

AGENDA/ FOLLOW UP ACTIONS – Murrindindi Environment Advisory Committee					File: 58/03/16	
<b>Date</b>	<b>21 August 2012</b>	<b>Time</b>	<b>1:30pm</b>	<b>Location</b>	<b>Alexandra Council Chambers</b>	
<b>Attendance</b>	Ann Jelinek, John Coyne, Nigel Waterhouse (DSE), Robert Chaffe, Cr. Sally Abbott Smith, David Wakefield, Roger Cook, Sue McNair (Environment Project Officer MSC), Michael Chesworth (General Manager of Sustainability MSC), Steve Meacher, Rita Seethaler, Karen Girvan (Senior Planning Officer MSC), Larry Kelly (Coordinator Assets and Development), Anna Jennings (Regional Stormwater Policy Advisor, Clearwater).			<b>Apologies</b>	Melanie Haddow, Rita Seethaler, Cathy Olive	
<b>Item No</b>	<b>Description of Issue</b>	<b>Action / Advice</b>			<b>Who</b>	<b>When</b>
1.	Minutes of Meeting held: <b>12 June 2012</b>	Accept minutes-Sally Abbott Smith, seconded Robert Chaffe				
2.	<u>Water Sensitive Urban Design</u> Anna Jennings, Regional Stormwater Policy Advisor from Clearwater gave an outline of the Water Sensitive Urban Design (WSUD) projects that Clearwater has been involved with Local Government. Clearwater conduct training programs, tours are developing online tools and produce fact sheets and newsletters. <a href="http://www.clearwater.asn.au">www.clearwater.asn.au</a>	A copy of the Clearwater presentation will be sent to EAC members.			SMcN	With minutes
3.	<u>Rural Living Development Guidelines</u> Karen Girvan explained that the Rural Living Guidelines have been rewritten and are now on exhibition. Some feedback & comments have already been received including the CMA which commented 'excellent'. Submissions open until 6 <sup>th</sup> September.  Some discussion regarding incorporating WSUD and general water health into Rural Living Guidelines	A copy of the Draft Rural Living Development Guidelines (RLDG) will be sent to EAC members.  EAC members may submit comments on the RLDG			SMcN  EAC members	ASAP  No later than 6 <sup>th</sup> September
4.	<u>Bandicoot Deaths</u> Karen Girvan outlined the visit to a Stoney Creek property by council (senior planner and environment officer), Crown Land Management (CLM) and Goulburn Broken Catchment Management Authority (GBCMA) representatives to investigate reports of	Press release regarding Clearing of Native Vegetation.  Correspondence to all landholders within the Stoney Creek area to inform and educate of responsibilities			SMcN	ASAP

	clearing close to creek and recent bandicoots deaths on adjacent roads. CLM & GBCMA did not consider the clearing had encroached within their domain. Agreed council would send correspondence to all landholders within the Stoney Creek area to inform and educate on the legal framework around clearing native vegetation, alert them to the road kill and how to protect wildlife to their property whilst taking into consideration the Royal Commission recommendations and the 10/30 options.	regarding native vegetation removal, how to encourage native wildlife whilst balancing fuel load management.	SMcN	ASAP
5.	<p><u>Business Arising</u></p> <ul style="list-style-type: none"> <li><u>Council motion on forestry</u> Michael Chesworth explained that the draft Council motion on forestry management practices had been redrafted (refer attached). EAC members supported this motion, (note Nigel Waterhouse abstained as he is an employee of DSE). The draft provides a reference point for the council.</li> <li><u>Local Law Review</u> Terminology has been corrected. Michael thanked members including Ann Jelinek for their comprehensive submission. Noted that other mediums be used to promote land stewardship.</li> </ul>	<p><b>Motion:</b> That the Committee recommends the draft Council motion on forestry management practices (attached) for adoption by Council at its next meeting. Moved : S Meacher Seconded: A Jelinek <b>Carried</b></p>	MC	Next council meeting
6.	<p><u>Reserves and their Management</u> Cr Abbot Smithy alerted the committee to the number of reserves and parks owned or managed by Murrindindi Shire Council and the different committees established under the Local Government Act Section 86. Sue alerted the committee that there are many pieces of land not considered a reserve or a park that also need consideration regarding ongoing management.</p>	<p>Mapping and assessment of reserves, parks and odd piecemeal blocks either owned and/or managed by Murrindindi Shire Council.</p> <p>MEAC members to consider management options of reserves and piecemeal pieces of land. Future agenda item.</p>	SMcN  EAC members	ASAP
7.	<p><u>Upper Goulburn Greenhouse Alliance (GBGA)</u> Michael outlined the GBGA Local Government Sustainability Training Program.. The training would ramp up awareness in council regarding broader sustainability issues.</p> <ol style="list-style-type: none"> <li>Measuring and Managing Carbon in Local Government. Opportunities here for internal staff working in Fleet Management and Building Waste Management.</li> <li>Sustainable Decision Making Workshops. Opportunities here for training Senior Management.</li> <li>Sustainability and Climate Change</li> </ol>	Training Program Factsheet attached with minutes	SMcN	Sent with minutes.

	Workshops. Opportunities tailored for councils within the Alliance.			
8.	<p><u>Environment Policy</u> The Environment Policy will be soon be reviewed. Since having written the policy, the Environment Strategy has been adopted and there is now a need to ensure the environment policy and environment strategy aligns to deliver outcomes through implementation of both policy and strategy.</p>	EAC members to read Environment Policy and provide feedback. The Environment Policy will be a more detailed agenda item at another meeting.	EAC members	ASAP
9.	<p><u>Agency reports</u></p> <ol style="list-style-type: none"> <li>1. <u>Steve Meacher</u> Steve gave an update on logging on Mt St Leonard. Visible scarring has led to tension and concern with business owners regarding loss of business in the area. Steve spoke of Minister Burke, Minister for Sustainability, Environment, Water, Population and Communities being invited by Shire of Yarra Ranges to visit habitat sites of the threatened species Leadbeater Possum.. A motion was proposed to support the Shire of Yarra Ranges.</li> <li>2. <u>Nigel Waterhouse DSE</u> Nigel reported that the Native Vegetation Framework being reviewed. A number of staffing issues with offices closing and staff being reallocated or not replaced.</li> <li>3. <u>David Wakefield</u> David spoke of the Strath Creek Biodiversity Project. Grant funding secured to set up 5 sites (2 of these sites are demonstration sites) developing and showcasing altered grazing techniques, biodiversity values, revegetation, corridors and carbon sequestration. Steering committee has been set up with Bertram Lobert as the Project Manager and Steve Joblin as the Project Officer.</li> <li>4. <u>Sue McNair MSC Environment Officer</u> Tabled report and distributed the Backbone to Biolinks Project 'Local Voices A collection of works from the youth of the Murrindindi Shire.....describing the natural environment around them.' Spoke of a number of upcoming events including the Yea Wetlands Committee dinner showcasing the critically endangered Lorde Howe Island Stick Insect.</li> </ol>	<p><b>Motion:</b> That the Committee recommends that Council acknowledges the complexity of environmental law and its ability to protect threatened species and invites The Hon Tony Bourke Federal Minister for Sustainability, Environment, Water, Population and Communities to visit the Toolangi area to view the habitat of the threatened species being impacted by logging.</p> <p>Moved : S Meacher Seconded: A Jelinek <b>Carried</b></p>	MC	Next Council Meeting
		Upcoming event fliers to be distributed to EAC members	SMcN	ASAP

	<b>Next Meeting:</b>	<b>9<sup>th</sup> Oct 2012 Yea 1:30pm</b>		
	<b>The meeting closed at 3:50pm.</b>			

## **PROPOSED 2 LOT SUBDIVISION FOR A HOUSE LOT EXCISION**

**268 Caveat-Ruffy Road, Terip Terip**

### **PLANNING PERMIT APPLICATION**

#### **INTRODUCTION**

This submission is made on behalf of Mr. F. Haig in support of a Planning Permit application seeking approval to subdivide an existing parcel into two new lots in accordance with the attached plan Reference 3671/1. Mr. Haig has recently purchased the land in order to extend his farming operations. However, he already has a residence and the house on this land is redundant for his requirements and for purposes of the farm. Mr Haig wishes to excise the existing house on a small allotment of about 10ha. The remainder of the land, about 54.5ha, will be retained as the farming property.

It is noted that the planning scheme indicates a preference for a maximum area of 2ha for such an excision or "*as near as practicable to this area.*" This application is for a substantially larger area for the following reasons:

- The existing house is set back at least 370m from the front of the parcel and at least 160m from the northern boundary
- The parcel is in a relatively remote area. It is considered that anybody purchasing such a parcel in which to live would desire an allotment large enough to graze some stock. This may be seen as "rural living" rather than farming. However, by farming an area of about 10ha, it would also be seen as an extension of the farming activities carried out on the remainder of the land.
- The remainder of the land, about 54.5ha, is substantially larger than the minimum requirement of 40ha.
- If the house is not able to be separated onto its own lot so that it may be sold, it will not be lived in and so will deteriorate over time through neglect.

#### **THE SITE AND SURROUNDS**

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The subject site is located within the Murrindindi Shire and abuts Caveat Ruffy Road to the west. The land is described as Lot 1, PS 402365S and is part of Crown Allotment 28, Section C, in the Parish of Dropmore. The subject site has an area of 64.47ha or thereabouts.

The property is surrounded by extensive farming land. The nearest neighbour's house is about 1.3km to the north and there are other houses on large properties some distance away. The current land use is for grazing, and it is the intention of the owners that this will continue to be the case. There is no immediate intention to change the current farming practices. It is our understanding that the Murrindindi Shire Planning Scheme would permit such a subdivision of the land.

### Access

Proposed Lots 1 and 2 have direct access from Caveat-Ruffy Road which is a well-formed bitumen road.

### **Purposes of the Farming Zone**

The stated purposes of the Farming Zone are:

1. to implement the state and local planning policy framework including the municipal strategic statement and local planning policies;
2. to provide for the use of the land for agriculture
3. to encourage the retention of productive agricultural land
4. to ensure that non-agricultural uses, particularly dwellings, do not adversely affect the use of land for agriculture
5. to encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision
6. to protect and enhance natural resources and the biodiversity of the area.

This subdivision does not adversely affect the above purposes as all current use of the land is sustained or enhanced. Although the two lots are being created with different sizes and shapes, they do not have the effect of causing problems with infrastructure.

### **Decision Guidelines**

#### **General Issues**

1. It is considered that the proposal complies with the state and local planning policy framework and local planning policies.
2. Catchment and Land Protection Strategy: It is considered that the creation of one extra small house-lot will not alter the status quo with regard to this strategy. All farming is confined to existing grassland areas, so there should be minimal impact on any catchment in the area.
3. The capability of the land to accommodate the proposed subdivision is not considered a problem. The soil type and structure, aspect and contour will not be adversely affected by such a subdivision because we are not changing the status quo in any way.
4. The development fits in with rural land use and natural resource management in so far as there will be no adverse change caused by the development. Any infrastructure will remain exactly the same and all farming activities will be sustained.
5. The proposal fits in with adjoining or nearby land use for grazing and cropping.

#### **Agricultural Issues**

1. Farm production will be maintained in identical fashion to the current situation. The loss of 10ha from the main body of the land is considered to be relatively insignificant, and it is almost certain that similar farming activities will continue on the smaller lot created.
2. No land will be lost to agricultural production.

3. The proposed subdivision will not limit the operation or expansion of adjoining or nearby agricultural uses.
4. It is not considered that there will be any adverse impact on the capacity of the site to sustain agricultural use.
5. Soil quality will not change, provided that the farming practices are maintained as at present. There is no reason to think that this will change at all. Access to water and rural infrastructure will not be compromised by the proposed subdivision.
6. Need to prepare an integrated land management plan: N/A
7. The requirements of the existing rural industry will be adequately catered for in the proposed lots despite one of the areas being less than the normally-accepted 40ha. The majority of the land will still be used for agricultural production, exactly as is the case at present.

### **Dwelling Issues:**

1. There is no new dwelling proposed for the site at this stage. The existing dwelling is not considered to cause the loss or fragmentation of productive land.

### **Environmental Issues**

1. Much of the land is highly modified grassland with little conservation value.
2. Most of the property is pleasant rolling countryside. It is considered that there will be no impact by this subdivision on the character and appearance of that area.
3. The impact of a subdivision of the land is considered to be negligible. There will be no change to soil or water quality.
4. There is no reason to remove any trees on the land as a result of the proposed subdivision. There will be no impact at all on flora and fauna. The eastern boundary of the land adjoins a water course but the subdivision will have no impact on any aspect of that or any other vegetation or faunal habitat.
5. Effluent disposal will be retained on site as at present. This is another reason that it is necessary to include the house on 10ha – to include the septic effluent lines.

**Design and Sighting Issues:** N/A

### **Services:**

The only services available to the property are the provision of power and telecommunications. Both of these are connected to the existing house and can be made available to the second lot very easily.

