| 9 | Hazelwood House - Community Engagement Plan 2022 | 958 |



Above: Former Aged Care Facility, car parking areas, storage facilities and extensive gardens.



Above: Aerial of former Aged Care Facility and green field acreage to the East.



Above: Subject land shown within bolded red boarder/shaded in red.

OFFICIAL

Hazelwood House – Community Engagement Plan

Purpose

This plan has been developed in line with Latrobe City Council's Community Engagement Policy 2021 to outline how Council will engage with the community regarding the proposed sale of Hazelwood House.

In line with s114 of the *Local Government Act 2020*, Council must undertake a community engagement process before selling or exchanging land. In addition, a notice of intention to sell the land must be published for at least four weeks prior to the sale of land on Council's website.

This plan also describes how Council will close the loop on the engagement process to ensure community feedback is acknowledged.

Objectives

This plan seeks to achieve the following objectives:

- To inform the community of Council's intention to sell Hazelwood House following the Monday 6 June 2022
- To promote opportunities for the community to participate in the consultation process from Tuesday 7 June to Monday 4 July.
- To gain an understanding of the community's concerns and questions regarding the proposed sale of Hazelwood House to inform Council's future decision making.

Stakeholders

Key community organisations within Churchill and surrounding districts include:

- Churchill and District News
- Churchill and District Community Association
- Churchill Neighbourhood Centre

Key Messages

(Pending Council's decision)

- Following an Expression of Interest Process, Council has resolved to sell Hazelwood House to Quantum by private treaty.
- Based on the EOI criteria, the responding information submitted and information from the Councillor presentation, officers have assessed the Quantum proposal as best meeting the EOI criteria.



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Regional Car Parks Fund – Communications Plan | Page 2

- Quantum have submitted to purchase the land with the intent to provide affordable and sustainable medium-term accommodation for homeless and disadvantaged youth for people of the Gippsland region.
- After internal referral and review, the proposed sale of Hazelwood House, Churchill is considered reasonable as the land is not required for current Council community purposes.
- Council can now proceed with the sale of the property and undertake the public notice period inviting comment on the proposal in accordance with the *Local Government Act 2020*.

| Schedule Activity | Description | Dates | Cost |
|--------------------------------|---|--|---------------------|
| Email to Councillors | Email to Councillors outlining community engagement process. | Tuesday 7 June 2022. | N/A |
| Latrobe Valley Express Ad | Public notice to inform community of Council's resolution, outlining how to provide feedback and any engagement opportunities. | Published on the LCC website on Tuesday 7 June. Published in the Latrobe Valley Express on Wednesday 15 June 2022. | Approximately \$600 |
| Social Media Posts | Social media post highlighting the consultation opportunity and how to provide feedback. | Initial post published on Tuesday 7 June 2022. Follow up posts to be shared during the consultation period. | N/A |
| Media Release | Outline the decision, consultation opportunities and ways to provide feedback. | Tuesday 7 June 2022. | N/A |
| Website Have Your Say page. | Include background information, online form for feedback. To be updated following the close of submissions to outline the next steps in the process. | Tuesday 7 June 2022. | N/A |



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Regional Car Parks Fund – Communications Plan | Page 3

| Letter to submitters | Letter (or email) to thank submitters for their feedback outline opportunity to speak to their submission at a Council meeting. | At the close of submissions (Monday 4 July) | N/A |
|----------------------|--|---|-----|
| Media Release | Inform community of Council's final decision. | ТВС | N/A |





| Agenda Item: 17.3 | |
|----------------------|---|
| Agenda Item: | Churchill Town Symbol |
| Sponsor: | General Manager, Organisational Performance |
| For Decision | |
| Proposed Resolution: | |

That Council:

- 1. Notes the request of the Churchill and District Community Association that Council formally adopts the name *Churchill Town Symbol* for the structure in the middle of Churchill;
- 2. adopts the name *Churchill Town Symbol* for the structure in the middle of Churchill; and
- 3. Authorises the Chief Executive Officer on behalf of Council to submit the name *Churchill Town Symbol* to the Victorian Registrar of Geographic Names for registration as a place name and to do all things required in support of such application.

