

**RODNEY AUJARD & ASSOCIATES***Licensed Land Surveyors*

ABN 35 061 884 911

Ref: 18550

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 Mobile: 0418 346 380

8<sup>th</sup> April, 2015

Also by appointment at:

82 High Street,  
 Yea 3717  
 Tel: (03) 5797 2056  
 &  
 37 Grant Street,  
 Alexandra 3714  
 Tel: (03) 5772 1530

Attn: Mrs Karen Girvan  
 Planning Department  
 Murrindindi Shire Council  
 Municipal Offices  
 PO Box 138  
 ALEXANDRA VIC 3714

Email: [aujard@bigpond.net.au](mailto:aujard@bigpond.net.au)

Please reply to: Camberwell

EMAIL:

Dear Karen,

Re: 2 lot Subdivision – PS 731149M  
 # 49 Halls Flat Road, Alexandra  
Mr & Mrs M.S. & C.F. Tucker

We act for the Tuckers in this matter; they have an 8.153 hectare lot which contains their house, outbuildings and surrounds and grazing lands.

The purpose of this subdivision is to separate the Tuckers house and surrounds onto a more compact lot of 1.498 hectare leaving the balance 6.655 hectare paddock on its own Title; effectively this subdivision separates the two uses the family have created on the site.

The property sits within two zones – one is Residential One Zone and the other Low Density Residential Zone; the Tuckers have created their subdivision proposal to suit the LDRZ situation, ignoring the RIZ as being just not suitable for their and the properties future lifestyle purposes. They do envisage possible further development of the "grazing paddock in future years, suffice to state today where one dwelling house and effluent disposal area has been chosen; we have had Paul Williams prepare a Land Capability Assessment of the chosen site and such LCA is attached herewith.

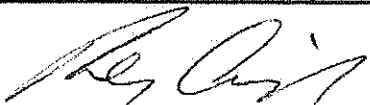
Attached please find an Application for a Planning Permit for the subdivision together with a copy of our subdivision plan, an up-to-date copy of title and Paul Williams LCA Report.

Also attached is our Form 1, Certification Application enabling concurrent processing. This Form 1 is submitted to you in SPEAR (REF: S066043H).

Our Clients' cheque covering your statutory fees of \$526.00 is being sent to you today by Australia Post.

Trusting Council can support this proposal; we await your processing.

Yours faithfully,

**RODNEY AUJARD & ASSOCIATES**

**RODNEY AUJARD**

PS 731149M

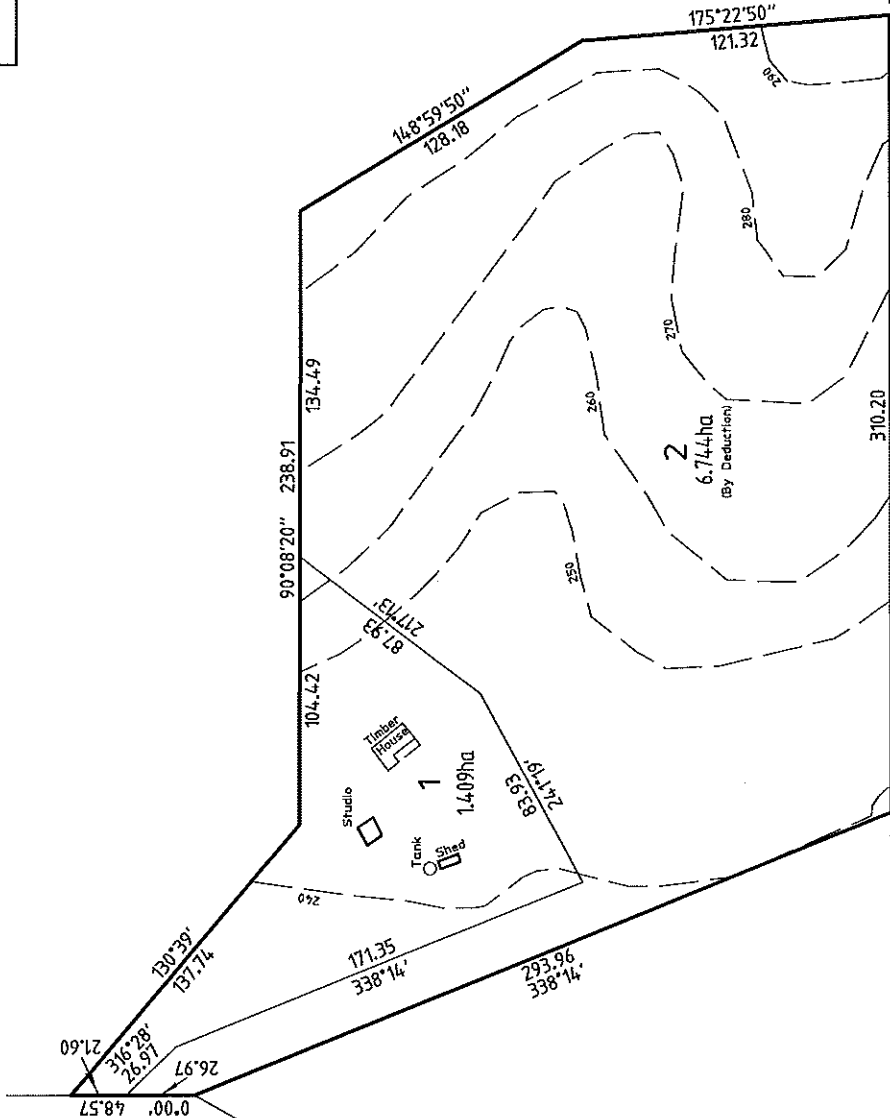
ROAD

FLAT

HALLS

31C

17A 30E



Contour Interval: 1.00m  
Levels are to Australian Height Datum

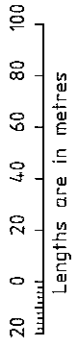
Sheet 2a

ORIGINAL SHEET SIZE A3

DIGITALLY SIGNED BY LICENSED SURVEYOR :  
JOHN F. EGAN

REF : 18550 VERSION 1

SCALE



ORIGINAL SCALE 1:2000

**RODNEY AUJARD & ASSOCIATES**  
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81 Grant Street, ALEXANDRA. 3714. Ph. 5772 1530  
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MS and CF Tucker  
770 Gap Rd Cherokee Vic 3434  
[shepherd@virtual.net.au](mailto:shepherd@virtual.net.au)

Catherine 0458 500350  
Murray 0429 434335

Murrindindi Shire Council  
Attention Karen Girvan  
PO Box 138  
Alexandra Vic 3714

**Re planning Permit Application no 2015/65  
Two Lot Subdivision  
49 Halls Flat Rd Alexandra Vic 3714  
Tuesday, 19 May 2015**

Dear Ms Girvan,

Many thanks for your letter dated 20 April 2015.

The vegetation to which you refer in proximity to the new boundary and the new lot access was planted approximately 30 years ago when this property was originally developed by T and J Alderman. This belt was placed as a visual and wind break between this property and the next. Prior to this planting the area in question formed part of the Alexandra Gun club. Any excavation into the topsoil will show many broken clay targets, and the small cement block building still standing in the front corner of the adjacent property (E and L Norris) was the old toilet block for the club.

We highly value the vegetation and intend to retain it. We have sought DPI grants and with these, have planted approximately 1200 trees and shrubs (all local species) in the rear part of the property focusing on the seasonal watercourse.

Where the 20 metre setback from the current boundary has been placed we believe there to be sufficient room for re-fencing on this line without the removal of trees from this area being required.

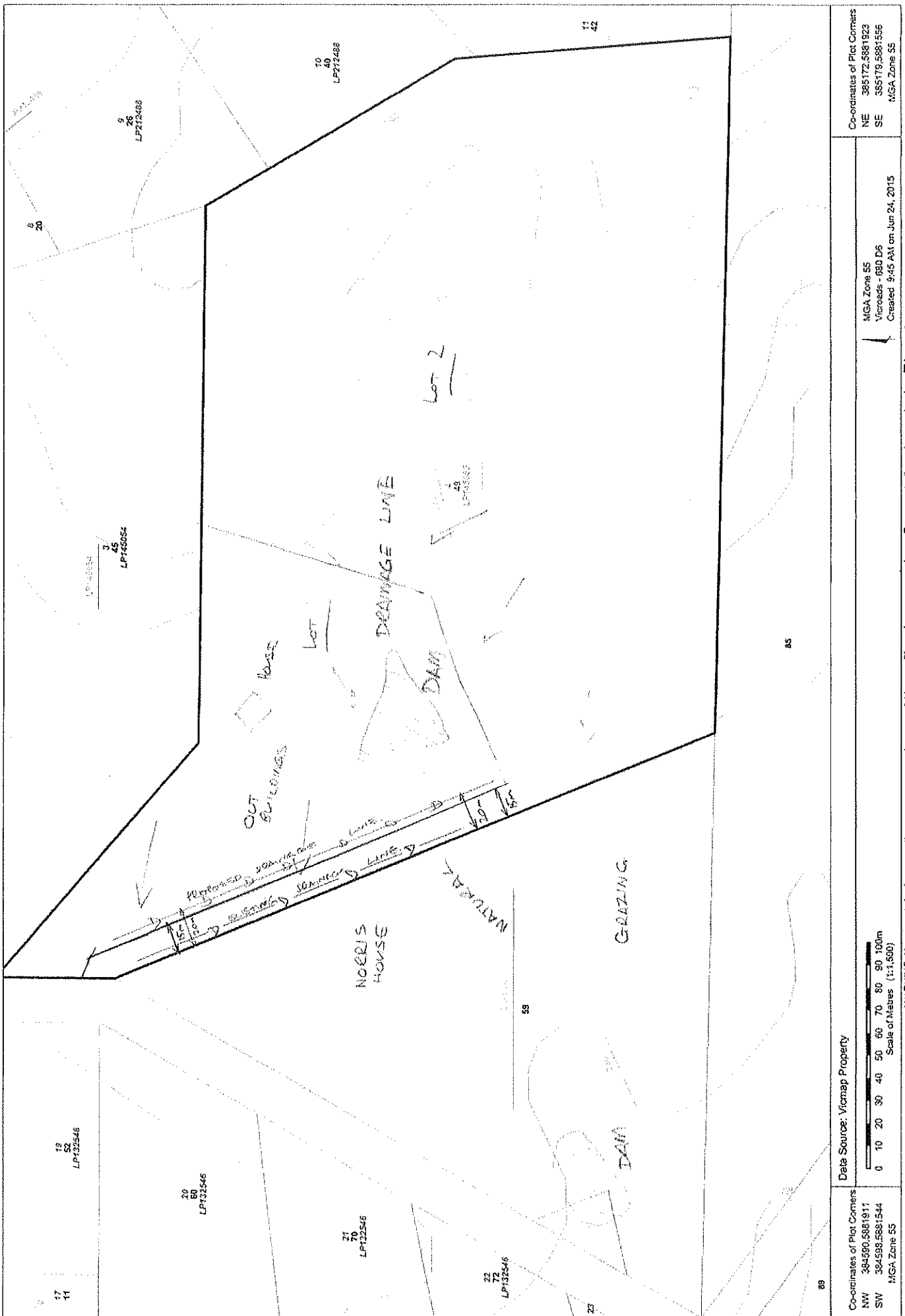
We have placed pegs marked with red tape at the 20 metre mark, in between formally surveyed pegs and using these have identified lines for new fencing which we believe will be able to be installed without tree loss. There is in the middle of the block, a paperbark tree which has fallen and whilst alive is lying horizontally across the 20 metre line. This tree will have to be removed to facilitate fencing.

We hope this letter sufficiently clarifies the intention for the boundary and reinforces our commitment to retaining the vegetation on this property.

We have several photographs which whilst showing the line are quite hard to interpret. If you would like a site visit I would be very happy to meet you on site next week to allay any concerns.

Yours Sincerely,

Murray and Catherine Tucker



Co-ordinates of Plot Corners  
 NE 385172.5881923  
 SE 385179.5881556  
 MGA Zone 55

MGA Zone 55  
 Vicroads - 680 D6  
 Created 9:45 AM on Jun 24, 2015

Data Source: Vicmap Property

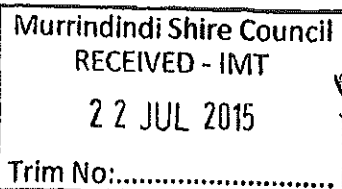
Co-ordinates of Plot Corners  
 NW 384590.5881911  
 SW 384598.5881544  
 MGA Zone 55

0 10 20 30 40 50 60 70 80 90 100m  
 Scale of Metres (1:1,500)

WARNING: No warranty is given as to the accuracy or completeness of this map. Dimensions are approximate. For property dimensions, undertake a Title search.

D15/9971

REF NO 2015/106



19/7/2015  
MICHAEL WILLIAMS  
18 NEWRY ST  
RICHMOND  
3121

DEAR SIR/MADAM

IN RESPONSE TO YOUR LAST  
CORRESPONDENCE DATED 19/5/2015 SEEKING MORE  
INFORMATION ON SET BACKS, ACCESS, EFFLUENT, DINGOES  
COMPOUNDS AND LAND MANAGEMENT, I HOPE THAT THE  
FOLLOWING INFORMATION WILL BE ENOUGH TO PROCEED  
WITH THE APPLICATION REF. NO 2015/106. SORRY FOR  
THE DELAY.

FURTHER INFORMATION FOR 1, A, B, C ATTACHED

## 2. DINGOES

A. I HAVE ONLY ONE MALE AND ONE FEMALE  
AND ONLY INTEND TO BREED ONCE EVERY  
FIVE TO EIGHT YEARS IT IS FOR MY OWN  
PERSONAL (NOT COMMERCIAL) INTERESTS.

B. THE DINGOES WILL BE HOUSED IN  
ACCORDANCE WITH STRICKED REGULATIONS  
WITH DEPT. OF ENVIRONMENT, LAND, WATER AND  
PLANNING + THE DEPT. OF SUSTAINABILITY AND  
ENVIRONMENT, WHO ALSO HAVE INSPECTORS, COME  
AND INSPECT COMPOUNDS TO MAKE SURE THAT  
THEY ARE UP TO CORRECT STANDARDS.

C. AS THE DOGS PASS THEIR BREEDING DAYS  
IT MAY BE THAT I WILL HAVE TO PURCHASE  
ONE MORE BUT THAT WILL ONLY BE EVERY  
10-12 YEARS. JUST A COUPLE WILL BE  
THERE AT ANY ONE TIME

D. AS IN SECTION (B) COMPOUNDS WILL  
HAVE TO BE INSPECTED AND APPROVED BY  
THE TWO GOVERNMENT DEPARTMENTS IN  
SECTION (B) BEFORE THE DINGOES CAN  
MOVED IN

E. DINGOES IMPACT ON THE SURROUNDING  
AMENITY WILL BE MINIMAL AS THEY DO NOT  
BARK AND ARE A VERY QUIET DOG.

3.

I AM RETIRING, SELLING UP, HERE IN  
RICHMOND TO LIVE UP AT TRIPS BLOCK  
OF LAND WITH MY DINGOES AND HORSES  
AND IF ANY MORE LIVE STOCK IS NEEDED  
TO KEEP THE GRASS DOWN THEN I WILL  
AGIST THE LAND FOR MORE.

D15/9971

I HOPE THAT THIS IS WHAT YOU ARE AFTER  
IN YOUR REQUEST FOR MORE INFORMATION, BUT  
IF YOU DO NEED SOMETHING ELSE PLEASE  
DO NOT HESITATE TO ASK AND THANK YOU.

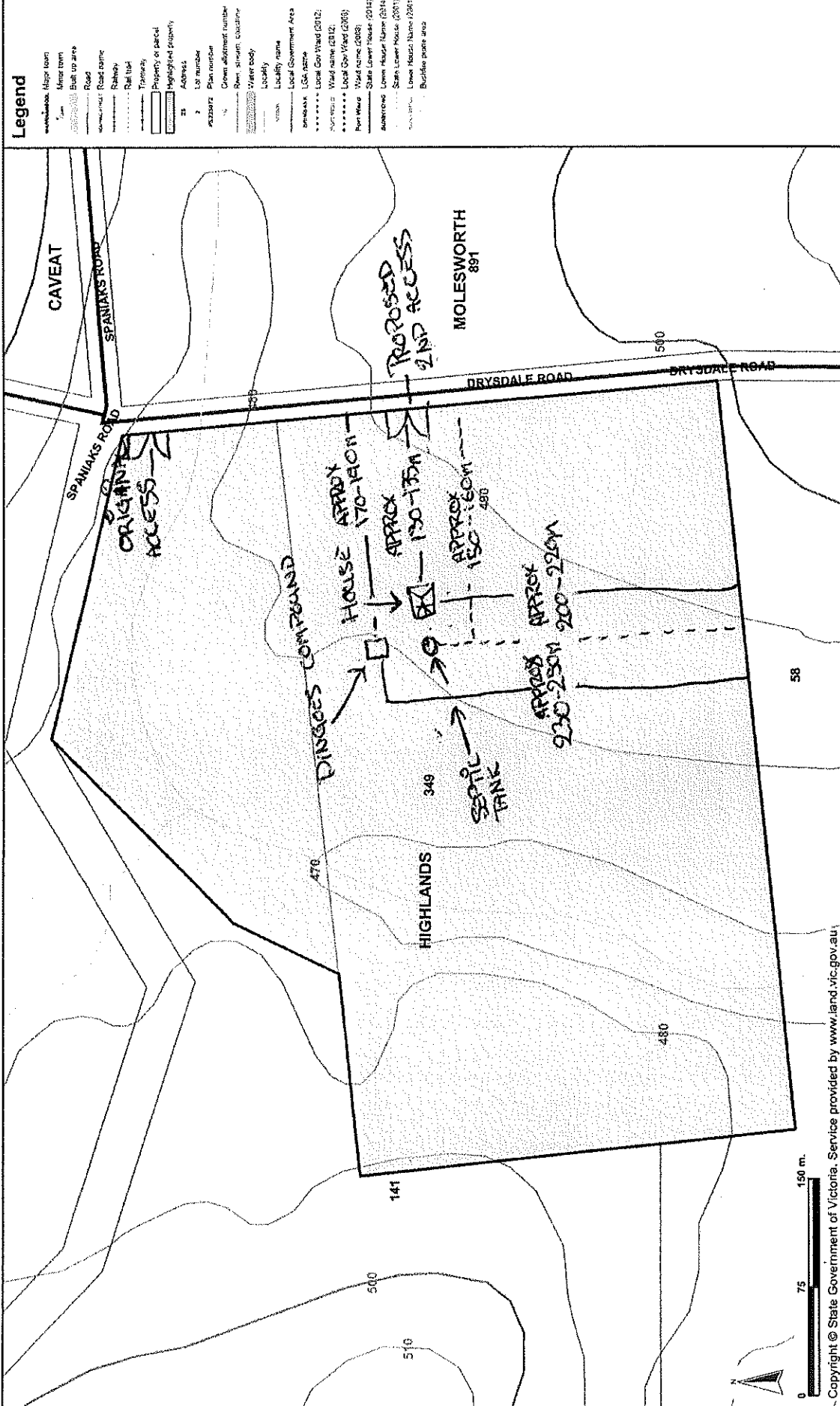
YOURS SINCERELY

MICHAEL WILLIAMS

D15/9971



Map Centre - VicRoads 61 J3



**Legend**

- Map Icon
- Mine town
- Stat up area
- Road
- Road name
- Railway
- Rail line
- Tramway
- Property of parcel
- Highlighted property
- Address
- Lot number
- Plan number
- Crown allotment number
- Road street location
- Water body
- Locality
- Local Government Area
- Local Government Area
- LSGA name
- Local Gov Ward (2012)
- Ward name (2012)
- Local Gov Ward (2008)
- Local Gov Ward (2008)
- Ward name (2008)
- State Lower House (2014)
- State Lower House (2014)
- Lower House Name (2014)
- Lower House Name (2007)
- Business place area

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Map Scale 1:3,524  
 July 3, 2015 10:52:06 AM

D15/11546

REF:- 2015/106

①

Murrindindi Shire Council RECEIVED - IMT 26 AUG 2015 Trim No:.....
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Michael Williams  
18 NEWRY ST  
RICHMOND  
3121

DEAR SIR/MADAM

I WISH TO THANK YOU FOR YOUR CONCERNS AS IT WAS POINTED OUT TO ME BY A PHONE CALL FROM A LOCAL RESIDENT THAT THE WORDING ~~SOUNDS~~ ON THE APPLICATION SOUNDS LIKE I WANT TO RUN A PUPPY FARM, WHEN THIS WAS POINTED OUT TO ME I EXPLAINED ~~THAT~~ TO HIM THAT I ONLY HAVE TWO DINGOES AND WOULD VERY MUCH LIKE TO KEEP IT THAT WAY, THE ONLY TIME WHEN THERE WOULD BE ONE MORE IS WHEN MY ELDEST ONE (MALE OR FEMALE) HAS ONLY ONE TO TWO MORE YEARS TO LIVE, THEN I WOULD REPLACE IT (MALE OR FEMALE) WITH A PUP OF THE SAME SEX SO THEN FOR MINIMAL AMOUNT OF TIME THERE WOULD ONLY THREE, THIS IS SO THAT THE PUP WOULD BE ABLE TO LEARN OFF ITS ELDER, THEN WHEN THE ELDER PASSES AWAY IT WOULD BE JUST THE TWO AGAIN.

AFTER THE WORDING ON THE APPLICATION WAS POINTED OUT TO ME I DID ~~RING~~ THE COUNCIL TO SEE IF IT COULD BE CHANGED BUT IT WAS TOO LATE, I ONLY EVER INTEND TO HAVE JUST TWO DINGOES AS THAT IS ALL THAT I HAVE HAD FOR THE PAST FIFTEEN YEARS, AND IF BY SOME FREAK OF NATURE THAT THEY DO HAPPEN TO BREED (GOD FORBID) THEN I WOULD ONLY BE KEEPING ONE PUP BUT TO BE HONEST I DO NOT SEE THAT HAPPENING. BUT IF THEY DID BREED AT THE WRONG TIME I WOULD TAKE HER TO THE VET FOR THE MORNING AFTER INJECTION (I DO NOT WANT A LITTER THAT IS UNPLANNED).

I HAVE HAD A DINGO LICENCE FOR MORE THAN FIFTEEN YEARS AND IN THAT TIME I HAVE NOT HAD A SINGLE COMPLAINT FROM ANY OF MY NEIGHBOURS ABOUT NOISE, SMELL OR ANYTHING ELSE, IF I STAND IN THE MIDDLE OF MY PROPERTY THEN MY NEIGHBOURS ARE LESS THAN TWENTY FEET AWAY WE ARE JUST LIKE FRIENDS SO IF SOMETHING WAS TO UPSET THEM THEN THEY WOULD DEFINITELY LET ME KNOW, BUT THEY DO ASK ME SOMETIMES IF I STILL HAVE THEM BECAUSE THEY ARE NOT SEEN OR HEARD OF, THERE HAS NEVER BEEN AN ESCAPE OR ANY-



(2)

THINGS ELSE OF THAT NATURE AND I WOULD LIKE TO KEEP A CLEAN SLATE IN THAT REGARD WHICH IS ANOTHER REASON WHY I HAVE LIMITED MYSELF TO ONLY THREE AT MOST (BUT ONLY FOR LIMITED TIME) THEN BACK TO TWO FOR THE DURATION

THEIR NIGHT TIME COMPOUND WHICH IS WHERE THEY WILL BE SPENDING MOST OF THEIR TIME WILL HAVE A CONCRETE PAD AND BE FULLY ENCLOSED NOT JUST TO KEEP THEM IN BUT TO KEEP OTHERS OUT (I.E. WOMBATS AND ALIKE), THEIR EXERCISE YARD WILL HAVE AN ELECTRIC FENCE INSIDE AND OUT AS WELL AS CCTV 24 HOURS A DAY TO MAKE SURE THAT THEY DONOT GET INTO TROUBLE. WHEN I TAKE THEM FOR A WALK OR ANY WHERE OUTSIDE THEIR COMPOUND I AM REQUIRED BY LAW TO HAVE THEM ON A LEAD OR HARNESS WHICH IS COMPULSORY NO IF'S OR BUTS,

I WOULD LIKE TO THINK OF MYSELF ASA RESPONSIBLE OWNER WHO NOT ONLY LOOKS AFTER MY DOGS NEEDS BUT THOSE OF MY NEIGHBOURS AS WELL.

AS FOR CLEANING UP AFTER THE DOGS ALL SOLIDS WILL BE DISPOSED OF INTO THE SEPTIC TANK ALONG WITH HUMAN WASTE AND THE CONCRETE PAD WILL GET A DAILY WASH AND DISINFECT.

I HAVE A COUPLE OF HORSES WHICH WILL MANAGE THE GRASS AROUND THE Paddock MUCH IN THE SAME WAY MRS PERRY'S STERS ARE AT THE MOMENT,

FOR FIVE YEARS OR ABOUT I WAS LIVING IN THE OLD GARDENERS COTTAGE THAT BELONGED TO HARRIES HOWE WITH MY COUSINS THE KIRKHAM FAMILY, I GOT TO KNOW QUITE A FEW PEOPLE UP THERE IN THE HIGHLANDS I WENT TO THE C.F.A. MEETINGS, EVEN WENT TO A COURSE WITH JOHN KIRKHAM AND OTHERS TO LEARN HOW TO DRIVE THE FIRE TRUCK IN ALL SORTS OF DIFFERENT TERRAIN, AND I HAVE KEPT IN CONTACT WITH A FEW OF THE LOCALS LIVING IN THE HIGHLANDS, CAVEAT AREA EVEN GOING UP THERE EVERY WINTER WITH MY CHAIN SAW TO GET FIRE WOOD SO IT IS NOT LIKE I AM A STRANGER TO THE AREA AND ALL COMPOUNDS WOULD HAVE TO BE APPROVED BY THE DEPT SUSTAINABILITY + ENVIRONMENT AND OR THE DEPT OF ENVIRONMENT, LAND, WATER + PLANNING AS WELL AS EXTRA SECURITY PRECAUTIONS JUST TO MAKE SURE ALL IS WELL.

D15/11546

(3)

I AM TERRIBLY SORRY FOR ANY INCONVENIENCE THAT  
THE WORDING ON THE APPLICATION MAY HAVE ~~COUSED~~ COURSED  
BUT IT DID SOUND LIKE I WAS GOING TO HAVE A PUPPY  
FARM THERE WHERE AS ALL I WOULD LIKE ~~TO DO~~ IS RETIRE  
THERE WITH MY TWO DOGS AND A COUPLE OF HORSES  
NOTHING MORE, NOTHING LESS.

YOURS SINCERELY

MICHAEL WILLIAMS

P.S. PLEASE FORGIVE THE HAND WRITING  
AND SPELLING MISTAKES AS I AM NOT  
UP TO SPEED WITH COMPUTERS.

## AMENDMENT C46, MURRINDINDI PLANNING SCHEME

### SUMMARY OF SUBMISSIONS

#### 1. AGENCY SUBMISSIONS:

##### 1.1 VicRoads:

**Land:** General submission.

##### **Submission summary:**

- A requirement for a Traffic Impact Assessment Report (TIAR) should be included under Clause 3.0, *Requirements for development plan*, in all Development Plan Overlay (DPO) schedules to determine the extent of mitigating works required on declared arterial roads, as follows:

*A Transport Impact Assessment Report shall be prepared in conjunction with any development plan having regard to VicRoads Access Management Policies to determine the extent of mitigating works required on declared arterial roads. These works shall be determined in consultation with VicRoads.*

An alternative is to include this TIAR requirement in DPO schedules for specific parcels of land, to be determined in conjunction with VicRoads.

- In proposed revised DPO Schedules 1-5, under Clause 1, *Requirement before a permit is granted*:

*Add after: Design and provision of roads and road infrastructure in accordance with the Infrastructure Design Manual, in conjunction with VicRoads 'on VicRoads Freeways and arterial roads'.*

- Given DPO1 is being deleted from land on the southern side of Pendlebury Street, Alexandra (22 Dockings Lane) and being rezoned to Low Density Residential without a DPO, the proposed DPO2 should be extended over this land.
- DPO2 is proposed over land bounded by Dyes Lane/Park Road and Steavenson Road. This land may be subject to existing planning permits but it is unclear whether the development of this land has been previously referred to VicRoads. It is noted that there are no turn lanes provided at Dyes Lane and Mareeba Avenue intersections with the Maroondah Highway. Depending on the status of any current planning permits, VicRoads considers that a TIAR should have been required to determine mitigating works to be undertaken by the developer at the Maroondah Highway intersections.
- C55: VicRoads suggests that the DPO1 should be extended to include 5691 Whittlesea-Yea Road and 6469-6489 Melba Highway, Yea. The submission to Amendment C55 notes that the DPO3 should be applied to both sites.

##### **Discussion:**

- TIAR requirement for all DPO schedules: It is considered to be too difficult and cumbersome to nominate individual parcels at this stage for which a TIAR is required. While VicRoads seeks to determine the effect on arterial roads, and the extent of any subsequent works that may be required, many areas affected by the DPO may not be

adjacent to or affect any arterial roads. As a result, a mandatory requirement for TIAR may be unnecessary and result in undue cost and delay for proposals. This VicRoads suggestion for the additional clause would be more applicable if consideration is required for a TIAR, in conjunction with VicRoads.

- Schedules 1-5, Clause 1, *Requirement before a permit is granted*:  
Any additional requirement to provide road infrastructure on VicRoads Freeways and arterial roads is supported. Given that Murrindindi Shire only has arterial roads, additional reference to freeway is not required.
- Southern side of Pendlebury Street, Alexandra (22 Dockings Lane):  
Amendment C46 proposes that this site be rezoned from General Residential to Low Density Residential, with the DPO1 being removed from the land. Although VicRoads suggests that the DPO2 (Low Density Residential Zone) now be applied to the land to reflect its proposed zoning, this application is not required as:
  1. The land is distant from the nearest arterial road (Goulburn Valley Highway) and is accessed from internal roads, with the proposed rezoning having no impact on this road.
  2. The rezoning will result in a less intense development of the land than the current zoning.
  3. The subject land is relatively small and is in single ownership, making the application of a DPO unnecessary. Any future subdivision or development of the land may be adequately guided through any future planning permit.
- Land bounded by Dyes Lane/Park Road and Steavenson Road, Buxton:  
This land is subject to an existing development plan (approved July 2008) that has guided the subdivision and development of most of the site. At this stage, any consideration of a TIAR to consider impact at the Maroondah Highway intersection is not relevant or required. Given that all subdivision and development of the site has not been completed, the DPO2 is still required for the land.
- C55, Yea:  
VicRoads suggestions for application of the DPO to 5691 Whittlesea-Yea Road and 6469-6489 Melba Highway, Yea are not relevant to Amendment C46 and have been considered separately under the report on C55 submissions. The rezoning of both properties has been proposed under C55.
- VicRoads overall position:  
This officer submission summary and recommendations (below) were referred to VicRoads on VicRoads on 14 July 2016. A VicRoads reply was received on 6 August 2015, consenting to all discussion and recommendations (below). The original VicRoads submission to Amendment C46 is therefore fully satisfied.

### **Recommendations:**

- Agree with submission in part only.
- TIAR requirement for all DPO schedules:  
Add the following point to Clause 3.0, Requirements for development plan, to exhibited DPO Schedules 1-5:

*In conjunction with the preparation of any development plan, consideration must be given, in conjunction with VicRoads, to the need for a Transport Impact Assessment Report when it is considered likely that there will be an effect on any declared arterial road. Any required Transport Impact Assessment Report will have regard to VicRoads Access Management Policies and determine the extent of mitigating works required on declared arterial roads in consultation with VicRoads.*

- In Clause 1, *Requirement before a permit is granted*, in exhibited DPO Schedules 1-5:  
Add after: *Design and provision of roads and road infrastructure in accordance with the Infrastructure Design Manual, in conjunction with VicRoads 'on VicRoads arterial roads'.*
- Southern side of Pendlebury Street, Alexandra (22 Dockings Lane): Disagree. No application of the DPO2 (Low Density Residential Zone) is required, as suggested in the submission, as this site is relatively small and any future subdivision or servicing may be adequately guided through future applications for planning permit rather than a development plan process.
- Land bounded by Dyes Lane/Park Road and Steavenson Road, Buxton:  
Retain the proposed revised DPO2 for the land. No further action required.

## **1.2 Goulburn Broken Catchment Management Authority:**

**Land:** General submission.

**Submission summary:**

- No objection to exhibited proposals.

**Discussion:**

- Noted.

**Recommendation:**

- Note submission.
- No changes required to the exhibited Amendment C46.

### 1.3 Goulburn Murray Water:

**Land:** General submission.

**Submission summary:**

- Areas of interest are surface water and groundwater quality, use and disposal. Development proposals are required to not impact detrimentally on the flow and quality of surface water and groundwater and that required water supplies are available from an approved source.
- The Development Plan Overlay requires consideration of wastewater disposal within the Low Density Residential and Rural Living Zones.
- No objection.

**Discussion:**

- Noted. The submission confirms that the exhibited Development Plan Overlay schedules require consideration of wastewater disposal within the Low Density Residential and Rural Living Zones.

**Recommendation:**

- Note submission.
- No changes required to the exhibited Amendment C46.

#### **1.4 Department of Environment, Land, Water and Planning:**

**Land:** General submission.

**Submission summary:**

- Changes to the Development Plan Overlay do not appear to create adverse biodiversity outcomes.
- No objection.

**Discussion:**

- Noted.

**Recommendation:**

- Note submission.
- No changes required to the exhibited Amendment C46.



## **1.5 Goulburn Valley Water:**

**Land:** General submission.

### **Submission summary:**

- No objection.
- Some of the areas under the amendment are located outside Goulburn Valley Water's existing sewer and water districts. Should these areas located outside of the districts require reticulated services, a detailed assessment would need to be carried out by Goulburn Valley Water at that time.