### **Local Planning Policy Objectives**

#### **Overlays:**

There are no overlays affecting this property.

### **Section 22.01-2: Rural Siting and Design**

The objectives of the planning scheme in this section have been considered and it is felt that the proposed subdivision would not be detrimental to the agricultural use of the land. Other objectives of Section 22.01-2 are not applicable.

The attached plan shows the necessary features and infrastructure, together with the approximate proposed boundaries. The exact boundaries will be determined following survey of the land.

Both lots have direct access to the Caveat-Ruffy Road. No new access tracks are proposed.

### **Section 22.01-3 Water Infrastructure**

Each lot has adequate water supply. The existing house has two large water tanks for domestic use. There are existing dams on the large Lot 2, and the eastern boundary abuts Hughes Creek..

### **Section 22.01-4: House Lot Excisions**

The requirements of this Section have been considered, in particular with regard to the Council's objectives.

It is considered that in all areas bar one, this proposed subdivision complies with the Council's policies. It is admitted that the area of the house lot is substantially more than desired by the Council. However, for the reasons given on page 1 of this submission, it is necessary to create a lot of some 10ha to accommodate the house and its immediate surrounds (in particular to allow a minimum setback of 30 metres from any agricultural activity or rural industry on the adjoining land).

Having considered the above comments, we believe that the proposed subdivision does not contravene any of the provisions and policies of Sec. 22.01-4 of the planning scheme.

### **Conclusion:**

All other requirements of council policy have been noted and addressed. In general it is considered that the proposed subdivision:

- is consistent with the municipal strategic statement
- is consistent with the purpose of the zone
- has addressed all decision guidelines
- is compatible with surrounding land uses
- will not adversely affect any natural features
- can be serviced by existing infrastructure
- complies with any requirements of the Country Fire Authority

We attach the following documents in support of the proposal:

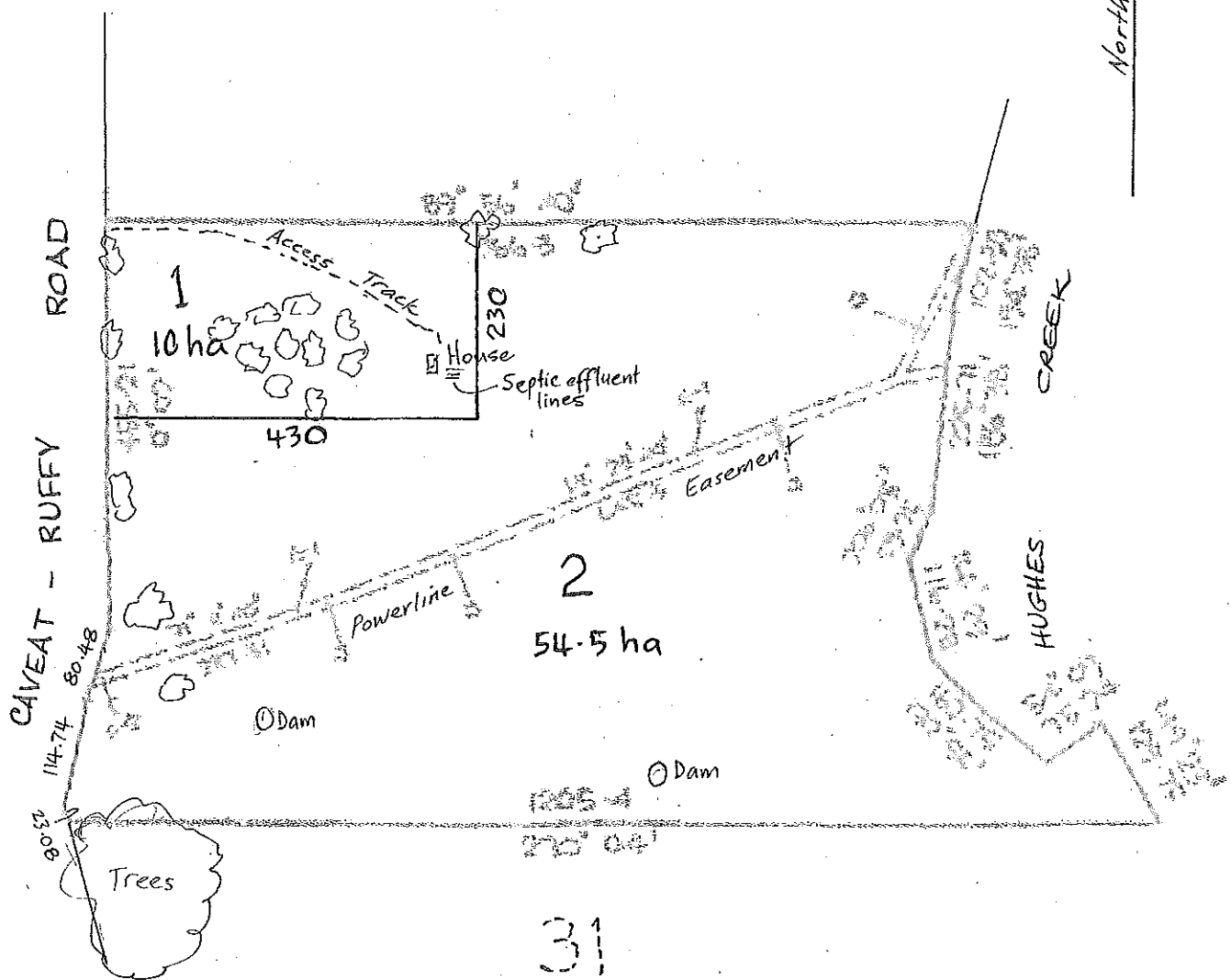
- Copy of the title to be subdivided
- Plan Ref. 3671/1 showing the existing conditions and proposed subdivision
- Copy of aerial photograph of the property

Yours faithfully,

**Monger and Tomkinson**  
Alan Monger



PLAN OF PROPOSED SUBDIVISION OF  
LOT 1, PS 402365S  
BEING CROWN ALLOTMENT 28 (PART) SECTION C  
PARISH OF DROPMORE  
SCALE OF METRES 1 : 8000



**NOTE:** All dimensions and areas are approximate only and subject to amendment following surveying and further computations.

**NOTE:** This plan is prepared to accompany a subdivision permit application to Murrindindi Shire and should not be used for any other purpose.

MONGER AND TOMKINSON  
Surveyors and Engineers  
PO Box 34  
BENALLA Vic. 3672  
Tel. (03) 5762 1934

Ref. 3671/1

Submission	Precise of comments submitted
1	Further consultation regarding costing of the scheme, assume cost as previously advised, payment terms as previously advised, public tender for works
2	Frustrated with delays, continuous road maintenance required, dangerous sections and blind corners, insufficient drainage in some areas, lower land value compared to right arm, believe savings can be achieved with constructive input and discussion, feel that residents have less value for money for rates there council should also contribute
3	Controlling interest in ownership, unnecessary inappropriate impost, see no merit in scheme
4	Would like to see a proposal for a one lane road, and for council to contributed towards the costs.
5	Only want a one lane sealed road, want a firm quotation not an approximate costs, want council to contribute to scheme as not only land owners will be using the road
6	The existing road is dangerous and does not conform with modern road standards
7	of the value of the works, Shire has been pushing scheme for years and never got over 50% of residents to agree, comments that no response taken as yes vote, serious safety issue by sealing the road, only on public and school holidays does the area become busy, sealing of road will increase speed and potential for accident, economic
8	Actual costs unclear, project and overkill, multiple lot owners should not pay multiple costs
9	Project unnecessary
10	Does not need sealing, does not need to be two lane , council needs to contribute if it proceeds
11	Unjustified, unnecessary and unreasonable
12	Unjustified, unnecessary and unreasonable
13	two votes already have determined that road would not be sealed, we personally prefer a country feel, which an unsealed road adds to, current economic times suggest that this would not be time to make such a huge expense that most people don't want anyway
14	Raised on two occasions and defeated on both accounts, consider economic issues
15	Consider a single lane road to be sufficient, a double lane road would encourage speeding
16	increase the traffic flow to the area, this road leads to no where and needs only to be used by landowners and friends, do not understand when this has been defeated on
17	Enjoy the bush nature of the area and getting away from the very type of development council is endeavouring to carry out, there is no control of the costs involved and council is not contributing
18	Wish to make an open forum presentation at meeting scheduled for the 20/1/09
19	A single dirt track has serviced the current vehicle moment for a number of years, sealed two lane road will destroy the tranquil nature, As a public road local land owners should not be burdened with the total expense opposed to funding any part of this public project.
20	Council to take all reasonable steps so road is constructed in a timely and economically viable manner to ensure value for money for those funding the project

<b>21</b>	Concerned that the cost Estimates has not been updated, and to its reliability. No incentive to minimise project cost by council as not contributing towards scheme. Earthworks and road works appear excessive, existing road had been adequate to date
<b>22</b>	Prefer a single lane approach considering the low traffic volumes, the costs to rate payers and possible overruns, a single lane with passing lanes and widening at the power poles , drainage to allow water to pass under the carriageway from the high side of the road.
<b>23</b>	Insensitive in Current economic climate to propose \$10,000 Special charge, Council will receive benefit unfair that council is not contributing
<b>24</b>	Due to financial crises unable to pay for road
<b>25</b>	Current Road handles traffic safely, the traffic levels do not justify the cost of a two lane road as proposed, the traffic levels will not increase as there will be no further expansion of the estate, council have not responded to the wishes of the land owner who have voted against the project twice, will detract form getting out of the city into a rural setting ..
<b>26</b>	Another vote must be held, develop a one way design defer it due to financial climate
<b>27</b>	No consideration from council for contribution, only the extra they get from possible rate increase if road is sealed
<b>28</b>	too invasive on the local flora and fauna, the area has already deteriorated over the past ten years, far too many homes and more development will take away any rural feeling
<b>29</b>	The attractive bush setting which is why we bought here will be greatly affected, the existing road is fine as it is with some minor improvements, unnecessary waste of money for very little benefit for a few, a majority of owners are opposed to sealing the road, most properties are holiday housed with very little traffic during the week, and is a low traffic area generally, many owners have expressed their inability to pay \$10,000 and are already stressed financial and emotionally
<b>30</b>	Council should contribute to the cost of the road, current two-lane seal is excessive, detriment to the environment, loss of country ambience, increase in amount of speed of traffic flow, excessive costs , no cap on the costs, current road is perfectly useable and functional
<b>31</b>	No need to seal , only single lane seal if at all. No special benefit is derived through the scheme by owner. cost should be capped and council contribute to the costs. speed limit should be reduced
<b>32</b>	Sealing road would remove main attraction rural aspect speeding vehicles also a concern with concealed driveways, keep it safe and family friendly
<b>33</b>	Sealing of road will create a safer , cleaner and more enjoyable
<b>34</b>	Council should be paying for the costs of sealing the road as rates are high in comparison to other shires (including other rural shires)
<b>35</b>	If Maurice Street, Hawthorn Ease residents can opt out of paving their street then paving of Taylor Bay should not be mandatory. As access to bush blocks the existing dirt road is totally adequate. The scope of works is excessive. The estimated cost and burden for payment are unareasonable. Paving is unnecessary for a road that has existed for over 50years in its current condtion.
<b>36</b>	With or without sealing I would like to see a 40kmh restriction applied to entire Left Arm Road. I believe that traffic volume does not justify a 2 lane road for its entire length. This project should not be entered into without a fixed price being set and agreed to by majority of land owners. I believe council should be contributing to this scheme. As per council figures Sept 2007, we 94 landowners give council approx \$56,000 profit p.a.

Chief Executive Officer  
Murrumbidgee Shire Council  
PO Box 138  
Alexandra Vic 3714

RECEIVED	15 DEC 2008	IRE
FILE NO. 52/03/91		DC 6994

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field

SPECIAL CHARGE SCHEME

TAYLOR BAY LEFT ARM ROAD, ANDREW COURT & BOLTE BAY ROAD, EILDON

I/we being the owners of Lot No..... at ~~DO NOT~~ **ANDREW CRT** ~~formally~~ object to the Council's declaration of the above Scheme.

Comments and reasons (Optional)

*I believe these comments are not adequate and would have an adverse effect on outcome of rates.*

Signed, [Redacted]

Date 10-12-08

Name (printed) [Redacted]

[Redacted]

(1)

letter also  
TABULATED

WED, 10-DEC-08 3:01

P.05



Chief Executive Officer  
Murrumbidgee Shire Council  
PO Box 138  
Alexandra Vic 3714

**SPECIAL CHARGE SCHEME**

**TAYLOR BAY LEFT ARM ROAD, ANDREW COURT & HOLTE BAY ROAD, EILDON**

I/we being the owners of Lot No..... at ..... formally object to  
the Council's declaration of the above Scheme.

Comments and reasons (Optional)

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Signed.....

Date .....