Executive Summary:

- The Churchill and District Community Association (CDCA) has requested that Council formally adopt the name *Churchill Town Symbol* for the unnamed structure in the centre of Churchill.
- The structure was erected in December 1967 by the Housing Commission of Victoria as a landmark for the planned town of Churchill. The structure and the land on which it sits now belong to Council.
- The original intent of the architect for the structure was that it be known as the *Churchill Town Symbol*. For a reason that is not now clear, no name was formally assigned to the structure.

Officers would recommend Council agree to the CDCA request and submit the name to The Victorian Registrar of Geographic Names Victoria to be a registered place name.

Background:

By letter dated 31 January 2022 (<u>attached</u>), the Churchill and District Community Association (CDCA) has requested that Council formally adopt the name *Churchill Town Symbol* for the structure in the centre of Churchill and submit this name to The Registrar of Geographic Names Victoria (appointed by the Minister of Planning) for registration as a place name.



The letter has also requested enhancements to the appearance of the structure which will separately be considered by Council's Assets and Presentation.

The CDCA notes that the original intention of the structure's architect was that the structure be known as the *Churchill Town Symbol.*

The structure was erected in 1967 and has become a well-known landmark at least locally of Churchill. Originally owned by the Housing Commission, the structure and the land on which it stands have since been transferred to Council.

In the absence of an assigned formal name, the structure has become known colloquially as the "cigar", although officers understand this association was never the architect's intention in designing the structure.

This matter was considered by the Road and Place Name Advisory Committee and referred to Council.

As part of the registration process, further consultation with the Churchill community may be undertaken with the Office of Geographic Names.

Why name the structure?

The CDCA letter refers to the request as giving effect to the original intent evidenced in the architect's specifications.

The Office of Geographic Names Victoria provides a detailed document entitled Naming Rules for Places in Victoria which includes reference to the benefits of naming as recognition and identification, heritage, map and atlas production, navigation and tourism. It goes on to say that proper naming of a place enables it to be clearly identified and its precise location to be determined. The uniqueness and accuracy of a place name reduces the likelihood of delaying an emergency services vehicle due to inadequate or confusing location details, which might result in life threatening consequences. Proper naming also assists with service delivery by other agencies and companies.

Is the structure able to be named?

Features that may be named include prominent structures. Such a name must include the feature type and if choosing a name based on locality, the name of the official locality. There is an issue whether the Office of Geographic Names will consider 'symbol' to be a feature type.

Who may propose a name?

While any individual or private entity may propose a name, in this case only Council may submit a name for the structure to the Registrar of Geographic Names.

Issues:

Strategy Implications

Nil



Communication

Council would advise the community and relevant regulatory bodies of the structure's formal name.

Financial Implications

There will be only minor costs associated with preparation of and filing the application.

Risk Analysis

| Identified risk | Risk likelihood* | Controls to manage risk |
|---|------------------|---|
| Legal/Regulatory Risk Once the structure is named, it will be at least difficult to change the name. | Rare | Ensure the community supports the chosen name or leave the structure unnamed |

Legal and Compliance

If the CDCA's request is accepted, Council will file an application with The Office of Geographic Names Victoria to register the name. Before doing so, in consultation with The Office of Geographic Names Victoria, Council is likely to be required to undertake further consultation with the community.

There is a legal issue whether the Registrar of Geographic Names will accept 'symbol' as sufficiently descriptive of the feature type represented by the structure.

Community Implications

The structure would have a formal name.

Environmental Implications

Nil

Consultation

The Office of Geographic Names may require broader consultation with the Churchill community as part of the registration process.

Declaration of Interests:

Officers preparing this report have declared they do not have a conflict of interest in this matter under the provisions of the *Local Government Act 2020*.