### **Discussion:**

- Noted. In the event that zoned areas (with the DPO applying to them) be proposed for development in the future, consultation will be required with GVW to determine the level and timing of water and sewerage services.
- The DPO schedules proposed to be revised under Amendment C46 include requirements for servicing, including reticulated water and sewerage. The development planning process would include referral to GVW in relation to these services.

### **Recommendation:**

- Note submission.
- No changes required to the exhibited Amendment C46.

## 2. **PRIVATE LANDOWNER SUBMISSIONS:**

2.1 **Submitter:** Private landowner

**Land:** Halls Flat Road area, southwestern section of Alexandra.

### **Current Murrindindi Planning Scheme:**

Zoning: General Residential 1.

Development Plan Overlay: DPO 1 (Residential 1 Development Plan).

### **Exhibited Amendment C46:**

Zoning: Proposed Low Density Residential.

Development Plan Overlay: Deletion of existing DPO1.

### **Submission summary:**

- Fully agree with proposal (rezone land to Low Density Residential and remove the Development Plan Overlay from the land).

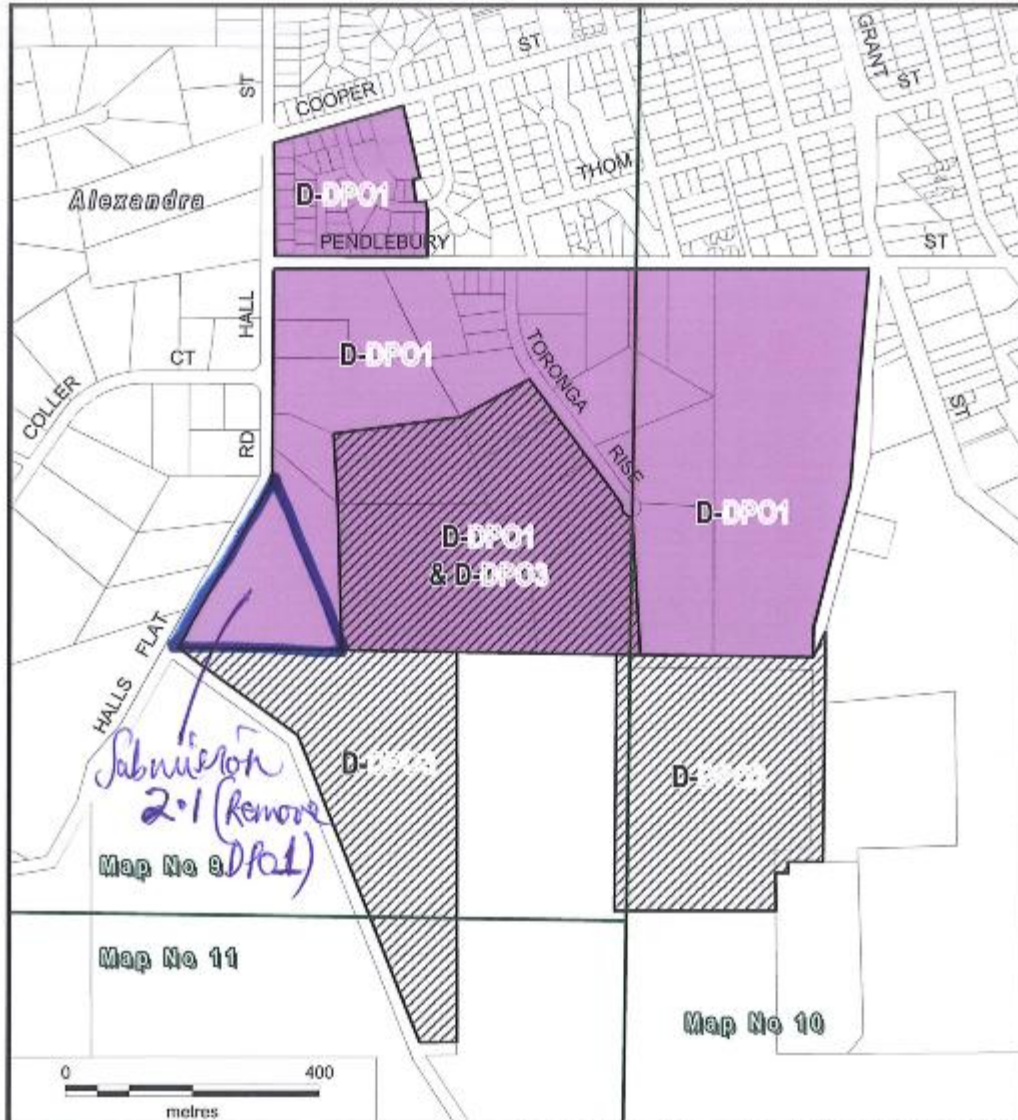
### **Discussion:**

- This submission supports the exhibited amendment proposal to rezone land at the southern end of Halls Flat Road from General Residential 1 to Low Density Residential and remove the DPO1 (Residential 1 development plan) from the land.
- This amendment is proposing to rezone the area from General Residential 1 to Low Density Residential and remove the DPO1 (Residential 1 development plan) from the land as the land cannot be serviced with reticulated sewerage and should now be rezoned to reflect this servicing limitation and existing low density residential nature.
- As the land is being rezoned from General Residential 1 to Low Density Residential, the application of DPO1 (applying to fully serviced residential land) is redundant and not required to guide future low density residential use and development.
- No replacement DPO2 (Low Density Residential Zone) is required for this and other sites in this vicinity being rezoned to Low Density Residential as the sites are existing low density residential sites where any future proposed subdivision, development or use may be adequately considered through applications for planning permit.



### **Recommendation:**

- Note submission.
- No changes required to the exhibited Amendment C46.

### MURRINDINDI PLANNING SCHEME LOCAL PROVISION



**LEGEND**

-  **D-DPO1** AREA TO BE DELETED FROM A DEVELOPMENT PLAN OVERLAY (DPO1)
-  **D-DPO3** AREA TO BE DELETED FROM A DEVELOPMENT PLAN OVERLAY (DPO-3)

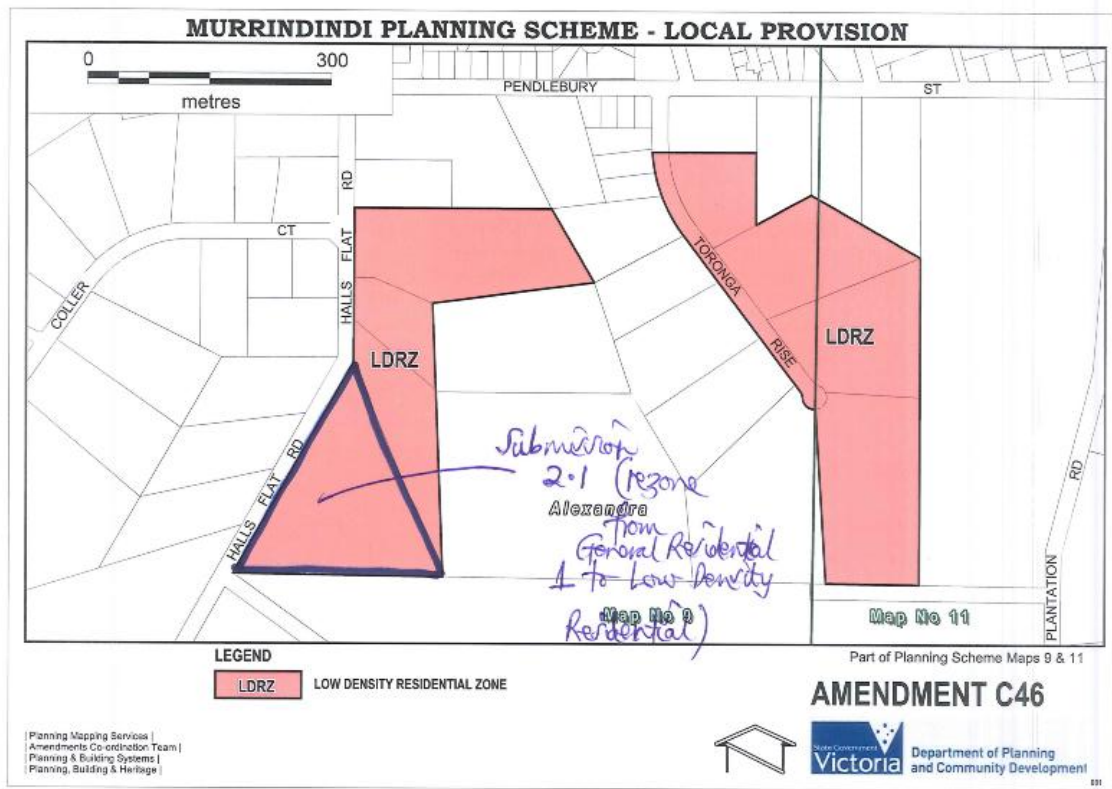
Part of Planning Scheme Maps 9DPO, 10DPO & 11DPO

## AMENDMENT C46

| Planning Mapping Services |  
 | Amendments Co-ordination Team |  
 | Planning & Building Systems |  
 | Planning, Building & Heritage |



State Government  
**Victoria** Department of Planning  
 and Community Development



**2.2 Submitter:** Private landowner**Land:** Whittlesea- Kinglake Road area, Kinglake West**Current Murrindindi Planning Scheme:**

Zoning: Rural Living.

Development Plan Overlay: DPO 6 (Rural Living Zone, Kinglake West and Pheasant Creek).

**Exhibited Amendment C46:**

Zoning: Unchanged

Development Plan Overlay: Deletion of DPO 6, with application of DPO 3 (Rural Living Zone).

**Submission summary:**

- Recently completed a sub-division of land (9 lots), therefore the Development Plan Overlay is not required and should now be removed.
- Adjacent blocks to the south and west are blocks that have existed for many years, are approximately the standard quarter acre block sizes and cannot be subdivided any further, therefore the Development Plan Overlay should also be removed from these blocks.

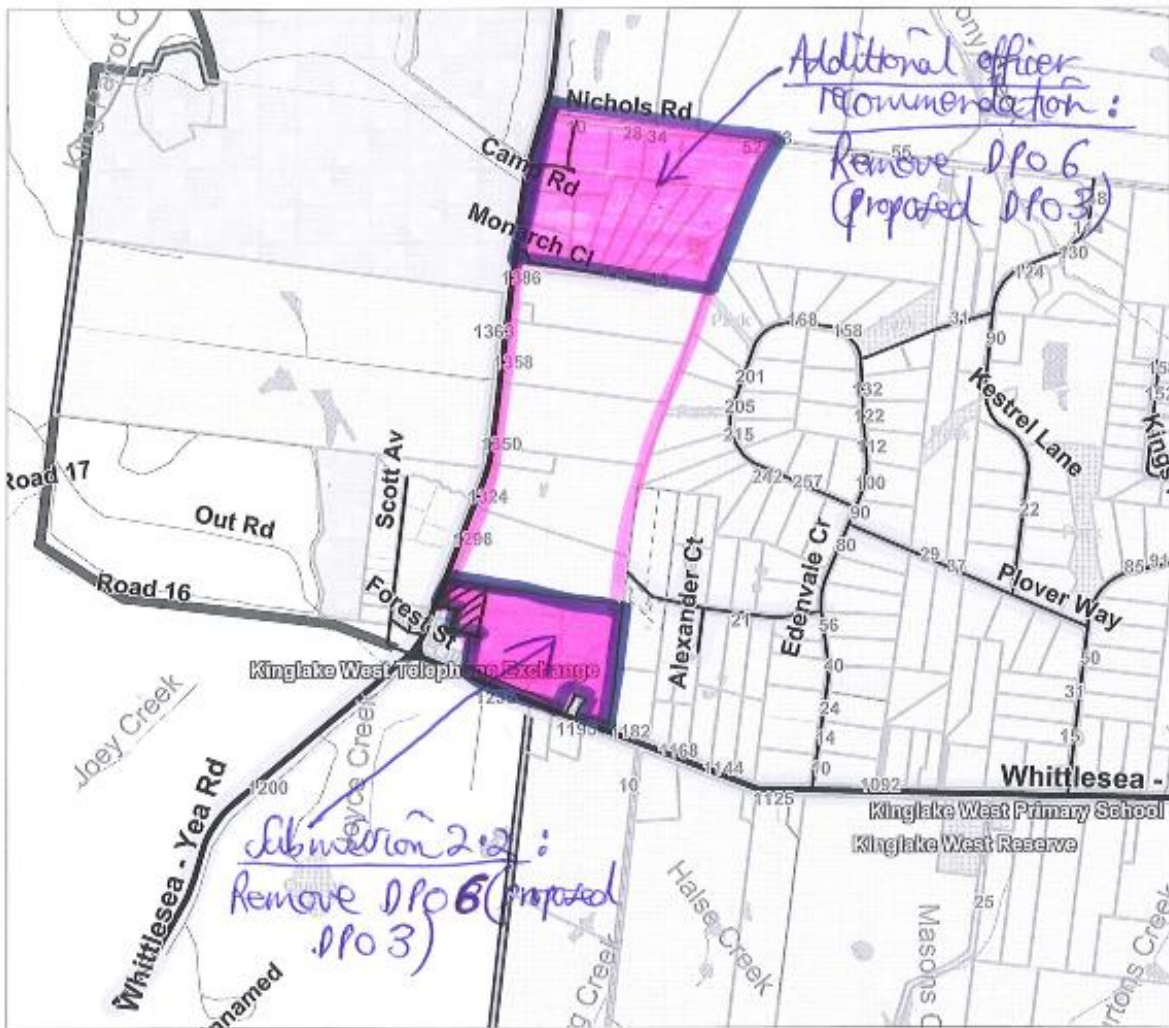
**Discussion:**

- The DPO6 presently applies to this land. Amendment C46 proposes to replace the DPO6 with the DPO 3 (Rural Living Zone), also amending the DPO3 schedule.
- This land has now been subdivided into 9 lots, with titles issued. While this subdivision is guided by the approved *Kinglake West Development Plan*, there are no ongoing requirements for the use or development in the subdivision outlined in the approved development plan.
- It is therefore feasible that the DPO could be removed from the land, as requested, as the current approved development plan is no longer required to apply to the land and the DPO is no longer relevant or required for the land.
- While the western most lot (adjacent to and on the northern side of the existing Township Zone) of this existing 9 lot subdivision is presently proposed for a site specific rezoning (to Township) and development, consideration of this proposal may take place on its merits through a future planning scheme amendment / planning permit processe without the application of the DPO to the land.
- The submission recommends that the DPO be removed from land to the south and west. It is assumed that the land referred to is land around the small Kinglake West village area, which is zoned Township with no DPO now applying to the land. No actions are required to meet this request as the DPO already does not apply to the land.

**Recommendation:**

- Agree with submission.

- Amend the exhibited Amendment C55 to remove the DPO by removing the existing DPO6 (exhibited under Amendment C46 as proposed DPO3) from the land, in accordance with the following map.



**2.3 Submitter:** Private landowner

**Land:** North Street area, west of Yea.

**Current Murrindindi Planning Scheme:**

Zoning: Industrial 1.

Development Plan Overlay: DPO 4 (Industrial).

**Exhibited Amendment C46:**

Zoning: Unchanged (proposed to be rezoned to General Residential 1 under C55).

Development Plan Overlay: Delete DPO 4.

**Submission summary:**

- Strongly support the deletion of the Development Plan Overlay 4.

**Discussion:**

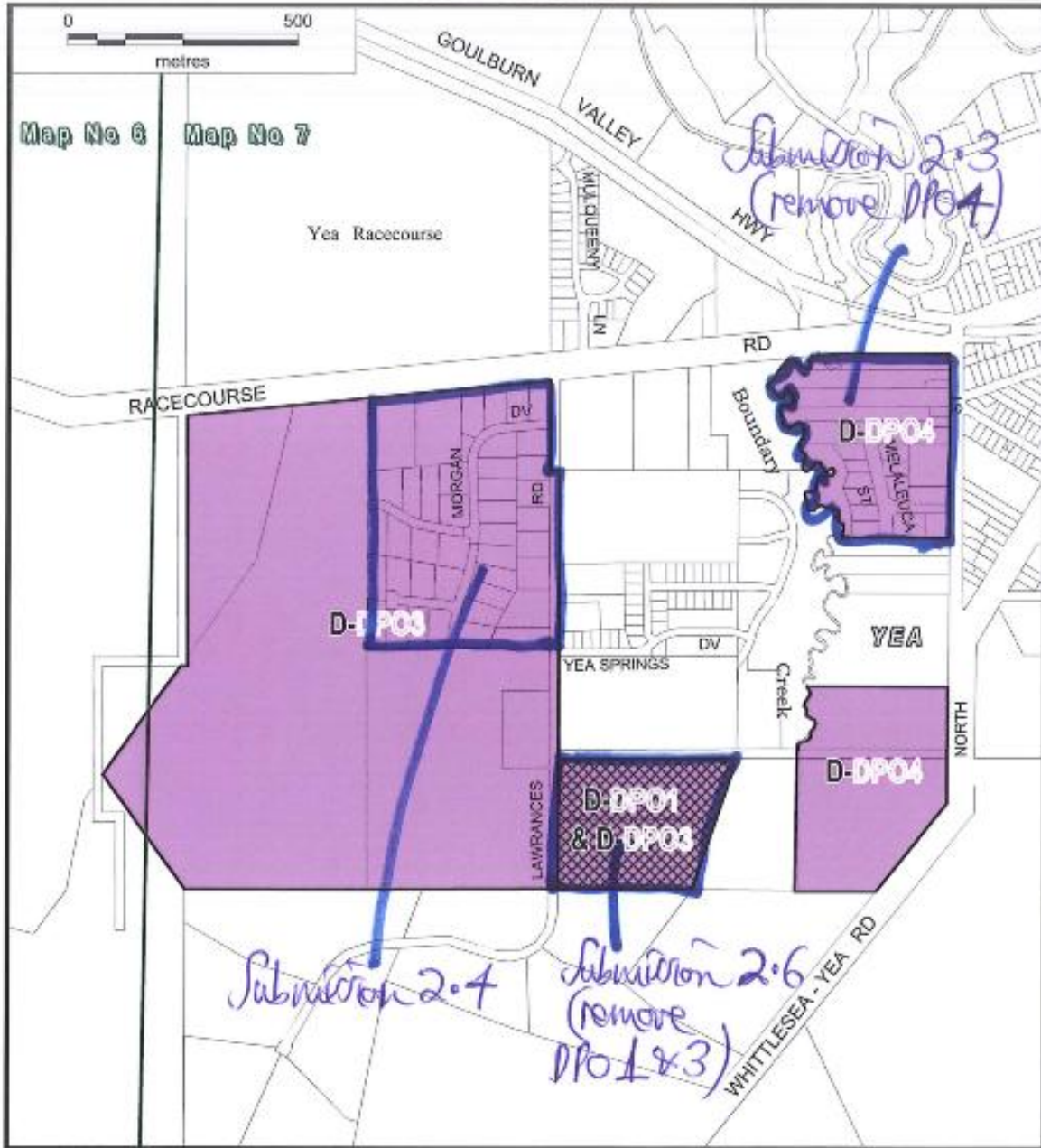
- The submission supports the exhibited proposal under Amendment C46 to remove the DPO4 from land proposed to be rezoned from Industrial 1 to General Residential 1 under Amendment C55.
- As the land is being rezoned from Industrial 1 to General Residential 1, the application of DPO4 (Industrial) to the land is redundant and not required to guide future industrial use and development.
- No replacement DPO1 (General Residential 1 Zone) is required for this and the other 6 sites being rezoned to General Residential 1 as the sites are existing smaller residential sites where any future proposed land uses or developments may be adequately considered through applications for planning permit.

**Recommendation:**

- Note submission.
- No changes required to the exhibited Amendment C46.



## MURRINDINDI PLANNING SCHEME LOCAL PROVISION



Part of Planning Scheme Map 6DPO & 7DPO

**LEGEND**

-  AREA TO BE DELETED FROM A DEVELOPMENT PLAN OVERLAY (D-DPO1)
-  AREA TO BE DELETED FROM A DEVELOPMENT PLAN OVERLAY (D-DPO3)
-  AREA TO BE DELETED FROM A DEVELOPMENT PLAN OVERLAY (D-DPO4)

### AMENDMENT C46

[Planning Mapping Services]  
[Amendments Co-ordination Team]  
[Planning & Building Systems]  
[Planning, Building & Heritage]





**2.4 Submitter:** Tomkinson on behalf of a private landowner

**Land:** 42 Lawrances Road (western side), Yea.

**Current Murrindindi Planning Scheme:**

Zoning: Low Density Residential.

Development Plan Overlay: DPO 3 (Low Density Residential Zone).

**Exhibited Amendment C46:**

Zoning: Unchanged.

Development Plan Overlay: Deletion of DPO 3, with application of DPO 2 (Low Density Residential Zone).

**Submission summary:**

- No objection to new Schedule 2 to the Development Plan Overlay replacing Schedule 3.

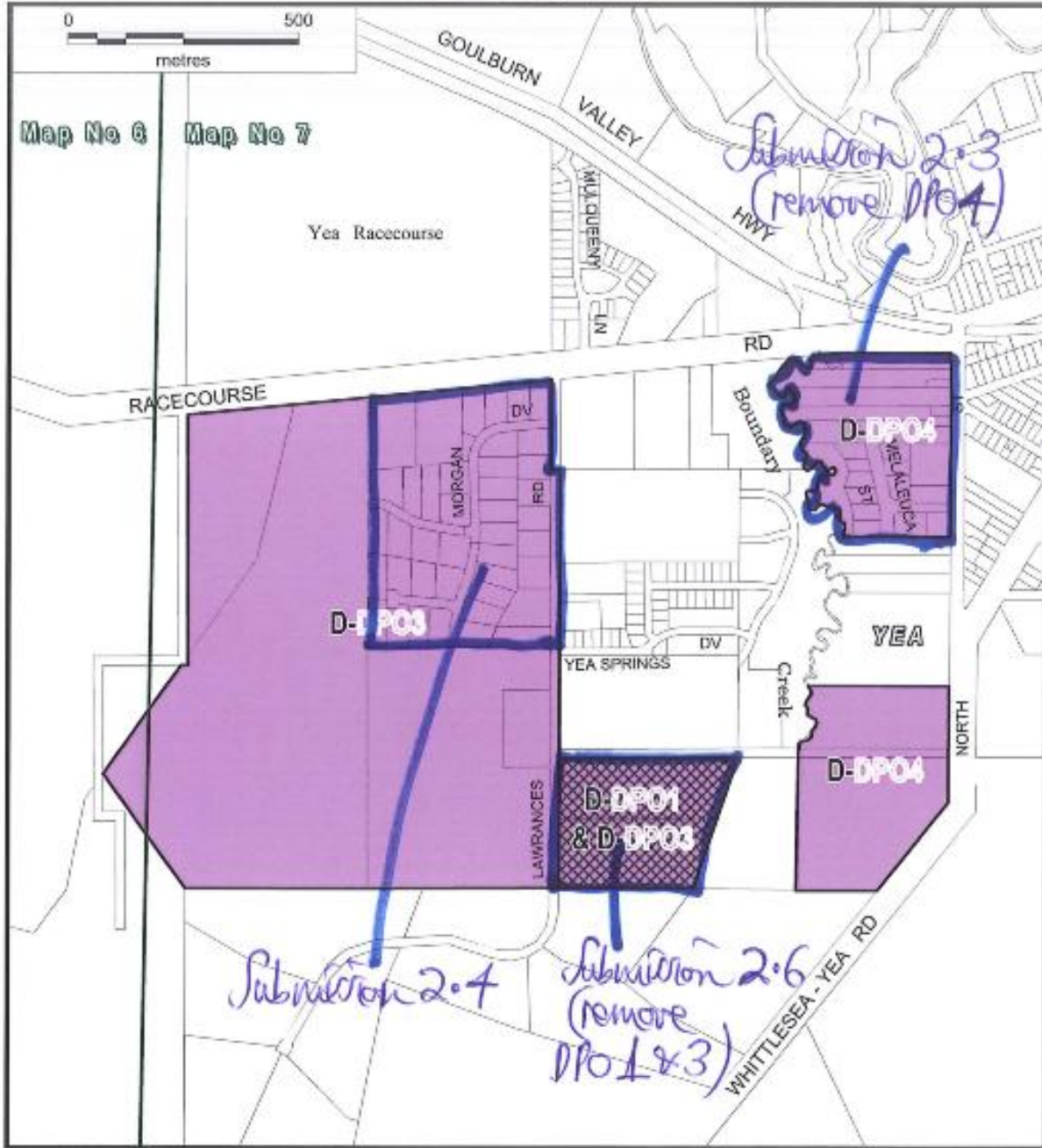
**Discussion:**

- The submission supports the exhibited proposal under Amendment C46 to amend the DPO applying to this land from DPO3 to 2 (Low Density Residential Zone) and streamline the schedule.

**Recommendation:**

- Note submission.
- No changes required to the exhibited Amendment C46.

## MURRINDINDI PLANNING SCHEME LOCAL PROVISION



Part of Planning Scheme Map 6DPO & 7DPO

**LEGEND**

- AREA TO BE DELETED FROM A DEVELOPMENT PLAN OVERLAY (D-DPO1)
- AREA TO BE DELETED FROM A DEVELOPMENT PLAN OVERLAY (D-DPO3)
- AREA TO BE DELETED FROM A DEVELOPMENT PLAN OVERLAY (D-DPO4)

### AMENDMENT C46

[ Planning Mapping Services |  
 [ Amendments Co-ordination Team |  
 [ Planning & Building Systems |  
 [ Planning, Building & Heritage ]



**2.5 Submitter:** Private landowner

**Land:** “The Habitat”, 66 Racecourse Road, Yea

**Current Murrindindi Planning Scheme:**

Zoning: General Residential 1.

Development Plan Overlay: DPO 1 (Residential 1 Development Plan).

**Exhibited Amendment C46:**

Zoning: Unchanged.

Development Plan Overlay: DPO 1 (General Residential Zone).

**Submission summary:**

- Request removal of the Development Plan Overlay from stages 1 and 2 of the subdivision.
- These stages of the subdivision are completed, making the Development Plan Overlay redundant and no longer required.

**Discussion:**

- The DPO 1 applies to the whole of 66 Racecourse Road, Yea, in addition to smaller land parcels to the east.
- Although there is an approved development plan for 66 Racecourse Road, stages 1 and 2 are complete. The existing approved development plan for 66 Racecourse Road is very brief and does not include any ongoing requirement for these existing developed stages. Removal of the DPO1 from existing stages 1 and 2 is considered appropriate and will remove a redundant control from this land.
- Proposed stages 3 and 4 are yet to be approved. Although this remaining, undeveloped land (proposed stages 3 and 4) is in single ownership, future layout, development and servicing issues can be appropriately assessed either through a future development plan or through a future planning permit process. Although the DPO could potentially be removed from proposed stages 3 and 4, any future approved development plan has potential advantages in giving certainty for development over a longer period than any planning permit (say up to 10 or 15 years, compared to a planning permit period of 2/4 years) and removing third party notification and appeal rights if a proposal is in accordance with an approved development plan. On balance, it is considered appropriate that the DPO1 (General Residential Zone) should remain on undeveloped future stages 3 and 4.
- Other smaller sites to the east of and adjoining 66 Racecourse Road, being 52, 54, 56, 82, 84 and 86 Racecourse Road, are in different ownership, are already developed for residential purposes and are too small to warrant any remaining use of the DPO. It is considered appropriate that the DPO be removed from these sites.

**Recommendation:**

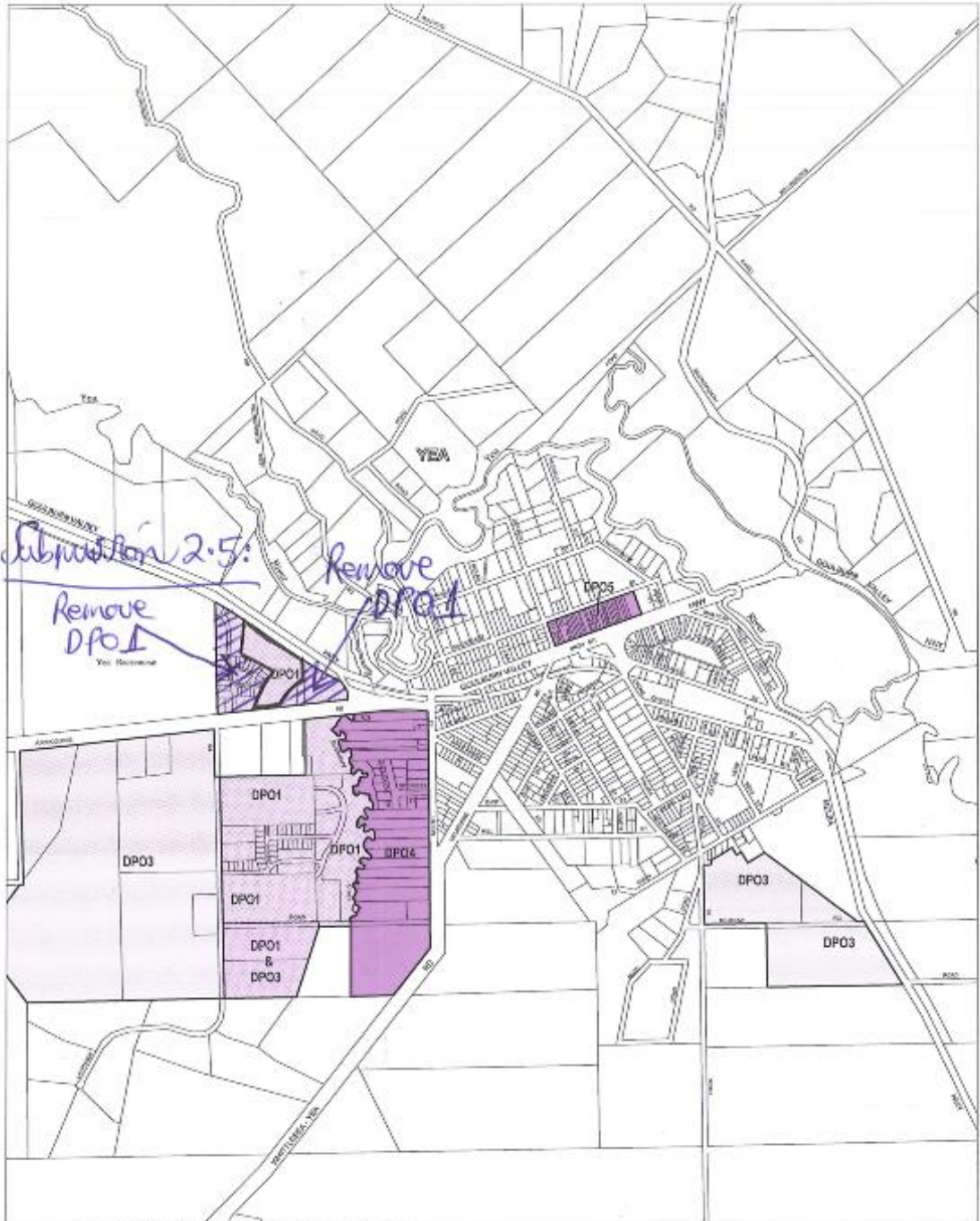
- Agree with the submission.
- Amend the exhibited Amendment C55 to remove the DPO1 from existing stages 1 and 2 at 66 Racecourse Road, in accordance with the following map.





MURRINDINDI PLANNING SCHEME - LOCAL PROVISION

C46



**Legend**

	Development Overlay - DPO1
	Development Overlay - DPO3
	Development Overlay - DPO4
	Development Overlay - DPO5

Scale: 1:10,000

AMENDMENT C15

MAP No 7DPO

Victoria The State Government

DEVELOPMENT PLAN OVERLAY

MAP No 7DPO

**2.6 Submitter:** Private landowner

**Land:** 103 Lawrances Road, Yea

**Current Murrindindi Planning Scheme:**

Zoning: Low Density Residential.

Development Plan Overlay: DPO 1 (Residential 1 Development Plan) and DPO 3 (Low Density Residential Zone).

**Exhibited Amendment C46:**

Zoning: Unchanged.

Development Plan Overlay: Deletion of DPO 1 (Residential 1 Development Plan) and DPO 3 (Low Density Residential Zone).

**Submission summary:**

- Supports removal of the Development Plan Overlay from the land.