Name (printed).....



FRI, 05-DEC-08 15:04

[REDACTED]

[REDACTED]

MURRINDINDI SHIRE COUNCIL	DIST. LIST
RECEIVED	LJK
5 DEC 2008	FIO 0125
File No. 52/03/91	DC 6827

Murrindindi Shire.  
Fax. 5772-2291  
Attention [REDACTED]

14-12-08

[REDACTED]

Dear Sir,

Re your letter S2/03/91 24-11-08 . We wish to advise we have no objection to proposed making and sealing to Left Hand Arm Taylor Bay.

Providing That.

- (1) Further consultation with ratepayers regarding costings and scheme.
- (2) Assuming cost will be same as advised in 2007.
- (3) Payments as previously advised.
- (4) That Public Tenders be called for.

Yours Faithfully.

[REDACTED]

*tab/asked*  
*AK*

(1)

WED, 10-DEC-08 2:50

[REDACTED]

[REDACTED]

GENERAL COUNCIL	Dist. List
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10 DEC 2008	IRE - C
File No. 52/03/91	DC 6927

rel  
Re  
u  
PC

Shire of Murrindindi  
Attention [REDACTED]  
Faxes. 5772-2291

10-12-08

RF.  
letter in  
reply  
10/12/08

Dear Madam,

Enclosed is a letter received off a rate payer sent to all ratepayers on proposed sealing of Left Hand Arm Taylor Bay.

Is this legal as most of his accusations are incorrect and would have an adverse effect on voting outcome.

Yours Faithfully

[REDACTED]

(1)

WED, 10-DEC-08 2:59

P. 02

PRIVATE LETTER CONCERNING SPECIAL CHARGE SCHEME

TAYLOR BAY LEFT ARM ROAD, ANDREW COURT & BOLFE BAY ROAD, EILDON

Dear landowner;

I am writing this letter to you on behalf of a group of concerned landowners, re Council's latest Notice of Intention to Declare advertisement, which you have recently received by registered post.

Unlike the previous Notice of Intention advertisement, landowners now have the opportunity to object to the Scheme as currently proposed by Council.

We believe that Council should seriously reconsider proceeding with this project in light of the current economic and financial downturn affecting us all, and should also carry out further and meaningful consultation in order to then arrive at an outcome which would be supported by a clear majority of landowners. As landowners are to provide the total funding of almost \$1m, we believe that Council has an obligation to all landowners to provide a minimum cost solution which would satisfy the concerns of the clear majority of landowners.

By lodging an objection you will be conveying to Council that you are unhappy with the current proposal (for whatever reason) and want the Council to take all matters you raise, into consideration to develop a more acceptable and cost-effective project.

There are a number of factors we believe important enough to warrant having Council not proceed with the current proposal. Some landowners may object to the sealing of the road altogether and others will object to indicate to Council that they want the current proposal amended. Whatever the result, we believe that it is important that the Left Arm Road community is happy knowing that the final outcome is in accordance with the wishes of a clear majority of landowners.

As you would be aware, the Scheme currently proposed will result in all landowners having to pay at least \$10,000 (each block) for the construction of a 2-lane sealed road.

The items we believe are important in considering whether to lodge an objection are:-

1. There are a high proportion of landowners who do not want the road sealed at all.

In the two previous votes taken, one in September 2004 and the other in May 2007, neither showed majority support of landowners for wanting the road sealed.

Of those that voted, 56% were against the scheme in September 2004 and 53% were still against it in May 2007.

The road is wide enough, with wide bends and good visibility, and apart from 2 or 3 areas where some re-grading is required to prevent stormwater from flowing across the road and scouring it, the road is in good condition.

2. The current Council proposal is for a full 2-lane sealed road, not the one-lane sealing as originally proposed (Right Arm Road is a one-lane sealed road).

The traffic volumes along Left Arm Road do not justify a 2-lane road for its entire length.



WED, 10-DEC-08 3:00

P. 03

To provide the 2-lane sealed roadway, Council needs to carry out significant excavation and road widening. This excavation is estimated by Council at \$200,000.

A one-lane sealed road would be significantly cheaper and with less impact on the environment.

As the existing roadway is wide enough with all bends having good visibility, no excavation would be necessary if the existing road was just sealed as-is.

There is no need to provide for increased traffic numbers as the estate will never be expanded due to its proximity to the National Park and sub-division of existing blocks is prohibited.

The original estimate provided by Council for a one-lane sealed road was approximately \$7,000 per block but Council has never given landowners (who are providing the total finances for the sealing) the option of having a one-lane sealed road.

3. Due to the current economic downturn, some landowners may be experiencing financial difficulty and would prefer that the project not proceed at this time.

Council should therefore seriously consider deferring the project or, at least, undertake another vote before they make their final decision.

The existing road is quite usable as-is (with appropriate maintenance and dust suppression as approved already by Council) and Council could then revisit the proposal when the financial and economic situation has improved.

4. Another factor which most landowners feel strongly about is Council's lack of any contribution towards the cost of the road sealing.

Landowners strongly believe that Council should be contributing toward the cost of the road sealing as per Council's own approved policy for construction of rural roads.

The 94 landowners in Left Arm Road and Bolte Bay Road contribute around \$90,000 per annum in rates. If the costs of garbage collection and municipal charges are removed, this still leaves a "profit" of around \$60,000 pa of which Council only spend approximately \$4,000 pa on maintenance of our road. (Figures supplied by Council in Sept 2007).

Other issues worth considering in helping you make up your mind are:-

1. Some residents consider that a 40kph speed limit should be introduced (with or without the sealing) as the road is used by pedestrians during week-ends and holidays for their "stroll in the country" with their children and dogs. A double-lane sealed road would undoubtedly cause a significant increase in the speed of all vehicles using the road.
2. A lot of people who are against the sealing of the road feel that it would destroy the "escape to the bush" ambience that attracted them to buy here in the first place.



WED, 10-DEC-08 3:01

P. 04

Some landowners will be objecting to the Scheme as it does not put any cap on the amount that all landowners will be forced to pay. They consider it only fair that if the actual cost of the project exceeds the verified estimate, then Council should pay the overrun.

The cost estimate has not been upgraded since April 2007 even though prices (construction materials, fuel and bitumen) have skyrocketed since this time.

4. Other landowners want the road sealed as they believe it will add to the value of their properties. However you will only sell a property for the price that someone is willing to pay for it, not for the value that the Council or a real estate agent puts on that property. Therefore the only people who will benefit from an "increase in property values" are the Council. They will increase everyone's property valuation if the road is sealed, thus causing you to pay increased rates from thereon (on top of the cash contribution you will have already made to have the road widened and sealed).

If you wish to notify Council that you are unhappy with the current proposal, then we would ask that you fill out the attached objection pro-forma and return it to Council in the enclosed envelope. Please fill out the comments section to give Council an idea of why you are objecting and what you may want Council to do (eg hold another vote, develop a one-lane design etc).

We know that this is a busy time for all people but it should be remembered that Council has deliberately waited until this time to readvertise. They could have quite easily done it straight after the VCAT decision in April 2008 but have chosen this time, we believe, to minimize the number of objections they may receive. This is not regarded as fair and unbiased behaviour from a Council who is elected to carry out the wishes of the community it serves - not their own agenda.

This letter has attempted to put a fair and objective outlook on all the issues facing affected landowners concerning Council's intention to proceed with the current road sealing project.

**It is important that objection forms are submitted by the closing date of Wednesday 24 December 2008.**


If you are concerned about the direction this project is heading, it is vitally important that you take the time to post off your form. Under the Local Government Act, Council cannot proceed with the current proposal if objections are received from more than 50% of landowners. They will therefore have to amend the project to satisfy these objections.

Thank you for your time in responding to this important issue.

Yours sincerely



(on behalf of a group of concerned Left Arm Road and Bolto Bay Road landowners.)

ps if you wish to discuss or clarify any of the above issues please contact me on 



MURRINDINDI SHIRE COUNCIL	BIST. LIST
RECEIVED	MCH
23 DEC 2008	15
File No. 52/03/91	DCT/6

19th December, 2008

Chief Executive Officer  
Murrindindi Shire Council  
PO Box 138  
Alexandra 3714

Subject: Special Charge Scheme – Left Arm Taylor Bay Road

Dear Sir

I have received a letter from [REDACTED] which I find rather disturbing as it contains quite a few incorrect claims including a slur on the council's integrity. Therefore I trust the Council will intervene and take into account any objections received from people who may be influenced by such negative claims and statements.

I am in full agreement with the proposal to proceed with the sealing of this road as soon as possible. The on-going delays have been very frustrating for the majority of residents living on this road and some of these are:

- Continuous dust problems making it hazardous to health and visibility
- Continuous road maintenance required
- Dangerous sections and blind corners
- Insufficient drainage in some areas
- Lower land values compared to the Right Arm

I confirm that I fully support the project but add these comments:

I trust the Council will liaise with residents on the matter of costs before proceeding, as I firmly believe considerable savings can be achieved with constructive input and discussion (a single meeting should do).

It is disappointing to note that Council does considerably less for our rates compared to our Fildes town residents who benefit with door to door garbage collection, town water, sewage and street lighting services but only pay similar rates to ourselves. Surely this should justify some contribution from Council to our road sealing costs.

Yours faithfully

[REDACTED]

[REDACTED]

2

[REDACTED]

[REDACTED]

Chief Executive Officer  
Murrumbidgee Shire Council  
P.O. Box 138  
Alexandra  
Vic. 3714

MURRUMBIDGEE SHIRE COUNCIL	DIST. M37
RECEIVED	IRE [initials]
15 DEC 2008	MS [initials]
File No. S2/03/91	DC 6996

12/12/2008

Dear Sir/Madam

**RE: Special Charge Scheme. Taylor Bay Left Arm**

I own the controlling interest [REDACTED] Taylor Bay- Left Arm and wish to formally lodge an objection to the proposed scheme.

I believe the scheme to be an unnecessary and inappropriate impost on myself and all other affected landowners.

I fail to see any merit in the proposal and oppose it vehemently.

Please acknowledge my objection.

Yours faithfully

[REDACTED SIGNATURE]

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Chief Executive Officer  
Murrumbidgee Shire Council  
PO Box 138  
Alexandra Vic 3714

MURRUMBIDGE SHIRE COUNCIL	DISP. LIST
RECEIVED	IRE
23 DEC 2010	
File No. 52/03/07	D C 728

**SPECIAL CHARGE SCHEME**

**TAYLOR BAY LEFT ARM ROAD, ANDREW COURT & BOLTE BAY ROAD, EILDON**

I/we being the owners of Lot No. at LEFT ARM ROAD, formally object to the Council's declaration of the above Scheme.

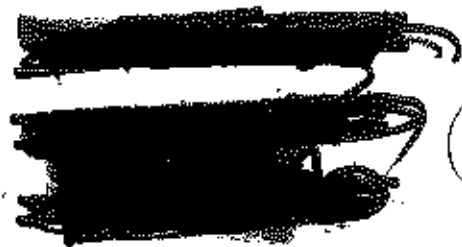
Comments and reasons (Optional)

I would like to see a proposal  
for a ONE LANE RD,  
AND FOR THE COUNCIL TO CONTRIBUTE  
TOWARD THE COST

Signed.....

Date 20/12/08

Name (printed).....



(10)

RECEIVED	DIST. LIST
5 JAN 2008	IKF
File No. 5210341	PC 9

using the road. We feel the above points are worthy of council consideration

To the Chief Executive officer,

Thanking you

we are the owners of [redacted] left arm road. We are writing to you in regards to the proposed sealing of left arm road.

We definitely want the road sealed but we only want a one-lane road, the same as right arm road, not a two lane road.

We feel there should be an up to date charge scheme, not one that uses figures that were estimated nearly two years ago. In relationship to this charge we feel it should be a flat quote not an approximate.

We also feel, as rate payers, that council should be contributing to the scheme, as not only landowners will be

[redacted]

RECEIVED	16 DEC 2008	52/03/91
DIPT. ENST	MCH	File out
	16. 10. 08	DC. 0904
		MST



Re: Special Charge Scheme  
Taylor Bay, Left Arm Road  
Eildon

Attention:  
The CEO, Murray-Darling Basin Council  
P.O. Box 138  
Alexandria Victoria 3714

My wife and I have a house ~~\_\_\_\_\_~~  
~~\_\_\_\_\_~~, which we have  
owned for ~~\_\_\_\_\_~~ years.

We are very much in favour of the  
subject road being sealed as proposed.

We write to you since we have received  
a letter from a Mr Bob Jones of Botte  
Bay who is dead set against the proposal,  
who has objected before and is again  
objecting now and lobbying for more  
support.

This letter contains much misinformation  
concerning the existing road which  
dates back perhaps 60 or more years  
when it was a farm road. The  
existing road is downright dangerous  
and in no way compares to modern  
road standards in terms of:

- width variations
- surface variations

6



- Camber, potholes, corrugations.
- hazards such as trees and electrical (concrete) poles which abut the road.
- steep drops from the road edge.
- dust is a big issue (safety).
- The road is not a short one and serves 100 properties, where <sup>each of</sup> these properties gets many visitors.