Supporting Documents:

Nil



Council Meeting Agenda 06 June 2022 (CM579)

Attachments 1<u>U</u>. CDCA letter



17.3

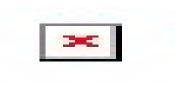
Churchill Town Symbol

 From:Steven PiasenteSent:Tue, 01 Feb 2022 18:06:13 +1100To:Latrobe Central EmailSubject:FW: Request from Churchill & District Community Association to upgraderoadside Town SymbolFull

Attachments: CDCA letter to LCC re Town Symbol.pdf, Churchill Town Symbol.jpg, Churchill Town Symbol specifications.pdf

Vanessa Appleyard Executive Assistant Chief Executive Officer P 03 5128 5442 M 0437 197 789 E Vanessa.Appleyard@latrobe.vic.gov.au





From: Margaret Guthrie <mgcdca@hotmail.com>
Sent: Tuesday, 1 February 2022 1:03 PM
To: Steven Piasente <Steven.Piasente@latrobe.vic.gov.au>
Cc: Cr Kellie O'Callaghan <Kellie.O'Callaghan@latrobe.vic.gov.au>; Cr Melissa Ferguson
<Melissa.Ferguson@latrobe.vic.gov.au>; Pas.Monacella@roads.vic.gov.au;
russell.northe@parliament.vic.gov.au
Subject: Request from Churchill & District Community Association to upgrade roadside Town Symbol

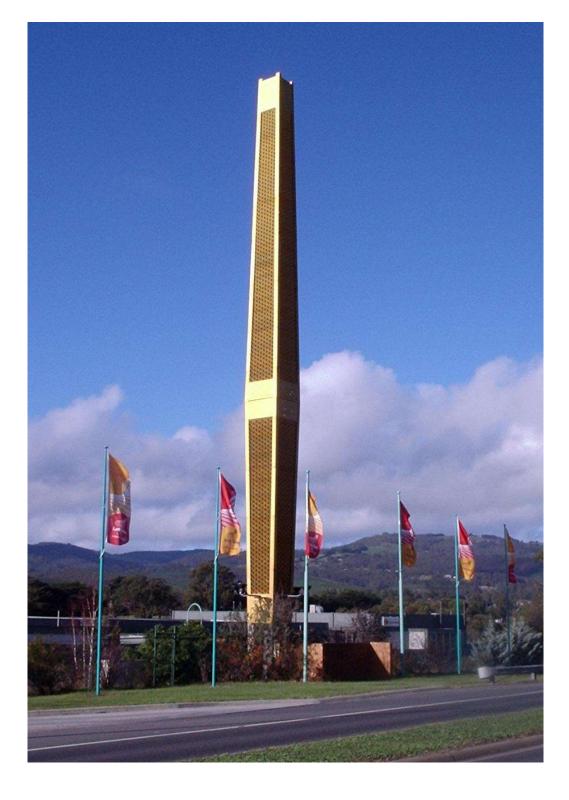
Hello

please find attached a Letter from CDCA regarding the Churchill Town Symbol, along with photo & architect specifications.

I look forward to Council's response in due course.

thank you

Margaret Guthrie President, CDCA 0407 876 443





Mr. Steven Piasente Chief Executive Officer Latrobe City Council

Dear Mr Piasente,

31st January 2022

RE: CHURCHILL TOWN SYMBOL

Churchill & District Community Association (CDCA) requests that Latrobe City Council plan to upgrade and enhance Churchill's Town Symbol, a unique feature of our town.

Churchill is the only town within Latrobe City to have a town symbol and probably one of the few towns in Australia. The structure was erected in December 1967 by the Housing Commission of Victoria as a landmark for the planned town.

The Housing Commission architect who designed the town symbol considered a tall structure was desirable as a landmark so the locality of the new town could be seen from a distance. The town symbol has stood in the centre of the Churchill for over fifty years.

Churchill's Town Symbol is an asset of Latrobe City Council, is located on a small parcel of Latrobe City Council land adjacent to Monash Way and is a well-known landmark.

Our Association requests that Latrobe City Council:

- Installs internal lighting to the full height of the structure as it was originally designed. The lighting has been modified in recent years so that it is lit externally but only to half its height. Because of the tapered shape of the structure, to be effective as a night landmark the present external lighting is inadequate and the Association submits the structure is enhanced by re-installing internal lighting. We ask that Council redesigns the lighting and places the expenditure of the upgrade as an item in Council's next budget.
- 2. Erects signage at the base of the Churchill Town Symbol to inform the community and visitors of its purpose and history. Should Council accept this request, the Association would be prepared to draft text with accompanying photo(s). Given the location, CDCA understands that Council may need to liaise with Rural Roads Victoria.
- 3. Formally adopts the name *Churchill Town Symbol* as was the original intent as evidenced by the architect's specifications. Council is the appropriate Naming Authority and thus it is within Council's remit to officially name and recognise the structure as a geographical feature. Furthermore, we ask Council to submit the name *Churchill Town Symbol* to the Office of Geographic Names requesting the name be a registered place name and included in VICNAMES. Currently