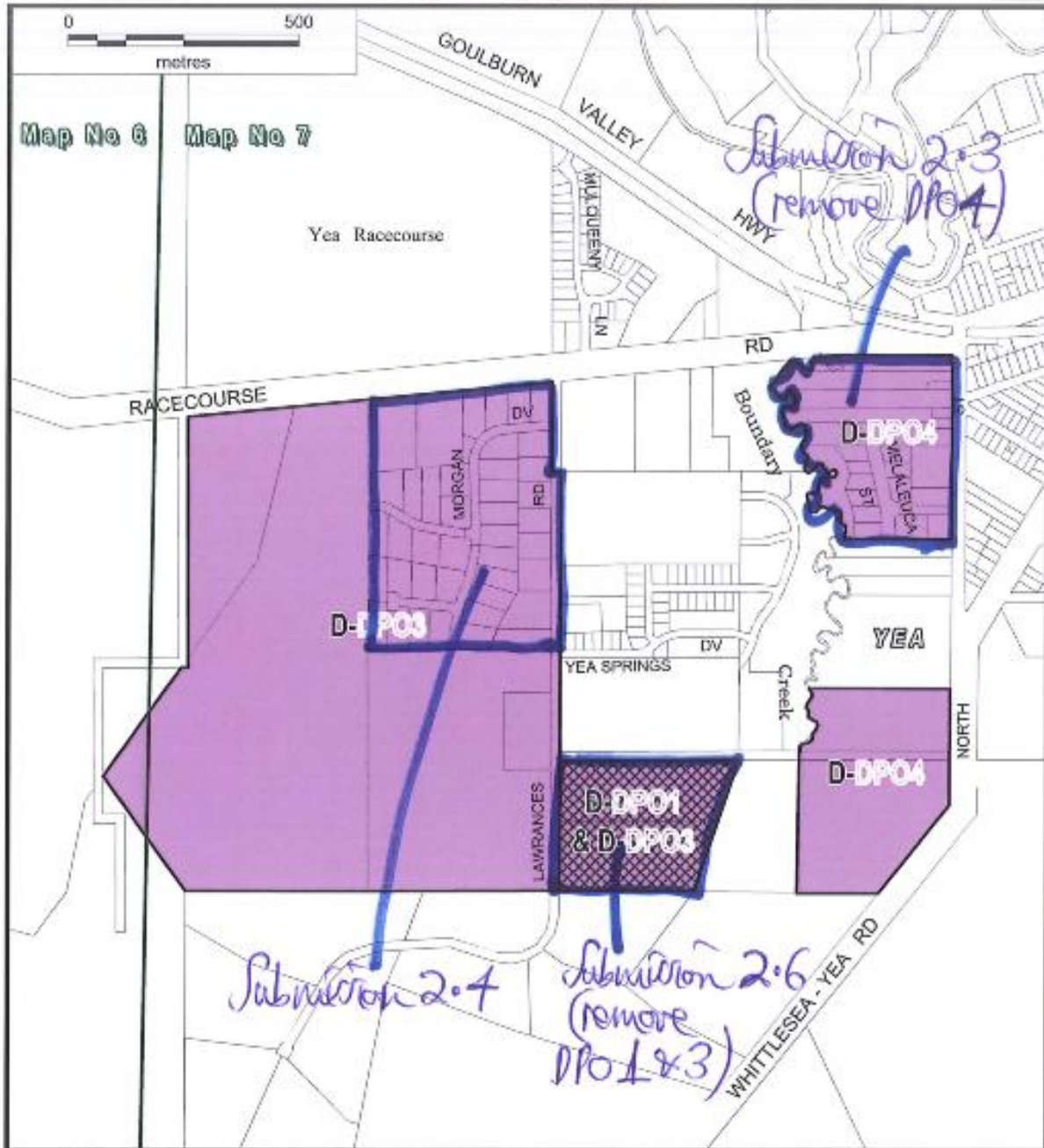
**Discussion:**

- The submission supports the exhibited proposal under Amendment C46 to remove the existing DPO 1 and 3 from the land.
- Previous development plan preparations have deemed that due to a lack of development potential for fully serviced residential use, this site should be rezoned from General Residential to Low Density Residential and that the DPO1 and 3 be removed from the land. Although the recommended rezoning has previously taken place, the DPO1 and 3 has yet to be removed from the land.
- Due to small size of the land, the DPO1 and 3 is not required to guide its future development for low density residential use and should be removed from the land. Future development may be adequately considered on its merits through a future application for planning permit.

**Recommendation:**

- Note submission.
- No changes required to the exhibited Amendment C46.

## MURRINDINDI PLANNING SCHEME LOCAL PROVISION



Part of Planning Scheme Map 6DPO & 7DPO

**LEGEND**

- D-DPO1** AREA TO BE DELETED FROM A DEVELOPMENT PLAN OVERLAY (D-DPO1)
- D-DPO3** AREA TO BE DELETED FROM A DEVELOPMENT PLAN OVERLAY (D-DPO3)
- D-DPO4** AREA TO BE DELETED FROM A DEVELOPMENT PLAN OVERLAY (D-DPO4)

### AMENDMENT C46

[Planning Mapping Services |  
Amendments Co-ordination Team |  
Planning & Building Systems |  
Planning, Building & Heritage]



Department of Planning  
and Community Development

### 3. **ADDITIONAL OFFICER RECOMMENDATION:**

**Land:** Land north of Monarch Close, east of Whittlesea – Yea Road and south of Nichols Road, Kinglake West:

**Current Murrindindi Planning Scheme:**

Zoning: Rural Living.

Development Plan Overlay: DPO 6 (Rural Living Zone, Kinglake West and Pheasant Creek).

**Exhibited Amendment C46:**

Zoning: Unchanged

Development Plan Overlay: DPO 3 (Rural Living Zone).

**Discussion:**

- The DPO6 presently applies to this land. Amendment C46 proposes to replace the DPO6 with the DPO 3 (Rural Living Zone), also amending the DPO3 schedule.
- This issue is similar to Submission 2.2, where officers have recommended that due to the existing subdivision into nine (9) lots now being completed in the southern section (Whittlesea – Kinglake Road) of this development plan area, the DPO6 (exhibited under Amendment C46 as proposed DPO3) be removed from this area.
- This land north of Monarch Close has now been subdivided into ten (10) lots, with titles issued and development mostly completed. While this subdivision is guided by the approved *Kinglake West Development Plan*, there are no ongoing requirements for the use or development in the subdivision outlined in the approved development plan.
- It is therefore feasible that the DPO could be removed from the land as the current approved development plan is no longer required to apply to the land and the DPO is no longer relevant or required for the land.
- Land north of this Monarch Close subdivision comprises five (5) existing lots fronting Nichols Road. All of these lots have existing residential development and are not capable of further subdivision (2 hectare minimum in this area of the Rural Living Zone). Given this existing development and lack of further subdivision potential, the DPO is no longer relevant or required for the land and should be removed. It is considered appropriate to remove this area of DPO at amendment adoption stage (ie after exhibition) without further notification as this action will remove an unnecessary planning control that is no longer required and will not have any adverse impact on affected landowners.

**Recommendation:**

- Amend the exhibited Amendment C55 to remove the DPO by removing the existing DPO6 (exhibited under Amendment C46 as proposed DPO3) from land north of Monarch Close, east of Whittlesea – Yea Road and south of Nichols Road, in accordance with the following map.





/ /20  
Proposed  
C46

## SCHEDULE 1 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO1**

### GENERAL RESIDENTIAL ZONE

#### 1.0 Requirement before a permit is granted

/ /20  
Proposed  
C46

Before any new use, development or subdivision commences, a development plan must be prepared and approved by the responsible authority.

A permit may be granted before a development plan has been prepared for:

- Subdivision of the land into two allotments or re-subdivision of existing allotments;
- A single dwelling on a lot; or
- Any buildings and works associated with any existing use or development of the land.

Before any planning permit is granted for any subdivision, use or development of land that the Development Plan Overlay 1 applies to, the responsible authority must consider the:

- Consistency of any proposal with any approved development plan.
- Design and provision of roads and road infrastructure in accordance with the *Infrastructure Design Manual*, in conjunction with VicRoads on VicRoads arterial roads.
- Provision of servicing, including water, sewerage, drainage and stormwater, electricity and telecommunications to meet the standards of the relevant service authority.
- Need for a land or monetary contribution for open space in accordance with the *Subdivision Act 1988*.

#### 2.0 Conditions and requirements for permits

/ /20  
Proposed  
C46

A permit for subdivision, use or development must include conditions, as appropriate, to give effect to the provisions and requirements of an approved development plan and any specialist report prepared to support the development plan.

A permit for subdivision, use or development may include a condition that requires the owner of the land to enter into an agreement with the responsible authority pursuant to Section 173 of the *Planning and Environment Act 1987* to address any matter arising from the proposal, including contribution towards infrastructure or environmental management.

#### 3.0 Requirements for development plan

/ /20  
Proposed  
C46

Any proposed development plan must outline and assess:

- Site assessment and response, including natural features, slope and orientation, drainage lines, native vegetation, heritage and archaeological significance, view lines and adjoining land.
- Proposed subdivision layout and density, indicating internal roads, external road linkages, pedestrian linkages and if appropriate, lot layout.
- All servicing, including water, sewerage, drainage and stormwater, electricity and telecommunications.
- Bushfire risk and bushfire protection measures, as appropriate for the site and area.
- Existing and future open space, including linkages to and between areas of open space.
- Proposed measures to address native vegetation, landscaping and streetscape treatment.

## MURRINDINDI PLANNING SCHEME

- The stages, if any, in which the land is to be subdivided and developed.
- Potential impact of the proposed development plan on neighbouring and nearby land.
- Compliance with the Murrindindi Planning Scheme, including strategic directions for the relevant location, the General Residential Zone and this overlay schedule.
- Compliance with any adopted structure plan, urban design framework or strategy relevant to the area.

In the preparation of any development plan, consideration must be given, in conjunction with VicRoads, to the need for a Transport Impact Assessment Report when it is considered likely that there will be an effect on any declared arterial road. Any required Transport Impact Assessment Report will have regard to VicRoads Access Management Policies and determine the extent of mitigating works required on declared arterial roads in consultation with VicRoads.

An approved development plan may be amended to the satisfaction of the responsible authority.

/ /20  
Proposed  
C46

## SCHEDULE 2 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO2**

### LOW DENSITY RESIDENTIAL ZONE

#### 1.0 Requirement before a permit is granted

/ /20  
Proposed  
C46

Before any new use, development or subdivision commences, a development plan must be prepared and approved by the responsible authority.

A permit may be granted before a development plan has been prepared for:

- Subdivision of the land into two allotments or re-subdivision of existing allotments;
- A single dwelling on a lot; or
- Any buildings and works associated with any existing use or development of the land.

Before any planning permit is granted for any subdivision, use or development of land that the Development Plan Overlay 2 applies to, the responsible authority must consider the:

- Consistency of any proposal with any approved development plan.
- Design and provision of roads and road infrastructure in accordance with the *Infrastructure Design Manual*, in conjunction with VicRoads on VicRoads arterial roads.
- Provision of servicing, including water (for domestic and fire fighting purposes), onsite wastewater disposal or sewerage, drainage and stormwater, electricity and telecommunications to meet the standards of the relevant service authority.
- Need for a land or monetary contribution for open space in accordance with the *Subdivision Act 1988*.

#### 2.0 Conditions and requirements for permits

/ /20  
Proposed  
C46

A permit for subdivision, use or development must include conditions, as appropriate, to give effect to the provisions and requirements of an approved development plan and any specialist report prepared to support the development plan.

A permit for subdivision, use or development may include a condition that requires the owner of the land to enter into an agreement with the responsible authority pursuant to Section 173 of the *Planning and Environment Act 1987* to address any matter arising from the proposal, including contribution towards infrastructure or environmental management.

#### 3.0 Requirements for development plan

/ /20  
Proposed  
C46

Any proposed development plan must outline and assess:

- Site assessment and response, including natural features, slope and orientation, drainage lines, native vegetation, heritage and archaeological significance, view lines and adjoining land.
- Proposed subdivision layout and density, indicating internal roads, external road linkages, pedestrian linkages and if appropriate, lot layout.
- All servicing, including roads, water, onsite wastewater disposal or sewerage, drainage and stormwater, electricity and telecommunications to meet the standards of the relevant service authority.
- Bushfire risk and bushfire protection measures, as appropriate for the site and area.
- Existing and future open space, including linkages to and between areas of open space.

## MURRINDINDI PLANNING SCHEME

- Proposed measures to address native vegetation, landscaping and streetscape treatment.
- The stages, if any, in which the land is to be subdivided and developed.
- Potential impact of the proposed development plan on neighbouring and nearby land.
- Compliance with the Murrindindi Planning Scheme, including strategic directions for the relevant location, the Low Density Residential Zone and this overlay schedule.
- Compliance with any adopted structure plan, urban design framework or strategy relevant to the area.

In the preparation of any development plan, consideration must be given, in conjunction with VicRoads, to the need for a Transport Impact Assessment Report when it is considered likely that there will be an effect on any declared arterial road. Any required Transport Impact Assessment Report will have regard to VicRoads Access Management Policies and determine the extent of mitigating works required on declared arterial roads in consultation with VicRoads.

An approved development plan may be amended to the satisfaction of the responsible authority.

/ /20  
Proposed  
C46

## SCHEDULE 3 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO3**

### RURAL LIVING ZONE

#### 1.0 Requirement before a permit is granted

/ /20  
Proposed  
C46

Before any new use, development or subdivision commences, a development plan must be prepared and approved by the responsible authority.

A permit may be granted before a development plan has been prepared for:

- Subdivision of the land into two allotments or re-subdivision of existing allotments;
- A single dwelling on a lot; or
- Any buildings and works associated with any existing use or development of the land.

Before any planning permit is granted for any subdivision, use or development of land that the Development Plan Overlay 3 applies to, the responsible authority must consider the:

- Consistency of any proposal with any approved development plan.
- Design and provision of roads and road infrastructure in accordance with the *Infrastructure Design Manual*, in conjunction with VicRoads on VicRoads arterial roads.
- Provision of servicing, including water (for domestic, stock and fire fighting purposes), onsite wastewater disposal, drainage and stormwater, electricity and telecommunications to meet the standards of the relevant service authority.
- Need for a land or monetary contribution for open space in accordance with the *Subdivision Act 1988* for proposed subdivision in areas with a 2 hectares minimum lot size.

#### 2.0 Conditions and requirements for permits

/ /20  
Proposed  
C46

A permit for subdivision, use or development must include conditions, as appropriate, to give effect to the provisions and requirements of an approved development plan and any specialist report prepared to support the development plan.

A permit for subdivision, use or development may include a condition that requires the owner of the land to enter into an agreement with the responsible authority pursuant to Section 173 of the *Planning and Environment Act 1987* to address any matter arising from the proposal, including contribution towards infrastructure or environmental management.

#### 3.0 Requirements for development plan

/ /20  
Proposed  
C46

Any proposed development plan must outline and assess:

- Site assessment and response, including natural features, slope and orientation, drainage lines, native vegetation, heritage and archaeological significance, view lines and adjoining land.
- Proposed subdivision layout and density, indicating internal roads, external road linkages, pedestrian linkages and if appropriate, lot layout.
- All servicing, including roads, water (for domestic, stock and fire fighting purposes), onsite wastewater disposal, drainage and stormwater, electricity and telecommunications to meet the standards of the relevant service authority.
- Bushfire risk and bushfire protection measures, as appropriate for the site and area.
- Existing and future open space, including linkages to and between areas of open space.

## MURRINDINDI PLANNING SCHEME

- Proposed measures to address native vegetation, landscaping and streetscape treatment.
- The stages, if any, in which the land is to be subdivided and developed.
- Potential impact of the proposed development plan on neighbouring and nearby land.
- Compliance with the Murrindindi Planning Scheme, including strategic directions for the relevant location, the Rural Living Zone and this overlay schedule.
- Compliance with any adopted structure plan, urban design framework or strategy relevant to the area.

In the preparation of any development plan, consideration must be given, in conjunction with VicRoads, to the need for a Transport Impact Assessment Report when it is considered likely that there will be an effect on any declared arterial road. Any required Transport Impact Assessment Report will have regard to VicRoads Access Management Policies and determine the extent of mitigating works required on declared arterial roads in consultation with VicRoads.

Any development plan proposal at the following location must address and provide:

*Pheasant Creek Road, Pheasant Creek:*

- Protection for and continued operation of the existing broiler farm on the eastern side of Pheasant Creek Road, to comply with the *Victorian Code for Broiler Farms 2009*. This protection and operation must be achieved through the provision of a 300 metre buffer from the farm operation and buildings where no dwellings are to be located.
- Building envelopes for proposed subdivision in the vicinity of the existing broiler farm on the eastern side of Pheasant Creek Road, indicating all future building sites to be a minimum of 300 metres from the broiler farm operations and buildings to comply with the *Victorian Code for Broiler Farms 2009*.

An approved development plan may be amended to the satisfaction of the responsible authority.

/ /20  
Proposed  
C46

## SCHEDULE 4 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO4**

### INDUSTRIAL 1 AND 2 ZONES

#### 1.0 Requirement before a permit is granted

/ /20  
Proposed  
C46

Before any new use, development or subdivision commences, a development plan must be prepared and approved by the responsible authority.

A permit may be granted before a development plan has been prepared for:

- Subdivision of the land into two allotments or re-subdivision of existing allotments;
- A single building on a lot; or
- Any buildings and works associated with any existing use or development of the land.

Before any planning permit is granted for any subdivision, use or development of land that the Development Plan Overlay 4 applies to, the responsible authority must consider the:

- Consistency of any proposal with any approved development plan.
- Design and provision of roads and road infrastructure in accordance with the *Infrastructure Design Manual*, in conjunction with VicRoads on VicRoads arterial roads.
- Provision of servicing, including water, onsite wastewater disposal or sewerage, drainage and stormwater, electricity and telecommunications to meet the standards of the relevant service authority.
- Need for a land or monetary contribution for open space in accordance with the *Subdivision Act 1988*.

#### 2.0 Conditions and requirements for permits

/ /20  
Proposed  
C46

A permit for subdivision, use or development must include conditions, as appropriate, to give effect to the provisions and requirements of an approved development plan and any specialist report prepared to support the development plan.

A permit for subdivision, use or development may include a condition that requires the owner of the land to enter into an agreement with the responsible authority pursuant to Section 173 of the *Planning and Environment Act 1987* to address any matter arising from the proposal, including a contribution towards infrastructure or environmental management.

Any application for planning permit for subdivision, use or development at the following locations must address and provide:

*5, 17 and 39 Binns McCraes Road and P386729, Alexandra:*

- Design of buildings to include brick, stone or timber facades of a muted colour to enhance the amenity of the land and area.
- Landscaping along the frontages of all lots adjoining Maroondah Highway, Binns - McCraes Road and Hall Street to create a uniform and attractive appearance from these roads.
- Landscaping with suitable trees and shrubs of all other land in the subdivision that is indicated as a landscaping plantation to form an effective visual barrier between the land and adjoining land zoned Rural Living.
- Assessment of soil, water and native vegetation values.



## MURRINDINDI PLANNING SCHEME

*Southwestern intersection of Maroondah Highway and Marysville Road, Narbethong:*

- Protection of existing native vegetation.
- No buildings are to be constructed within 30 metres of the existing waterway / drainage line in the southwestern / southern section of the land.
- An assessment of fire risk and outline of proposed fire management program and fire protection measures, in consultation with the Country Fire Authority.

### 3.0 Requirements for development plan

1 / 20  
Proposed  
C46

Any proposed development plan must outline and assess:

- Site assessment and response, including natural features, slope and orientation, drainage lines, native vegetation, heritage and archaeological significance, view lines and adjoining land.
- Proposed subdivision layout and density, indicating internal roads, external road linkages, pedestrian linkages and if appropriate, lot layout.
- All servicing, including roads, water, onsite wastewater disposal or sewerage, drainage and stormwater, electricity and telecommunications to meet the standards of the relevant service authority.
- Existing and future open space, including linkages to and between areas of open space.
- Proposed measures to address native vegetation, landscaping and streetscape treatment.
- The stages, if any, in which the land is to be subdivided and developed.
- Potential impact of the proposed development plan on neighbouring and nearby land.
- Compliance with the Murrindindi Planning Scheme, including strategic directions for the relevant location, the applicable Industrial 1 or 2 Zone and this overlay schedule.
- Compliance with any adopted structure plan, urban design framework or strategy relevant to the area.

In the preparation of any development plan, consideration must be given, in conjunction with VicRoads, to the need for a Transport Impact Assessment Report when it is considered likely that there will be an effect on any declared arterial road. Any required Transport Impact Assessment Report will have regard to VicRoads Access Management Policies and determine the extent of mitigating works required on declared arterial roads in consultation with VicRoads.

Any development plan proposal at the following locations must address and provide:

*5, 17 and 39 Binns McCraes Road and P386729, Alexandra:*

- Landscaping along the frontages of all lots adjoining Maroondah Highway, Binns - McCraes Road and Hall Street and between the land and adjoining land zoned Rural Living.

*Southwestern intersection of Maroondah Highway and Marysville Road, Narbethong:*

- Protection of existing native vegetation.
- A minimum setback of at least 30 metres for all buildings from the existing waterway / drainage line in the southwestern / southern section of the land.

An approved development plan may be amended to the satisfaction of the responsible authority.

/ /20  
Proposed  
C46

## SCHEDULE 5 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO5**

### COMMERCIAL 1 ZONE

#### 1.0 Requirement before a permit is granted

/ /20  
Proposed  
C46

Before any new use, development or subdivision commences, a development plan must be prepared and approved by the responsible authority.

A permit may be granted before a development plan has been prepared for:

- Subdivision of the land into two allotments or re-subdivision of existing allotments;
- A single building on a lot; or
- Any buildings and works associated with any existing use or development of the land.

Before any planning permit is granted for any subdivision, use or development of land that the Development Plan Overlay 5 applies to, the responsible authority must consider the:

- Consistency of any proposal with any approved development plan.
- Design and provision of roads and road infrastructure in accordance with the *Infrastructure Design Manual*, in conjunction with VicRoads on VicRoads arterial roads.
- Provision of servicing, including water, sewerage, drainage and stormwater, electricity and telecommunications to meet the standards of the relevant service authority.
- Need for a land or monetary contribution for open space in accordance with the *Subdivision Act 1988*.

#### 2.0 Conditions and requirements for permits

/ /20  
Proposed  
C46

A permit for subdivision, use or development must include conditions, as appropriate, to give effect to the provisions and requirements of an approved development plan and any specialist report prepared to support the development plan.

A permit for subdivision, use or development may include a condition that requires the owner of the land to enter into an agreement with the responsible authority pursuant to Section 173 of the *Planning and Environment Act 1987* to address any matter arising from the proposal, including a contribution towards infrastructure or environmental management.

#### 3.0 Requirements for development plan

/ /20  
Proposed  
C46

Any proposed development plan must outline and assess:

- Site assessment and response, including buildings and works on adjoining land, slope and orientation, drainage lines, heritage and archaeological significance, natural features and view lines.
- Proposed subdivision and building layout, indicating internal roads, car parking and loading areas, external road linkages, pedestrian linkages and if appropriate, building envelopes identifying the location of future buildings.
- All servicing, including roads, water, sewerage, drainage and stormwater, electricity and telecommunications to meet the standards of the relevant service authority.
- Existing and future open space, including linkages to and between areas of open space.
- Proposed landscaping and streetscape treatment.

## MURRINDINDI PLANNING SCHEME

- The stages, if any, in which the land is to be subdivided and developed.
- Potential impact of the proposed development plan on neighbouring and nearby land.
- Compliance with any adopted urban design framework or structure plan.
- Compliance with the Murrindindi Planning Scheme, including strategic directions for the relevant location, the Commercial 1 Zone and this overlay schedule.
- Compliance with any adopted structure plan, urban design framework or strategy relevant to the area.

In the preparation of any development plan, consideration must be given, in conjunction with VicRoads, to the need for a Transport Impact Assessment Report when it is considered likely that there will be an effect on any declared arterial road. Any required Transport Impact Assessment Report will have regard to VicRoads Access Management Policies and determine the extent of mitigating works required on declared arterial roads in consultation with VicRoads.

Any development plan proposal at the following locations must address and provide:

*Darwin Street, Marysville:*

- Opportunities for commercial, cultural, tourism, civic and community activities with potential for compatible residential use.
- Opportunities and certainty for new and expanding activities to locate nearby the Marysville township's most populated areas and main commercial area.
- Maintenance of the existing grid pattern of existing subdivision in the Marysville township.
- Strengthening of the Marysville township's urban design, built form, landscape, scenic views and townscape character.
- Pedestrian linkages between private land in the area with the Steavenson River to the north and east, Lyell Street to the west and Darwin Street to the south.
- A recreational, open space, ecological, civic and pedestrian corridor along Steavenson River to form part of a new riverside and wetlands park that links the northern and southern end of the Marysville township and extends the pedestrian trail adjacent to the Steavenson River on private land to the north.
- Open space to protect the Steavenson river frontage and ecological values, establish ecological corridors and native vegetation buffers, provide continuous pedestrian linkages, maintain township character and views, and provide recreation land and opportunities.
- Waterway setbacks and landscape qualities along the Steavenson River.

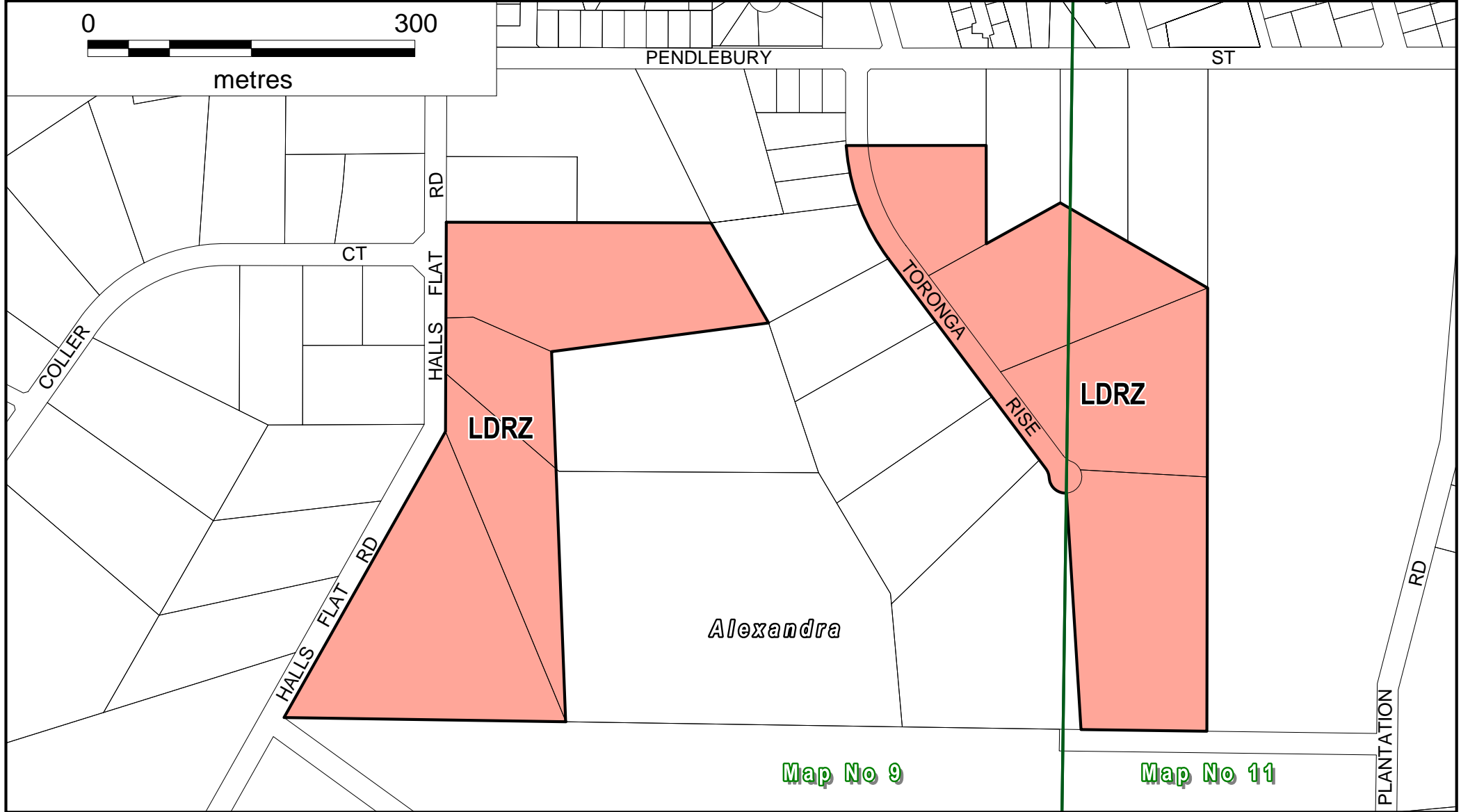
*High Street, Yea:*

- Maximisation of internal road and pedestrian linkages in north – south and east – west directions, including pedestrian linkages between High and Snodgrass Streets.
- Layout that allows for safe and efficient access to existing land and buildings, including frontage and rear access for a range of customer, staff, loading / unloading and servicing purposes.

An approved development plan may be amended to the satisfaction of the responsible authority.

# MURRINDINDI PLANNING SCHEME - LOCAL PROVISION

Encl. 6.3C



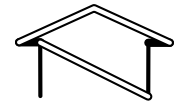
## LEGEND

**LDRZ** LOW DENSITY RESIDENTIAL ZONE

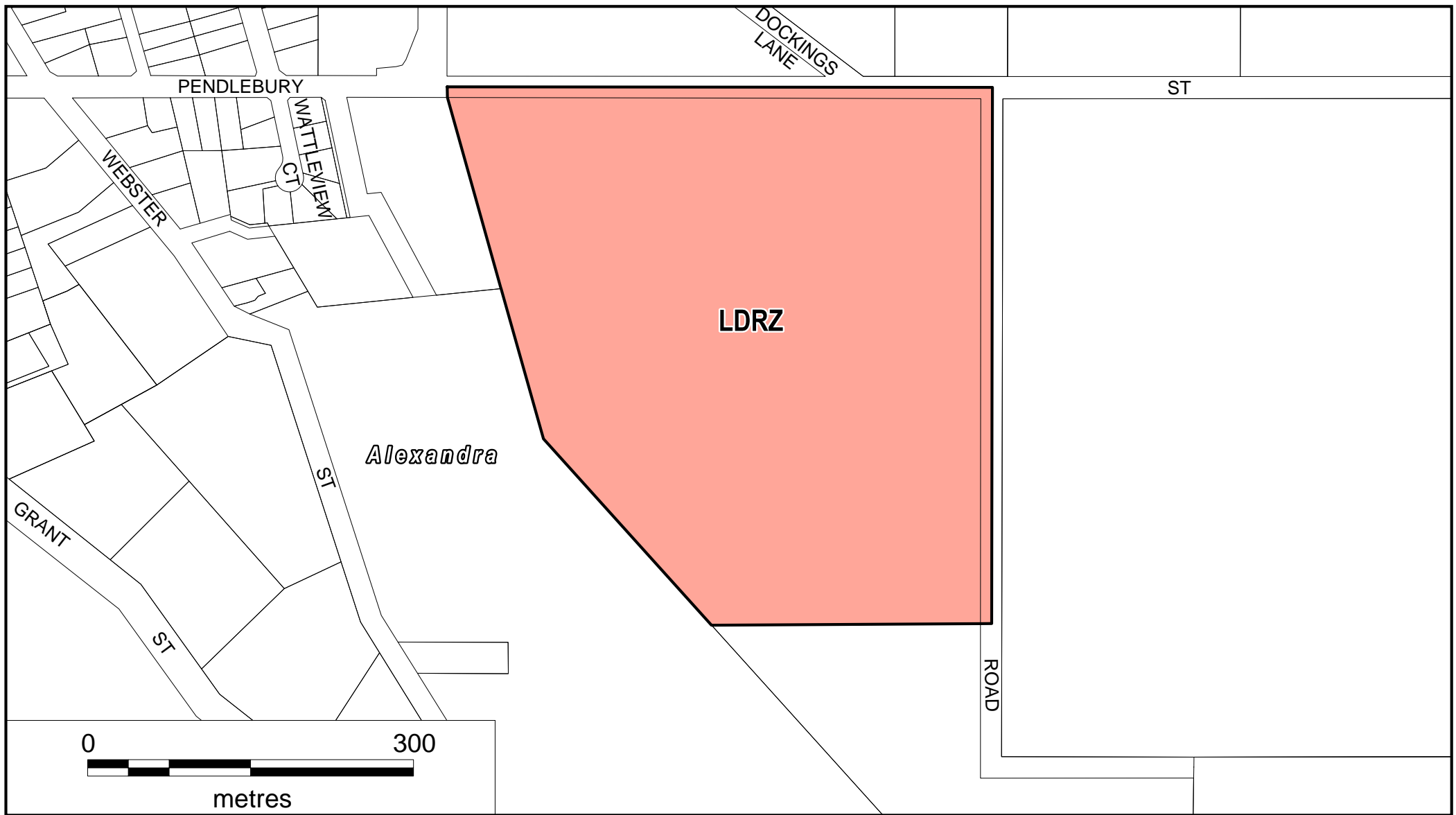
Part of Planning Scheme Maps 9 & 11

## AMENDMENT C46

| Planning Mapping Services |  
| Amendments Co-ordination Team |  
| Planning & Building Systems |  
| Planning, Building & Heritage |