Sealing of the road is overdue nearly 10 years (since the right arm was sealed)

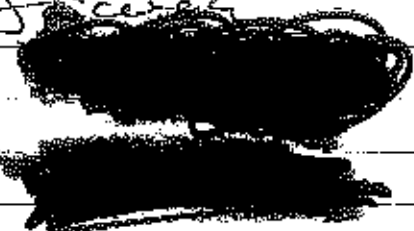
Owners have known that sealing of the road would happen at some time and so financial hardship should not be an issue (Mr Jones makes it out to be).

Another objector who wrote to me nine months ago has 4 blocks of land. He only needs to sell one block to more than pay his share of the road.

Mr Jones' letter is not correct in terms of the vote for the road being sealed. NB More voted for than against. Fact!

Sealing the road now (while fuel prices are lower than they have been) will assist the economy (of the region, & State as a whole).

Sincerely



6



Dear Resident of Taylor Bay

Larry Kelly

From: [REDACTED]  
Sent: Tuesday, 23 December 2008 3:58 PM  
To: [REDACTED]  
Cc: [REDACTED]  
Subject: Fw: Objection to Special Scheme Dec 2008  
Attachments: [REDACTED]

MURRINDINDI SHIRE COUNCIL	GISY LIST
RECEIVED	IRE 23/12/08
23 DEC 2008	
File No 52/08/91	DC 7259

[REDACTED]

23 December 2008

Chief Executive Officer  
Murrindindi Shire Council  
P.O Box 138  
Alexandra, Victoria, 3714

[REDACTED]

**OBJECTION: Notice of Intention to declare a special Charge -- Taylor Bay Left Arm Rd, Andrew Court and Bolte Bay Road, Eildon**

[REDACTED] object to the Shires Intention to declare a special Charge to seal the Left Arm of Taylor Bay Rd for the following reasons.

Being the owner of [REDACTED] on the left Arm, (listed below),

Property [REDACTED]  
Property Ref [REDACTED]  
Lot [REDACTED] LP: [REDACTED]  
Taylor Bay Rd -- Left Arm Road -- Taylor Bay

Property [REDACTED]  
Property Ref [REDACTED]  
Lot: [REDACTED]  
Taylor Bay -- Left Arm Road - Taylor Bay

Property [REDACTED]  
Property Ref [REDACTED]  
Lot: [REDACTED] LP: [REDACTED]  
Taylor Bay -- Left Arm Road -- Taylor Bay

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I believe that I will be unduly penalized.

23/12/08

Dec. 23. 2008 9:33PM

From: [Redacted]  
Date: December-22-08 11:57 PM  
To: [Redacted]  
Cc: [Redacted]  
Attach: [Redacted]  
Subject: Rv: Objection to Special Scheme Dec 2008

RECEIVED	DIST. LIST
24 DEC 2008	IRE
File No. 52/03/91	DC 7259

Already registered



22 December 2008

Chief Executive Officer  
Murrumbidgee Shire Council  
P.O Box 138  
Alexandra, Victoria, 3714

**OBJECTION: Notice of Intention to declare a special Charge – Taylor Bay Left Arm Rd, Andrew Court and Bolte Bay Road, Eildon**

[Redacted], object to the Shires Intention to declare a special Charge to seal the Left Arm of Taylor Bay Rd for the following reasons.

Being the owner of [Redacted] properties on the left Arm, (listed below),

Property [Redacted]  
Property Ref [Redacted]  
Lot: [Redacted] LP: [Redacted] Lot: [Redacted] RP: [Redacted]  
[Redacted] Taylor Bay Rd – Left Arm Road – Taylor Bay

Property [Redacted]  
Property Ref [Redacted]  
Lot: [Redacted] LP: [Redacted]  
[Redacted] Taylor Bay – Left Arm Road – Taylor Bay

Property [Redacted]  
Property Ref [Redacted]  
Lot: [Redacted] LP: [Redacted]  
[Redacted] Taylor Bay – Left Arm Road – Taylor Bay

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[Redacted]

2/2

I believe that I will be unfairly penalized.

**Shire wanting to charge 100% of Costs to Residents**

Murrindindi expects residents to pay 100% of road costs which is extremely unusual for a Shire in a rural area.

I believe that if this Scheme were to go ahead then the Shire should fund to the value of 30% to make the works.

The Shire has been pushing this Scheme for many years now and have never got over 50% of residents to agree to move forward with this scheme. It was only when sending out the last official Ballot that no responses were taken as a Yes Vote.

I also believe that there are serious safety issues that are not been considered by sealing the road. Taylor Bay Road is a very sleepy country road for the majority of the year, only on public & school holidays does the area get very busy with many of the guests of Taylor Bay being currently forced to slow down due to the unsealed road.

If the Left Arm were to be sealed in the same manner as the Right Arm then I strongly believe that it will give new drivers to the area a false sense of security and thereby allowing speeds of vehicles to increase. It is only a matter of time before a tragic accident will take place!

Due to the economic downturn the Scheme would be personally financially burdensome and without an updated cost estimate and a cap on the amount landowners will have to pay I am strongly against the Scheme.

A cheaper solution to the problems of dust could be achieved by a dust suppression program in summer as is currently budgeted and done to other roads in the Shire. If this option had been given to residents before, I am sure there would have been little support for the scheme at all.

As I am overseas, if you wish to contact me please email me or alternatively contact my sister,

[Redacted]

**Please provide acknowledgment of no [Redacted] Objection Votes Via return Email and Fax.**

Kind regards,

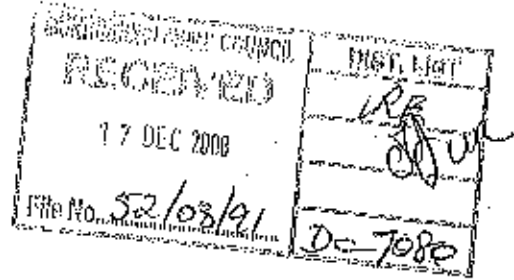
[Redacted Signature]

[Redacted]

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Chief Executive Officer  
Murrumbidgee Shire Council  
PO Box 138  
Alexandra Vic 3714



**SPECIAL CHARGE SCHEME**

**TAYLOR BAY LEFT ARM ROAD, ANDREW COURT & BOLTE BAY ROAD, EILDON**

I/we being the owners of Lot No. [redacted] at Taylor Bay Left Arm Road formally object to the Council's declaration of the above Scheme.

Comments and reasons (Optional)

Actual cost unclear. Project an overkill  
Multiple lot owners should not pay multiple cost

Signed..... [redacted]

Date ..... 9/12/08

Name (printed)..... [redacted]

[redacted]

[redacted] Taylor Bay-Left Arm

(7)

(8)

Chief Executive Officer  
Murrumbidgee Shire Council  
PO Box 138  
Alexandra Vic 3714

MURRUMBIDGE SHIRE COUNCIL	DATE LIST
RECEIVED	URE
17 DEC 2008	JUN
File No. 52/2009/1	DC-7081

**SPECIAL CHARGE SCHEME**

**TAYLOR BAY LEFT ARM ROAD, ANDREW COURT & BOLTE BAY ROAD, EILDON**

I/we being the owners of Lot No. [redacted] at Taylor bay - Left Arm Road formally object to the Council's declaration of the above Scheme.

Comments and reasons (Optional)

Actual cost unclear. Project overkill  
Size of project NOT justified. Multiple lot owners  
Should not pay multiple costs

Signed [redacted]

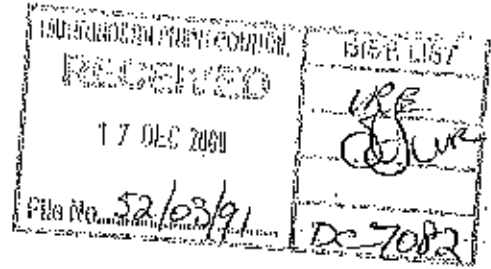
Date 9/12/08

Name (printed) [redacted]

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8

Chief Executive Officer  
Murrumbidgee Shire Council  
PO Box 138  
Alexandra Vic 3714



**SPECIAL CHARGE SCHEME**

**TAYLOR BAY LEFT ARM ROAD, ANDREW COURT & BOLTE BAY ROAD, EILDON**

I/we being the owners of Lot No. ~~100~~ at ~~100~~ Taylor Bay - Left ..... formally object to the Council's declaration of the above Scheme. ~~Number~~

Comments and reasons (Optional)

The actual cost is unclear. Disadvantages multiple  
of business. Project unrealistic.  
Would support building main fork

Signed..... ~~[Signature]~~ Date 9/12/08  
Name (printed)..... ~~[Name]~~

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Chief Executive Officer  
Murrumbidgee Shire Council  
PO Box 138  
Alexandra Vic 3714

RECEIVED	DATE PAID
15 DEC 2008	IRE OLM
File No. 52/03/91	DC-7050

**SPECIAL CHARGE SCHEME**

**TAYLOR BAY LEFT ARM ROAD, ANDREW COURT & BOLTE BAY ROAD, EILDON**

[REDACTED]

I/we being the owners of Lot No. [REDACTED] at LEFT ARM RD formally object to the Council's declaration of the above Scheme.

Comments and reasons (Optional)

WHOLE PROJECT UNNECESSARY

Signed [REDACTED]

Date 9<sup>TH</sup> DEC, 2008

Name (printed) [REDACTED]

[REDACTED]

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Chief Executive Officer  
Murrumbidgee Shire Council  
PO Box 138  
Alexandra Vic 3714

MURRUMBIDGE SHIRE COUNCIL	DISP. LIST
RECEIVED	LRP [initials]
11 DEC 2008	MS [initials]
File No. 52/08/01	DC 6937

SPECIAL CHARGE SCHEME

TAYLOR BAY LEFT ARM ROAD, ANDREW COURT & BOLTE BAY ROAD, EILDON

I/we being the owners of Lot No. [redacted] at <sup>LEFT ARM ROAD</sup> ~~TAYLOR BAY~~ formally object to the Council's declaration of the above Scheme.

Comments and reasons (Optional)

1. WE DO NOT FEEL THE ROAD NEEDS SEALING
2. WE DO NOT THINK THERE IS A NEED FOR THE CONSTRUCTION OF A TWO LANE SEALED ROAD
3. WE BELIEVE THE COUNCIL NEEDS TO CONTRIBUTE TOWARDS THE SEALING OF THE ROAD IN THE EVENT IT PROCEEDS

Signed... [redacted]

Date ... 9.12.08

Name (printed) [redacted]

[redacted]

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Chief Executive Officer  
Murrumbidgee Shire Council  
PO Box 138  
Alexandra Vic 3714

RECEIVED	16 DEC 2008	IRE
File No. 52/03/91		DC-7649

**SPECIAL CHARGE SCHEME**

**TAYLOR BAY LEFT ARM ROAD, ANDREW COURT & BOLTE BAY ROAD, EILDON**

I/we being the owners of Lot No. [REDACTED] at LEFT ARM RD formally object to the Council's declaration of the above Scheme on the basis that it is unjustified, unnecessary and unreasonable.

Signed..... [REDACTED]

Name (printed)..... [REDACTED]

Date... 12/12/08 .....

Additional comments

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Chief Executive Officer  
Murrumbidgee Shire Council  
PO Box 138  
Alexandra Vic 3714

MURRUMBIDGE SHIRE COUNCIL	ASST. LIST
RECEIVED	IREJ
16 DEC 2008	ME
File No. 52/03/91	DC-7048

**SPECIAL CHARGE SCHEME**

**TAYLOR BAY LEFT ARM ROAD, ANDREW COURT & BOULTE BAY ROAD, EILDON**

I/we being the owners of Lot No. [redacted] ... at LEFT ARM ROAD ... formally object to the Council's declaration of the above Scheme on the basis that it is unjustified, unnecessary and unreasonable.

Signed..... [redacted signature] .....

Name (printed)..... [redacted name] .....

Date..... 12/12/08 .....

Additional comments

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Chief Executive Officer  
Murrumbidgee Shire Council  
PO Box 138  
Alexandra Vic 3714

MURRUMBIDGE SHIRE COUNCIL	DIST. LIST
RECEIVED	IRE
16 DEC 2008	W
File No. 52/03/91	DE 2047

**SPECIAL CHARGE SCHEME**

**TAYLOR BAY LEFT ARM ROAD, ANDREW COURT & BOLTE BAY ROAD, ELDON**

*Handwritten scribbles*

I/we being the owners of Lot No. *100* at *LEFT ARM RD* formally object to the Council's declaration of the above Scheme on the basis that it is unjustified, unnecessary and unreasonable.

Signed..... 

Name (printed)..... 