CHURCHILL AND DISTRICT COMMUNITY ASSOCIATION - Post Office 191 CHURCHILL VICTORIA AUSTRALIA 3842



VICNAMES does not recognise Symbol as a type of place name so we ask Council to request the Registrar for Geographic Place Names to recognise Symbol as a type of place name.

Attached to this submission is a photo of Churchill's Town Symbol and the architect's specification.

CDCA requests Council give favourable consideration to our three requests (as outlined above) and looks forward to your considered response.

Yours sincerely,

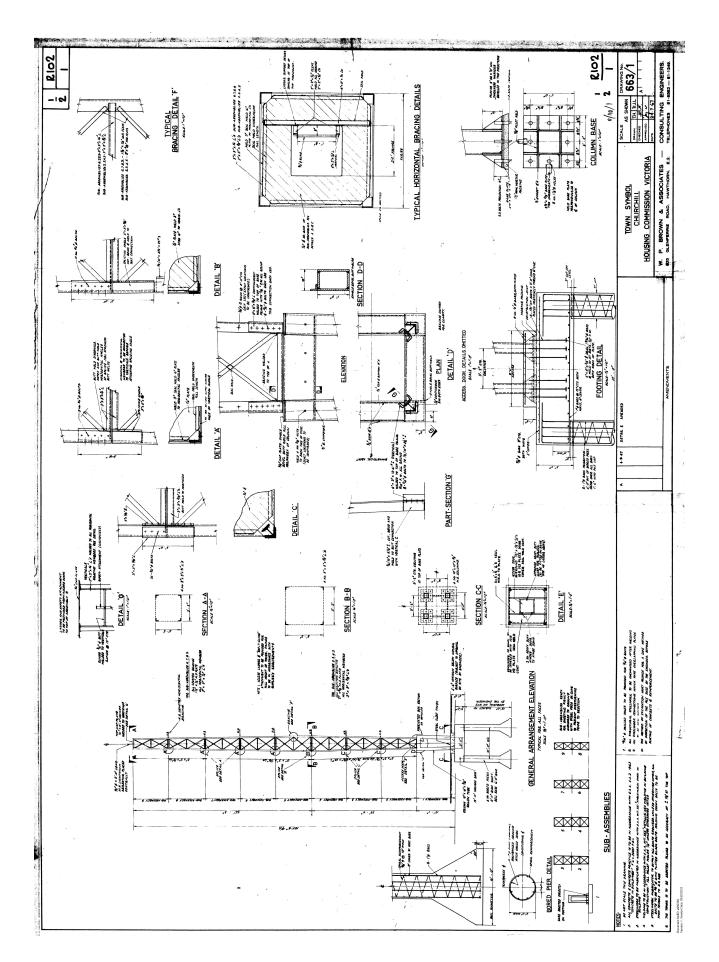
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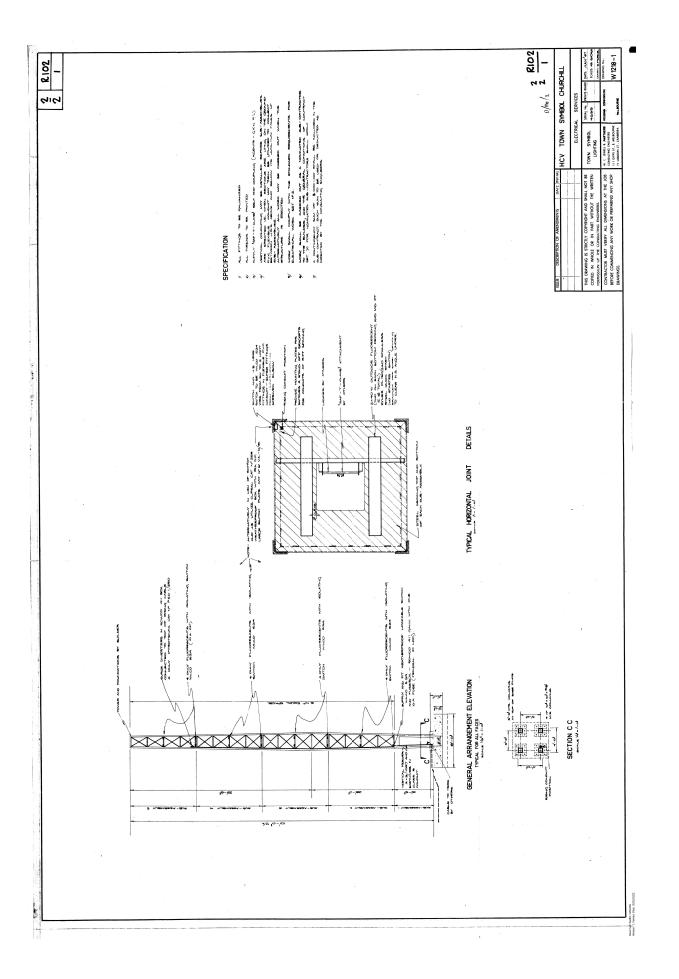
Margaret Guthrie PRESIDENT Churchill & District Community Association Inc. 0407 876 443