# MURRINDINDI PLANNING SCHEME - LOCAL PROVISION



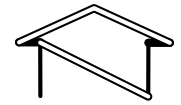
### LEGEND

**LDRZ** LOW DENSITY RESIDENTIAL ZONE

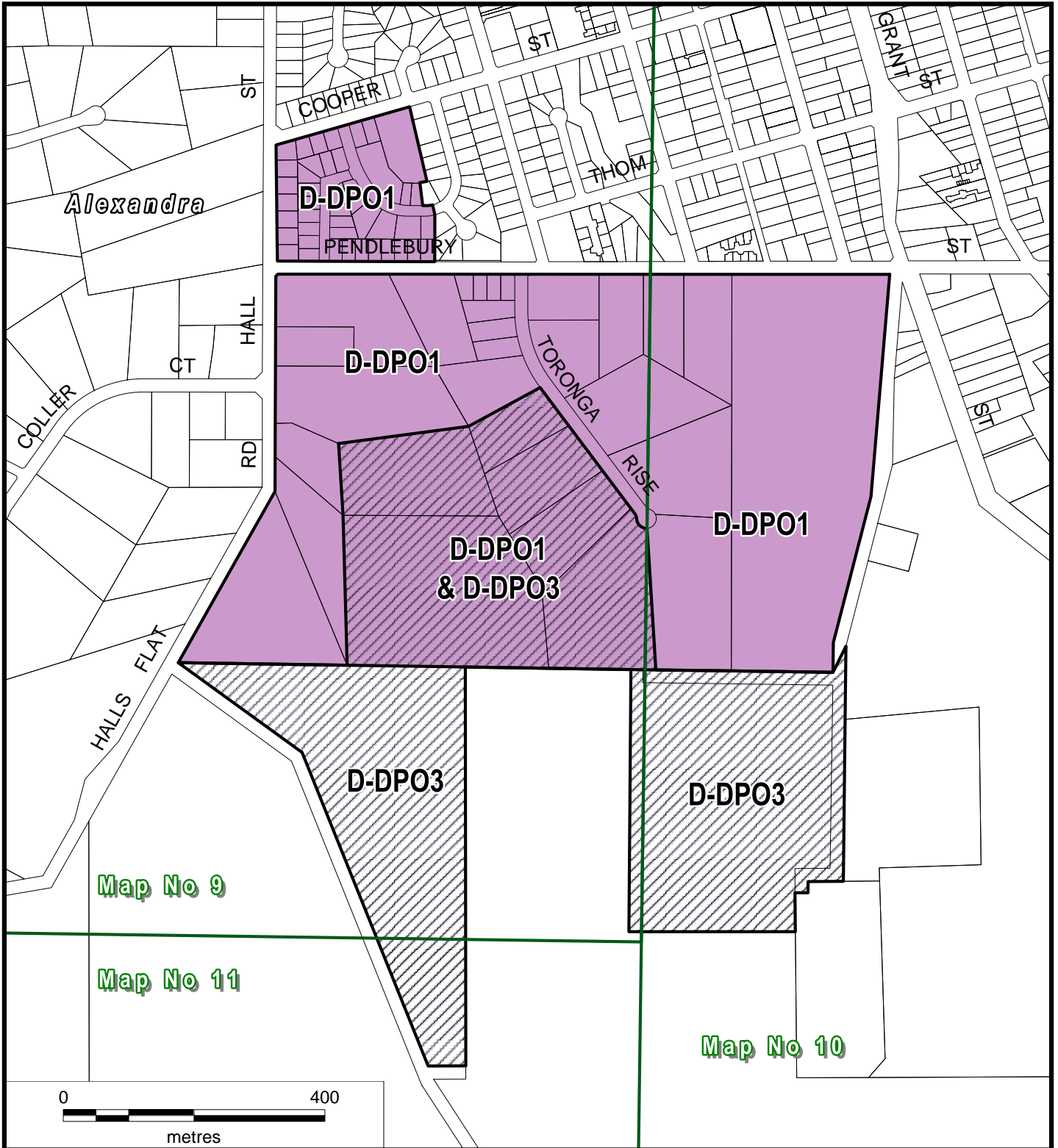
Part of Planning Scheme Map 11

## AMENDMENT C46



| Planning Mapping Services |  
| Amendments Co-ordination Team |  
| Planning & Building Systems |  
| Planning, Building & Heritage |



# MURRINDINDI PLANNING SCHEME LOCAL PROVISION

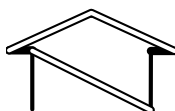


## LEGEND

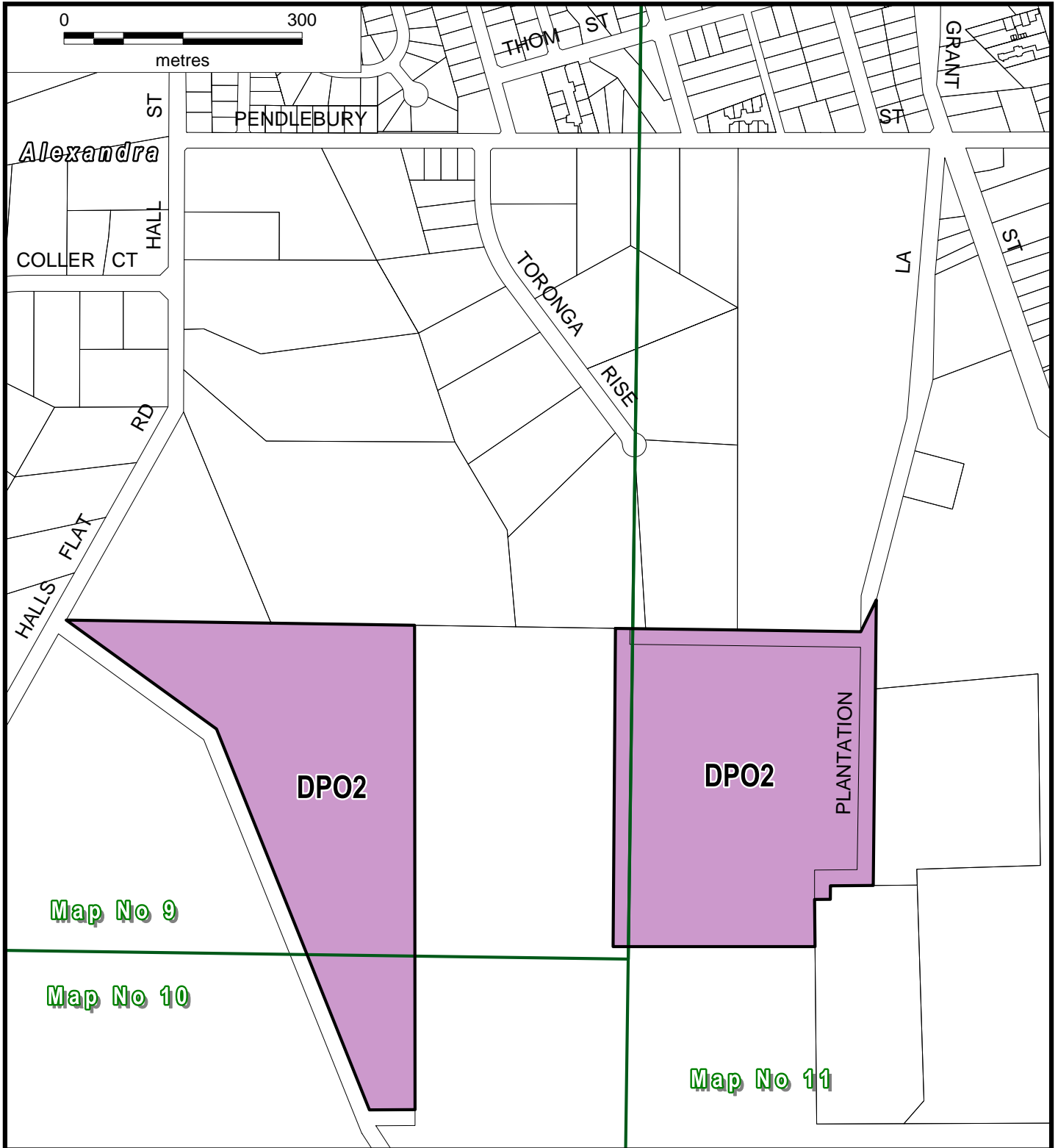
-  **D-DPO1** AREA TO BE DELETED FROM A DEVELOPMENT PLAN OVERLAY (DPO1)
-  **D-DPO3** AREA TO BE DELETED FROM A DEVELOPMENT PLAN OVERLAY (DPO-3)

Part of Planning Scheme Maps 9DPO, 10DPO & 11DPO

## AMENDMENT C46



# MURRINDINDI PLANNING SCHEME LOCAL PROVISION

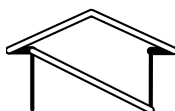


Part of Planning Scheme Maps 9DPO, 10DPO & 11DPO

### LEGEND

<b>DPO2</b>	<b>DEVELOPMENT PLAN OVERLAY - SCHEDULE 2</b>
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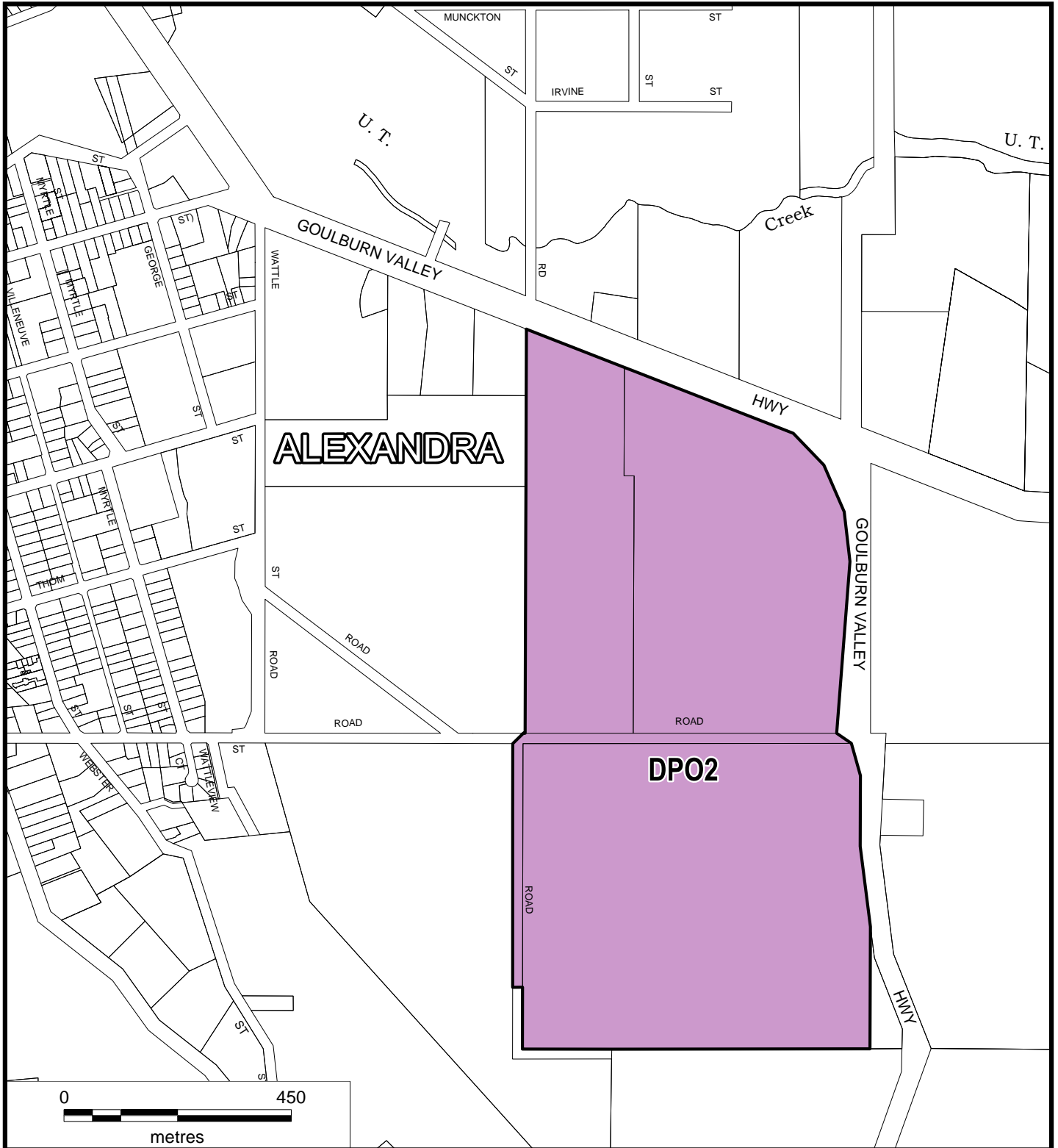
## AMENDMENT C46







# MURRINDINDI PLANNING SCHEME LOCAL PROVISION

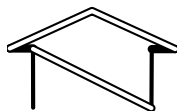


Part of Planning Scheme Map 11DPO

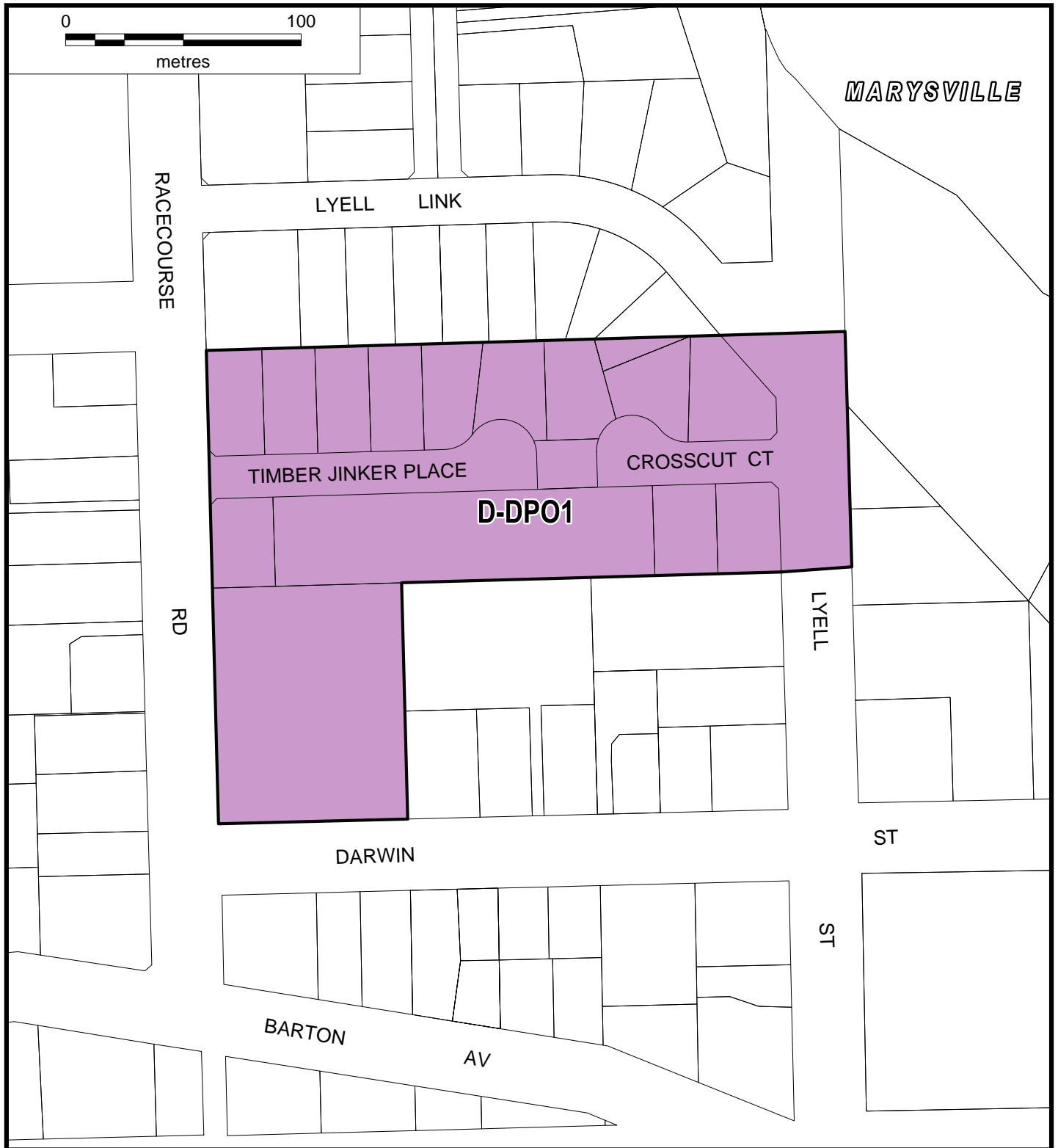
## LEGEND

- DPO2 DEVELOPMENT PLAN OVERLAY - SCHEDULE 2
- DPO3 DEVELOPMENT PLAN OVERLAY - SCHEDULE 3

## AMENDMENT C46



# MURRINDINDI PLANNING SCHEME LOCAL PROVISION



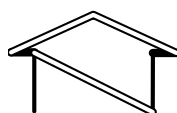
### LEGEND

**D-DPO1**

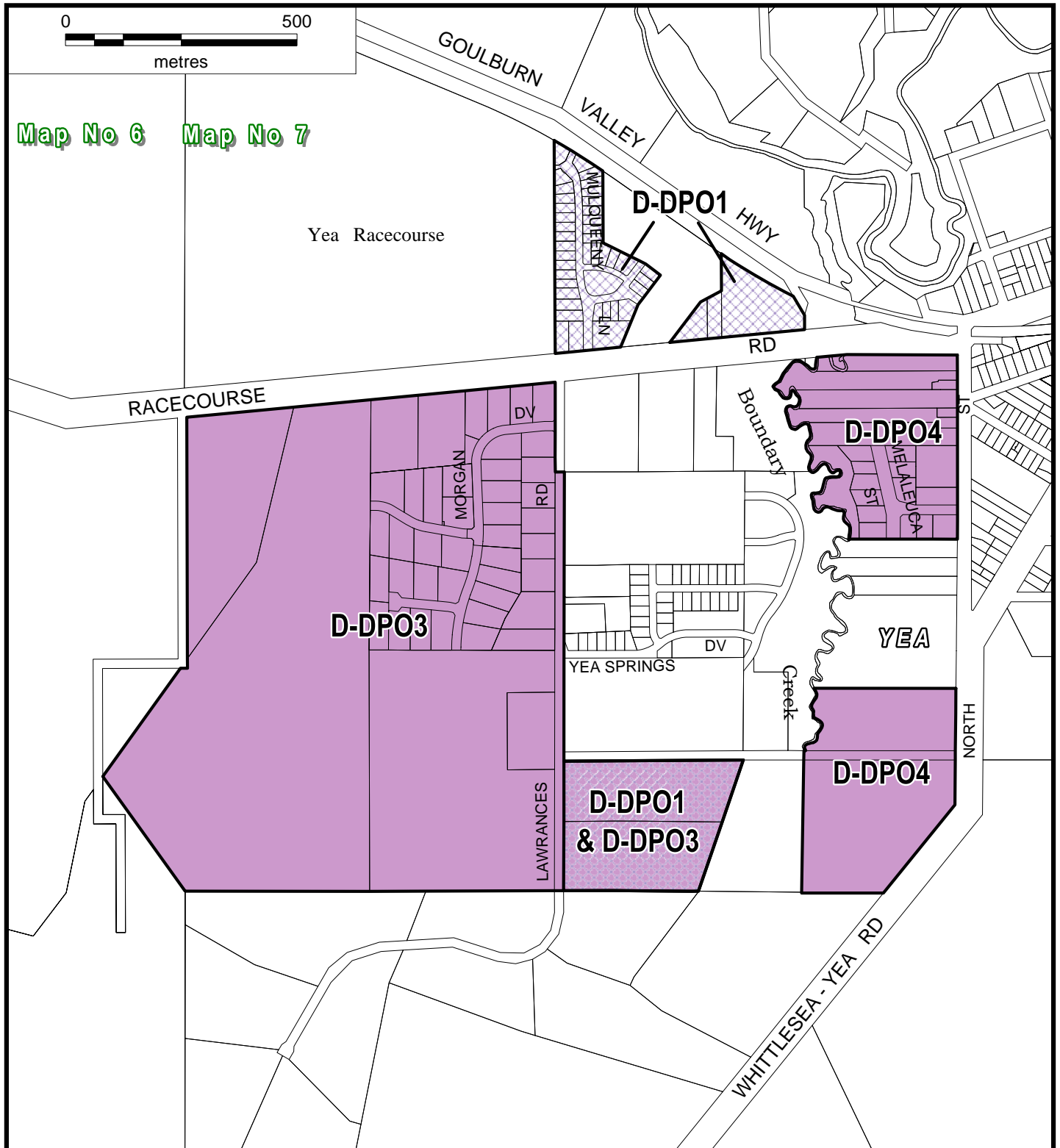
AREA TO BE DELETED FROM A  
DEVELOPMENT PLAN OVERLAY

Part of Planning Scheme Map 35DPO




## AMENDMENT C46



# MURRINDINDI PLANNING SCHEME LOCAL PROVISION

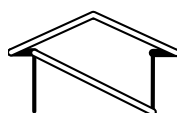


**LEGEND**

-  **D-DPO1** AREA TO BE DELETED FROM A DEVELOPMENT PLAN OVERLAY (D-DPO1)
-  **D-DPO3** AREA TO BE DELETED FROM A DEVELOPMENT PLAN OVERLAY (D-DPO3)
-  **D-DPO4** AREA TO BE DELETED FROM A DEVELOPMENT PLAN OVERLAY (D-DPO4)

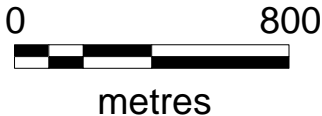
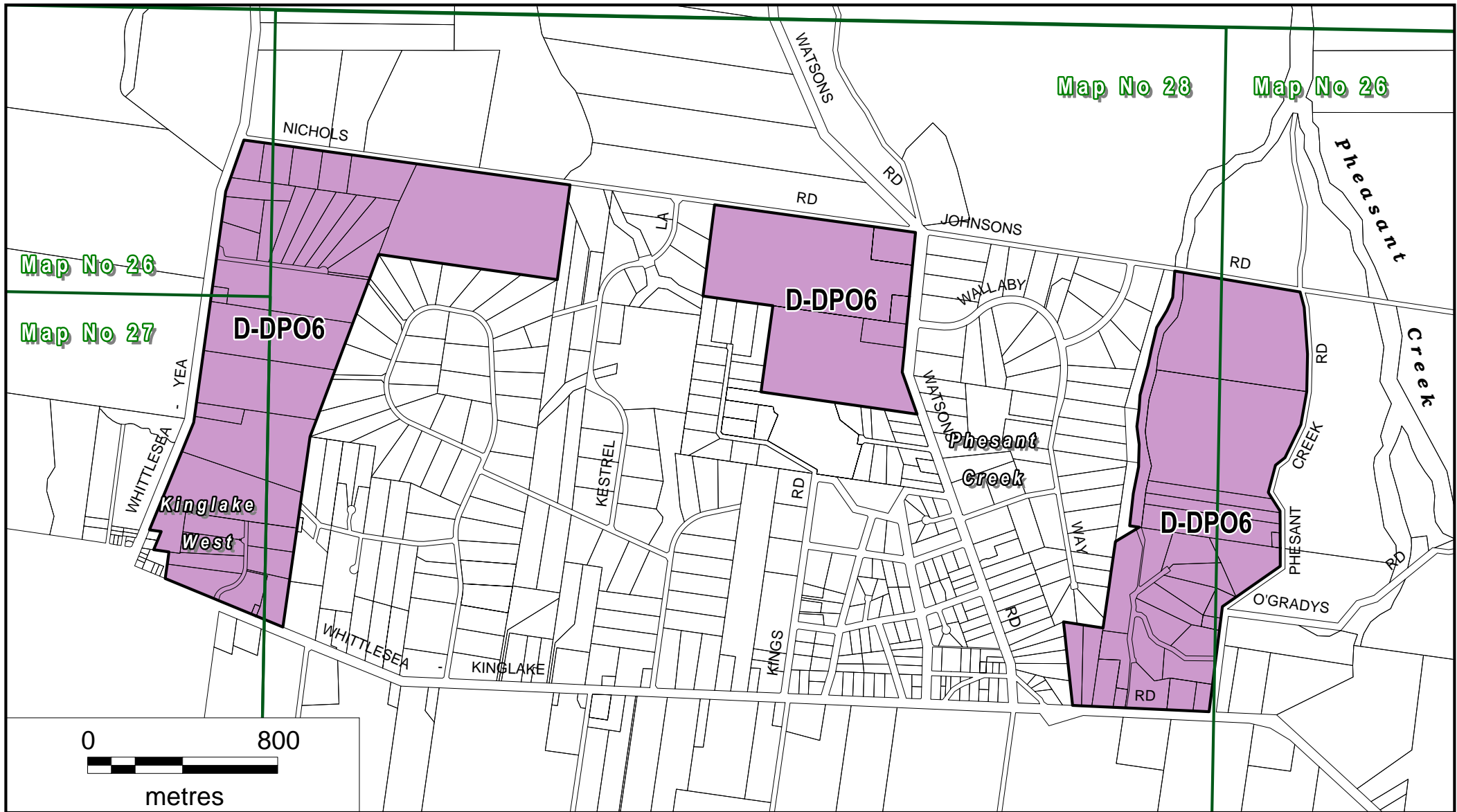
Part of Planning Scheme Map 6DPO & 7DPO

## AMENDMENT C46



# MURRINDINDI PLANNING SCHEME - LOCAL PROVISION

Encl. 6.3C



## LEGEND

**D-DPO** AREA TO BE DELETED FROM A DEVELOPMENT PLAN OVERLAY (D-DPO6)

Part of Planning Scheme Maps 26DPO, 27DPO & 28DPO



## AMENDMENT C46

Department of  
Transport, Planning and  
Local Infrastructure

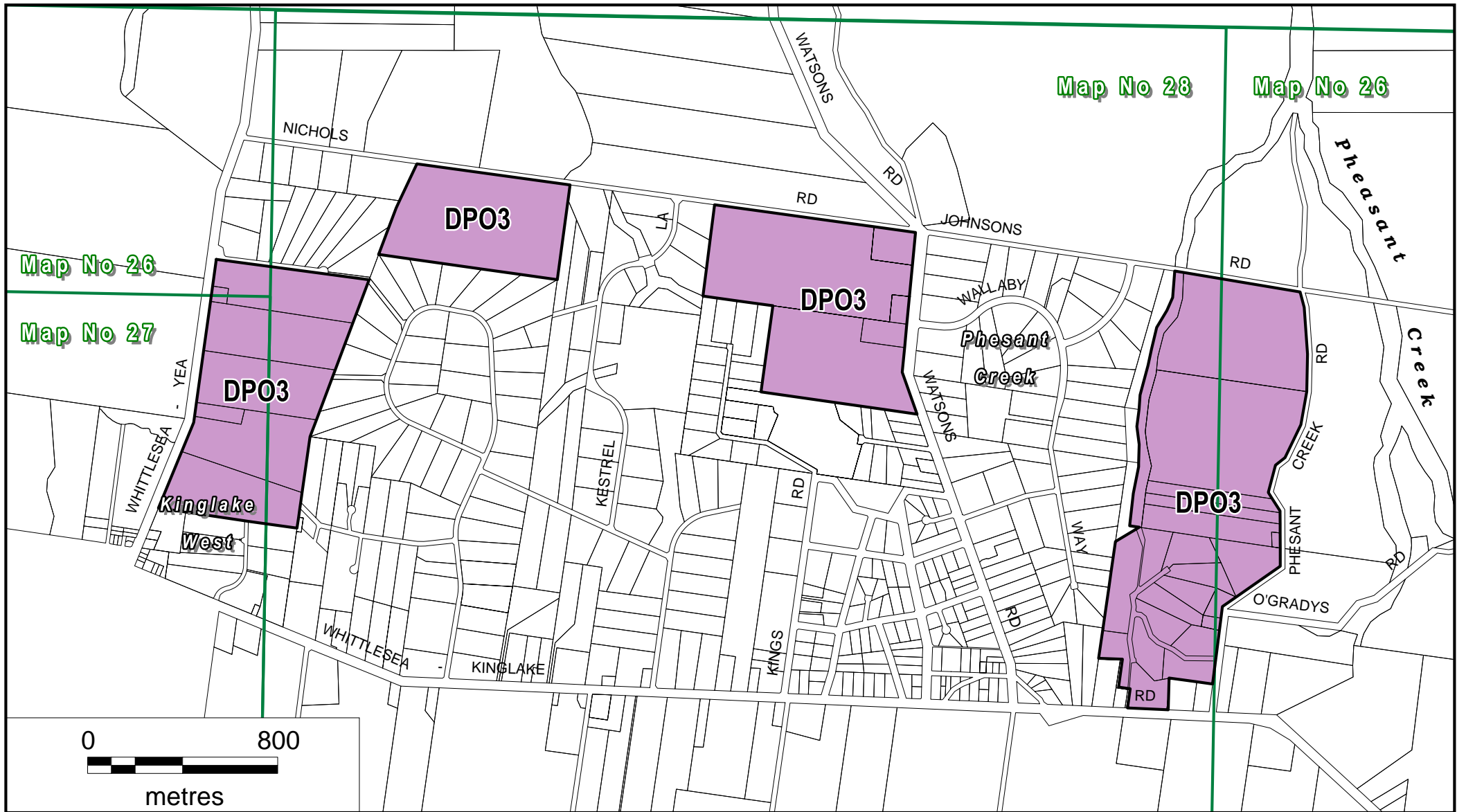


| Planning Mapping Services |  
| Amendments Coordination Team |  
| Planning & Building Systems |  
| Planning, Building & Heritage |



# MURRINDINDI PLANNING SCHEME - LOCAL PROVISION

Encl. 6.3C



## LEGEND



DEVELOPMENT PLAN OVERLAY (DPO3)

Part of Planning Scheme Maps 26DPO, 27DPO & 28DPO



## AMENDMENT C46

Department of  
Transport, Planning and  
Local Infrastructure

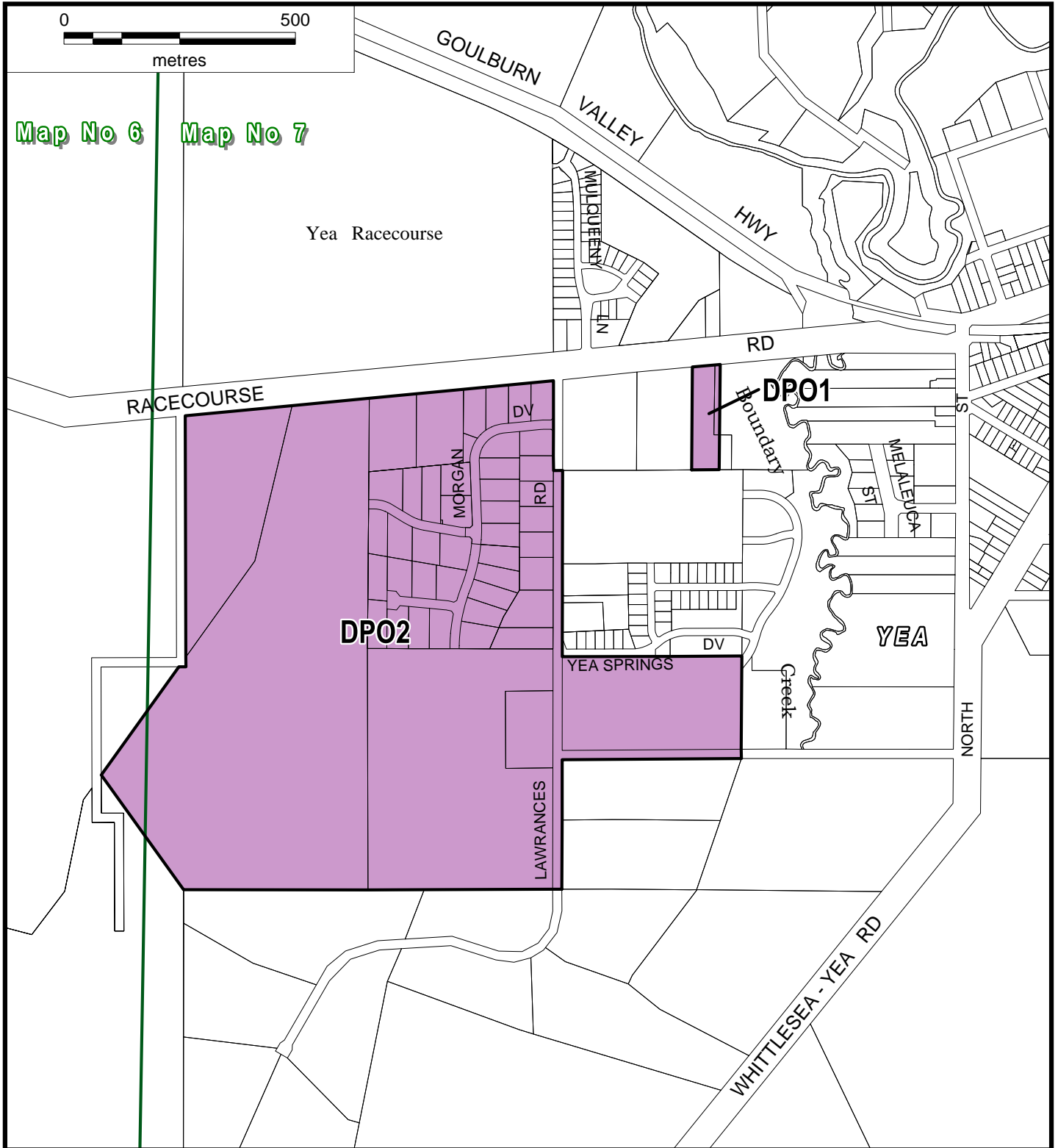


| Planning Mapping Services |  
| Amendments Coordination Team |  
| Planning & Building Systems |  
| Planning, Building & Heritage |