Date..... *12/12/08*

Additional comments

*12* (circled)

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*1* (circled)


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Chief Executive Officer  
Murrumbidgee Shire Council  
PO Box 138  
Alexandra Vic 3714

MURRUMBIDGE SHIRE COUNCIL	DISP. LIST
RECEIVED	IRE
23 DEC 2008	<i>[Signature]</i>
File No. 52/03/91	DC 7229

**SPECIAL CHARGE SCHEME**

**TAYLOR BAY LEFT ARM ROAD, ANDREW COURT & BOLTE BAY ROAD, EILDON**

I/we being the owners of Lot No.  at Andrew Court ..... formally object to the Council's declaration of the above Scheme.

Comments and reasons (Optional)

We object for a number of reasons:

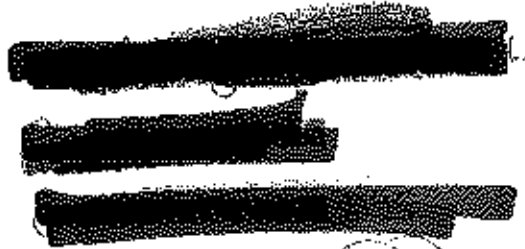
- 1) Two votes have already determined that the road would NOT be sealed.
- 2) We personally prefer a "country" feel which the unsealed road adds to;
- 3) The current economic times suggest that this would not be a wise time to make such a huge spend that most people don't want anyway.

Also, please note that as we were overseas and unable to vote last time, if we had been able to vote, it would have been another vote against sealing the road.

Sign 

Date 20-12-2008

Name (printed) 



Chief Executive Officer  
Murrumbidgee Shire Council  
PO Box 138  
Alexandra Vic 3714

MURRUMBIDGE SHIRE COUNCIL	DEPT. LIST
RECEIVED	IRE 24/11/08
24 DEC 2008	
File No. 52/08/91	DC 7256

SPECIAL CHARGE SCHEME

TAYLOR BAY LEFT ARM ROAD, ANDREW COURT & BOLTE BAY ROAD, EILDON

I/we being the owners of Lot No. [redacted] at BOLTE ..... formally object to  
the Council's declaration of the above Scheme.

Comments and reasons (Optional)

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Signed [redacted] .....

Date 18/11/2008

Name (printed) [redacted] .....

[redacted]

[redacted]

[redacted]

[redacted]

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Objections to alteration of Left Arm Taylor Bay

This has now been raised on two occasions and has really been defeated on both counts I do not understand why it needs to be considered once again.

I agree with issues raised by Bob Jones and really wish that you consider the economic times we are in, as you do not know what effect this has had or is having on the current landowners

Regards

[Redacted signature]

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Chief Executive Officer  
Murrumbidgee Shire Council  
PO Box 138  
Alexandra Vic 3714

MURRUMBIDGE SHIRE COUNCIL	DIST. LIST
RECEIVED	IRE
11 DEC 2008	Flood
File No. 52/08/91	MS
	DC 6970

125


SPECIAL CHARGE SCHEME

TAYLOR BAY LEFT ARM ROAD, ANDREW COURT & BOLTE BAY ROAD, ELDON

I/we being the owners of Lot No. ~~LP: [REDACTED]~~ at ~~[REDACTED]~~ formally object to the Council's declaration of the above Scheme.  
~~[REDACTED]~~ LEFT ARM TAYLOR BAY

Comments and reasons (Optional)

I consider a single lane road to be sufficient  
As per My Opinion a double Road would  
Encourage Speeding.

Signed ~~[REDACTED]~~  Date 8/12/08  
Name (printed) ~~[REDACTED]~~

~~[REDACTED]~~

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Chief Executive Officer  
Murrumbidgee Shire Council  
PO Box 138  
Alexandra Vic 3714

MURRUMBIDGE SHIRE COUNCIL	DIST. LIST
RECEIVED	IRE RES 2/1/08
24 DEC 2008	
File No. 52/03/91	DC 7258

**SPECIAL CHARGE SCHEME**

**TAYLOR BAY LEFT ARM ROAD, ANDREW COURT & ROUTE BAY ROAD, ELLDON**

I/we being the owners of Lot No. [redacted] at Bolle Bay..... formally object to the Council's declaration of the above Scheme.

Comments and reasons (Optional)

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Signed [redacted]

Date 18th December 2008

Name (printed) [redacted]

[redacted]  
[redacted]  
[redacted]

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SPECIAL CHARGE SCHEME TAYLOR BAY

I am writing to object to the councils plans once again to seal this road

My objections have not changed

It will change the environment that we sought on originally buying here

Putting in a sealed road will increase the traffic flow to the area and this road leads no where and needs only to be used by land holders and their friends

Do not understand when this has been defeated on both occasions why is continues to come up, THERE MUST BE A SECRET AGENDA OUT THERE THAT BY SEALING THE ROAD A CERTAIN FEW WILL BENEFIT

I believe some of the evidence on the councils fact finding exercise has been misleading or infact dishonest

The council should have more worthy projects to put their money into than this

Chief Executive Officer  
Murrumbidgee Shire Council  
PO Box 138  
Alexandra Vic 3714

MURUMBIDGEE SHIRE COUNCIL	DIRTY LIST
RECEIVED	LRE
11 DEC 2008	MS
File No. 52/03/91	DC-6928

SPECIAL CHARGE SCHEME

TAYLOR BAY LEFT ARM ROAD, ANDREW COURT & BOLTE BAY ROAD, EILDON

As a landowner at [redacted] Taylor Bay Road, Left arm, Lake Eildon, I am opposed to the Council's Scheme to seal the road.

1. I enjoy the bush nature of the area and in getting away from the very type of development that the Council is endeavouring to carry out.
2. I am not alone in opposing the road sealing, as on the two surveys undertaken by the Council in September 2004 and again in May 2007 both showed that the majority of those land owners who voted were against the scheme.
3. There is no control of the costs involved, and the Council is not contributing to the scheme.

Yours sincerely

[Redacted signature block]

9-12-2008

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Chief Executive Officer  
Murrumbidgee Shire Council  
PO Box 138  
Alexandra Vic 3714

MURRUMBIDGE SHIRE COUNCIL RECEIVED 16 DEC 2008	MAIL LOT 1 REA DR
SPECIAL CHARGE SCHEME No. 52/03/91	DE 7046

**TAYLOR BAY LEFT ARM ROAD, ANDREW COURT & BOLTE BAY ROAD, EILDON**

I/we being the owners of Lot No. [redacted] at Bolte Bay Road formally object to the Council's declaration of the above Scheme on the basis that it is unjustified, unnecessary and unreasonable.

Signed... [redacted]

Name (printed)... [redacted]

Date 12/12/08

Additional comments

We wish to make a verbal presentation to the Council at the Open Forum section of the Council Meeting at 20 January 2009.

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[redacted]

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Chief Executive Officer  
Murrumbidgee Shire Council  
PO Box 138  
Alexandra Vic 3714

MURRUMBIDGE SHIRE COUNCIL	DIST. LIST
RECEIVED	IRE 12/12/08
21 DEC 2008	UK 5/1/09
File No. 52/03/91	DC 7254

**SPECIAL CHARGE SCHEME**

**TAYLOR BAY LEFT ARM ROAD, ANDREW COURT & BOLTE BAY ROAD, ELDON**

I/we being the owners of Lot No. [redacted] at Taylor Bay Left Arm Rd formally object to the Council's declaration of the above Scheme.

Comments and reasons (Optional)

A single dirt track has serviced the current vehicle movement sufficiently for a number of years now. Why then is a 2-way bitumen highway necessary as it will simply destroy the tranquil country atmosphere that we purchased the property for. As there will be no further development in this area, the road does not need to be widened for extra traffic movement.

Secondly as it is a public road, I fail to see why local land owners should be burdened with the total expense of the road construction.

I am strongly against funding any part of this PUBLIC project.

Signed [redacted]

Date 22-12-08

Name (printed) [redacted]

[redacted]

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PRIVATE LETTER CONCERNING SPECIAL CHARGE SCHEME

TAYLOR BAY LEFT ARM ROAD, ANDREW COURT & BOLTE BAY ROAD, EILDON

Dear landowner,

I am writing this letter to you on behalf of a group of concerned landowners, re Council's latest Notice of Intention to Declare advertisement, which you have recently received by registered post.

Unlike the previous Notice of Intention advertisement, landowners now have the opportunity to object to the Scheme as currently proposed by Council.

We believe that Council should seriously reconsider proceeding with this project in light of the current economic and financial downturn affecting us all, and should also carry out further and meaningful consultation in order to then arrive at an outcome which would be supported by a clear majority of landowners. As landowners are to provide the total funding of almost \$1m, we believe that Council has an obligation to all landowners to provide a minimum cost solution which would satisfy the concerns of the clear majority of landowners.

By lodging an objection you will be conveying to Council that you are unhappy with the current proposal (for whatever reason) and want the Council to take all matters you raise, into consideration to develop a more acceptable and cost-effective project.

There are a number of factors we believe important enough to warrant having Council not proceed with the current proposal. Some landowners may object to the sealing of the road altogether and others will object to indicate to Council that they want the current proposal amended. Whatever the result, we believe that it is important that the Left Arm Road community is happy knowing that the final outcome is in accordance with the wishes of a clear majority of landowners.

As you would be aware, the Scheme currently proposed will result in all landowners having to pay at least \$10,000 (each block) for the construction of a 2-lane sealed road.

The items we believe are important in considering whether to lodge an objection are:-

1. There are a high proportion of landowners who do not want the road sealed at all.

In the two previous votes taken, one in September 2004 and the other in May 2007, neither showed majority support of landowners for wanting the road sealed.

Of those that voted, 56% were against the scheme in September 2004 and 53% were still against it in May 2007.

The road is wide enough, with wide bends and good visibility, and apart from 2 or 3 areas where some re-grading is required to prevent stormwater from flowing across the road and scouring it, the road is in good condition.

2. The current Council proposal is for a full 2-lane sealed road, not the one-lane sealing as originally proposed (Right Arm Road is a one-lane sealed road).

The traffic volumes along Left Arm Road do not justify a 2-lane road for its entire length.

To provide the 2-lane sealed roadway, Council needs to carry out significant excavation and road widening. This excavation is estimated by Council at \$200,000.

A one-lane sealed road would be significantly cheaper and with less impact on the environment.

As the existing roadway is wide enough with all bends having good visibility, no excavation would be necessary if the existing road was just sealed as-is.

There is no need to provide for increased traffic numbers as the estate will never be expanded due to its proximity to the National Park and sub-division of existing blocks is prohibited.

The original estimate provided by Council for a one-lane sealed road was approximately \$7,000 per block but Council has never given landowners (who are providing the total finances for the sealing) the option of having a one-lane sealed road.

3. Due to the current economic downturn, some landowners may be experiencing financial difficulty and would prefer that the project not proceed at this time.

Council should therefore seriously consider deferring the project or, at least, undertake another vote before they make their final decision.

The existing road is quite usable as-is (with appropriate maintenance and dust suppression as approved already by Council) and Council could then revisit the proposal when the financial and economic situation has improved.

4. Another factor which most landowners feel strongly about is Council's lack of any contribution towards the cost of the road sealing.

Landowners strongly believe that Council should be contributing toward the cost of the road sealing as per Council's own approved policy for construction of rural roads.

The 94 landowners in Loft Arm Road and Bolte Bay Road contribute around \$90,000 per annum in rates. If the costs of garbage collection and municipal charges are removed, this still leaves a "profit" of around \$60,000 pa of which Council only spend approximately \$4,000 pa on maintenance of our road. (Figures supplied by Council in Sept 2007).

Other issues worth considering in helping you make up your mind are:-

1. Some residents consider that a 40kph speed limit should be introduced (with or without the sealing) as the road is used by pedestrians during week-ends and holidays for their "stroll in the country" with their children and dogs. A double-lane sealed road would undoubtedly cause a significant increase in the speed of all vehicles using the road.
2. A lot of people who are against the sealing of the road feel that it would destroy the "escape to the bush" ambience that attracted them to buy here in the first place.

Some landowners will be objecting to the Scheme as it does not put any cap on the amount that all landowners will be forced to pay. They consider it only fair that if the actual cost of the project exceeds the verified estimate, then Council should pay the overrun.

The cost estimate has not been upgraded since April 2007 even though prices (construction materials, fuel and bitumen) have skyrocketed since this time.

4. Other landowners want the road sealed as they believe it will add to the value of their properties. However you will only sell a property for the price that someone is willing to pay for it, not for the value that the Council or a real estate agent puts on that property. Therefore the only people who will benefit from an "increase in property values" are the Council. They will increase everyone's property valuation if the road is sealed, thus causing you to pay increased rates from thereon (on top of the cash contribution you will have already made to have the road widened and sealed).

If you wish to notify Council that you are unhappy with the current proposal, then we would ask that you fill out the attached objection pro-forma and return it to Council in the enclosed envelope. Please fill out the comments section to give Council an idea of why you are objecting and what you may want Council to do (eg hold another vote, develop a one-lane design etc).