Cc Cr Kellie O'Callaghan, Mayor Cr Melissa Ferguson Regional Manager, Roads Victoria Russell Northe, MP

CHURCHILL AND DISTRICT COMMUNITY ASSOCIATION -Post Office 191 CHURCHILL VICTORIA AUSTRALIA 3842









| Agenda Item: 17.4 | |
|-------------------|---|
| Agenda Item: | Proposal to name the Morwell Recreation Reserve Pavilion |
| Sponsor: | General Manager, Organisational Performance |
| For Decision | |
| | |

Proposed Resolution:

That Council:

- 1. Notes the request of the Morwell Football Netball Club with the support of the Morwell Cricket Club and Gippsland Power U18 Football Club to name the Morwell Recreation Reserve Pavilion in honour of Mr Stan Morgan; and
- 2. Agrees to change the name of the Morwell Recreation Reserve Pavilion to the Stan Morgan Pavilion effective immediately.

Executive Summary:

- The Morwell Football Netball Club has written to Council with the support of the Morwell Cricket Club and Gippsland Power U18 Football Club to name the Morwell Recreation Reserve Pavilion in honour of Mr Stan Morgan.
- Mr Morgan passed away in September 2021. He had been involved in local sport for over six decades. He was widely known and respected.
- The request meets Council's policy requirements for a name to be given to a place.
- The request has been considered by the Road and Place Name Advisory Committee and referred to Council.

Mr Morgan's family have advised their support of this application and the form of Mr Morgan's name.

Background:

The Morwell Football Netball Club (MFNC) has written to Council (<u>attached</u>) requesting that Council name the Morwell Recreation Reserve Pavilion in honour of Mr Stan Morgan. The request is supported by the Morwell Cricket Club and Gippsland Power U18 Football Club.

Mr Morgan passed away in September 2021.

The reasons for Mr Morgan's nomination are set out in the MFNC letter and include six decades as a player, supporter, fundraiser and administrator in the Morwell sports community. Mr Morgan was widely known and respected.



Naming the pavilion after Mr Morgan would comply with Council policy for naming a place.

The request by the MFNC has been considered by Council's Road and Place Name Advisory Committee and been referred to Council for consideration.

Issues:

Strategy Implications

There are no strategy implications. The request complies with the draft policy.

Communication

Officers have confirmed the consent of the family to the request and the preferred nomenclature.

Financial Implications

There would be minor expenditure related to signage.

Risk Analysis

| Identified risk | Risk likelihood* | Controls to manage risk |
|--|------------------|--|
| Reputational Risk Equally or more deserving candidates come forward at a future time. | Unknown | The nomination is from the relevant clubs in the Morwell community who attest to Mr Morgan's standing over six decades in various capacities. |
| Legal/Regulatory Risk Once named, it is difficult but not impossible to un- name or re-name | Unlikely | Reverting to no name or re-naming. |

Legal and Compliance

Nil

Community Implications

The request has the support of the main relevant sports clubs from the Morwell community.