# MURRINDINDI PLANNING SCHEME LOCAL PROVISION

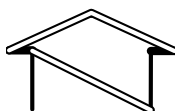


## LEGEND

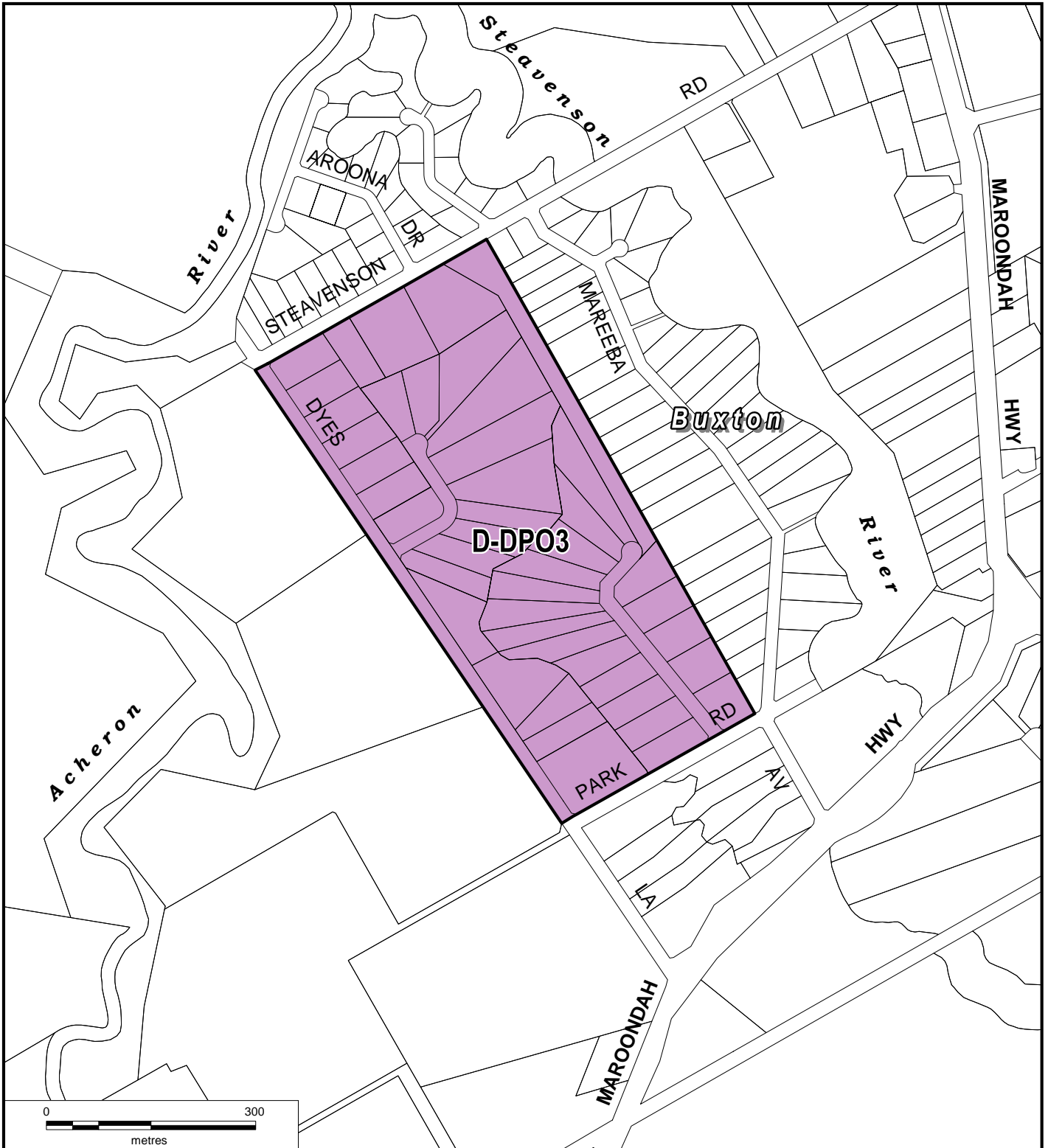
- DPO1 DEVELOPMENT PLAN OVERLAY (DPO1)
- DPO2 DEVELOPMENT PLAN OVERLAY (DPO2)

Part of Planning Scheme Map 6DPO & 7DPO

## AMENDMENT C46



# MURRINDINDI PLANNING SCHEME LOCAL PROVISION



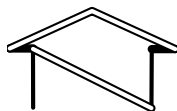
## LEGEND

Part of Planning Scheme Map 24DPO

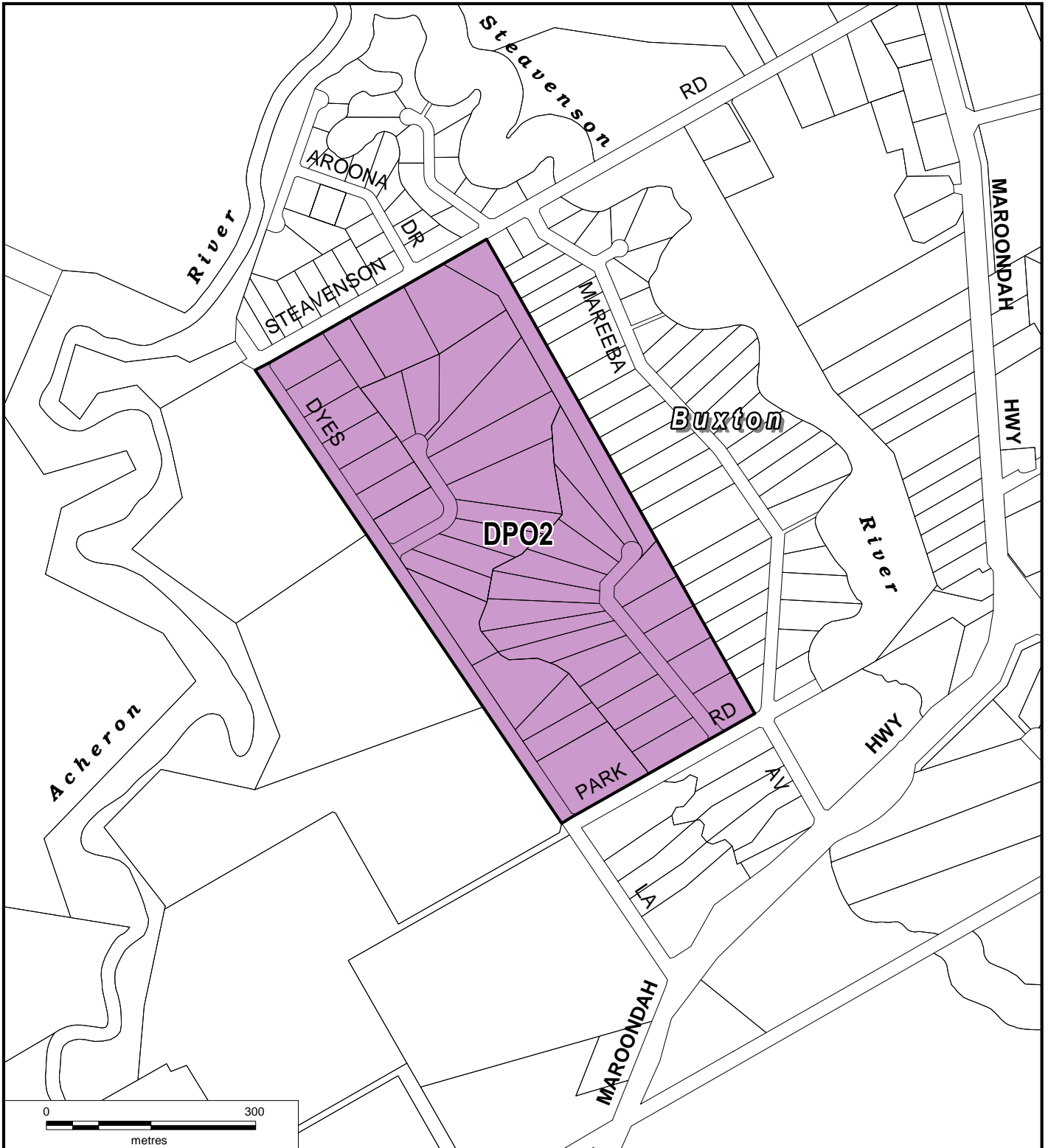


AREA TO BE DELETED FROM A  
DEVELOPMENT PLAN OVERLAY (D-DPO3)

## AMENDMENT C46



# MURRINDINDI PLANNING SCHEME LOCAL PROVISION



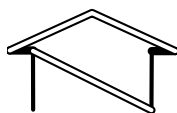
## LEGEND

Part of Planning Scheme Map 24DPO



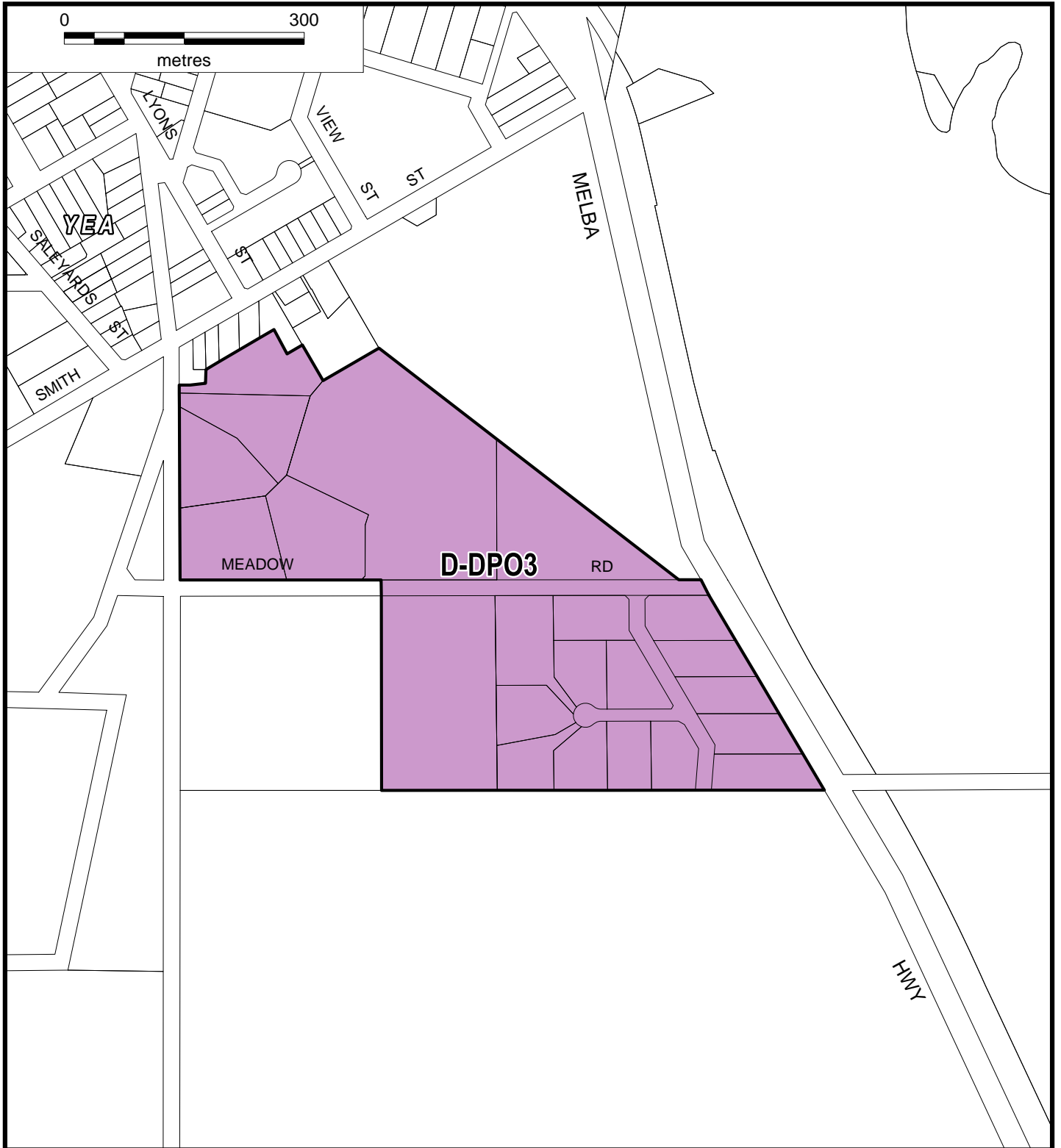
DEVELOPMENT PLAN OVERLAY (DPO2)

## AMENDMENT C46





# MURRINDINDI PLANNING SCHEME LOCAL PROVISION

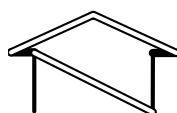


## LEGEND

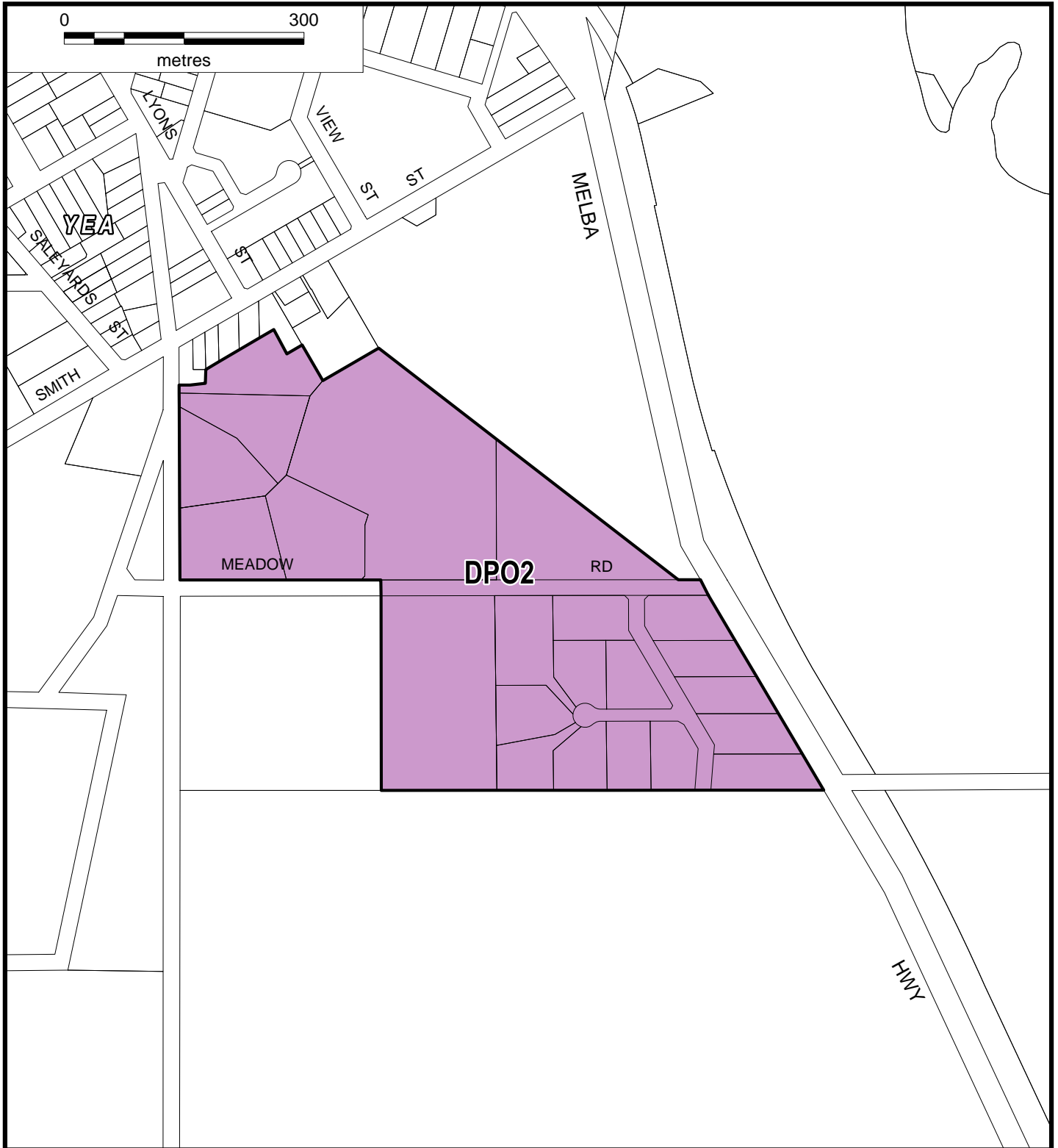
Part of Planning Scheme Map 7DPO

<b>D-DPO3</b>	<b>AREA TO BE DELETED FROM A DEVELOPMENT PLAN OVERLAY (D-DPO1)</b>
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## AMENDMENT C46



# MURRINDINDI PLANNING SCHEME LOCAL PROVISION

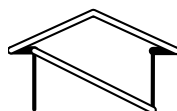


## LEGEND

Part of Planning Scheme Map 7DPO

<b>DPO2</b>	<b>DEVELOPMENT PLAN OVERLAY (DPO2)</b>
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## AMENDMENT C46



*Planning and Environment Act 1987*

## **MURRINDINDI SHIRE PLANNING SCHEME**

### **AMENDMENT C46**

#### **EXPLANATORY REPORT**

#### **Who is the planning authority?**

This amendment has been prepared by the Murrindindi Shire Council, which is the planning authority for this amendment.

#### **Land affected by the amendment**

The amendment applies to land to which the Development Plan Overlay (DPO) applies in various locations in Alexandra, Buxton, Eildon, Kinglake West, Marysville, Narbethong, Pheasant Creek and Yea.

#### **What the amendment does**

The amendment implements a Development Plan Overlay review by:

- Removing the Development Plan Overlay 1, 3 and 4 from land in Alexandra, Marysville and Yea when it is no longer required.
- Rezoning land in Halls Flat Road, Toronga Rise and Pendlebury Street, Alexandra from General Residential to Low Density Residential.
- Revising all Development Plan Overlay schedules to become new schedules 1-5.
- Revising Development Plan Overlay maps to renumber Development Plan Overlay schedules that apply to some sites.

The amendment proposes to:

#### *Planning Scheme Maps:*

##### *Alexandra:*

- Rezone land on the eastern side of Halls Flat Road and eastern side of Toronga Rise from General Residential to Low Density Residential (Maps 9 & 11).
- Rezone land on the southern side of Pendlebury Street (2 Pendlebury Street and 22 Dockings Lane) from General Residential to Low Density Residential, deleting the DPO1 from the land (Maps 11 & 11DPO).
- Delete the DPO1 and 3 from land in the Pendlebury Street, Halls Flat Road, Toronga Rise and Plantation Lane areas (Maps 9DPO & 11DPO).
- Delete the DPO1 from the Dame Pattie Menzies Centre land (2456 Goulburn Valley Highway, north of Goulburn Valley Highway and south of UT Creek) and land west of Wattle Street (Map 11DPO).
- Amend reference to the DPO3 to DPO2 around Alexandra (Maps 9DPO, 10DPO & 11DPO).

##### *Buxton:*

- Amend reference to the DPO3 to DPO2 on land east of Dyes Lane, north of Park Road and south of Steavensons Road (Map 24DPO).

*Kinglake West and Pheasant Creek:*

- Delete the DPO 6 from 1 Pheasant Creek Road, 808, 830, 838, 846, 850, 1204 and 1246 Whittlesea – Kinglake Road, 4 – 7 Tommy Hut Road, 1264, 1270, 1416, 1418 and 1434 Whittlesea – Yea Road, 1 – 15 Monarch Close and 10-52 Nichols Road (Maps 27DPO & 28DPO).
- Amend reference to the DPO6 to DPO3 around Kinglake West and Pheasant Creek (Maps 26DPO, 27DPO & 28DPO).

*Marysville:*

- Delete the DPO1 from land north of Timber Jinker Place / Crosscut Court, east of Racecourse Road and north of Darwin Street (Map 35DPO).

*Yea:*

- Delete the DPO4 from 2, 4, 6, 8, 12, 14, and 16 North Street and 5691 Whittlesea-Yea Road, all proposed to be rezoned from Industrial 1 to General Residential under Amendment C55 (Map 7DPO).
- Delete the DPO4 from the existing Melaleuca Street industrial subdivision, North Street (1-12 Melaleuca Street, 3 & 6 Grevillea Street and 20, 26 & 30 North Street) (Map 7DPO).
- Delete the DPO1 and 3 from 103 and 114 Lawrances Road, Yea (Map 7DPO).
- Delete the DPO1 from 52, 54, 56, 82, 84 and 86 Racecourse Road, 1 – 32 Mulqueeny Lane, 1 – 11 Clarence Way and 2 – 14 Newbery Close (Map 7DPO).
- Extend the DPO1 in Racecourse Road to apply to the whole of 53 Racecourse Road zoned General Residential (Map 7DPO).
- Amend reference to the DPO3 to DPO2 around Yea (Maps 6DPO & 7DPO).

*Planning Scheme Ordinance:*

- Amend Schedule 1 (Residential 1 Development Plan) to Clause 43.04, Development Plan Overlay, to retitle the schedule to General Residential Zone and update and streamline permit and development plan requirements for residential development.
- Amend Schedule 2 (Township Zone) to Clause 43.04, Development Plan Overlay, to retitle the schedule to Low Density Residential Zone, remove requirements for the Township Zone and introduce streamlined permit and development plan requirements for low density residential development.
- Amend Schedule 3 (Low Density Residential Zone) to Clause 43.04, Development Plan Overlay, to retitle the schedule to Rural Living Zone, remove requirements for the Low Density Residential Zone and introduce streamlined permit and development plan requirements for rural living development.
- Amend Schedule 4 (Industrial) to Clause 43.04, Development Plan Overlay, to retitle the schedule to Industrial 1 and 2 Zones and update and streamline permit and development plan requirements for industrial development.
- Amend Schedule 5 (Business) to Clause 43.04, Development Plan Overlay, to retitle the schedule to Commercial 1 Zone and update and streamline permit and development plan requirements for commercial development.

- Delete Schedule 6 (Rural Living Zone, Kinglake West and Pheasant Creek) to Clause 43.04, Development Plan Overlay, which is no longer required and has been partly carried forward into proposed amended Schedule 3.

## **Strategic assessment of the amendment**

### **Why is the amendment required?**

The amendment proposes implement the *Review of Development Plans*, QMA Consulting and PLN Planning, May 2013 by:

- Rezoning land in the Halls Flat Road / Toronga Rise and Pendlebury Street areas, Alexandra from General Residential 1 to Low Density Residential as the land is not suitable for further residential subdivision due to topography, existing development or an inability to provide reticulated sewerage to the land.
- Remove the DPO1 from land in the Halls Flat Road / Toronga Rise and Pendlebury Street areas, Alexandra being rezoned from General Residential 1 to Low Density Residential as the land will either not be capable of further subdivision or will be relatively small land parcels where future development may be considered on its merits through applications for planning permit.
- Remove the DPO4 from land in North Street, Yea being rezoned from Industrial 1 to General Residential 1 (under proposed Amendment C55) as the individual parcels of land are either small in size or are in single ownership where future development may be considered on its merits through applications for planning permit.
- Delete the DPO from land that is already developed, making the DPO no longer required to guide future development and servicing.
- Revising all Development Plan Overlay schedules to become new schedules 1-5 to be more relevant and streamlined, including provision of updated development plan requirements and exemptions from the need for development plan before a permit may be granted.
- Amend DPO schedule numbers on planning scheme maps to align with the appropriate revised schedule that applies for the applicable zone and site.

### **How does the amendment implement the objectives of planning in Victoria?**

The amendment implements the objectives of planning in Victoria as outlined in Section 4 of the *Planning and Environment Act 1987* through:

- Providing for the fair, orderly, economic and sustainable use and development of land.
- Providing for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity.
- Securing a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.
- Protecting public utilities and other assets and enabling the orderly provision and coordination of public utilities and other facilities for the benefit of the community.
- Balancing the present and future interests of all Victorians.

- Ensuring sound, strategic planning and co-ordinated action at State, regional and municipal levels.
- Enabling land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels.
- Ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land.
- Facilitating development that achieves the objectives of planning in Victoria and planning objectives set up in planning schemes.

### **How does the amendment address any environmental, social and economic effects?**

#### ***Environmental effects:***

The amendment has fully considered environmental effects. The amendment will have no significant effect on the environment or the environment on the use or development envisaged in the amendment. The amendment proposes revision to Development Plan Overlay schedules to provide for a range of environmental issues to be considered and environmentally significant land to be protected in the preparation of development plans.

#### ***Social effects:***

The amendment is expected to have positive social benefits for landowners and Murrindindi Shire generally. Positive social effects and benefits will accrue from the amendment through provision of residential opportunities, removal of the Development Plan Overlay when it is no longer required and reinforcement of the role of existing townships and settlements.

#### ***Economic effects:***

The amendment is expected to have positive economic benefits for landowners and Murrindindi Shire generally. Positive economic effects and benefits will accrue from the amendment through increased economic activity in existing townships and settlements.

### **Does the amendment address relevant bushfire risk?**

The amendment addresses and meets relevant bushfire risk and does not amend any existing strategies, policies and planning control references for bushfire planning and protection in the Murrindindi Planning Scheme. Proposed revision to Development Plan Overlay schedules for land in the General Residential Zone (Schedule 1), Low Density Residential Zone (Schedule 2) and Rural Living Zone (Schedule 3) will specifically require bushfire risk assessment and protection to be undertaken in conjunction with the preparation of development plans, as applicable for the site and area.

### **Does the amendment comply with the requirements of any Minister's Direction applicable to the amendment?**

The amendment complies with all Minister's Directions under Section 12 of the Planning and Environment Act 1987. Specifically, the amendment has considered and complies with the following Ministerial Directions:

- Ministerial Direction 1, *Potentially Contaminated Land*: The amendment does not impact on and complies with this direction. Land proposed for the removal of the Development Plan Overlay in North Street and Whittlesea-Yea Road (proposed to be rezoned from Industrial 1 to General Residential under Amendment C55) has never been developed or used for industrial purposes, is either developed for residential purposes (2, 4, 6, 8, 12, 14, and 16 North Street) or vacant (5691 Whittlesea-Yea Road) and is potentially suitable for sensitive (residential) purposes.
- Ministerial Direction 9, *Metropolitan Planning Strategy*: The amendment does not impact on any growth area of metropolitan Melbourne and does not amend strategic land use directions for the general Kinglake area, a peri-urban area of metropolitan Melbourne.
- Ministerial Direction 11, *Strategic Assessment of Amendments*: The amendment has been strategically assessed and justified in accordance with this direction.
- Ministerial Direction No. 15, *The Planning Scheme Amendment Process*: All process requirements to be met under the direction have been considered and met in the preparation of the amendment.
- Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the Act.

No other Minister's Direction is directly affected by the amendment.

### **How does the amendment support or implement the State Planning Policy Framework and any adopted State policy?**

The amendment complies with and implements the State Planning Policy Framework of the Murrindindi Planning Scheme. In particular, the amendment implements:

#### Clause 11, Settlement:

- Clause 11.02, Urban Growth:

Clause 11.02-1, Supply of urban land:

Objective:

*To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.*

#### Clause 12, Environmental and landscape values:

- Clause 12.01, Biodiversity:

Clause 12.01-1, Protection of biodiversity:

Objective:

*To assist the protection and conservation of Victoria's biodiversity, including important habitat for Victoria's flora and fauna and other strategically valuable biodiversity sites.*

Clause 12.01-2, Native vegetation management:

Objective:

*To ensure that permitted clearing of native vegetation results in no net loss in the contribution made by native vegetation to Victoria's biodiversity.*

- Clause 12.04, Significant environments and landscapes:

Clause 12.04-2, Landscapes:

Objective:

*To protect landscapes and significant open spaces that contribute to character, identity and sustainable environments.*

#### Clause 13, Environmental risks:

- Clauses 13.01-3 & 5: The amendment meets objectives and strategies for climate change, floodplains, soil degradation, erosion and landslip, salinity and bushfire.

#### Clause 15, Built environment and heritage:

- Clauses 15.01-3: The amendment meets objectives and strategies for urban environment, sustainable development and heritage.

#### Clause 16, Housing:

- 16.01, Residential Development:

Clause 16.01-1, Integrated housing:

Objective:

*To promote a housing market that meets community needs.*

Clause 16.01-2, Location of residential development:

Objective:

*To locate new housing in or close to activity centres and employment corridors and at other strategic redevelopment sites that offer good access to services and transport.*

Clause 16.01-4, Housing diversity:

Objective:

*To provide for a range of housing types to meet increasingly diverse needs.*

- 16.02, Housing form:

Clause 16.02-1, Rural residential development:

Objective:

*To identify land suitable for rural living and rural residential development.*

#### Clause 17, Economic Development:

- Clauses 17.01-2: The amendment meets objectives and strategies for business and industry.

#### Clause 18, Transport:

- Clauses 18.01-2: The amendment meets objectives and strategies for integrated transport and movement networks.



Clause 19, Infrastructure:

- Clauses 19.01-3: The amendment meets objectives and strategies for renewable energy, community infrastructure and development infrastructure.

**How does the amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?**

The amendment complies with and implements the Local Planning Policy Framework of the Murrindindi Planning Scheme. In particular, the amendment implements:

Clause 21.07, Serviced townships strategies:

- The amendment generally meets objectives and strategies for serviced townships (Alexandra, Yea, Marysville, Eildon). Implementation measures of this clause include reference to use of the Development Plan Overlay for particular residential (Low Density Residential Zone), commercial and industrial zoned areas.

Clause 21.08, Kinglake strategies:

- The amendment generally meets objectives and strategies for the Kinglake area. Implementation measures of this clause include reference to use of the Development Plan Overlay to guide subdivision layout in the Pheasant Creek Road area, Pheasant Creek.

Clause 21.09, Other townships strategies:

- The amendment generally meets objectives and strategies for townships, which include the use of Development Plan Overlay for coordination of development in the Low Density Residential Zone. Implementation measures of this clause include reference to use of the Development Plan Overlay to guide subdivision layout to the southwest of the Buxton township.

**Does the amendment make proper use of the Victoria Planning Provisions?**

The amendment makes proper use of the Victorian Planning Provisions, in this case use of the Development Plan Overlay schedules and mapping to guide the future layout, use, development and servicing of land through the use of development plans. The Development Plan Overlay is the most appropriate planning scheme tool to facilitate and control this future guidance through the use of development plans.

**How does the amendment address the views of any relevant agency?**

All relevant agencies were consulted in the 2013 review of the Development Plan Overlay. Relevant agencies would be consulted in any future preparation of development plans.

All relevant agencies will be directly notified of this amendment and will have an opportunity to make a formal submission to it.

## **Does the amendment address relevant requirements of the Transport Integration Act 2010?**

*Is the amendment likely to have a significant impact on the transport system, as defined by section 3 of the Transport Integration Act 2010?*

The amendment is not considered to have a significant impact on the transport system. The amendment does not propose new areas for rezoning that would affect the transport system. Future development plans prepared under the Development Plan Overlay would consider and implement transport requirements, as required and relevant.

*Are there any applicable statements of policy principles prepared under section 22 of the Transport Integration Act 2010?*

There are no statements of policy principles applicable under section 22 of 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 amendment will reduce resource and administrative costs. The amendment will reduce the need for development plans through removal of the Development Plan Overlay in some locations and provide a greater level of guidance for the future preparation of development plans in locations where the Development Plan Overlay will remain.

## **Where you may inspect this Amendment**

The amendment is available for public inspection, free of charge, during office hours at the following places:

Murrindindi Shire Council

Perkins Street

Alexandra 3714

Murrindindi Shire Council

Civic Centre

Semi Circle

Yea 3717

Murrindindi Shire Council

19 Whittlesea-Kinglake Road

Kinglake 3763

Murrindindi Shire Council

Website: [msc@murrindindi.vic.gov.au](mailto:msc@murrindindi.vic.gov.au)

The amendment can also be inspected free of charge at the Department of Transport, Planning, and Local Infrastructure website at [www.dtpli.vic.gov.au/publicinspection](http://www.dtpli.vic.gov.au/publicinspection).

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*Planning and Environment Act 1987*

**MURRINDINDI PLANNING SCHEME**

**AMENDMENT C46**

**INSTRUCTION SHEET**

The planning authority for this amendment is the Murrindindi Shire Council.

The Murrindindi Planning Scheme is amended as follows:

**Planning Scheme Maps**

The Planning Scheme Maps are amended by a total of 15 attached map sheets.

**Zoning Maps:**

1. Amend Planning Scheme Map Nos 9 & 11 in the manner shown on the 2 attached maps marked "Murrindindi Planning Scheme, Amendment C46".

**Overlay Maps:**

2. Amend Planning Scheme Map Nos. 6DPO, 7DPO, 9DPO, 10DPO, 11DPO, 24DPO, 26DPO, 27DPO, 28DPO & 35DPO in the manner shown on the 13 attached maps marked "Murrindindi Planning Scheme, Amendment C46".

**Planning Scheme Ordinance**

The Planning Scheme Ordinance is amended as follows:

3. In Overlays – Clause 43.04, replace Schedule 1 with a new Schedule 1 in the form of the attached document.
4. In Overlays – Clause 43.04, replace Schedule 2 with a new Schedule 2 in the form of the attached document.
5. In Overlays – Clause 43.04, replace Schedule 3 with a new Schedule 3 in the form of the attached document.
6. In Overlays – Clause 43.04, replace Schedule 4 with a new Schedule 4 in the form of the attached document.
7. In Overlays – Clause 43.04, replace Schedule 5 with a new Schedule 5 in the form of the attached document.
8. In Overlays – Clause 43.04, delete Schedule 6.