We know that this is a busy time for all people but it should be remembered that Council has deliberately waited until this time to readvertise. They could have quite easily done it straight after the VCAT decision in April 2008 but have chosen this time, we believe, to minimize the number of objections they may receive. This is not regarded as fair and unbiased behaviour from a Council who is elected to carry out the wishes of the community it serves – not their own agenda.

This letter has attempted to put a fair and objective outlook on all the issues facing affected landowners concerning Council's intention to proceed with the current road sealing project.

**It is important that objection forms are submitted by the closing date of  
Wednesday 24 December 2008.**


If you are concerned about the direction this project is heading, it is vitally important that you take the time to post off your form. Under the Local Government Act, Council cannot proceed with the current proposal if objections are received from more than 50% of landowners. They will therefore have to amend the project to satisfy these objections.

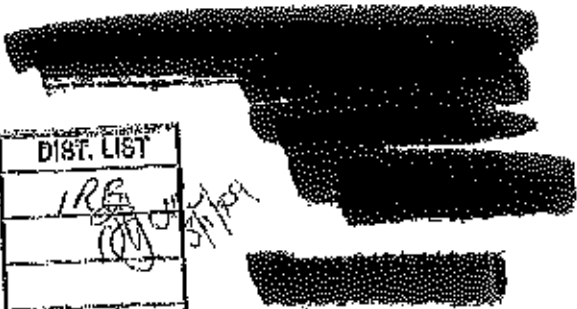
Thank you for your time in responding to this important issue.

Yours sincerely



(on behalf of a group of concerned Left Arm Road and Bolta Bay Road landowners.)

ps if you wish to discuss or clarify any of the above issues please contact me on 



MAHARASHTRA STATE COUNCIL	DIST. LIST
<b>RECEIVED</b>	LRG
5 JAN 2009	(initials)
File No. 52/03/91	Dc. 6

22/12/08

Reference: Left Arm Road Taylor Bay, Andrew Court and Bolte Bay Bildon.  
Special Rates Scheme.

Dear Sir/Madam,

We as owners of the property [redacted] Left Arm Rd Taylor Bay declare to council that we are in **fully support** of the scheme and that it should proceed as expeditiously as possible to minimize costs. Obviously council should take all steps reasonable to ensure the road is constructed in a timely and economically viable manner, to ensure value for money by those funding the project.

Yours sincerely

[Redacted signature block]

20



16 December 2008

Chief Executive Officer  
Murrumbidgee Shire Council  
PO Box 138  
Alexandra, 3714

MURRUMBIDGE SHIRE COUNCIL	DIST. LIST
RECEIVED	LRB
18 DEC 2008	18/12/08
File No. 52103/91	DC-7/06

Proposed Special Charge Scheme  
Taylor Bay Road, Andrew Court & Bolte Bay Road

I have the following concerns regarding the revised proposal:-

- The cost estimate has not been updated, and no information as to its reliability has been given. In fact previous correspondence has highlighted its possible inaccuracy. There has been no concrete information regarding what will happen if the tender cost is higher than the estimate, other than owners will be advised if the cost is 10% higher than the estimate. As the council is not contributing to the project there is no incentive for the council, as project manager, to minimize project scope or project overruns.
- As I have communicated previously, the earthworks and road upgrading being proposed appear excessive for this type of minor project, since the existing routing has been adequate for the road life to date.

Yours truly,

[Redacted signature block]

21

Table dated

PK

Chief Executive Officer  
Murrumbidgee Shire Council  
PO Box 138  
Alexandra Vic. 3714

MURRUMBIDGE SHIRE COUNCIL	DUPLICATE LIST
RECEIVED	<i>[Signature]</i>
22 DEC 2008	
File No. <i>52103/91</i>	DC <i>7182</i>

**SPECIAL CHARGE SCHEME**

**TAYLOR BAY LEFT ARM ROAD, ANDREW COURT & BOLTE BAY ROAD, EILDON**

I/we being the owners of Lot No. *[Redacted]* at *Taylor Bay Road* formally object to the Council's declaration of the above Scheme. *left arm*

Comments and reasons (Optional)

*I wish to notify my objection to the Taylor Bay left arm road upgrade. I prefer the single lane approach considering the low traffic volumes but mainly the original cost to rate payers and possible resources. A single lane with passing lanes and widening at the power pole locations. Drainage to allow water to pass under the carriage way from the high side of roads.*

Signed... *[Redacted]*

Date *17<sup>th</sup> Dec 2008*

Name (printed)... *[Redacted]*

*[Redacted]*

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22

Chief Executive Officer  
Murrumbidgee Shire Council  
PO Box 138  
Alexandra Vic 3714

MURRUMBIDGE SHIRE COUNCIL	NOT LIST
RECEIVED	IRE
17 DEC 2008	JWA
File No. 52/03/91	D-7084

**SPECIAL CHARGE SCHEME**

**TAYLOR BAY LEFT ARM ROAD, ANDREW COURT & BOLTE BAY ROAD, EILDON**

I/we being the owners of Lot No. [REDACTED] at [REDACTED] LEFT ARM TAYLOR BAY ROAD, formally object to the Council's declaration of the above Scheme.

Comments and reasons (Optional)

Given the current economic climate it appears very insensitive to propose a project that will cost approximately \$10,000 per resident. As council will receive benefits from sealing the road it seems unfair that council is not contributing towards the special charge scheme.

Signed... [REDACTED]

Date 13/12/08.

Name (printed)... [REDACTED]

Tabularia

[REDACTED]

Chief Executive Officer  
Murrumbidgee Shire Council  
PO Box 138  
Alexandra Vic 3714

MURRUMBIDGE SHIRE COUNCIL	DIST. LIST
RECEIVED	IRE [Signature]
22 DEC 2008	
File No. 52/03/91	DC-7184

**SPECIAL CHARGE SCHEME**

**TAYLOR BAY LEFT ARM ROAD, ANDREW COURT & BOLTE BAY ROAD, EILDON**

I/we being the owners of Lot No. [redacted] at Taylor Bay (A) [redacted] formally object to the Council's declaration of the above Scheme.

Comments and reasons (Optional)

Due to Financial Crisis — unable to pay for road.

Signed..... [redacted]

Date 18.12.08

Name (printed)..... [redacted]

[redacted]

0

24

Chief Executive Officer  
Murrumbidgee Shire Council  
PO Box 138  
Alexandra Vic 3714

MURRUMBIDGE SHIRE COUNCIL	DIST. LIST
RECEIVED	18/12/08
23 DEC 2008	<i>[Signature]</i>
File No. 52/03/01	07228

**SPECIAL CHARGE SCHEME**

**TAYLOR BAY LEFT ARM ROAD, ANDREW COURT & BOLTE BAY ROAD, EILDON**

I/we being the owners of Lot No. [REDACTED] at [REDACTED] Bolte Bay Rd. formally object to the Council's declaration of the above Scheme.

Comments and reasons (Optional)

- ① As stated in previous objection 18/07 Council Road works traffic will be heavy
- ② The traffic will be mostly the cost of a 2-lane rd as per the
- ③ The traffic lanes will not be used as there will be no future provision of the road can occur
- ④ The Council has provided to the council of Murrumbidgee who have not agreed the project then
- ⑤ Will discuss with the council of getting out the city into a rural setting out of the main highway & purchase the property

Signed..... [REDACTED]

Date 18/12/08

Name (printed)..... [REDACTED]

[REDACTED]

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25

Chief Executive Officer  
Murrumbidgee Shire Council  
PO Box 138  
Alexandra Vic 3714

RECEIVED	DIST. UNIT
21 DEC 2008	1851
52/03/91	DC 7185

**SPECIAL CHARGE SCHEME**

**TAYLOR BAY LEFT ARM ROAD, ANDREW COURT & BOLTE BAY ROAD, EILDON**

I/we being the owners of Lot No. [redacted] at Taylor Bay (2) [redacted] formally object to the Council's declaration of the above Scheme.

Comments and reasons (Optional)

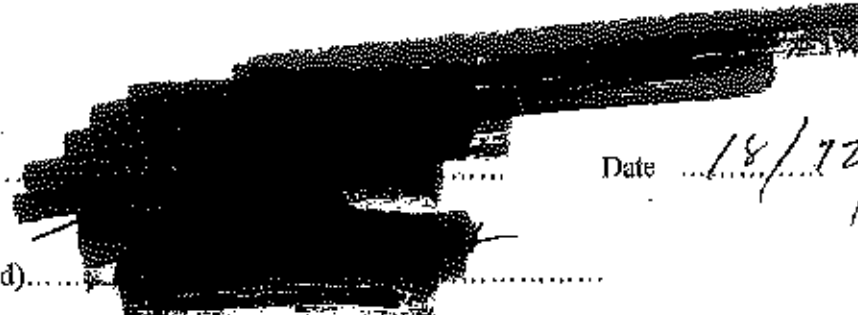
Another vote must be held  
Develop a one lane design  
Refer it due to finance crisis.

Signed.....

Date

18/12/08

Name (printed).....



0

3715  
26

Chief Executive Officer  
Murrumbidgee Shire Council  
PO Box 138  
Alexandra Vic 3714

MURRUMBIDGE SHIRE COUNCIL	DIST. EILDON
RECEIVED	IRE UR
17 DEC 2008	
File No. 52/23/91	DC 7088

**SPECIAL CHARGE SCHEME**

**TAYLOR BAY LEFT ARM ROAD, ANDREW COURT & BOLTE BAY ROAD, EILDON**

I/wo being the owners of Lot No. [redacted] at Left Arm Taylor Bay formally object to the Council's declaration of the above Scheme.

Comments and reasons (Optional)

No consideration by Council as to the contribution they wish to pay over the extra they get for values maybe going up if the road is sealed. All done.

Signed..... [redacted]

Date 8/12/08

Name (printed)... [redacted]

[redacted]

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27

Chief Executive Officer  
Murrumbidgee Shire Council  
PO Box 138  
Alexandra Vic 3714

MURRUMBIDGE SHIRE COUNCIL	DIST. LIST
RECEIVED	IRE
19 DEC 2008	File Out
File No. 52/03/91	pc 7141

SPECIAL CHARGE SCHEME

TAYLOR BAY LEFT ARM ROAD, ANDREW COURT & BOLTE BAY ROAD, MILDON

I/we being the owners of Lot No. [redacted] at *Left Arm Taylor Bay Rd* formally object to the Council's declaration of the above Scheme.

Comments and reasons (Optional)

*I have decided that it is too invasive on the local fauna + flora. I feel the area has already deteriorated considerably over the past ten years - there are far too many houses + cars + people and more development will take away any rural feeling.*

Signed..... [redacted]

Date *12-12-2008*

Name (printed)... [redacted]

[redacted]



Chief Executive Officer  
Murrumbidgee Shire Council  
PO Box 138  
Alexandra Vic 3714

MURRUMBIDGE SHIRE COUNCIL	DIST
RECEIVED	IRE [Signature]
19 DEC 2008	File No
File No 52/03/91	DC 7146

SPECIAL CHARGE SCHEME

TAYLOR BAY LEFT ARM ROAD, ANDREW COURT & BOLTE BAY ROAD, EILDON

I/we being the owners of Lot No. [Redacted] at [Redacted] LEFT ARM ROAD formally object to the Council's declaration of the above Scheme.

Comments and reasons (Optional)

- 1) The attractive 'BUSH SETTING' of the area which is why we bought into this section - will be greatly affected
- 2) The existing road is fine as it is with some minor improvements
- 3) UNNECESSARY WASTE OF MONEY FOR VERY LITTLE BENEFIT TO A FEW.
- 4) A MAJORITY OF OWNERS ARE OPPOSED TO THE SEALING OF THE ROAD.
- 5) MOST PROPERTIES ARE "HOLIDAY HOMES" WITH VERY LITTLE TRAFFIC DURING THE WEEK AND THE ROAD IS A LOW TRAFFIC AREA GENERALLY (EXCEPT XMAS)
- 6) Many owners have expressed their inability to pay \$10,000 - and are already stressed financially and emotionally.

Signed [Redacted] Date 14/12/08

Name (printed) [Redacted]

[Redacted]

0

Chief Executive Officer  
Murrumbidgee Shire Council  
PO Box 138  
Alexandra Vic 3714

MURRUMBIDGE SHIRE COUNCIL	DIST. LIST
RECEIVED	186
22 DEC 2008	<i>[Signature]</i>
File No. 52/09/91	DC 7181

SPECIAL CHARGE SCHEME

TAYLOR BAY LEFT ARM ROAD, ANDREW COURT & BOLTE BAY ROAD, EILDON

I/we being the owners of Lot No. *[redacted]* at Taylor Bay, Left arm, formally object to the Council's declaration of the above Scheme.