Environmental Implications

Nil



Consultation

Council may wish to consult more broadly within the Morwell community but the request is supported by the major users of the reserve.

Declaration of Interests:

Officers preparing this report have declared they do not have a conflict of interest in this matter under the provisions of the *Local Government Act 2020*.

Supporting Documents:



17.4

Proposal to name the Morwell Recreation Reserve Pavilion

Dear Steven Piasente & Kellie O'Callaghan

The Morwell Football Netball Club are leading a joint submission to request the naming of the Morwell Recreation Reserve Grandstand in honour of Stan Morgan. The request is whole-heartedly supported by the Morwell Cricket Club and the Gippsland Power U18 Football Club.

Stan, a life-long Morwell resident sadly passed away in September 2021. Stan's sporting footprint spans over 6 decades and he was widely known and respected throughout the Gippsland Sporting communities.

Stan played football at Morwell from 1964 to 1971 and then went on tb be the longest serving and most revered committee member in the clubs over 100-year history. Stan was the Club Secretary for 17 consecutive years, then Treasurer for 3 years, then Vice President for 3 years.

From 1980, he commenced running a weekly Bingo at the Morwell Club for MFNC fund raising and he continued to do so for over 40 consecutive years until the Pandemic necessitated a pause. Over this period Stan raised an estimated \$1.2M for the club whilst providing some mid-week entertainment to many elderly residents in the Morwell Community.

Stan was also well known in cricketing circles in the district. Stan played cricket at A-Grade level and then went on to become a highly respected cricket umpire in the region.

Stan also spent numerous years as the Football Administrator for the Gippsland Power U18 Football team and long-time club manager, Peter Francis, stated that Stan was one of the most talented sporting administrators he had ever met in over 40 years in AFL and TAC football. The Morwell Football Netball Club has approached and received written and enthusiastic support from both the Morwell Cricket Club and Gippsland Power for the naming of the grandstand in Stan's honour.

We have a shared view that the significant and sustained contribution of Stan and his standing in the sporting community warrants high and ongoing recognition and as such we respectfully request your support of our recommendation to name the Morwell Recreation Reserve Grandstand in Stan's name.

Yours sincerely, Gary Tatterson Football Operations Secretary, Morwell Football Netball Club.



18. URGENT BUSINESS



Council Meeting Agenda 06 June 2022 (CM579)

MEETING CLOSED TO THE PUBLIC TO CONSIDER CONFIDENTIAL INFORMATION



18. MEETING CLOSED TO THE PUBLIC TO CONSIDER CONFIDENTIAL INFORMATION

Section 66 of the *Local Government Act 2020* enables Council to close the meeting to the public to consider *confidential information* as defined in that Act.

Proposed Resolution:

That Council closes this Ordinary Meeting of Council to the public to consider confidential information on the following grounds:

(a) the information to be considered has been declared to be confidential information under section 77 of the Local Government Act 1989 and as a result this information is also confidential information under the Local Government Act 2020; and

(b) pursuant to section 66 of the *Local Government Act 2020* on the following grounds:

18.1 Gippsland Logistic Precinct

This item is confidential as it contains 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 (section 3(1)(g)). This ground applies because the report includes details of potential additional funding from State Government to be directed from it's orginal purpose.

18.2 Social Media Strategy

This item is confidential as it contains 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 (section 3(1)(g)). This ground applies because the information was provided by an independant consultant. Releasing this advice publicly could result in commercial disadvantage by disclosing their intellectual property to industry competitors

18.3 Latrobe City Strategic Brand Foundations and Concepts This item is confidential as it contains Council business information, being information that would prejudice the Council's position in commercial negotiations if prematurely released (section 3(1)(a)). This ground applies because the project is commercial in confidence at which point in time it is launched.



18.4 Recommendation from Chief Executive Officer Committee to Council

This item is confidential as it contains personal information, being information which if released would result in the unreasonable disclosure of information about any person or their personal affairs (section 3(1)(f)). This ground applies because it relates to negotiation of contract with CEO.