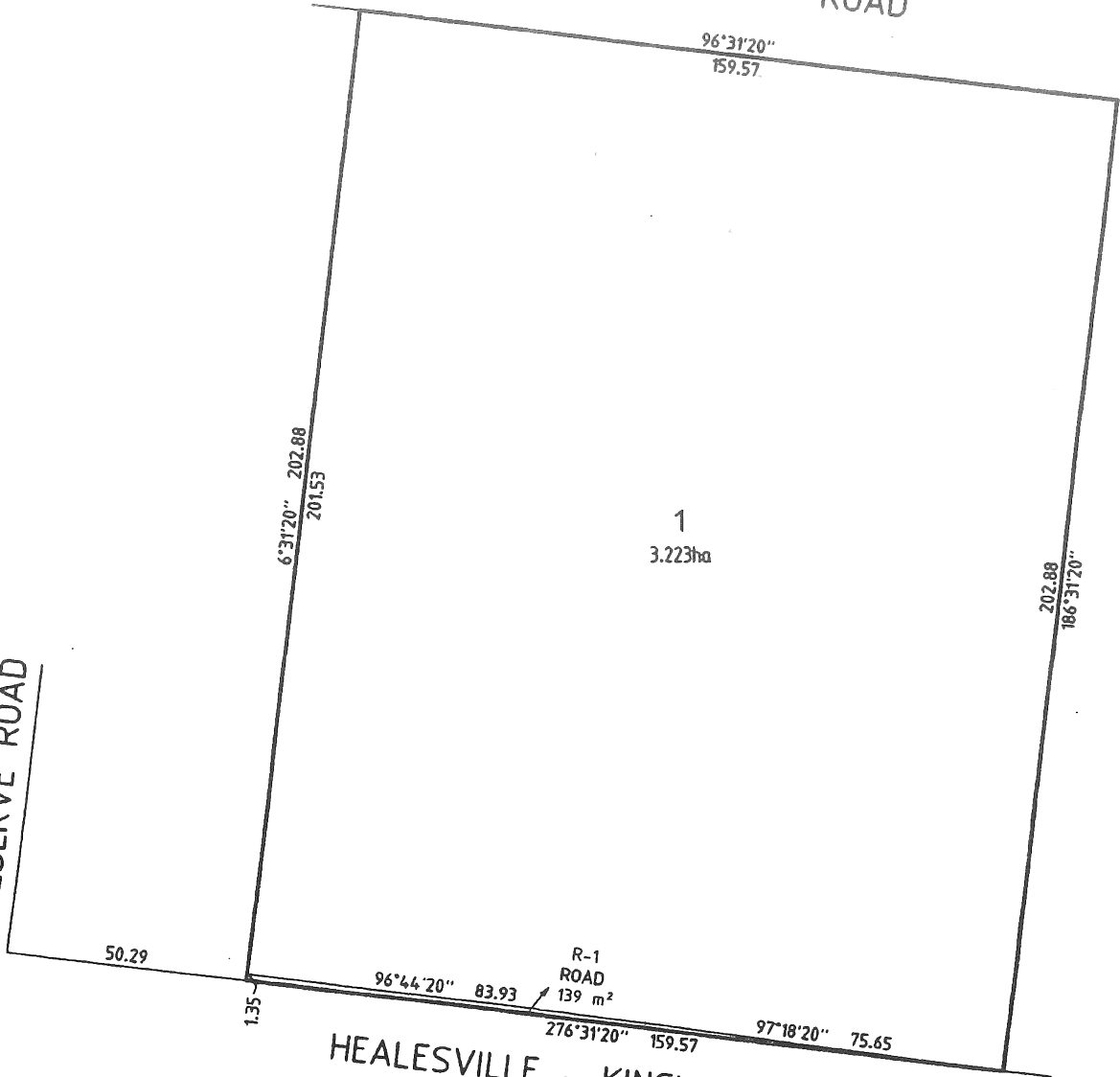
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PS 743275 P

MGA 94  
ZONE 55

RESERVE ROAD

VICTORIA ROAD



HEALESVILLE - KINGLAKE ROAD

<p><b>RODNEY AUJARD &amp; ASSOCIATES</b> Licensed Land Surveyors</p> <p>Level 1, 325 Camberwell Road, CAMBERWELL. 3124. Ph. 9813 2222 Fax. 9813 2244 81 Grant Street, ALEXANDRA. 3714. Ph. 5772 1530 aujard@bigpond.net.au</p> <p>Surveyors Ref. 18706</p>	<p>Scale 1:1,000</p> <p>Lengths are in metres</p>	<p>Original Sheet Size : A3</p>	<p>SHEET 2</p>
	<p>Licensed Surveyor Geoff. P. Sutherland</p>		<p>Version 1</p>

**Murrindindi Shire Council**  
**Annual Financial Report**  
For the Year Ended 30 June 2015

Murrindindi Shire Council  
Financial Report  
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**Comprehensive  
Income Statement  
For the Year Ended 30 June 2015**

	Note	2015 \$	2014 \$
<b>Income</b>			
Rates and charges	3	16,867,705	15,699,505
Statutory fees and fines	4	651,314	596,586
User fees	5	1,931,642	2,432,853
Grants -operating	6	9,185,266	5,859,279
Grants - capital	6	3,211,051	4,322,785
Contributions - monetary	7	90,330	286,464
Contributions - non monetary	7	1,393,540	555,508
Other income	9	1,958,554	1,351,420
<b>Total income</b>		<u>35,289,402</u>	<u>31,104,400</u>
<b>Expenses</b>			
Employee benefits	10	12,159,434	11,738,720
Materials and services	11	9,130,270	9,774,020
Bad and Doubtful Debts	12	504,820	217,703
Depreciation and amortisation	13	7,666,537	7,150,865
Borrowing Cost	14	287,148	329,899
Net gain(loss) on disposal of property, infrastructure, plant and equipment	8	301,972	320,114
Other expenses	15	281,342	265,146
<b>Total expenses</b>		<u>30,331,523</u>	<u>29,796,467</u>
<b>Surplus (Deficit) for the financial year</b>		<u>4,957,879</u>	<u>1,307,933</u>
<b>Other comprehensive income</b>			
<b>Items that will not be reclassified to surplus or deficit in future periods</b>			
Net asset revaluation increment (decrement)	28	9,094,497	13,251,651
<b>Comprehensive result</b>		<u>14,052,376</u>	<u>14,559,584</u>

The above Comprehensive Income Statement should be read with the accompanying notes.

**Balance Sheet**  
**As at 30 June 2015**

	Note	2015	2014
		\$	\$
<b>Assets</b>			
<b>Current assets</b>			
Cash and cash equivalents	16	8,952,411	21,086,670
Trade and other receivables	17	2,330,680	4,501,267
Other financial assets	18	17,619,500	-
Inventories	19	53,121	268,984
Non-Current assets classified as held for sale	20	837,158	-
Other assets	21	312,019	247,876
<b>Total current assets</b>		<u>30,104,889</u>	<u>26,104,797</u>
<b>Non-current assets</b>			
Trade and other receivables	17	38,938	15,824
Property, infrastructure, plant and equipment	22	303,213,594	296,007,826
Intangible assets	23	259,471	-
<b>Total non-current assets</b>		<u>303,512,003</u>	<u>296,023,650</u>
<b>Total assets</b>		<u>333,616,892</u>	<u>322,128,447</u>
<b>Liabilities</b>			
<b>Current liabilities</b>			
Trade and other payables	24	2,824,160	2,577,147
Trust funds and deposits	25	835,466	3,052,846
Provisions	26	3,143,223	2,972,654
Interest-bearing loans and borrowings	27	768,570	900,774
<b>Total current liabilities</b>		<u>7,571,419</u>	<u>9,503,421</u>
<b>Non-current liabilities</b>			
Provisions	26	1,688,239	1,551,599
Interest-bearing loans and borrowings	27	2,028,151	2,796,720
<b>Total non-current liabilities</b>		<u>3,716,390</u>	<u>4,348,319</u>
<b>Total liabilities</b>		<u>11,287,809</u>	<u>13,851,740</u>
<b>Net Assets</b>		<u>322,329,083</u>	<u>308,276,707</u>
<b>Equity</b>			
Accumulated surplus		129,201,956	126,728,438
Reserves	28	193,127,127	181,548,269
<b>Total Equity</b>		<u>322,329,083</u>	<u>308,276,707</u>

The above Balance Sheet should be read with the accompanying notes.



**Statement of Changes in Equity  
For the Year Ended 30 June 2015**

	Note	Total	Accumulated	Asset	Other
		\$	Surplus	Revaluation	Reserves
2015		\$	\$	\$	\$
Balance at beginning of the financial year		308,276,707	126,728,438	171,452,414	10,095,855
Surplus for the year		4,957,879	4,957,879	-	-
Net asset revaluation increment	28(a)	9,094,497	-	9,094,497	-
Transfers to other reserves	28(b)	-	(2,714,681)	-	2,714,681
Transfers from other reserves	28(b)	-	230,320	-	(230,320)
<b>Balance at end of the financial year</b>		<b>322,329,083</b>	<b>129,201,956</b>	<b>180,546,911</b>	<b>12,580,216</b>

		Total	Accumulated	Asset	Other
		\$	Surplus	Revaluation	Reserves
2014		\$	\$	\$	\$
Balance at beginning of the financial year		293,717,123	128,766,936	158,200,763	6,749,424
Surplus for the year		1,307,933	1,307,933	-	-
Net asset revaluation increment	28(a)	13,251,651	-	13,251,651	-
Transfers to other reserves	28(b)	-	(3,740,890)	-	3,740,890
Transfers from other reserves	28(b)	-	394,459	-	(394,459)
<b>Balance at end of the financial year</b>		<b>308,276,707</b>	<b>126,728,438</b>	<b>171,452,414</b>	<b>10,095,855</b>

The above Statement of Changes in Equity should be read with the accompanying notes

**Statement of Cash Flows**  
**For the Year Ended 30 June 2015**

	Note	2015 Inflows/ (Outflows) \$	2014 Inflows/ (Outflows) \$
<b>Cash flows from operating activities</b>			
Rates		16,735,812	15,572,251
Statutory fees and fines		652,809	596,586
User fees		2,431,742	3,317,895
Grants - operating		10,720,412	5,936,624
Grants - capital		3,220,172	4,636,372
Contributions - monetary		92,154	286,464
Interest received		756,188	680,718
Other Income		1,179,242	-
Net Fire Services Property Levy received (remitted )		(2,101,609)	2,194,692
Net GST refund		1,026,063	1,242,547
Net receipt/(repayment) of trust funds and deposits		(115,771)	119,852
Payments to suppliers (inclusive of GST)		(10,568,882)	(11,913,065)
Payments to employees (including redundancies)		(11,797,849)	(11,687,968)
<b>Net cash provided by operating activities</b>	29	<u>12,230,483</u>	<u>10,982,968</u>
<b>Cash flows from investing activities</b>			
Payments for property, plant and equipment, infrastructure		(6,064,864)	(8,419,629)
Proceeds from sale of property, plant and equipment, infrastructure		448,832	1,118,205
Payments for Investments		(17,619,500)	-
<b>Net cash used in investing activities</b>		<u>(23,235,532)</u>	<u>(7,301,424)</u>
<b>Cash flows from financing activities</b>			
Finance costs		(228,437)	(268,641)
Proceeds from interest bearing loans and borrowings		-	500,000
Repayment of interest bearing loans and borrowings		(900,773)	(860,756)
<b>Net cash used in financing activities</b>		<u>(1,129,210)</u>	<u>(629,397)</u>
Net increase (decrease) in cash and cash equivalents		(12,134,259)	3,052,147
Cash and cash equivalents at the beginning of the financial year		21,086,670	18,034,523
<b>Cash and cash equivalents at the end of the financial year</b>	16	<u>8,952,411</u>	<u>21,086,670</u>

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

Restrictions on cash assets	16
Financing arrangements	30

	Note	2015	2014
<b>Property</b>			
Land under roads			4,650
<b>Total land</b>		-	4,650
Buildings		1,414,155	2,625,508
<b>Total buildings</b>		1,414,155	2,625,508
<b>Total property</b>		1,414,155	2,630,158
<b>Plant and equipment</b>			
Heritage plant and equipment		11,646	14,627
Plant, machinery and equipment		849,563	721,357
Fixtures, fittings and furniture		73,322	216,908
Library books		84,523	74,876
<b>Total plant and equipment</b>		1,019,054	1,027,768
<b>Infrastructure</b>			
Roads		1,188,708	3,090,051
Bridges		1,715,284	1,105,824
Footpaths and cycleways		537,865	346,537
Drainage		356,633	295,364
<b>Total infrastructure</b>		3,798,490	4,837,776
<b>Total capital works expenditure</b>		6,231,699	8,495,702
<b>Represented by:</b>			
New asset expenditure		940,739	2,632,275
Asset renewal expenditure		3,951,615	4,524,498
Asset upgrade expenditure		1,339,345	1,338,929
<b>Total capital works expenditure</b>		6,231,699	8,495,702

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

## Introduction

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

### Statement of compliance

These financial statements are a general purpose financial report that consists of a Comprehensive Income Statement, Balance Sheet, Statement of Changes in Equity, Statement of Cash Flows, Statement of Capital Works and notes accompanying these financial statements. The general purpose financial report complies with Australian Accounting Standards, other authoritative pronouncements of the Australian Accounting Standards Board, the Local Government Act 1989, and the Local Government (Planning and Reporting) Regulations 2014.

## Note 1 Significant accounting policies

### (a) Basis of accounting

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

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

Revisions to accounting estimates are recognised in the period in which the estimates are revised and also in future periods that are affected by the revision. Judgements and assumptions made by management in the application of AAS's that have significant effects on the financial statements and estimates relate to:

- the fair value of land, buildings, infrastructure, plant and equipment 1 (m)
- the determination of depreciation for buildings, infrastructure, plant and equipment 1 (l)
- the determination of employee provisions 1 (s)

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

### (b) Changes in accounting policies

There have been no changes in accounting policies from the previous period.

### (c) Principles of Consolidation

Subsidiaries are all entities over which Council has control. Council controls an entity when it is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power to direct the activities of the entity. Subsidiaries are fully consolidated from the date on which control is transferred to the Council. They are deconsolidated from the date that control ceases.

For the current reporting period Council no controlled entities.

### (d) Committees of Management

All Committees of Management controlled by Council that have material revenues, expenses, assets or liabilities, have been included in this financial report. Any transactions between these entities and Council have been eliminated in full.

### (e) Revenue recognition

Income is recognised when the Council obtains control of the contribution or the right to receive the contribution, it is probable that the economic benefits comprising the contribution will flow to the Council and the amount of the contribution can be measured reliably.

#### Rates and Charges

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

#### Statutory fees and fines

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

#### User fees

User fees are recognised as revenue when the service has been provided or the payment is received, whichever first occurs.

**Note 1 Significant accounting policies (cont.)**

**Grants**

Grant income is recognised when Council obtains control of the contribution. This is normally obtained upon their receipt (or acquittal) or upon earlier notification that a grant has been secured, and are valued at their fair value at the date of transfer.

Where grants or contributions recognised as revenues during the financial year were obtained on condition that they be expended in a particular manner or used over a particular period and those conditions were undischarged at balance date, the unused grant or contribution is disclosed in note 6. The note also discloses the amount of unused grant or contribution from prior years that was expended on Council's operations during the current year.

**Contributions**

Monetary and non monetary contributions are recognised as revenue when Council obtains control over the contributed asset.

**Sale of property, plant and equipment, infrastructure**

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

**Other Income**

Interest and rent are recognised as it is earned. Other income is measured at the fair value of the consideration received and is recognised when Council gains control over the right to receive the income.

**(f) Fair value measurement**

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

AASB 13 defines fair value as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. Fair value under AASB 13 is an exit price regardless of whether that price is directly observable or estimated using another valuation technique.

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

Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities;

Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable; and

Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

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

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

**(g) Cash and cash equivalents**

Cash and cash equivalents include cash on hand, deposits at call, and other highly liquid investments with original maturities of 90 days or less, net of outstanding bank overdrafts.

**(h) Trade and other receivables**

Receivables are carried at amortised cost using the effective interest rate method. A provision for doubtful debts is recognised when there is objective evidence that an impairment has occurred.

**(i) Other financial assets**

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

**(j) Inventories**

Inventories held for distribution are measured at cost adjusted when applicable for any loss of service potential. Other inventories are measured at the lower of cost and net realisable value. Costs are assigned on the basis of weighted average costs.

**Note 1 Significant accounting policies (cont.)**

**(k) Non-current assets classified as held for sale**

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

**(l) Depreciation and amortisation of property, plant and equipment, infrastructure, intangibles**

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

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

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

Major depreciation periods used are listed below and are consistent with the prior year unless otherwise stated:

<b>Property</b>	<b>Years</b>
buildings	30 to 80
 <b>Plant and Equipment</b>	
fixtures, fittings and furniture	4 to 20
computers and telecommunications	4 to 10
heritage and cultural	20 to 200
library materials	3 to 10
plant ,machinery and equipment	3 to 15
 <b>Infrastructure</b>	
bridges- concrete	80 to 100
bridges- timber	30 to 40
drainage	50 to 85
footpaths and cycleways	20 to 70
recreational,leisure and community facilities	30 to 80
road formations and earthworks	100 to 200
road pavements	20 to 40

**(m) Recognition and measurement of property,plant and equipment , infrastructure assets**

**Acquisition**

The purchase method of accounting is used for all acquisitions of assets, being the fair value of assets provided as consideration at the date of acquisition plus any incidental costs attributable to the acquisition. Fair value is the amount for which the asset could be exchanged between knowledgeable willing parties in an arm's length transaction.

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

**Note 1 Significant accounting policies (cont.)**

**Recognition and measurement of assets (cont.)**

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

	Threshold \$
<b>Property</b>	
Land	1
Land under roads	1
Land improvements	5,000
Buildings	5,000
<b>Plant and Equipment</b>	
fixtures, fittings and furniture	2,000
computers and telecommunications	2,000
heritage and cultural	1,000
library materials	1,000
plant ,machinery and equipment	2,000
<b>Infrastructure</b>	
bridges	7,500
drainage	5,000
footpaths and cycleways	5,000
road formations and earthworks	5,000
road pavements	5,000

**Revaluation**

Subsequent to the initial recognition of assets, non-current physical assets, other than plant and equipment, furniture and equipment, library books and heritage assets, are measured at their fair value, being the amount for which the assets could be exchanged between knowledgeable willing parties in an arms length transaction. At balance date, Council reviewed the carrying value of the individual classes of assets measured at fair value to ensure that each asset materially approximated its fair value. Where the carrying value materially differed from the fair value at balance date the class of asset was revalued.

Fair value valuations are determined in accordance with a valuation hierarchy. Changes to the valuation hierarchy will only occur if an external change in the restrictions or limitations of use on an asset result in changes to the permissible or practical highest and best use of the asset. Further details regarding the fair value hierarchy are disclosed in Note 22, Property, infrastructure, plant and equipment.

In addition, Council undertakes a formal revaluation of land, buildings and infrastructure assets on a regular basis ranging from 3 to 5 years. The valuation is performed either by experienced council officers or an independent expert valuer.

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

Land under roads

Council recognises land under roads it controls at fair value.

**(n) Repairs and maintenance**

Routine maintenance, repair costs, and minor renewal costs are expensed as incurred. Where the repair relates to the replacement of a component of an asset and the cost exceeds the capitalisation threshold the cost is capitalised and depreciated. The carrying value of the replaced asset is expensed.

**Note 1 Significant accounting policies (cont.)**

**(o) Impairment of assets**

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

**(p) Trust funds and deposits**

Amounts received as deposits and retention amounts controlled by Council are recognised as trust funds until they are returned, transferred in accordance with the purpose of the receipt, or forfeited.

**(q) Borrowing costs**

Borrowing costs are recognised as an expense in the period in which they are incurred.  
Borrowing costs include interest on bank overdrafts, interest on borrowings, and finance lease charges.

**(r) Interest-bearing loans**

Interest bearing liabilities are recorded initially at fair value, net of transaction costs.

Subsequent to initial recognition, interest bearing liabilities are measured at amortised cost with any difference between the initial recognised amount and the redemption value being recognised in profit and loss over the period of the interest bearing liability using the effective interest rate method.

**(s) Employee costs**

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

**Wages and salaries and leave**

Liabilities for wages and salaries, including non-monetary benefits and annual leave expected to be wholly settled within 12 months of the reporting date are recognised in the provision for employee benefits in respect of employee services up to the reporting date, classified as current liabilities and measured at their nominal values.

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

**Long service leave**

Liability for long service leave (LSL) is recognised in the provision for employee benefits.

Current Liability - unconditional LSL representing 7 years service is disclosed as a current liability even when the council does not expect to settle the liability within 12 months because it will not have the unconditional right to defer settlement of the entitlement should an employee take leave within 12 months.

The components of this current liability are measured at :

- present value - component that is not expected to be settled within 12 months.
- nominal value - component that is expected to be settled within 12 months.

**Classification of employee costs**

Non-current liability - conditional LSL representing less than 7 years service is disclosed as a non - current liability. There is an unconditional right to defer settlement of the entitlement until the employee has completed the requisite years of service.

This non-current LSL liability is measured at present value.

Liabilities for wages and salaries and rostered days off are recognised and are measured as the amount unpaid at balance date and include appropriate oncosts.



**Note 1 Significant accounting policies (cont.)**

**(t) Landfill rehabilitation provision**

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

**(u) Leases**

Operating leases

Lease payments for operating leases are required by the accounting standard to be recognised on a straight line basis, rather than expensed in the years in which they are incurred.

**(v) Goods and Services Tax (GST)**

Revenues, expenses and assets are recognised net of the amount of GST. Receivables and payables in the balance sheet are shown inclusive of GST.

Cash flows are presented in the Statement of Cash flows on a gross basis, except for the GST component of investing and financing activities, which are disclosed as operating cash flows.

**(w) Financial guarantees**

Financial guarantee contracts are not recognised as a liability in the balance sheet unless the lender has exercised their right to call on the guarantee or Council has other reasons to believe that it is probable that that right will be exercised. Details of guarantees that Council has provided, that are not recognised in the balance sheet are disclosed at Note 33 Contingent Liabilities and Contingent Assets.

**(x) Contingent assets and contingent liabilities and commitments**

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

Commitments are not recognised in the Balance Sheet. Commitments are disclosed at their nominal value by way of note and presented inclusive of the GST payable.

**(y) Pending accounting standards**

Certain new AAS's have been issued that are not mandatory for the 30 June 2015 reporting period. Council has assessed these pending standards and has identified that no material impact will flow from the application of these standards in future reporting periods.

**(z) Rounding**

Unless otherwise stated, amounts in the financial report have been rounded to the nearest dollar. Figures in the financial statement may not equate due to rounding.

**Note 2 Budget comparison**

The budget comparison notes compare Council's financial plan, expressed through its annual budget, with actual performance. The *Local Government (Planning and Reporting) Regulations 2014* requires explanation of any material variances. Council has adopted a materiality threshold of the lower of 10 percent or \$500,000 where further explanation is warranted. Explanations have not been provided for variations below the materiality threshold unless the variance is considered to be material because of its nature.

The budget figures detailed below are those adopted by Council on 9th July 2014. The Budget was based on assumptions that were relevant at the time of adoption of the Budget. Council sets guidelines and parameters for revenue and expense targets in this budget in order to meet Council's planning and financial performance targets for both the short and long-term. The budget did not reflect any changes to equity resulting from asset revaluations, as their impacts were not considered predictable.

These notes are prepared to meet the requirements of the *Local Government Act 1989* and the *Local Government (Planning and Reporting) Regulations 2014*.

**a) Income and Expenditure**

	Budget 2015	Actual 2015	Variance 2015	Ref
<b>Income</b>				
Rates and charges	16,721,002	16,867,705	146,703	
Statutory fees and fines	662,266	651,314	(10,952)	
User fees	2,092,569	1,931,642	(160,927)	
Grants - operating	6,927,390	9,185,266	2,257,876	1
Grants - capital	3,354,297	3,211,051	(143,246)	
Contributions - monetary	83,660	90,330	6,670	
Contributions - non monetary	-	1,393,540	1,393,540	2
Other income	805,920	1,958,554	1,152,634	3
<b>Total income</b>	<u>30,647,104</u>	<u>35,289,402</u>	<u>4,642,298</u>	
<b>Expenses</b>				
Employee costs	12,246,040	12,159,434	86,606	
Materials and services	10,613,137	9,130,270	1,482,867	4
Bad and doubtful debts	-	504,820	(504,820)	5
Depreciation and amortisation	7,473,351	7,666,537	(193,186)	
Borrowing costs	310,464	287,148	23,316	
Net gain/(loss) on disposal of property, infrastructure, plant and equipment	-	301,972	(301,972)	6
Other expenses	282,595	281,342	1,253	
<b>Total expenses</b>	<u>30,925,587</u>	<u>30,331,523</u>	<u>594,064</u>	
<b>Surplus/(deficit) for the year</b>	<u>(278,483)</u>	<u>4,957,879</u>	<u>5,236,362</u>	

**Note 2 Budget comparison (Cont.)**

**(i) Explanation of material variations**

Variance Ref	Item	Explanation
1	Grants - operating	The Commonwealth Government brought forward payment of approximately half of the 2015-16 Financial Assistance Grant, being \$2,158,655 paid in June 2015 which has contributed to the bulk of the favourable variance. Increased funding in Family Day Care & Home Care driven by increased level of service demand, together with new funding of \$60,000 for Municipal Emergency Resourcing makes up the remaining variance. Funding of \$125,000 for Advancing Country Towns has been carried forward into 2015-16 as programmed expenditure had been delayed.
2	Contributions - non monetary	Contributions - non monetary represents the recognition of assets gifted to Council by either new subdivisions or assets created by Community Projects on Council land. Council does not budget for these contributions due to the difficulty in estimating an item which is largely outside of Council control. In 2014-15 this included \$514,105 for Roads, \$233,252 for Drainage and \$24,180 for Paths related to new subdivisions in Kinglake, Buxton & Yea. Bridge projects at Yea Wetlands contributed \$278,325 and \$321,529 for the recognition of the Eildon Wall Museum. The balance of \$22,149 relates to the recognition of Land Under Roads related to these gifted assets.
3	Other income	Higher levels of cash held related to incomplete capitals works, carried forward grants funding and increasing reserve funds held has contributed to additional interest revenue on invested funds of \$399,512 above the original budget estimate. In addition in 2014-15 Council sold the Topsy Quarry operations (business not asset) for \$300,000 which also released liability funds of \$250,000 held no longer required for the rehabilitation of the quarry. Additional revenue from recoupment of debt collection legal fees and interest on rates, together with proceeds from the Depot Clearing Sale of minor items has contributed to the remainder of the favourable variance.
4	Materials and services	New & Gifted Assets operating and maintenance allocation of \$1.2m was not fully required with \$910,851 transferred to Reserve. With the sale of the Topsy Gully Quarry no crushing of materials was undertaken with a saving of \$150,268. Facilities Maintenance underspent by \$80,870, insurance savings on premium & claims excess \$67,604, General Valuation - Stage 2 deferred until 2015-16 \$73,991, together with numerous minor program savings contribute to this favourable variance.
5	Bad and doubtful debts	Council in 2014-15 processed a write off of debt from Department of Treasury & Finance of \$502,368 relating to disapproved works claimed for Natural Disaster Storm Damage Event 27 February 2012.
6	Net gain/(loss) on disposal of property, infrastructure, plant and equipment	Council receipts from sales of assets and write off of carrying value of these assets sales are both under budget due to two parcels of land in Marysville not achieving sale results and also the deferral of trade of several items of plant running over in to the 2015-16 financial year. Sales of plant and machinery in 2014-15 did however achieve greater value than budgeted by \$75,244. This however has been offset by write out of buildings at Yea Swimming Pool \$101,154 demolished as part of the Capital Upgrade and write out of the carrying value of the Ghin Ghin Bridge \$312,284 also demolished and to be replaced within an upgraded structure, with capital works flowing over both the 2014-15 and 2015-16 financial years.

Note 2 Budget comparison (cont)

b) Capital Works

	Budget 2015	Actual 2015	Variance 2015	Ref
<b>Property</b>				
Buildings	3,361,979	1,414,155	(1,947,824)	1
<b>Total Buildings</b>	<u>3,361,979</u>	<u>1,414,155</u>	<u>(1,947,824)</u>	
<b>Total Property</b>	<u>3,361,979</u>	<u>1,414,155</u>	<u>(1,947,824)</u>	
<b>Plant and Equipment</b>				
Heritage plant and equipment	5,000	11,646	6,646	2
Plant, machinery and equipment	1,257,746	849,563	(408,183)	3
Fixtures, fittings and furniture	217,371	73,322	(144,049)	4
Library books	89,310	84,523	(4,787)	
<b>Total Plant and Equipment</b>	<u>1,569,427</u>	<u>1,019,054</u>	<u>(550,373)</u>	
<b>Infrastructure</b>				
Roads	2,209,149	1,188,708	(1,020,441)	5
Bridges	1,794,358	1,715,284	(79,074)	
Footpaths and cycleways	594,993	537,865	(57,128)	
Drainage	50,000	356,633	306,633	6
<b>Total Infrastructure</b>	<u>4,648,500</u>	<u>3,798,490</u>	<u>(850,010)</u>	
<b>Total Capital Works Expenditure</b>	<u>9,579,906</u>	<u>6,231,699</u>	<u>(3,348,207)</u>	
<b>Represented by:</b>				
New asset expenditure	1,370,077	940,739	(429,338)	
Asset renewal expenditure	6,037,046	3,951,615	(2,085,431)	
Asset upgrade expenditure	2,172,783	1,339,345	(833,438)	
<b>Total Capital Works Expenditure</b>	<u>9,579,906</u>	<u>6,231,699</u>	<u>(3,348,207)</u>	

**Note 2 Budget comparison (cont)**

**(i) Explanation of material variations**

Variance Ref	Item	Explanation
1	Buildings	This major variance is heavily influenced by the deferral of Alexandra Landfill works of \$667,898 and uncompleted works at Reserve Recovery centres of \$133,591. Yea Civic Centre Precinct & Yarck Village late grant funding approval has resulted in budget carry forward of \$355,705. Yea Swimming Pool \$465,455 and other Pool Seasonal upgrades of \$127,823 to be delivered in the 'off season' have run over year end with the balance of works to be completed in 2015-16. Alexandra Shire Office renewal of air-conditioning project is to be re-scoped with \$247,527 being carried forward into 2015-16. Public Convenience renewal underspend of \$67,589 together with various building upgrades \$235,666 have also been flagged to be carried forward. Y Water Centre expenditure of \$268,323 relates to works carried forward from 2013-14. New unbudgeted grant funding of \$85,106 was expended on the Terrip Terrip tennis courts project.
2	Heritage Plant & Equipment	Princess Alexandra Statue refurbishment required additional expenditure to address cracking in the pediment structure and damage to the statue.
3	Plant, machinery and equipment	Plant, machinery & equipment favourable variance relates to the delay in acquiring some items of major plant prior to year end \$286,936 and deferment of changeover of several passenger vehicles pending adoption of revised fleet policy \$107,271. These amounts totalling \$394,207 have been carried forward into the 2015-16 Financial year.
4	Fixtures, fittings and furniture	GIS upgrade \$45,000 has been deferred until 2015-16 along with under spend on Information Technology \$77,025 pending outcomes of mobility and business continuity requirements. Document Management expenditure of \$39,175 was carried forward from 2013-14. Capital budgets of \$45,000 for Project Management Development and part Pools Capital equipment replacement \$15,000 were transferred to operating budgets, as works identified were not capital in nature.
5	Roads	Eildon Town Centre grant funded project underspend of \$326,269 and the Yarck Village Hub rejuvenation project \$18,221 are to be completed in 2015-16 due to the delay in funding approval. Vegetation Projects of \$126,000 will also be carried forward into the 2015-16 financial year for completion. Myers Creek Road upgrade \$92,141 was deferred due to revised scope of works and waiting on Vic Roads approval. Greens St Special Charge Scheme expenditure of \$33,188 was carried over from 2013-14. Underspends against the original budget occurred on Gravel Road Resheets \$54,458, Shoulder Resheeting Program \$50,000, Sealed Roads renewal & Major patching \$144,424, Sealed Roads - Reseals \$87,778 and Kerb & Channel renewal & upgrade \$134,693.
6	Drainage	Drainage expenditure in 2014-15 related to carry forward of projects from 2013-14 being Drainage Study Initiatives for works in Yea \$145,792 and Drainage Network expansion in Alexandra \$200,995. Drainage works of \$50,000 budgeted for 2014-15 were underspent by \$40,155 which is to be expended in 2015-16.

	2015	2014
	\$	\$
<b>Note 3 Rates and charges</b>		
<p>Council uses Capital Improved Value (CIV) as the basis of valuation of all properties within the municipal district. The CIV of a property is its total value of land plus buildings and improvements.</p> <p>The valuation base used to calculate general rates for 2014-2015 was \$3,864 million (2013-2014 \$3,531 million). The 2014-2015 rate in the dollar for general rate was 0.003222 of the capital improved value of the property (2013-2014 - 0.003286).</p> <p>Council has a differential rate for Rural 1 land of 75% of the general rate. Rural 1 land is classified as rateable land which is not less than 40 hectares in area. There is no rating differential for land classified as Rural 2 land. Rural 2 land is any rural land that does not meet the criteria for Rural 1 land and is between 4 and 40 hectares in size.</p> <p>The 2014-2015 Municipal Charge was \$290.00 (2013-2014 \$274.00) per rateable assessment. In 2014-2015 the Garbage Service Charge was \$325.00 (2013-2014 \$306.00) and Recycling Charge \$79.50 (2013-2014 \$75.00).</p>		
Residential	5,383,542	5,077,221
Commercial	595,852	523,307
Rural 1	2,990,545	2,818,434
Rural 2	2,558,467	2,386,934
Municipal charge	2,662,369	2,505,869
Garbage charge	2,024,651	1,875,556
Recycling	490,017	454,215
Special rates and charges	102,728	-
Revenue in lieu of rates	59,534	57,969
	<u>16,867,705</u>	<u>15,699,505</u>

The date of the last general revaluation of land for rating purposes within the municipal district was 1 January 2014, and the valuation will first be applied to the rating period commencing 1 July 2014.

**Note 4 Statutory fees and fines**

Building	243,056	211,813
Environmental health and local laws	225,423	225,461
Planning and subdivisions	110,390	111,603
Infrastructure	54,562	29,409
Other	17,883	18,300
	<u>651,314</u>	<u>596,586</u>

**Note 5 User fees**

External works	-	46,350
Quarry product	290	373,484
Aged care	542,635	558,464
Valuation data	99,296	8,575
Saleyard fees	368,509	381,045
Recreation pools and leisure centres	97,262	101,130
Waste - transfer station & landfill fees	759,350	901,758
Other fees and charges	64,300	62,047
	<u>1,931,642</u>	<u>2,432,853</u>

	2015 \$	2014 \$
<b>Note 6 Grants</b>		
Grants were received in respect of the following :		
<b>Summary of grants</b>		
Commonwealth funded grants	8,226,146	3,910,325
State funded grants	4,170,171	6,271,739
<b>Total</b>	<u>12,396,317</u>	<u>10,182,064</u>
<b>Operating Grants</b>		
Recurrent -Commonwealth Government		
Governance	4,047,728	1,229,439
Community	934,756	750,551
Environment	2,451,472	785,582
Recurrent -State Government		
Community	1,378,575	1,325,515
Environment	-	13,754
Total Recurrent Operating Grants	<u>8,812,531</u>	<u>4,104,841</u>
Non-Recurrent -Commonwealth Government		
Environment	-	311,252
Non-Recurrent -State Government		
Governance	-	384,396
Community	136,640	236,307
Economy	10,000	416,300
Environment	226,095	406,183
Total non recurrent operating grants	<u>372,735</u>	<u>1,754,438</u>
Total Operating Grants	<u>9,185,266</u>	<u>5,859,279</u>
<b>Capital Grants</b>		
Recurrent-Commonwealth Government		
Environment	792,190	833,501
Total Recurrent capital grants	<u>792,190</u>	<u>833,501</u>
Non-recurrent-State Government		
Community	29,380	7,184
Environment	2,389,481	3,482,100
Total non-recurrent capital grants	<u>2,418,861</u>	<u>3,489,284</u>
Total capital grants	<u>3,211,051</u>	<u>4,322,785</u>

		2015	2014
		\$	\$
<b>Note 6</b>	<b>Grants (Cont.)</b>		
	Conditions on Grants		
	Grants recognised as revenue during the year that were obtained on condition that they be expended in a specified manner that had not occurred at balance date were:		
	Community	167,944	146,368
	Economy	-	306,300
	Environment	969,460	1,273,377
		<u>1,137,404</u>	<u>1,726,045</u>
	Grants which were recognised as revenue in prior years and were expended during the current year in the manner specified by the grantor were:		
	Community	191,985	295,580
	Economy	145,460	123,653
	Environment	1,498,140	1,258,504
		<u>1,835,585</u>	<u>1,677,737</u>
	Net increase (decrease) in restricted assets resulting from grant revenues for the year:	<u>(698,181)</u>	<u>48,308</u>
<b>Note 7</b>	<b>Contributions</b>		
	Monetary - operating	49,336	215,000
	Monetary - capital	40,994	71,464
	Non-monetary - capital	1,393,540	555,508
	Total Contributions	<u>1,483,870</u>	<u>841,972</u>
	Contributions of non monetary assets were received in relation to the following asset classes		
	land under roads	22,149	-
	buildings	321,529	-
	bridges	278,325	22,500
	drainage	233,252	220,904
	footpaths and cycleways	24,180	43,660
	roads	514,105	268,444
	Total	<u>1,393,540</u>	<u>555,508</u>
<b>Note 8</b>	<b>Gain / (Loss) on disposal of property, plant and equipment and infrastructure</b>		
	Proceeds from sales	448,832	1,118,205
	less: Carrying amount of assets sold	<u>(750,804)</u>	<u>(1,438,319)</u>
		<u>(301,972)</u>	<u>(320,114)</u>
	Users of the financial report should refer to Note 22 for additional details.		