Comments and reasons (Optional)

- (1) Council should contribute to the cost of the road
- (2) current proposal of 2-lane sealed - is excessive
- (3) detriment to the environment
- (4) loss of "Country" ambience
- (5) increase in amount & speed of traffic flow
- (6) excessive cost
- (7) no cap on the cost
- (8) current road is perfectly usable & functional.

Signed.....

*[redacted signature]*

Date

11/12/08

Name (printed).....

*[redacted name]*

*[redacted address]*

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Chief Executive Officer  
Murrumbidgee Shire Council  
PO Box 138  
Alexandra Vic 3714

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18 DEC 2008	OK WRE
File No. 5210391	DE 7104

01/12/08

SPECIAL CHARGE SCHEME

TAYLOR BAY LEFT ARM ROAD, ANDREW COURT & BOLTE BAY ROAD, EILDON

I/we being the owners of Lot No. [redacted] at left Arm Taylor Bay Rd formally object to the Council's declaration of the above Scheme.

Comments and reasons (Optional)

We reject the need to seal this road at all but believe that a single lane would be more than sufficient if sealed. We do not feel that any "special benefit" is derived by ourselves thru this scheme. Costs should be capped. Council should contribute to the cost. Speed limit should be reduced.

Signed...

[redacted signature]

Date

11/12/08

Name (printed)

[redacted name]

0

[redacted]

31

Tabulated

Chief Executive Officer  
Murrumbidgee Shire Council  
PO Box 138  
Alexandra Vic 3714

MURRUMBIDGE SHIRE COUNCIL	INSTR. LIST
RECEIVED	188 108
15 DEC 2008	MTJ
File No. 52/03/91	DC 6991

**SPECIAL CHARGE SCHEME**

**TAYLOR BAY LEFT ARM ROAD, ANDREW COURT & BOLTE BAY ROAD, EILDON**

I/we being the owners of Lot No. [redacted] at Left Arm Rd..... formally object to the Council's declaration of the above Scheme.

Comments and reasons (Optional)

The main attraction of the area is its rural aspect. Sealing the road simply takes that away. Vehicles speeding is also a concern as a lot of the drivers are blind. There is no room to walk down the road & sealing would be simply dangerous and irresponsible. Look at the long term issues instead of the short term fix. Keep it safe and healthy forever.

Signed..... [redacted]

Date 10.12.08

Name (printed)..... [redacted]

[redacted]

0

32

x

15 December 2008



Chief Executive Officer  
Shire of Murrindindi  
PO Box 138  
Alexandra Vic 3714

APPROVED BY COUNCIL	DISTRICT
16 DEC 2008	IRE
PRO No. 52/08/91	DC 7052

Letter in reply.  
18/12/2008

Dear Sir

**Re: Proposed Special Charge Scheme – Taylor Bay Left Arm Road, Bolte Bay Road and Andrew Court, Eildon**

We refer to the letter (undated) apparently sent to all Taylor Bay Left Arm Road, Bolte Bay Road and Andrew Court landowners [redacted] regarding the construction and sealing of the subject roads.

We do not concur with the majority of points which [redacted] makes and hence on balance we support the proposed scheme.

What [redacted] fails to appreciate is that the sealing of the subject roads will create a safer, cleaner and more enjoyable environment for landowners and visitors alike.

In relation to the letter sent by [redacted], while it was not addressed to Council, we recommend Council provide a response to [redacted] with a copy to all involved landowners refuting any and all areas of inaccuracy in the letter to ensure landowners are not misinformed. For example, the roads at present are not much more than dirt/partly stoned tracks which are dusty in summer and slippery in winter, and the new roads would be one lane sealed roads.

Yours sincerely

[Redacted signature block]

33

[Redacted block]

[Redacted block]

Chief Executive Officer  
Murrumbidgee Shire Council  
PO Box 138  
Alexandra Vic 3714

MURRUMBIDGE SHIRE COUNCIL	DIST. LIST
RECEIVED	IRE <input checked="" type="checkbox"/> 24/12/08
24 DEC 2008	
File No. 52/03/91	DC 7257

**SPECIAL CHARGE SCHEME**

**TAYLOR BAY LEFT ARM ROAD, ANDREW COURT & BOLTE BAY ROAD, KILDON**

I/we being the owners of Lot No [REDACTED] at [REDACTED] TAYLOR BAY - LEFT ARM RD formally object to the Council's declaration of the above Scheme.

Comments and reasons (Optional)

COUNCIL SHOULD BE PAYING FOR THE COST OF  
 SEALING THE ROAD AS RATES ARE HIGH IN  
 COMPARISON TO OTHER SHIRES. (EVEN COUNTRY ONES)

Signed..... [REDACTED]

Date 21-12-08.

Name (printed)..... [REDACTED]

[REDACTED]

10

34

T

Chief Executive Officer  
Murrumbidgee Shire Council  
PO Box 138  
Alexandra Vic 3714

**SPECIAL CHARGE SCHEME**

**TAYLOR BAY LEFT ARM ROAD, ANDREW COURT & BOLTE BAY ROAD, EILDON**

I/we being the owners of Lot No. [redacted] at [redacted] Andrew Court formally object to the Council's declaration of the above Scheme.

Comments and reasons (Optional)

If Maurice Street Hawthorn East <sup>residents</sup> can opt out of paying their street then parking of Taylor Bay should not be mandatory. As access to bush blocks the existing dirt road is totally adequate. The scope of works is excessive. The estimated costs & burden for payment are unreasonable. Paying is unnecessary for a road that has existed for over 50 years in its current condition.

Signed..

[redacted signature]

Date 22/12/08

Name (printed)

[redacted name]

(0)

(35)

[redacted stamp]

T

Chief Executive Officer  
Murrumbidgee Shire Council  
PO Box 138  
Alexandra Vic 3714

MURRUMBIDGEE SHIRE COUNCIL	DIST. LIST
RECEIVED	IRE
18 DEC 2008	U402/08
File No. 52103/91	DC-1105

**SPECIAL CHARGE SCHEME**

**TAYLOR BAY LEFT ARM ROAD, ANDREW COURT & BOLTE BAY ROAD, EILDON**

I/we being the owners of Lot No. [redacted] at Left Arm Road formally object to the Council's declaration of the above Scheme.

Comments and reasons (Optional)

- ① With or without sealing I would like to see a 40 Kph restriction applied to entire Left Arm Road.
- ② I believe that traffic volume does not justify a 2 lane road for its entire length.
- ③ This project should not be entered into with a fixed price being set, it agreed to by majority of land owners.
- ④ I believe council should be contributing to this scheme. As per council figures Sept 2007, we 94 land owners give council approx \$56,000 profit p/yr.

Signed..... [redacted]  
Name (printed)..... [redacted]

Date 17/12/08

[redacted]  
[redacted]

36

6

Tala Waters



intentionally left blank

Chief Executive Officer  
Murrumbidgee Shire Council  
PO Box 138  
Alexandra Vic 3714

MURRUMBIDGE SHIRE COUNCIL	DIST. LIST
RECEIVED	IRE [initials]
15 DEC 2008	MS [initials]
File No. 59/03/91	DC-6993

**SPECIAL CHARGE SCHEME**

**TAYLOR BAY LEFT ARM ROAD, ANDREW COURT & BOLTE BAY ROAD, EILDON**

I/we being the owners of Lot No. [redacted] at BOLTE BAY formally object to the Council's declaration of the above Scheme.

Comments and reasons (Optional)

1. ROAD OWNERS MUST BE RE-ROLLED WITH UP TO DATE COSTINGS.
2. BOTH PREVIOUS PAGES HAVE SHOWN A MAJORITY OF OWNERS ARE OPPOSED TO SCHEME
3. IF ROAD IS TO BE SEALED IT SHOULD BE SEALED AS IS, NOT BE TURNED INTO A TWO LANE ROAD. (REFER RIGHT ARM SEALING)
4. PROPOSED SCHEME IS GROSSLY OVERENGINEERED.
5. AS PROVISIONERS THE SCHEME IS TOO EXPENSIVE.

Signed.....

[Redacted signature]

Date .....

11/12/08

Name (printed).....

[Redacted name]

[Redacted block]

[Handwritten circle]

X

Tabulated [initials]

Chief Executive Officer  
Murrumbidgee Shire Council  
PO Box 138  
Alexandra Vic 3714

MURRUMBIDGE SHIRE COUNCIL	DIRT. LIFT
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5 JAN 2009	<i>[Signature]</i>
File No. 52/03/91	De 5

*5/1/09*

SPECIAL CHARGE SCHEME

TAYLOR BAY LEFT ARM ROAD, ANDREW COURT & BOLTE BAY ROAD, EILDON

*[Redacted]* Andrew Court

I/we being the owners of Lot No. .... at *Taylor Bay* ..... formally object to the Council's declaration of the above Scheme.

Comments and reasons (Optional)

*I do not want the road sealed. If it must be sealed, it should only be one lane wide.*

*I request that an option for one or two lanes be given, both options be costed at 2009 prices, and a further vote of affected residents be taken.*

Signed..... *[Redacted]*

Date *15.12.08*

Name (printed)..... *[Redacted]*

*(0)*

*[Redacted]*

*(X)*

MURRINDINDI SHIRE COUNCIL	INSTR. LIST
RECEIVED	MCA
23 DEC 2008	IE
File No: 52/08/91	MJ
	DC 727

Chief Executive Officer  
Murrindindi Shire Council  
PO Box 138  
Alexandra 3714

19th December, 2008

Subject: Special Charge Scheme - Left Arm Taylor Bay Road

Dear Sir

I am writing this letter on behalf of [REDACTED] Left Arm, Taylor Bay who

I was able to speak to [REDACTED] yesterday and she has asked me to write this letter confirming her full support for the road sealing project for which she has been a strong advocate over many years. Her house is one which really does suffer with waves of choking dust from the road and we have been there and experienced this personally. It is a serious health hazard.

Please ensure this letter is noted as another resident fully supporting the road sealing project.

Yours faithfully

[REDACTED]

[REDACTED]

[REDACTED]

5/12/08  
15/12/08  
17/12/08



T

[REDACTED]

[REDACTED]

[REDACTED]

Australia

[REDACTED]

[REDACTED]

RECEIVED	DIST. LIST
- 8 DEC 2008	MCH
File No. 52/e3/91	File Out
	IE
	DC 6856

Letter in reply 15/12/08

8 December 2008

By Fax: 5772 2291

Mr. Mark Henderson  
Chief Executive Officer  
Murrumbidgee Shire

Dear Mr. Henderson

Re: Proposed Special Charge Scheme - Taylor Hay Left Arm Road, Andrew Court & Bolte Bay.

I attached a letter I received today in respect to the above-mentioned scheme.

The letter contains a number of comments and assertions that I believe require Council clarification to all landowners so we may all make an informed decision, either to support or oppose the scheme.

Therefore, I request that the Council inform all landowners of the facts in regard to the scheme as soon as possible.

I would also be interested to learn how landowners' non-Bidon addresses are made available to an individual.

Yours faithfully,

[REDACTED]

[REDACTED]



[REDACTED]



PRIVATE LETTER CONCERNING SPECIAL CHARGE SCHEME

TAYLOR BAY LEFT ARM ROAD, ANDREW COURT & BOLTE BAY ROAD, EILDON

Dear landowner,

I am writing this letter to you on behalf of a group of concerned landowners, re Council's latest Notice of Intention to Declare advertisement, which you have recently received by registered post. . . . .

Unlike the previous Notice of Intention advertisement, landowners now have the opportunity to object to the Scheme as **currently proposed** by Council.

We believe that Council should seriously reconsider proceeding with this project in light of the current economic and financial downturn affecting us all, and should also carry out further and meaningful consultation in order to then arrive at an outcome which would be supported by a clear majority of landowners. As landowners are to provide the total funding of almost \$1m, we believe that Council has an obligation to all landowners to provide a minimum cost solution which would satisfy the concerns of the clear majority of landowners.

By lodging an objection you will be conveying to Council that you are unhappy with the current proposal (for whatever reason) and want the Council to take all matters you raise, into consideration to develop a more acceptable and cost-effective project.

There are a number of factors we believe important enough to warrant having Council not proceed with the current proposal. Some landowners may object to the sealing of the road altogether and others will object to indicate to Council that they want the current proposal amended. Whatever the result, we believe that it is important that the Left Arm Road community is happy knowing that the final outcome is in accordance with the wishes of a clear majority of landowners.

As you would be aware, the Scheme currently proposed will result in all landowners having to pay at least \$10,000 (each block) for the construction of a 2-lane sealed road.

The items we believe are important in considering whether to lodge an objection are:-

1. There are a high proportion of landowners who do not want the road sealed at all.

In the two previous votes taken, one in September 2004 and the other in May 2007, neither showed majority support of landowners for wanting the road sealed.

Of those that voted, 56% were against the scheme in September 2004 and 53% were still against it in May 2007.

The road is wide enough, with wide bends and good visibility, and apart from 2 or 3 areas where some re-grading is required to prevent stormwater from flowing across the road and scouring it, the road is in good condition.