	2015	2014
	\$	\$
<b>Note 9</b>		
<b>Other income</b>		
Interest	689,798	604,436
Interest on rates	133,268	98,355
Rental	155,474	158,454
Reimbursements	306,459	370,013
Supervision and administration recoupment	9,275	9,949
Sale of quarry operations	550,000	-
Other	114,280	110,213
	<u>1,958,554</u>	<u>1,351,420</u>

<b>Note 10</b>		
<b>(a) Employee costs</b>		
Wages and salaries	10,379,371	10,021,089
Casual Staff	491,803	482,466
Superannuation	1,031,100	952,122
Fringe benefits tax	92,658	116,898
Workcover	164,502	166,145
	<u>12,159,434</u>	<u>11,738,720</u>

**(b) Superannuation**

Council made contributions to the following funds:

**Defined benefit fund**

Employer contributions to Local Authorities Superannuation Fund (Vision Super)	82,996	79,681
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**Accumulation funds**

Employer contributions to Local Authorities Superannuation Fund (Vision Super)	627,814	639,134
Employer contributions - other funds	320,290	233,307
	<u>948,104</u>	<u>872,441</u>

Employer contributions payable at reporting date.

Employer contributions to Local Authorities Superannuation Fund (Vision Super)	16,878	15,608
Employer contributions - other funds	8,610	5,698

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

**Accumulation**

The Fund's accumulation categories, Vision My Super/Vision Super Saver, receives both employer and employee contributions on a progressive basis. Employer contributions are normally based on a fixed percentage of employee earnings (for the year ended 30 June 2015, this was 9.5% required under Superannuation Guarantee legislation (for 2013/14, this was 9.25%)).

		2015	2014
		\$	\$
<b>Note 10</b>	<b>Employee Benefits (Cont.)</b>		
	<b>Defined Benefit</b>		
	Murrindindi Shire Council does not use defined benefit accounting for its defined benefit obligations under the Fund's Defined Benefit category. This is because the Fund's Defined Benefit category is a pooled multi-employer sponsored plan.		
	There is no proportional split of the defined benefit liabilities, assets or costs between the participating employers as the defined benefit obligation is a floating obligation between the participating employers and the only time that the aggregate obligation is allocated to specific employers is when a call is made. As a result, the level of participation of Murrindindi Shire Council in the Fund cannot be measured as a percentage compared with other participating employers. Therefore, the Actuary is unable to allocate benefit liabilities, assets and costs between employers for the purposes of AASB 119		
	The expected contributions to be paid to the defined benefit category of Vision Super for the year ending 30 June 2016 is \$94,628.		
	<b>Enterprise bargaining agreement</b>		
	Staff employed under Councils Enterprise Bargaining Agreement are entitled to additional superannuation depending on years of service as outlined below;		
	Years of service between 10- 15 1%		
	Years of service greater than 15 2%		
<b>Note 11</b>	<b>Materials and services</b>		
	Utilities	521,425	580,120
	Contractors	6,282,407	6,481,393
	Legal Expenses	298,240	281,385
	Insurance	402,159	482,164
	Materials	909,433	1,099,502
	Contributions	493,740	515,687
	Consultants	222,866	333,769
		<u>9,130,270</u>	<u>9,774,020</u>
<b>Note 12</b>	<b>Bad and Doubtful Debts</b>		
	Rate Debtors	2,452	3,556
	Other Debtors	502,368	214,147
		<u>504,820</u>	<u>217,703</u>

	2015	2014
	\$	\$
<b>Note 13 Depreciation and amortisation</b>		
<u>Property</u>		
Buildings	1,980,682	1,855,889
<u>Plant and Equipment</u>		
Plant, machinery and equipment	607,885	585,925
Fixtures, fittings and furniture	161,995	159,498
Heritage and cultural	4,790	2,084
Library materials	97,506	100,434
<u>Infrastructure</u>		
Bridges	601,035	545,774
Drainage	132,390	123,509
Footpath and Cycleways	255,753	240,944
Roads	3,806,461	3,536,808
<u>Intangible assets</u>		
Landfill Airspace	18,040	-
	<u>7,666,537</u>	<u>7,150,865</u>
<b>Note 14 Borrowing cost</b>		
Interest - borrowings	218,429	264,568
Interest - provision for landfill rehabilitation	68,719	65,331
	<u>287,148</u>	<u>329,899</u>
<b>Note 15 Other expenses</b>		
Auditors remuneration - auditing of the financial report	37,000	41,000
Auditors remuneration - internal audit	40,299	24,225
Councillors allowances	183,903	178,642
Other	20,140	21,279
	<u>281,342</u>	<u>265,146</u>
<b>Note 16 Cash and cash equivalents</b>		
Cash at Bank and on Hand	2,602,411	3,274,170
Term Deposits and at Call	6,350,000	17,812,500
	<u>8,952,411</u>	<u>21,086,670</u>
Councils cash and cash equivalents are subject to external restrictions that limit amounts available for discretionary use . These include:		
Trust funds and deposits (Note 25)	835,466	3,052,846
Bank Guarantee - Quarry	19,500	112,500
Statutory reserves (Note 28(b))	416,754	394,004
Grants received in advance	2,145,860	2,844,041
Total restricted cash and cash equivalents	<u>3,417,580</u>	<u>6,403,391</u>
Total unrestricted cash and cash equivalents	<u>5,534,831</u>	<u>14,683,279</u>
<b>Intended allocations</b>		
Although not externally restricted the followings amounts have been allocate for specific future purpose by Council :		
Cash held to fund carried forward capital works	3,615,624	2,502,549
Cash held to fund discretionary reserves ( Note 28)	12,163,462	9,701,851
Portion of Long Service Leave Liability	292,549	136,796
Total Intended allocations	<u>16,071,635</u>	<u>12,341,196</u>

	2015	2014
	\$	\$
Term deposits with a maturity date of greater than 90 days are reported as other financial assets refer to note 18.		

	2015 \$	2014 \$
<b>Note 17 Trade and other receivables</b>		
<b>Current</b>		
Rates debtors	1,259,037	1,146,964
Provision for doubtful rate debts	(37,713)	(35,261)
Garbage and Recycling debtors	250,722	255,324
Other debtors	337,800	612,875
Provision for doubtful debts - other debtors	(86,635)	(86,635)
Government grants	310,995	2,326,406
Special rate scheme	9,024	5,264
Net GST receivable	287,450	276,330
	<u>2,330,680</u>	<u>4,501,267</u>
<b>Non-current</b>		
Special rate scheme	<u>38,938</u>	<u>15,824</u>
	<u>38,938</u>	<u>15,824</u>
<b>Total trade and other receivables</b>	<u>2,369,618</u>	<u>4,517,091</u>

At balance date other debtors representing financial assets were past due but not impaired. These amounts relate to a number of independent customers for whom there is no recent history of default. The ageing of the Council's trade & other receivables (excluding statutory receivables) was:

**a) Ageing of Receivables**

Current (not yet due)	310,322	1,179,400
Past due by up to 30 days	54,868	218,304
Past due between 31 and 180 days	85,930	22,616
Past due between 181 and 365 days	75,725	362,866
Past due by more than 1 year	<u>35,315</u>	<u>1,069,460</u>
Total trade & other receivables	<u>562,160</u>	<u>2,852,646</u>

**b) Movement in provisions for doubtful debts**

Balance at the beginning of the year	<u>86,635</u>	<u>86,635</u>
Balance at end of year	<u>86,635</u>	<u>86,635</u>

	2015	2014
	\$	\$
<b>Note 17</b>		
<b>Trade and other receivables (Cont.)</b>		
<b>c) Ageing of individually impaired Receivables</b>		
At balance date, other debtors representing financial assets with a nominal value of \$86,635 (2014: \$86,635) were impaired. The amount of the provision raised against these debtors was \$86,635 (2014: \$86,635). They individually have been impaired as a result of their doubtful collection. Many of the long outstanding past due amounts have been lodged with Council's debt collectors or are on payment arrangements.		
The ageing of receivables that have been individually determined as impaired at reporting date was:		
Current (not yet due)	-	-
Past due by up to 30 days	-	-
Past due between 31 and 180 days	-	-
Past due between 181 and 365 days	-	-
Past due by more than 1 year	86,635	86,635
Total trade & other receivables	<u>86,635</u>	<u>86,635</u>
<b>Note 18</b>		
<b>Other financial assets</b>		
Term Deposit	17,619,500	-
	<u>17,619,500</u>	<u>-</u>
<b>Note 19</b>		
<b>Inventories</b>		
Quarry Product	-	125,540
Other - Alexandra Depot	32,995	71,151
Other - Yea Depot	20,126	72,293
	<u>53,121</u>	<u>268,984</u>
<b>Note 20</b>		
<b>Non-Current assets classified as held for sale</b>		
Land	561,894	-
Buildings	275,264	-
	<u>837,158</u>	<u>-</u>
<b>Note 21</b>		
<b>Other assets</b>		
Accrued Income	177,377	111,994
Prepayments	134,642	135,882
	<u>312,019</u>	<u>247,876</u>

**Note 22 Property, infrastructure, plant and equipment**

<b>Land and Buildings</b>	<b>Note</b>	Land - specialised	Land - non specialised	Land Under Roads	Total Land	Buildings - specialised	Buildings - non specialised	Total Buildings	Work In Progress	Total Property
At fair value 1 July 2014		17,391,597	3,646,670	3,808,110	<b>24,846,377</b>	77,947,893	16,319,186	<b>94,267,079</b>	1,871,781	<b>120,985,237</b>
Accumulated depreciation at 1 July 2014		-	-	-	-	(29,639,812)	(3,603,386)	<b>(33,243,198)</b>	-	<b>(33,243,198)</b>
		<u>17,391,597</u>	<u>3,646,670</u>	<u>3,808,110</u>	<u><b>24,846,377</b></u>	<u>48,308,081</u>	<u>12,715,800</u>	<u><b>61,023,881</b></u>	<u>1,871,781</u>	<u><b>87,742,039</b></u>
<b>Movements in fair value</b>										
Acquisition of assets at fair value		-	-	22,149	<b>22,149</b>	882,168	-	<b>882,168</b>	853,516	<b>1,757,833</b>
Revaluation increments/decrements		4,379,372	549,347	-	<b>4,928,719</b>	350,507	(130,974)	<b>219,533</b>	-	<b>5,148,252</b>
Fair value of assets disposed		-	(106,606)	(1,091)	<b>(107,697)</b>	-	(372,360)	<b>(372,360)</b>	-	<b>(480,057)</b>
Impairment losses recognised in operating result		-	-	-	-	-	-	-	-	-
Transfers		-	(561,894)	-	<b>(561,894)</b>	(2,856,768)	3,880,798	<b>1,024,030</b>	(1,650,280)	<b>(1,188,144)</b>
		<u>4,379,372</u>	<u>(119,153)</u>	<u>21,058</u>	<u><b>4,281,277</b></u>	<u>(1,624,093)</u>	<u>3,377,464</u>	<u><b>1,753,371</b></u>	<u>(796,764)</u>	<u><b>5,237,884</b></u>
<b>Movements in accumulated depreciation</b>										
Depreciation and amortisation		-	-	-	-	(1,688,519)	(292,163)	<b>(1,980,682)</b>	-	<b>(1,980,682)</b>
Accumulated depreciation of disposals		-	-	-	-	-	271,206	<b>271,206</b>	-	<b>271,206</b>
Revaluation increments/decrements		-	-	-	-	1,413,877	(1,211,890)	<b>201,987</b>	-	<b>201,987</b>
Transfers		-	-	-	-	2,560,507	(2,487,032)	<b>73,475</b>	-	<b>73,475</b>
		<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,285,865</u>	<u>(3,719,879)</u>	<u><b>(1,434,014)</b></u>	<u>-</u>	<u><b>(1,434,014)</b></u>
At fair value 30 June 2015		21,770,969	3,527,517	3,829,168	<b>29,127,654</b>	76,323,800	19,696,650	<b>96,020,450</b>	1,075,017	<b>126,223,121</b>
Accumulated depreciation at 30 June 2015		-	-	-	-	(27,353,947)	(7,323,265)	<b>(34,677,212)</b>	-	<b>(34,677,212)</b>
		<u>21,770,969</u>	<u>3,527,517</u>	<u>3,829,168</u>	<u><b>29,127,654</b></u>	<u>48,969,853</u>	<u>12,373,385</u>	<u><b>61,343,238</b></u>	<u>1,075,017</u>	<u><b>91,545,909</b></u>

**Note 22 Property, infrastructure plant and equipment (cont'd)**

<b>Plant and Equipment</b>	<b>Note</b>	Heritage plant and equipment	Plant machinery and equipment	Fixtures fittings and furniture	Library books	<b>Total plant and equipment</b>
At fair value 1 July 2014		334,141	6,505,806	1,783,495	799,500	<b>9,422,942</b>
Accumulated depreciation at 1 July 2014		(12,523)	(3,090,072)	(920,965)	(351,605)	<b>(4,375,165)</b>
		<u>321,618</u>	<u>3,415,734</u>	<u>862,530</u>	<u>447,895</u>	<b><u>5,047,777</u></b>
<b>Movements in fair value</b>						
Acquisition of assets at fair value		11,646	849,563	73,322	84,523	<b>1,019,054</b>
Fair value of assets disposed		-	(869,778)	(19,030)	(92,087)	<b>(980,895)</b>
		<u>11,646</u>	<u>(20,215)</u>	<u>54,292</u>	<u>(7,564)</u>	<b><u>38,159</u></b>
<b>Movements in accumulated depreciation</b>						
Depreciation and amortisation		(4,790)	(607,885)	(161,995)	(97,506)	<b>(872,176)</b>
Accumulated depreciation of disposals		-	640,110	19,030	92,087	<b>751,227</b>
		<u>(4,790)</u>	<u>32,225</u>	<u>(142,965)</u>	<u>(5,419)</u>	<b><u>(120,949)</u></b>
At fair value 30 June 2015		345,787	6,485,591	1,837,787	791,936	<b>9,461,101</b>
Accumulated depreciation at 30 June 2015		(17,313)	(3,057,847)	(1,063,930)	(357,024)	<b>(4,496,114)</b>
		<u>328,474</u>	<u>3,427,744</u>	<u>773,857</u>	<u>434,912</u>	<b><u>4,964,987</u></b>



**Note 22 Property, infrastructure plant and equipment (cont'd)**

<b>Infrastructure</b>	<b>Note</b>	<b>Roads</b>	<b>Bridges</b>	<b>Footpaths and cycleways</b>	<b>Drainage</b>	<b>Work In Progress</b>	<b>Total Infrastructure</b>
At fair value 1 July 2014		217,939,456	53,355,109	8,591,990	10,591,304	637,370	<b>291,115,229</b>
Accumulated depreciation at 1 July 2014		(67,002,534)	(17,781,684)	(2,787,831)	(325,170)	-	<b>(87,897,219)</b>
		<u>150,936,922</u>	<u>35,573,425</u>	<u>5,804,159</u>	<u>10,266,134</u>	<u>637,370</u>	<u><b>203,218,010</b></u>
<b>Movements in fair value</b>							
Acquisition of assets at fair value		1,634,743	474,882	227,676	589,885	1,921,166	<b>4,848,352</b>
Revaluation increments/decrements		644,432	158,162	24,964	6,982,955	-	<b>7,810,513</b>
Fair value of assets disposed		-	(634,441)	-	-	-	<b>(634,441)</b>
Transfers		363,053	-	-	-	(363,053)	<b>-</b>
		<u>2,642,228</u>	<u>(1,397)</u>	<u>252,640</u>	<u>7,572,840</u>	<u>1,558,113</u>	<u><b>12,024,424</b></u>
<b>Movements in accumulated depreciation</b>							
Depreciation and amortisation		(3,806,461)	(601,035)	(255,753)	(132,390)	-	<b>(4,795,639)</b>
Accumulated depreciation of disposals		-	322,157	-	-	-	<b>322,157</b>
Revaluation increments/decrements		(211,872)	(54,158)	(9,103)	(3,791,121)	-	<b>(4,066,254)</b>
		<u>(4,018,333)</u>	<u>(333,036)</u>	<u>(264,856)</u>	<u>(3,923,511)</u>	<u>-</u>	<u><b>(8,539,736)</b></u>
At fair value 30 June 2015		220,581,684	53,353,712	8,844,630	18,164,144	2,195,483	<b>303,139,653</b>
Accumulated depreciation at 30 June 2015		(71,020,867)	(18,114,720)	(3,052,687)	(4,248,681)	-	<b>(96,436,955)</b>
		<u>149,560,817</u>	<u>35,238,992</u>	<u>5,791,943</u>	<u>13,915,463</u>	<u>2,195,483</u>	<u><b>206,702,698</b></u>

**Note 22 Property, infrastructure, plant and equipment (cont'd)**

**Valuation of land and buildings**

Valuation of land and buildings were undertaken at 30 June 2015 by a qualified independent valuers Marcus Hann valuer registration number 62901 and David Elford valuer registration number 62990. The valuation of land and buildings is at fair value, being market value based on highest and best use permitted by relevant land planning provisions. Where land use is restricted through existing planning provisions the valuation is reduced to reflect this limitation. This adjustment is an unobservable input in the valuation. The adjustment has no impact on the comprehensive income statement.

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

Land under roads is valued at fair value. Fair value is based on Council valuations at 30 June 2014 for land under roads in existence at that date and at the date acquired for subsequent acquisitions using site values adjusted for englobo (undeveloped and/or unserviced) characteristics, access rights and private interests of other parties and entitlements of infrastructure assets and services.

Any significant movements in the unobservable inputs for land and land under roads will have a significant impact on the fair value of these assets  
Details of the Council's land and buildings and information about the fair value hierarchy as at 30 June 2015 are as follows:

	Level 1	Level 2	Level 3
Land	-	3,527,517	21,770,969
Land Under Roads	-	-	3,829,168
Buildings	-	12,373,385	48,969,853
Total	-	15,900,902	74,569,990

**Specialised land including land under roads** is valued using a market based direct comparison technique. Significant unobservable inputs include the extent and impact of restriction of use and the market cost of land per square metre. The extent and impact of restrictions on use varies and results in a reduction to surrounding land values between 50% and 95%. The market value of land varies significantly depending on the location of the land and the current market conditions. Currently land values range between \$1 and \$252 per square metre.

**Specialised buildings** are valued using a depreciated replacement cost technique. Significant unobservable inputs include the current replacement cost and remaining useful lives of buildings. Current replacement costs is calculated on a square metre basis and ranges from \$100 to \$15,000 per square metre. The remaining useful lives of buildings are determined on the basis of the current condition of buildings and vary from 8 years to 80 years. Replacement cost is sensitive to changes in market conditions, with any increase or decrease in cost flowing through to the valuation. Useful lives of buildings are sensitive to changes in expectations or requirements that could either shorten or extend the useful lives of buildings.

	2015	2014
	\$	\$
<b>Reconciliation of specialised land</b>		
Land under roads	3,829,168	3,808,110
Active Recreation	6,116,569	4,416,875
Passive Recreation	8,486,396	5,934,914
Community centres and hall reserves	1,282,553	1,459,130
Waste Management	1,860,780	1,539,685
Other	4,024,671	4,040,993
Total specialised land	<b>25,600,137</b>	<b>21,199,707</b>

**Note 22 Property, infrastructure, plant and equipment (cont'd)**

**Valuation of infrastructure**

Valuation of infrastructure road assets have been determined by Council Officer John Canny A.A.I.Q.S. The valuation was first applied in the financial year ended 30 June 2013.

Valuation of footpaths and cycleways have been determined by Council Officer John Canny A.A.I.Q.S. The valuation was first applied in the financial year ended 30 June 2013.

Valuation of storm water drainage have been determined by Council Officer John Canny A.A.I.Q.S. The valuation was first applied in the financial year ended 30 June 2015.

Valuations of bridges have been independently determined by Pitt and Sherry Pty Ltd. The valuation was first applied in the financial year ended 30 June 2014.

Valuations have been indexed using Victorian road and bridge construction cost data provided by the Australian Bureau of Statistics

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

Details of the Council's infrastructure and information about the fair value hierarchy as at 30 June 2015 are as follows:

Details of the Council's infrastructure and information about the fair value hierarchy as at 30 June 2015 are as follows:

	Level 1	Level 2	Level 3
Roads	-	-	149,560,817
Bridges	-	-	35,238,992
Footpaths and cycleway	-	-	5,791,943
Drainage	-	-	13,915,463
Total	<u>-</u>	<u>-</u>	<u>204,507,215</u>

**Infrastructure assets** are valued based on the depreciated replacement cost. Significant unobservable inputs include the current replacement cost and remaining useful lives of infrastructure. The remaining useful lives of infrastructure assets are determined on the basis of the current condition of the asset and vary from 20-200 years. Replacement cost is sensitive to changes in market conditions, with any increase or decrease in cost flowing through to the valuation. Useful lives of infrastructure are sensitive to changes in use, expectations or requirements that could either shorten or extend the useful lives of infrastructure assets.

	2015	2014
	\$	\$
<b>Note 23</b>		
<b>Intangible assets</b>		
Gross Carrying amount		
Landfill air space 1/7/2014	-	-
Transfer from property, infrastructure plant equipment.	326,650	-
Landfill air space 30/6/2015	<u>326,650</u>	<u>-</u>
Accumulated amortisation		
Balance at 1 July 2014	-	-
Transfer from property, infrastructure plant equipment.	49,139	-
Amortisation Expense	<u>18,040</u>	<u>-</u>
Balance at 30 June 2015	<u>67,179</u>	<u>-</u>
Net book value at 30 June 2015	<u>259,471</u>	<u>-</u>
<b>Note 24</b>		
<b>Trade and other payables</b>		
Trade payables	2,402,954	2,212,492
Loan Interest	32,599	42,607
Accrued wages	357,927	234,832
Accrued expenses	<u>30,680</u>	<u>87,216</u>
	<u>2,824,160</u>	<u>2,577,147</u>
<b>Note 25</b>		
<b>Trust funds and deposits</b>		
Refundable building deposits	44,500	44,500
Refundable planning permit bonds	249,820	232,028
Retention contract deposits	291,128	165,630
Fire Service Property Levy	93,083	2,194,692
Other refundable deposits	<u>156,935</u>	<u>415,996</u>
	<u>835,466</u>	<u>3,052,846</u>

Purpose and nature of items

Refundable building deposits and planning permit bonds - These amounts have been received from individuals or companies to guarantee performance of obligations under various building permits, planning permits and contract agreements.

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

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

Notes to Financial Report  
For the Year Ended 30 June 2015

Note 26 Provisions

	Annual leave	Long service leave	Landfill restoration	Total
<b>2015</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>
Balance at beginning of the financial year	1,011,420	2,188,737	1,324,096	4,524,253
Additional provisions	774,438	307,205	68,719	1,150,362
Amounts used	(687,600)	(155,553)	-	(843,153)
Balance at the end of the financial year	<u>1,098,258</u>	<u>2,340,389</u>	<u>1,392,815</u>	<u>4,831,462</u>
<b>2014</b>				
Balance at beginning of the financial year	997,569	2,102,251	1,258,765	4,358,585
Additional provisions	742,946	273,080	65,331	1,081,357
Amounts used	(729,095)	(186,594)	-	(915,689)
Balance at the end of the financial year	<u>1,011,420</u>	<u>2,188,737</u>	<u>1,324,096</u>	<u>4,524,253</u>
			<b>2015</b>	<b>2014</b>
			<b>\$</b>	<b>\$</b>
<b>(a) Employee benefits</b>				
Current provision expected to be settled within 12 months				
Annual leave			726,760	673,444
Long service leave			123,640	130,500
			<u>850,400</u>	<u>803,944</u>
Current provision expected to be settled after 12 months				
Annual leave			371,498	337,976
Long service leave			1,921,325	1,830,734
			<u>2,292,823</u>	<u>2,168,710</u>
Total Current provision			<u>3,143,223</u>	<u>2,972,654</u>
<b>Non-current</b>				
Long service leave			295,424	227,503
			<u>295,424</u>	<u>227,503</u>
Aggregate carrying amount of employee benefits:				
Current			3,143,223	2,972,654
Non-current			295,424	227,503
			<u>3,438,647</u>	<u>3,200,157</u>
The following assumptions were adopted in measuring the present value of employee benefits:	<b>2015</b>	<b>2014</b>		
Weighted average increase in employee costs	3.50%	4.00%		
Weighted average discount rates	2.53%	3.16%		
Weighted average settlement period	12 yrs	12 yrs		
<b>(b) Provisions</b>				
<b>Non-current</b>				
Landfill Restoration			1,392,815	1,324,096
			<u>1,392,815</u>	<u>1,324,096</u>
A provision has been recognised for the costs to be incurred for the restoration of the landfill site used for waste management. It is anticipated that the landfill will require restoration within 30 years. This value was recently reviewed as part of Council's Waste Strategy.				
Weighted average increase in costs	2.50%	2.50%		
Weighted average discount rates	5.19%	5.19%		
Weighted average settlement period	37 Yrs	37 Yrs		
<b>Total Provisions</b>			<u>4,831,462</u>	<u>4,524,253</u>

	2015 \$	2014 \$
<b>Note 27 Interest-bearing loans and borrowings</b>		
<b>Current</b>		
Bank loans - secured	768,570	900,774
	<u>768,570</u>	<u>900,774</u>
<b>Non-current</b>		
Bank loans - secured	2,028,151	2,796,720
	<u>2,028,151</u>	<u>2,796,720</u>
Total	<u>2,796,721</u>	<u>3,697,494</u>
The maturity profile for Council's borrowings is:		
Not later than one year	768,570	900,774
Later than one year and not later than five years	1,361,125	1,809,856
Later than five years	667,026	986,864
	<u>2,796,721</u>	<u>3,697,494</u>

Bank Loans are secured by a charge over the general rates of the Council.

Aggregate carrying amount of interest-bearing loans and borrowings:

Current	768,570	900,774
Non-current	2,028,151	2,796,720
	<u>2,796,721</u>	<u>3,697,494</u>

Notes to Financial Report  
For the Year Ended 30 June 2015

Note 28	Reserves	2015	2014
		\$	\$
	Asset revaluation reserves (a)	180,546,911	171,452,414
	Other reserves (b)	12,580,216	10,095,855
		<u>193,127,127</u>	<u>181,548,269</u>

	Balance at beginning of reporting period	Increment (decrement)	Balance at end of reporting period	
(a)	\$	\$	\$	
	<b>2015</b>			
	<b>Property</b>			
	Land	16,449,435	4,928,718	21,378,153
	Land under roads	269,053	-	269,053
	Buildings	24,975,477	421,522	25,396,999
		<u>41,693,965</u>	<u>5,350,240</u>	<u>47,044,205</u>
	<b>Infrastructure</b>			
	Bridges	5,241,170	104,003	5,345,173
	Drainage	6,353,396	3,191,834	9,545,230
	Footpaths and Cycleways	4,342,056	15,860	4,357,916
	Roads	113,821,827	432,560	114,254,387
		<u>129,758,449</u>	<u>3,744,257</u>	<u>133,502,706</u>
	<b>Total Asset revaluation reserves</b>	<u>171,452,414</u>	<u>9,094,497</u>	<u>180,546,911</u>
	<b>2014</b>			
	<b>Property</b>			
	Land	15,165,409	1,284,026	16,449,435
	Land under roads	289,872	(20,819)	269,053
	Buildings	21,319,598	3,655,879	24,975,477
		<u>36,774,879</u>	<u>4,919,086</u>	<u>41,693,965</u>
	<b>Infrastructure</b>			
	Bridges	688,241	4,552,929	5,241,170
	Drainage	6,167,706	185,690	6,353,396
	Footpaths and Cycleways	4,212,367	129,689	4,342,056
	Roads	110,357,570	3,464,257	113,821,827
		<u>121,425,884</u>	<u>8,332,565</u>	<u>129,758,449</u>
	<b>Total Asset revaluation reserves</b>	<u>158,200,763</u>	<u>13,251,651</u>	<u>171,452,414</u>

Asset revaluation reserve is used to record increments and decrements on the revaluation of non-current assets, as described in accounting policy note 1 (m).

**Notes to Financial Report  
For the Year Ended 30 June 2015**

**Note 28 Reserves (cont.)**

	Balance at beginning of reporting period	Transfer from accumulated surplus	Transfer to accumulated surplus	Balance at end of reporting period
(b)	\$	\$	\$	\$
<b>2015</b>				
<b>Statutory Reserves</b>				
Public Open Space Reserve	394,004	22,750	-	416,754
<b>Discretionary Reserves</b>				
Alexandra Community Leisure Centre	10,881	5,503	-	16,384
Coster Street Units Reserve	42,922	-	(42,922)	-
Defined Benefits Superannuation	300,000	300,000	-	600,000
Garbage Reserve	3,789,528	956,969	(68,512)	4,677,985
Gifted and Novated Assets Reserve	920,000	-	-	920,000
Infrastructure Contributions Parking	41,080	-	-	41,080
Infrastructure Balance MAP funding	434,022	-	-	434,022
Infrastructure Maintenance Reserve	684,016	266,060	-	950,076
Infrastructure Unexpended Capital Works Reserve	426,843	41,313	(5,000)	463,156
Marysville Caravan Park	113,489	53,549	(14,951)	152,087
New and Expanded Assets Reserve	2,610,467	910,851	-	3,521,318
Marysville Community Fund	63,531	-	-	63,531
Road Maintenance - Subdividers Contribution	16,044	-	-	16,044
Shaw Avenue Redevelopment	43,752	-	-	43,752
Yea Caravan Park	19,186	-	(19,186)	-
Yea Saleyards	186,090	157,686	(79,749)	264,027
<b>Total Other reserves</b>	<b>10,095,855</b>	<b>2,714,681</b>	<b>(230,320)</b>	<b>12,580,216</b>



Notes to Financial Report  
For the Year Ended 30 June 2015

Note 28 Reserves (cont.)

	Balance at beginning of reporting period	Transfer from accumulated surplus	Transfer to accumulated surplus	Balance at end of reporting period
	\$	\$	\$	\$
<b>2014</b>				
<b>Statutory Reserves</b>				
Public Open Space Reserve	379,004	15,000	-	394,004
<b>Discretionary Reserves</b>				
Alexandra Community Leisure Centre	8,379	2,502	-	10,881
Coster Street Units Reserve	37,116	5,806	-	42,922
Defined Benefits Superannuation	0	300,000	-	300,000
Garbage Reserve	3,093,242	988,684	(292,398)	3,789,528
Gifted and Novated Assets Reserve	920,000	-	-	920,000
Infrastructure Contributions Parking	65,480	-	(24,400)	41,080
Infrastructure Balance MAP funding	-	434,022	-	434,022
Infrastructure Maintenance Reserve	435,366	248,650	-	684,016
Infrastructure Unexpended Capital Works Reserve	-	426,843	-	426,843
Marysville Caravan Park	55,573	57,916	-	113,489
New and Expanded Assets Reserve	1,575,783	1,034,684	-	2,610,467
Marysville Community Fund	-	63,531	-	63,531
Road Maintenance - Subdividers Contribution	16,044	-	-	16,044
Shaw Avenue Redevelopment	43,752	-	-	43,752
Yea Caravan Park	18,674	512	-	19,186
Yea Saleyards	101,011	162,740	(77,661)	186,090
<b>Total Other reserves</b>	<b>6,749,424</b>	<b>3,740,890</b>	<b>(394,459)</b>	<b>10,095,855</b>

Alexandra Community Leisure Centre reserve is surplus operational funds set aside for future capital works.

Coster Street Units reserve represents funds set aside for future maintenance costs of these units.

Defined Benefits reserve has been created to meet any obligations for future funding calls from the Vision Super Defined Benefits Superannuation Fund

Garbage reserve represents funds set aside for rehabilitation of Landfill site. The reserve is to be utilised for future works to maximise life of the landfill site (eg. Cell construction, cell capping and Leachate management over the next 10 years)

Gifted and Novated reserve is funds set aside from State Government funding to new assets gifted after the 2009 bushfires.

Infrastructure Maintenance Reserve represents funds set aside for addressing council's long term infrastructure renewal obligations

Infrastructure Contributions reserve represents payments from Subdividers set aside for future infrastructure works relating to provision of car parking.

Infrastructure balance MAP represents the final payment received from State Government related to the Murrindindi Assistance Package.

Infrastructure Unexpended Capital works relate to carried forward items from 2014/15 that will be completed in early 2015/16.

Marysville Caravan Park reserve is surplus operational funds set aside for future capital works.

Marysville Community Fund are funds set aside from sale of Council assets in Marysville that are to be reinvested in infrastructure in Marysville.

New and Expanded assets reserve represents funds set aside for future capital works on assets gifted following the 2009 bushfires.

Public Open Space represents payments from Subdividers as specified under the Subdivisions Act, to fund future creation of areas of recreational land.

Road Maintenance reserve consists of contributions from Subdividers to future road maintenance cost impacted by respective subdivisions.

Shaw Avenue reserve represents funds set aside for redevelopment of remaining land.

Yea Caravan Park reserve is surplus operational funds set aside for future capital works.

Yea Saleyards reserve is surplus operational funds set aside for future capital works.

	2015 \$	2014 \$
<b>Note 29</b>		
<b>Reconciliation of cash flows from operating activities to surplus</b>		
Surplus for the financial year	4,957,879	1,307,933
Depreciation and amortisation	7,666,537	7,150,865
Contributions - non-monetary	(1,393,540)	(555,508)
Finance Costs	228,437	268,641
Net Fire Services Property Levy received (remitted )	(2,101,609)	2,194,692
(Gain)/loss on disposal of property, plant and equipment, infrastructure	301,972	320,114
<i>Change in assets and liabilities:</i>		
(Increase)/Decrease in trade and other receivables	2,147,473	98,939
(Increase)/Decrease in inventories	215,863	(45,808)
(Increase)/Decrease in other current assets	(64,143)	(27,401)
Increase/(Decrease) in trade and other payables	80,176	(15,019)
Increase/(Decrease) in trust funds and deposits	(115,771)	119,852
Increase in provisions	307,209	165,668
Net cash provided by operating activities	<u>12,230,483</u>	<u>10,982,968</u>
<b>Note 30</b>		
<b>Financing arrangements</b>		
Secured bank loans at fixed interest rates:		
Facility available	2,796,721	3,697,494
Used facility	<u>2,796,721</u>	<u>3,697,494</u>
Unused facility	<u>-</u>	<u>-</u>
Secured bank overdraft subject to annual review and repayable at call:		
Facility available	400,000	400,000
Used facility	<u>-</u>	<u>-</u>
Unused facility	<u>400,000</u>	<u>400,000</u>

Should the bank overdraft be utilised the liability would be secured by a mortgage over the general rates of Council.

Note 31 Commitments

The Council has entered into the following commitments

	Not later than 1 year \$	Later than 1 year and not later than 2 years \$	Later than 2 years and not later than 5 years \$	Later than 5 years \$	Total \$
<b>2015</b>					
<b>Operating</b>					
Garbage & Recycling Collection	1,074,000	1,074,000	2,622,000	3,496,000	8,266,000
Cleaning Council Buildings and Streets	203,770	203,770	-	-	407,540
Document Output Devices	23,139	-	-	-	23,139
Valuation Services	156,922	18,306	356,988	-	532,216
Other	99,929	30,305	59,015	-	189,249
<b>Total</b>	<b>1,557,760</b>	<b>1,326,381</b>	<b>3,038,003</b>	<b>3,496,000</b>	<b>9,418,144</b>
<b>Capital</b>					
Buildings & improvements	766,720	-	-	-	766,720
<b>Total</b>	<b>2,324,480</b>	<b>1,326,381</b>	<b>3,038,003</b>	<b>3,496,000</b>	<b>10,184,864</b>
<b>2014</b>					
<b>Operating</b>					
Garbage & Recycling Collection	400,000	-	-	-	400,000
Cleaning Council Buildings and Streets	162,148	162,148	162,148	-	486,444
Document Output Devices	34,708	23,139	-	-	57,847
Valuation Services	179,274	-	-	-	179,274
Other	22,000	-	-	-	22,000
<b>Total</b>	<b>798,130</b>	<b>185,287</b>	<b>162,148</b>	<b>-</b>	<b>1,145,565</b>
<b>Capital</b>					
Buildings & improvements	157,097	-	-	-	157,097
<b>Total</b>	<b>955,227</b>	<b>185,287</b>	<b>162,148</b>	<b>-</b>	<b>1,302,662</b>

Note 32 Operating leases

(a) Operating lease commitments

At the reporting date, the Council had the following obligations under non-cancellable operating leases for the lease of equipment and land and buildings for use within Council's activities (these obligations are not recognised as liabilities):

	2015 \$	2014 \$
Not later than one year	234,246	210,813
Later than one year and not later than five years	172,530	271,091
Later than five years	5,421	14,866
	<u>412,197</u>	<u>496,770</u>

(b) Operating lease receivables

The Council has entered into commercial property leases on its Caravan Parks and other property assets. These properties held under operating leases have remaining non-cancellable lease terms of between 1 and 99 years.

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

	2015 \$	2014 \$
Not later than one year	145,365	167,018
Later than one year and not later than five years	332,696	377,975
Later than five years	971,315	1,051,396
	<u>1,449,376</u>	<u>1,596,389</u>

**Note 33 Contingent liabilities and contingent assets**

**Contingent liabilities**

**Legal Liabilities**

As these matters are yet to be finalised, and the financial outcomes are unable to be reliably estimated, no allowance for these contingencies has been made in the financial report.

**Superannuation**

Council has obligations under a defined benefit superannuation scheme that may result in the need to make additional contributions to the scheme to ensure that the liabilities of the fund are covered by the assets of the fund. As a result of the volatility in financial markets the likelihood of making such contributions in future periods exists. At this point in time it is not known if additional contributions will be required, their timing or potential amount.

**Funding Arrangements**

Murrindindi Shire Council makes employer contributions to the defined benefit category of the Fund at rates determined by the Trustee on the advice of the Fund's Actuary.

The Fund's latest actuarial investigation was held as at 30 June 2014 and it was determined that the vested benefit index (VBI) of the defined benefit category of which Murrindindi Shire Council is a contributing employer was 103.4%. To determine the VBI, the fund Actuary used the following long-term assumptions:

Net investment returns	7.5% pa
Salary information	4.25% pa
Price inflation (CPI)	2.75% pa

Vision Super has advised that the estimated VBI at June 2015 was 105.8%.

The VBI is to be used as the primary funding indicator. Because the VBI was above 100%, the actuarial investigation determined the defined benefit category was in a satisfactory financial position and that no change was necessary to the defined benefit category's funding arrangements from prior years.

**Employer contributions**

**Regular contributions**

On the basis of the results of the most recent full actuarial investigation conducted by the Fund's Actuary as at 30 June 2014, Murrindindi Shire Council makes employer contributions to the Fund's Defined Benefit category at rates determined by the Fund's Trustee. For the year ended 30 June 2015, this rate was 9.5% of members' salaries. This rate will increase in line with any increase to the Superannuation Guarantee (SG) contribution rate.

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

**Funding calls**

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

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

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

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

If there is a surplus in the Fund, the surplus cannot be returned to the participating employers.

In the event that a participating employer is wound-up, the defined benefit obligations of that employer will be transferred to that employer's successor.

**Latest actuarial investigation surplus amounts**

The Fund's latest actuarial investigation as at 30 June 2014 identified the following in the defined benefit category of which Murrindindi Shire Council is a contributing employer:

A VBI surplus of \$77.1 million; and

A total service liability surplus of \$236 million.

The VBI surplus means that the market value of the fund's assets supporting the defined benefit obligations exceed the vested benefits that the defined benefit members would have been entitled to if they had all exited on 30 June 2014.

The total service liability surplus means that the current value of the assets in the Fund's defined benefit category plus expected future contributions exceeds the value of expected future benefits and expenses.

Murrindindi Shire Council was notified of the results of the actuarial investigation during January 2015.

**Note 34 Financial Instruments**

**(a) Objectives and policies**

The Council's principal financial instruments comprise cash assets, term deposits, receivables (excluding statutory receivables), payables (excluding statutory payables) and bank borrowings. Details of the significant accounting policies and methods adopted, including the criteria for recognition, the basis of measurement and the basis on which income and expenses are recognised, in respect of each class of financial asset, financial liability and equity instrument is disclosed in Note 1 of the financial statements. Risk management is carried out by senior management under policies approved by the Council. These policies include identification and analysis of the risk exposure to Council and appropriate procedures, controls and risk minimisation.

**(b) Market risk**

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

***Interest rate risk***

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

Investment of surplus funds is made with approved financial institutions under the Local Government Act 1989. We manage interest rate risk by adopting an investment policy that ensures:

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

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

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

**(c) Credit risk**

Credit risk is the risk that a contracting entity will not complete its obligations under a financial instrument and cause us to make a financial loss.

Council have exposure to credit risk on all financial assets included in our balance sheet. To help manage this risk:

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

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

**Note 34 (c) Credit risk (cont.)**

We may also be subject to credit risk for transactions which are not included in the balance sheet, such as when we provide a guarantee for another party. Details of our contingent liabilities are disclosed in note 33.

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

**(d) Liquidity risk**

Liquidity risk includes the risk that, as a result of our operational liquidity requirements:

- Council will not have sufficient funds to settle a transaction on the date;
- Council will be forced to sell financial assets at a value which is less than what they are worth; or
- Council may be unable to settle or recover a financial assets at all.

To help reduce these risks Council:

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

Council's exposure to liquidity risk is deemed insignificant based on prior periods' data and current assessment of risk.

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

With the exception of borrowings, all financial liabilities are expected to be settled within normal terms of trade. Details of the maturity profile for borrowings are disclosed at Note 27.

**(e) Fair value**

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

Fair value hierarchy

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

**(f) Sensitivity disclosure analysis**

Taking into account past performance, future expectations, economic forecasts, and management's knowledge and experience of the financial markets,

the Council believes the following movements are 'reasonably possible' over the next 12 months.

- A parallel shift of +0.25% and -0.25% in market interest rates (AUD) from year-end rates of 2.0%.

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

**Note 35** Related party transactions

**(i) Responsible Persons**

Names of persons holding the position of a Responsible Person at the Council at any time during the year are:

**Councillors** Councillor Margaret Rae - Mayor  
  
Councillor Andrew Derwent  
Councillor Bernie Magner  
Councillor Christine Challen  
Councillor Cris Ruhr -resigned 25th June 2015 position vacant as at 30th June 2015  
Councillor John Kennedy  
Councillor John Walsh

**Chief Executive Officer** Margaret Abbey

**(ii) Remuneration of Responsible Persons**

The numbers of Responsible Officers, whose total remuneration from Council and any related entities fall within the following bands:

	2015 No.	2014 No.
\$10,000 - \$19,999	-	5
\$20,000 - \$29,999	6	-
\$30,000 - \$39,999	-	1
\$40,000 - \$49,999	-	1
\$60,000 - \$69,999	1	-
\$200,000 - \$209,999	-	1
\$220,000 - \$229,999	1	-
	<u>8</u>	<u>8</u>
	<b>\$</b>	<b>\$</b>
Total Remuneration for the reporting year for Responsible Persons included above amounted to:	405,834	387,118

**(iii)** No retirement benefits have been made by the Council to a Responsible Person. (2013/14, \$0).

**(iv)** No loans have been made, guaranteed or secured by the Council to a Responsible Person during the reporting year. (2013/14, \$0).

**(v) Other Transactions**

No transactions other than remuneration payments or the reimbursement of approved expenses were entered into by Council with Responsible Persons, or Related Parties of such Responsible Persons during the reporting year. (2013/14, \$0).

**(vi) Senior Officers Remuneration**

A Senior Officer other than a Responsible Person, is an officer of Council who has management responsibilities and reports directly to the Chief Executive Officer or whose total annual remuneration exceeds \$136,000.

The number of Senior Officers other than the Responsible Persons, are shown below in their relevant income bands:

Income Range:	2015 No.	2014 No.
Less than \$136,000	3	2
\$136,001 - \$139,999	3	2
\$140,000 - \$149,999	-	1
\$150,000 - \$159,999	1	-
\$160,000 - \$169,999	1	2
	<u>8</u>	<u>7</u>
	<b>\$</b>	<b>\$</b>

Total Remuneration for the reporting year for Senior Officers included above, amounted to: 1,022,289 962,397

**Note 36** Events occurring after balance date

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

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## Certification of the Financial Statements

In my opinion the accompanying financial statements have been prepared in accordance with the *Local Government Act 1989*, the Local Government (Finance and Reporting) Regulations 2014, Australian Accounting Standards and other mandatory professional reporting requirements.

*Andrew Bond*  
**Principal Accounting Officer**

**Date :** >><<September 2015  
*Alexandra*

In our opinion the accompanying financial statements present fairly the financial transactions of Murrindindi Shire Council for the year ended 30 June 2015 and the financial position of the Council as at that date.

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

We have been authorised by the Council and by the Local Government (Planning and Reporting) Regulations 2014 to certify the financial statements in their final form.

*Margaret Rae*  
**Councillor**

**Date :** ?? September 2015  
*Alexandra*

??  
**Councillor**

**Date :** ?? September 2015  
*Alexandra*

*Margaret Abbey*  
**Chief Executive Officer**

**Date :** ?? September 2015  
*Alexandra*



### **Description of Municipality**

Murrindindi Shire Council ("the Council") is situated 150 kms or 90 minutes north-east of Melbourne.

The Wurundjeri tribe and the Taungurung language speakers are the traditional owners of the land known as the Shire of Murrindindi. European settlement followed Hume and Hovell's overland exploration in December 1824. Many local towns were established during the 1850s and 1860s following the discovery of gold.

The Murrindindi Shire Council was declared on 18 November 1994 by the amalgamation of the former municipalities of Alexandra and Yea, and the addition of parts of the former municipalities of Healesville, Broadford, Eltham, Whittlesea and Euroa.

The main industries of the Shire include agriculture, aquaculture, horticulture, forestry and timber processing, tourism and hospitality, light manufacturing and engineering, retail and trades services, education and public services.

The council covers an area of 3,873 square kilometres, of which 48% is Crown land, and has a population of 13,595 as of the most recent Australian Bureau of Statistics update.

PERFORMANCE STATEMENT		
Sustainable Capacity Indicators		
Indicator /measure	Results 2015	Material Variations
<b>Population</b>		
68 Expenses per head of municipal population [Total expenses / Municipal population]	\$2,231.08	No material variations for 2014/15. Trend analysis to be provided from 2015/16 onwards.
69 Infrastructure per head of municipal population [Value of infrastructure / Municipal population]	\$20,160.79	No material variations for 2014/15. Trend analysis to be provided from 2015/16 onwards.
70 Population density per length of road [Municipal population / Kilometres of local roads]	11.33	No material variations for 2014/15. Trend analysis to be provided from 2015/16 onwards.
<b>Own-source revenue</b>		
66 Own-source revenue per head of municipal population [Own-source revenue / Municipal population]	\$1,574.79	No material variations for 2014/15. Trend analysis to be provided from 2015/16 onwards.
<b>Recurrent grants</b>		
67 Recurrent grants per head of municipal population [Recurrent grants / Municipal population]	\$706.49	No material variations for 2014/15. Trend analysis to be provided from 2015/16 onwards.
<b>Disadvantage</b>		
71 Relative Socio-Economic Disadvantage [Index of Relative Socio-Economic Disadvantage by decile]	8.00	No material variations for 2014/15. Trend analysis to be provided from 2015/16 onwards.

PERFORMANCE STATEMENT			
Service Performance Indicators			
Service/indicator/measure	Results 2015		Material Variations
<b>Aquatic Facilities Utilisation</b> 33 <i>Utilisation of aquatic facilities</i> [Number of visits to aquatic facilities / Municipal population]	1.57		Data accuracy to be reviewed in 2015/16. Results for 2014/15 include estimates for daily family tickets which do not clearly specify the amount of children entering under this ticket.
<b>Animal Management Health and safety</b> 37 <i>Animal management prosecutions</i> [Number of successful animal management prosecutions]	0.00		No material variations for 2014/15. Trend analysis to be provided from 2015/16 onwards.
<b>Food Safety Health and safety</b> 41 <i>Critical and major non-compliance outcome notifications</i> [Number of critical non-compliance outcome notifications and major non-compliance notifications about a food premises followed up / Number of critical non-compliance outcome notifications and major non-compliance notifications about a food premises] x100	100.00%		No material variations for 2014/15. Trend analysis to be provided from 2015/16 onwards.
<b>Governance Satisfaction</b> 5 <i>Satisfaction with council decisions</i> [Community satisfaction rating out of 100 with how council has performed in making decisions in the interest of the community]	47.00		This result is 9 points below the small rural average for 2014/15 and is reflective of recent challenging decisions made by Council with regard to contentious planning matters and the adoption of Council's new rating strategy
<b>Libraries Participation</b> 22 <i>Active library members</i> [Number of active library members / Municipal population] x100	16.68%		No material variations for 2014/15. Trend analysis to be provided from 2015/16 onwards.

PERFORMANCE STATEMENT

<p><b>Maternal and Child Health (MCH) Participation</b></p>			
52	Participation in the MCH service	70.29%	<p>Participation levels are higher than forecast due to "drop-in" attendees who visit the Murrindindi Shire, particularly over the summer months. These children are enrolled in a different municipalities program and are only briefly utilising the MCH service in Murrindindi Shire whilst on holidays or transiting through the region.</p>
	<p>[Number of children who attend the MCH service at least once (in the year) / Number of children enrolled in the MCH service] x100</p> <p><b>Participation</b></p>		
53	Participation in the MCH service by Aboriginal children	100.00%	<p>No material variations for 2014/15. Trend analysis to be provided from 2015/16 onwards.</p>
	<p>[Number of Aboriginal children who attend the MCH service at least once (in the year) / Number of Aboriginal children enrolled in the MCH service] x100</p>		
<p><b>Roads Satisfaction</b></p>			
18	Satisfaction with sealed local roads	52.00	<p>No material variations for 2014/15. Trend analysis to be provided from 2015/16 onwards.</p>
	<p>[Community satisfaction rating out of 100 with how council has performed on the condition of sealed local roads]</p>		
<p><b>Statutory Planning Decision making</b></p>			
9	Council planning decisions upheld at VCAT	100.00%	<p>No material variations for 2014/15. Trend analysis to be provided from 2015/16 onwards.</p>
	<p>[Number of VCAT decisions that did not set aside council's decision in relation to a planning application / Number of VCAT decisions in relation to planning applications] x100</p>		
<p><b>Waste Collection Waste diversion</b></p>			
27	Kerbside collection waste diverted from landfill	36.18%	<p>No material variations for 2014/15. Trend analysis to be provided from 2015/16 onwards.</p>
	<p>[Weight of recyclables and green organics collected from kerbside bins / Weight of garbage, recyclables and green organics collected from kerbside bins] x100</p>		

PERFORMANCE STATEMENT						
Financial Performance Indicators						
Dimension/indicator/measure	Results 2015	2016	Forecasts			Material Variations
			2017	2018	2019	
<b>Efficiency</b>						
<b>Revenue level</b>						
64 Average residential rate per residential property assessment [Residential rate revenue / Number of residential property assessments]	\$899.06	\$976.12	\$1,035.48	\$1,097.86	\$1,162.35	No material variations for 2014/15.
<b>Expenditure level</b>						
63 Expenses per property assessment [Total expenses / Number of property assessments]	\$3,192.12	\$3,255.68	\$3,353.47	\$3,454.11	\$3,557.04	No material variations for 2014/15.
<b>Workforce turnover</b>						
65 Resignations and terminations compared to average staff  [Number of permanent staff resignations and terminations / Average number of permanent staff for the financial year] x100	16.26%	5.00%	5.00%	5.00%	5.00%	Higher results for 2014/15 when compared to forecasts are due to a larger number of retirements and resignations than expected for 2014/15.
<b>Liquidity</b>						
<b>Working capital</b>						
55 Current assets compared to current liabilities  [Current assets / Current liabilities] x100	397.61%	239.90%	237.60%	236.10%	235.90%	Council has undertaken a deliberate management strategy to improve its cash position to prepare for known future renewal costs as well as reducing its current debt position.
<b>Unrestricted cash</b>						
56 Unrestricted cash compared to current liabilities  [Unrestricted cash / Current liabilities] x100	73.10%	56.58%	54.33%	52.71%	49.70%	Council achieved a higher than forecast cash position in 2014/15 which improved this ratio.
<b>Obligations</b>						
<b>Asset renewal</b>						
60 Asset renewal compared to depreciation  [Asset renewal expense / Asset depreciation] x100	51.67%	93.74%	84.71%	82.62%	77.53%	Council only achieved 65% of its original capital works budget for 2014/15 resulting in a lower than expected asset renewal result.
<b>Loans and borrowings</b>						
57 Loans and borrowings compared to rates [Interest bearing loans and borrowings / Rate revenue] x100	16.58%	19.60%	18.42%	17.19%	15.88%	No material variations for 2014/15.
58 Loans and borrowings repayments compared to rates  [Interest and principal repayments on interest bearing loans and borrowings / Rate revenue] x100	6.64%	1.92%	1.81%	1.77%	1.73%	Council's debt reduction strategy will deliver lower ratios in the coming years as Council's forecast debt position decreases.
<b>Indebtedness</b>						
59 Non-current liabilities compared to own source revenue [Non-current liabilities / Own source revenue] x100	17.36%	19.85%	18.48%	16.92%	16.20%	No material variations for 2014/15.
<b>Operating position</b>						
<b>Adjusted underlying result</b>						
54 Adjusted underlying surplus (or deficit)  [Adjusted underlying surplus (deficit) / Adjusted underlying revenue] x100	3.51%	-10.10%	-12.20%	-8.99%	-7.58%	Council achieved a higher than budgeted operating result in 2014/15 due to savings achieved in materials and services as well as above-budget receipts of recurrent grant payments and contributions.

PERFORMANCE STATEMENT

PERFORMANCE STATEMENT							
<b>Stability</b>							
<b>Rates concentration</b>							
61	Rates compared to adjusted underlying revenue [Rate revenue / Adjusted underlying revenue] x100	53.66%	59.55%	59.80%	59.88%	59.91%	No material variations for 2014/15.
<b>Rates effort</b>							
62	Rates compared to property values [Rate revenue / Capital improved value of rateable properties in the municipality] x100	0.43%	0.48%	0.51%	0.52%	0.54%	No material variations for 2014/15.

#### **Basis of preparation**

Council is required to prepare and include a performance statement within its annual report. The performance statement includes the results of the prescribed sustainable capacity, service performance and financial performance indicators and measures together with a description of the municipal district and an explanation of material variations in the results. This statement has been prepared to meet the requirements of the Local Government Act 1989 and Local Government (Planning and Reporting) Regulations 2014.

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

The performance statement presents the actual results for the current year and for the prescribed financial performance indicators and measures, the results forecast by the council's strategic resource plan. The Local Government (Planning and Reporting) Regulations 2014 requires explanation of any material variations in the results contained in the performance statement. Council has adopted materiality thresholds relevant to each indicator and measure and explanations have not been provided for variations below the materiality thresholds unless the variance is considered to be material because of its nature.

The forecast figures included in the performance statement are based on the assumptions adopted by council in its budget and strategic resource plan on 27 May 2015. The budget and strategic resource plan includes estimates based on key assumptions about the future that were relevant at the time of adoption and aimed at achieving sustainability over the long term. Detailed information on the actual financial results is contained in the General Purpose Financial Statements. Council's budget and strategic resource plan are available on Council's website ([www.murrindindi.vic.gov.au](http://www.murrindindi.vic.gov.au)) or copies are available in all three of Council's offices.

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## Certification of the Performance Statement

In my opinion the accompanying performance statement has been prepared in accordance with the *Local Government Act* 1989 and the Local Government (Finance and Reporting) Regulations 2014.

*Andrew Bond*  
Principal Accounting Officer

**Date :** >><<September 2015  
*Alexandra*

In our opinion, the accompanying performance statement of Murrumbidgee Shire Council for the year ended 30 June 2015 presents fairly the results of council's performance in accordance with the Local Government Act 1989 and the Local Government (Planning and Reporting) Regulations 2014.

The performance statement contains the relevant performance indicators, measures and results in relation to service performance, financial performance and sustainable capacity.

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

We have been authorised by the Council and by the Local Government (Planning and Reporting) Regulations 2014 to certify this performance statement in its final form.

*Margaret Rae*  
Councillor

**Date :** ?? September 2015  
*Alexandra*

???  
Councillor

**Date :** ?? September 2015  
*Alexandra*

*Margaret Abbey*  
0.702947846

Participation levels are higher than fore

**Date :** ?? September 2015  
*Alexandra*



MINUTES- Murrindindi Environment Advisory Committee				File: SF/1078		
Date	8 Sep 2015	Time	1:30 - 3.30pm	Location	Y Water Discovery Centre, Yea Wetlands.	
Attendance:		Steve Meacher, Ron Litjens, Robert Chaffe, Rita Seethaler, John Coyne, Nigel Waterhouse, Sue Kosch, Cr. John Kennedy, Mark Leitinger, Heather Bradbury, Josh Russell.		<b>Apologies:</b> Cr Andrew Derwent, Sue McNair, Ann Jelinek, Judy Watts, Roger Cook, Christine Glassford <b>Not present:</b> Peter McKernan		
Item	Description of Issue			Action	Who	When
1	Conflict of interest - Nil					
2	<b>Acceptance of previous meeting minutes: 9 June 2015</b> Moved: Robert Chaffe Seconded: Ron Litjens			<u>CARRIED</u>		
3	<b>Matters arising from previous minutes</b> <ul style="list-style-type: none"> <li>• Leadbeater's Possum Protection: MEAC requested to see copies of the letters Council sent to the Federal and State Ministers</li> <li>• Completed actions:               <ul style="list-style-type: none"> <li>- CSAD project: Heather Bradbury liaised with GBGA and project consultants regarding DEPI's previous climate change study (2008).</li> <li>- UT Creek : The Upper Goulburn Landcare Network have included this site in the proposed projects under the Ribbons of Remnant Roadsides and Green Army programs. (refer item 5)</li> <li>- Pre 2006 Native Vegetation Offsets: Refer item 6</li> <li>- Yea Wetlands Draft Fire Management Plan: Refer item 4</li> <li>- Environment Policy Review: Presented to EMT 16/07/2015</li> <li>- Environment Strategy Review: Refer item6.</li> <li>- Resource Recovery Centres: Item 10 Josh Russell to present to MEAC (material recovery).</li> </ul> </li> </ul>			Email MEAC members copies of the correspondence regarding the Leadbeater's Possum protection.	HB	Sept 2015

4	<p><b><u>Managers Update</u></b>  Manager Infrastructure and Operations, Mark Leitinger, update:</p> <ul style="list-style-type: none"> <li>• <u>Environmental Policy review</u>  The revised document was presented to the Executive Management Team (EMT). EMT indicated that the new Environment Strategy will be comprehensive enough, that a separate Environment Policy will not be needed.</li> <li>• <u>Yea Wetlands Draft Fire Management Plan</u>  Suggestion that a further onsite meeting be conducted with key stakeholders including Yea Wetlands CoM, DELWP, CFA, and Council officers to obtain a clearer understanding in relation to works within the reserve.</li> <li>• <u>Blackmore Intensive Animal Husbandry</u>  Cr John Kennedy and Nigel Waterhouse abstained from the discussion.  At the request of MEAC this item was listed for discussion and the Council's report was circulated as part of the agenda distribution.</li> </ul> <p>It was noted that the Victorian Minister for Planning, Richard Wynne had called in the appeal. After general discussion the following motion was put to the meeting.</p> <p><u>Motion:</u>  MEAC commends Council on the vigour of Council process and supports the Council decision to refuse granting a planning permit to Blackmore Holdings Pty Ltd regarding Beef cattle production at 260 Halls Flat Road, Alexandra.  Moved: Robert Chaffe  Second: Rita Seethaler <b><u>CARRIED</u></b></p>	Yea Wetlands site meeting to be arranged	ML	Sept 2015-
5.	<p><b><u>Environment Officer Update</u></b></p> <ul style="list-style-type: none"> <li>• <u>Upper Goulburn Landcare Network (UGLN) proposed partnership projects</u>  It was noted that Sue McNair was currently supporting Chris Cobern of UGLN on a funding grant application to be submitted by UGLN under the Ribbons of Remnant Roadsides project and the Green Army program. If successful the project will see a number of sites treated including the UT Creek in Alexandra.</li> </ul>	To continue to develop application	HB /ML/ SMcN	16 Sept 15



	<p>project promotional campaign is continuing to be rolled out across the project area.</p> <ul style="list-style-type: none"> <li>- <u>Climate Smart Agricultural Development</u></li> </ul> <p>A project launch will be conducted on the 18/09/2015, involving 7 council partners GBCMA and DELWP.</p>			
7.	<p><b><u>Chairman, Steve Meacher, update</u></b></p> <ul style="list-style-type: none"> <li>• <u>Leadbeater's Possum campaign</u></li> </ul> <p>Australia's first threatened species strategy was launched on 16 July 2015 at the threatened species summit held in Melbourne. The Leadbeater's Possum is identified in the Strategy as a species requiring emergency intervention. A commitment was made at the summit to produce and release a Leadbeater's Possum Action Plan. Launched on August 31, the Leadbeater's Possum Action Plan promotes a number of conservation measures, however lacks any robust habitat protection for the species.</p> <ul style="list-style-type: none"> <li>• <u>Great Forest National Park</u> (August Ordinary Council meeting agenda: Item number 10: Cr Andrew Derwent notice of motion:)</li> </ul> <p><i>That Council write to the Federal Minister for the Environment, the Hon. Greg Hunt and the State Minister for the Environment, the Hon. Lisa Neville, indicating the Murrindindi Shire Council's support for the creation of the Great Forests National Parks.</i></p> <p>Approximately eleven public speakers were in support of the motion and one public speaker against. Majority supported the concept of the motion however Council decided that it required more information and advice on the proposal to achieve a greater understanding of the impacts.</p> <p>On August 31 VicForest's Timber Release Plan (TRP) was approved by the Board of VicForest allowing harvesting of 172 coupes in the Central Highlands area.</p>			
8.	<p><b><u>Future meeting time and location</u></b></p> <ul style="list-style-type: none"> <li>• Cr. Andrew Derwent proposed that future MEAC meetings are conducted in Kinglake preferably starting at either 9:30am or 3:30pm.</li> </ul>	Toolangi Community House to be arranged for the December 2015 meeting.	HB	By Nov 2015

	<p>MEAC decided that afternoon meeting times were preferred although permanent meetings in Kinglake were not sustainable for members. Future meetings to be conducted in locations of interest or relevant to agenda items and/or projects. Car pooling to be considered between Council staff and members.</p> <p>Toolangi Community House to be considered for the December 2015 meeting.</p>			
9.	<p><b>General Business</b></p> <p>Cr Kennedy informed members about “Fifteen Trees”, a social enterprise business offering companies and individuals a mechanism for tree planting to reduce their carbon footprint. The opportunity to purchase trees through Fifteen Trees for re-vegetation projects in Australia. To date they have planted 51,110 trees. <a href="http://www.15trees.com.au/">http://www.15trees.com.au/</a></p>	No action required		
10.	<p><b>Coordinator Waste Management, Josh Russell:</b></p> <p>Josh provided members with a copy of the Waste and Resource Recovery Strategy 2014-2019 and discussed the principles and hierarchy relating to waste management. The new kerbside waste management contract was awarded to Cleanaway Transpacific. Josh continued with discussing Council’s procedures for the introduction of recycling to the public place bin system and management of green waste, silage wrap, batteries and public education.</p> <p>The Garage Sale Trail is a recent program Council is promoting, providing an opportunity to re-home / recycle items and prolonging them entering the waste / recycle system.</p> <p>Detox Your Home Program, implemented by Sustainability Victoria, has established outlets in Lilydale, Shepparton and Epping. Lilydale hosted the most recent drop off day and further dates are to be scheduled for early and late November.</p> <p>Ron Litjens expressed interest on behalf of Strath Creek Landcare Group in working in partnership with Council on a silage wrap program.</p> <p>Rita Seethaler offered to run an information desk to promote the Council’s various recycling appropriate waste disposal initiatives at the Open Gardens and Open Mike (microphone)</p>	Provide Ron Litjens and Rita Seethaler with Josh Russell’s contact details	JR	

	events.	To liaise with Ron Litjens  To provide information	JR	
11.	<p><b>Round table update</b></p> <ul style="list-style-type: none"> <li>- Robert Chaffe: Attended the community information/input session at Molesworth for the Goulburn Broken Catchment Management Authority's (GBCMA) Constraints Management Strategy. The session addressed the investigations of how increased environmental flows might impact the people who live and work along the Goulburn River and tributaries and identify options to avoid or manage potential impacts. The men's shed and primary school are making nest boxes.</li> <li>- Nigel Waterhouse: Fire Operation Plans are currently out for public comment and the Timber Release Plan is approved. The waste water pipeline to Eildon for the caravan park and public convenience from Jerusalem Creek is progressing.</li> <li>- Cr. John Kennedy: Sue McNair is to present on Chilean Needle Grass at the Yea River Landcare Group workshop being conducted on October 10 at 10am. The project Officer, Chris Cobern of the UGLN, is working with local men's groups making nest boxes</li> <li>- Ron Litjens: Biodiversity spring events calendar has been released consisting of 50 public events to be conducted over spring and many are in the Shire.</li> <li>- Rita Seethaler: Indian Myna control campaign coming up.</li> <li>- Mark Leitinger: Attended the Combined Regional Water Monitoring Partnership Forum held in Melbourne during August. Regional Water Monitoring Partnerships (RWMPs) consist of both public and private organisations contributing to the monitoring of stream flows, rainfall and water quality parameters across Victoria. A number of these monitoring sites are located in the Shire.</li> </ul>	Create a link on Council's web page to the Biodiversity Spring events. Circulate this information to members.	HB	Sept 15

12.	<b>Next Meeting 08/12/2015</b>	Subject to availability Toolangi Community House	HB	8 Dec 2015
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