2. The current Council proposal is for a full 2-lane sealed road, not the one-lane sealing as originally proposed (Right Arm Road is a one-lane sealed road).

The traffic volumes along Left Arm Road do not justify a 2-lane road for its entire length.



To provide the 2-lane sealed roadway, Council needs to carry out significant excavation and road widening. This excavation is estimated by Council at \$200,000.

A one-lane sealed road would be significantly cheaper and with less impact on the environment.

As the existing roadway is wide enough with all bends having good visibility, no excavation would be necessary if the existing road was just sealed as-is.

There is no need to provide for increased traffic numbers as the estate will never be expanded due to its proximity to the National Park and sub-division of existing blocks is prohibited.

The original estimate provided by Council for a one-lane sealed road was approximately \$7,000 per block but Council has never given landowners (who are providing the total finances for the sealing) the option of having a one-lane sealed road.

3. Due to the current economic downturn, some landowners may be experiencing financial difficulty and would prefer that the project not proceed at this time.

Council should therefore seriously consider deferring the project or, at least, undertake another vote before they make their final decision.

The existing road is quite usable as-is (with appropriate maintenance and dust suppression as approved already by Council) and Council could then revisit the proposal when the financial and economic situation has improved.

4. Another factor which most landowners feel strongly about is Council's lack of any contribution towards the cost of the road sealing.

Landowners strongly believe that Council should be contributing towards the cost of the road sealing as per Council's own approved policy for construction of rural roads.

The 94 landowners in Left Arm Road and Bolte Bay Road contribute around \$90,000 per annum in rates. If the costs of garbage collection and municipal charges are removed, this still leaves a "profit" of around \$60,000 pa of which Council only spend approximately \$4,000 pa on maintenance of our road. (Figures supplied by Council in Sept 2007).

Other issues worth considering in helping you make up your mind are:

1. Some residents consider that a 40kph speed limit should be introduced (with or without the sealing) as the road is used by pedestrians during week-ends and holidays for their "stroll in the country" with their children and dogs. A double-lane sealed road would undoubtedly cause a significant increase in the speed of all vehicles using the road.
2. A lot of people who are against the sealing of the road feel that it would destroy the "escape to the bush" ambience that attracted them to buy here in the first place.

Some landowners will be objecting to the Scheme as it does not put any cap on the amount that all landowners will be forced to pay. They consider it only fair that if the actual cost of the project exceeds the verified estimate, then Council should pay the overrun.

The cost estimate has not been upgraded since April 2007 even though prices (construction materials, fuel and bitumen) have skyrocketed since this time.

4. Other landowners want the road sealed as they believe it will add to the value of their properties. However you will only sell a property for the price that someone is willing to pay for it, not for the value that the Council or a real estate agent puts on that property. Therefore the only people who will benefit from an "increase in property values" are the Council. They will increase everyone's property valuation if the road is sealed, thus causing you to pay increased rates from thereon (on top of the cash contribution you will have already made to have the road widened and sealed).

If you wish to notify Council that you are unhappy with the current proposal, then we would ask that you fill out the attached objection pro-forma and return it to Council in the enclosed envelope. Please fill out the comments section to give Council an idea of why you are objecting and what you may want Council to do (eg hold another vote, develop a one-lane design etc).

We know that this is a busy time for all people but it should be remembered that Council has deliberately waited until this time to re-advertise. They could have quite easily done it straight after the VCAT decision in April 2008 but have chosen this time, we believe, to minimize the number of objections they may receive. This is not regarded as fair and unbiased behaviour from a Council who is elected to carry out the wishes of the community it serves - not their own agenda.

This letter has attempted to put a fair and objective outlook on all the issues facing affected landowners concerning Council's intention to proceed with the current road sealing project.

**It is important that objection forms are submitted by the closing date of Wednesday 24 December 2008.**

If you are concerned about the direction this project is heading, it is vitally important that you take the time to post off your form. Under the Local Government Act, Council cannot proceed with the current proposal if objections are received from more than 50% of landowners. They will therefore have to amend the project to satisfy these objections.

Thank you for your time in responding to this important issue.

Yours sincerely

(on behalf of a group of concerned Left Ann Road and Bolts Bay Road landowners.)

ps if you wish to discuss or clarify any of the above issues please contact me on



Chief Executive Officer  
Murrumbidgee Shire Council  
PO Box 138  
Alexandra Vic 3714

MURUMBIDGEE SHIRE COUNCIL	DIST. LIST
RECEIVED	IRE
7 3 DEC 2008	<i>[Signature]</i>
File No. 52/03/91	OC 72/15

**SPECIAL CHARGE SCHEME**

**TAYLOR BAY LEFT ARM ROAD, ANDREW COURT & BOLTE BAY ROAD, EILDON**

I/we being the owners of Lot No. [redacted] at [redacted] LEFT ARM RD, formally object to the Council's declaration of the above Scheme.

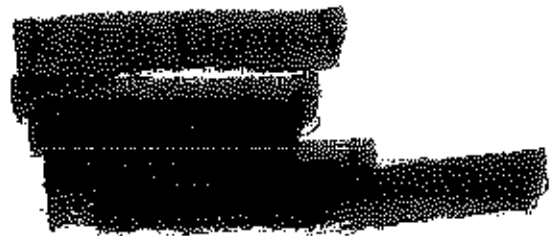
Comments and reasons (Optional)

.....  
.....  
.....  
.....  
.....  
.....  
.....

Signed: [redacted]

Date 21/12/08

Name (printed): [redacted]



Chief Executive Officer  
Murrumbidgee Shire Council  
PO Box 138  
Alexandra Vic 3714

MURRUMBIDGE COUNCIL	DIST. LIST
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15 DEC 2008	
File No. 52/03/91	Dc 6995

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Received

SPECIAL CHARGE SCHEME

TAYLOR BAY LEFT ARM ROAD, ANDREW COURT & BOLTE BAY ROAD, EILDON

I/we being the owners of Lot No. [redacted] at [redacted] TAYLOR BAY Rd, <sup>LEFT ARM</sup> ~~formally~~ object to the Council's declaration of the above Scheme.

Comments and reasons (Optional)

We do NOT object to sealing of  
Left Arm Taylor Bay Road.  
After reading letter from Bob Jones who does not  
know what state the road is in, his statements are not  
correct owing to very few visits to his property.

Signed: [redacted]

Date 12.12.08

Name (printed): [redacted]

[redacted]  
[redacted]  
[redacted]





Chief Executive Officer  
Murrumbidgee Shire Council  
PO Box 138  
Alexandra Vic 3714

RECEIVED	DISC LIST
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52/03/91	MT
	DC-6992

**SPECIAL CHARGE SCHEME**

**TAYLOR BAY LEFT ARM ROAD, ANDREW COURT & BOLTE BAY ROAD, EILDON**

I/we being the owners of Lot No. [REDACTED] at LEFT ARM RD. formally object to the Council's declaration of the above Scheme.

Comments and reasons (Optional)

HIGH COST AT THE CURRENT ECONOMIC DOWNTURN.  
 THE EXISTING ROAD IS QUITE USABLE.  
 THE SEALED ROAD WOULD INCREASE HIGH SPEED.  
 MY FIXTURE IS GOOD

COUNCIL SHOULD CONTRIBUTE TOWARDS THE COST

ONE LANE SEALED ROAD WOULD BE SATISFACTORY

Signed [REDACTED]

Date 12.12.08

Name (printed) [REDACTED]

[REDACTED]

0

X

h

Chief Executive Officer  
Murrumbidgee Shire Council  
PO Box 138  
Alexandra Vic 3714

MURRUMBIDGE SHIRE COUNCIL	DIST. LIST
RECEIVED	IRE JRE Note
17 DEC 2008	MS
File No. 52/03/91	D-6965

**SPECIAL CHARGE SCHEME**

**TAYLOR BAY LEFT ARM ROAD, ANDREW COURT & BOLTE BAY ROAD, EILDON**

I/we being the owners of Lot No. [REDACTED] at LEFT ARM TAYLOR BAY RD. formally object to the Council's declaration of the above Scheme.

Comments and reasons (Optional)

DO NOT WANT TO SEE AN INCREASE IN SPEED OR TRAFFIC.

→ CURRENT ROAD WORKS DID THE JOB ABSOLUTELY. THEREFORE SEE NO REASON TO IMPROVE

→ STRONGLY OBJECT TO RE-SURFACING.

Signed..... [REDACTED]  
Name (printed)..... [REDACTED]

Date 10/12/08

[REDACTED]

0

(X) T

Chief Executive Officer  
Murrindiadi Shire Council  
PO Box 138  
Alexandra Vic 3714

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**SPECIAL CHARGE SCHEME**

**TAYLOR BAY LEFT ARM ROAD, ANDREW COURT & BOLTE BAY ROAD, EILDON**

I/we being the owners of Lot No. [REDACTED] at LEFT ARM RD formally object to the Council's declaration of the above Scheme.

Comments and reasons (Optional)

WHOLE PROJECT UNNECESSARY.

Signed... [REDACTED]

Date 9<sup>TH</sup> DEC. 2008

Name (printed)... [REDACTED]

0

X

[Redacted]

**From:** [Redacted]  
**Sent:** Monday, 29 December 2008 9:32 AM  
**To:** 'mso@murrindindi.vic.gov.au'  
**Subject:** Objection - Proposed Special Charge  
**Attachments:** 20081229091814715.pdf

MURRINDINDI SHIRE COUNCIL	DIST. LIST
RECEIVED	IRE
- 5 JAN 2009	1/1/09
File No. 52/03/91	De 12



2008122909181471  
5.pdf (83 KB)

Attention: Mark Henderson  
Chief Executive Officer

I attached herewith our objection to the Proposed Special Charge Scheme in relation to the Taylor Bay Left Arm Road (original is in the mail).

Please note that this road has functioned perfectly for the 50 plus years that it has existed and its paving is not warranted or necessary.

If the residents of Maurice Street, Hawthorn East are able to opt out of having their road paved, then such option should also be up to the residents of Taylor Bay implicated by the proposed scheme.

It is time to favour the majority view rather than the vested interests of a vocal minority.

Please confirm that our objection to the proposed scheme has been logged accordingly?  
Thanks.

Regards,

[Redacted signature block]

(A)

X  
X

COPY

Barbara Mollard

From: [REDACTED]  
Sent: Monday, December 29, 2008 9:32 AM  
To: Barbara Mollard  
Subject: Objection - Proposed Special Charge



2008122909181471  
5.pdf

MURRAY COUNTY SUPERIOR COURT	CHIEF CLERK
RECEIVED	1/5
- 5 JAN 2009	1/5
File No. 52/03/91	DC-12

Attention: Mark Henderson  
Chief Executive Officer

I attached herewith our objection to the Proposed Special Charge Scheme in relation to the Taylor Bay Left Arm Road (original is in the mail).

Please note that this road has functioned perfectly for the 50 plus years that it has existed and its paving is not warranted or necessary.

If the residents of Maxloe Street, Hawthorn East are able to opt out of having their road paved, then such option should also be up to the residents of Taylor Bay implicated by the proposed scheme.

It is time to favour the majority view rather than the vested interests of a vocal minority.

Please confirm that our objection to the proposed scheme has been logged accordingly? Thanks.

Regards,

[REDACTED]

This email and any attachments are confidential. If you are not the intended recipient, you must not disclose, distribute, copy or use the information contained in this e-mail or any attachments. If you have received this email in error, please tell us immediately by return email and delete this email and any attachments.

[REDACTED]

(X)

(O)



Chief Executive Officer  
Murrumbidgee Shire Council  
PO Box 138  
Alexandra Vic 3714

MURRUMBIDGE SHIRE COUNCIL	INST. LIST
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File No. 52/03/01	DC 7255

SPECIAL CHARGE SCHEME

TAYLOR BAY LEFT ARM ROAD, ANDREW COURT & BOLTE BAY ROAD, EILDON

I/we being the owners of Lot No. [redacted] at LEFT ARM RD TAYLOR BAY formally object to the Council's declaration of the above Scheme.

Comments and reasons (Optional)

RECENTLY I ASKED ABOUT THE ACCESS ROAD TO 120/122/124 TAYLOR BAY LEFT ARM ROAD TO BE MAINTAINED. A REPLY FROM PJ COWLING SAID THIS WOULD NOT HAPPEN SO I OBJECT TO PAYING \$10000 DOLLARS TO MAKE LEFT ARM ROAD WHEN I STILL NEED A 4WD TO GET TO MY PROPERTY. ALSO IF YOU CAN GUARANTEE ME THAT MELBOURNE WATER WILL NOT BAN BOATS + ACCESS TO LAKE EILDON IN THE NEXT 20 YEARS THEN I HAVE NO INTEREST IN PAYING ANY MONEY TO SEAL A ROAD THAT IS BROKE.

PLEASE CALL ME TO DISCUSS FURTHER

Signed [redacted]

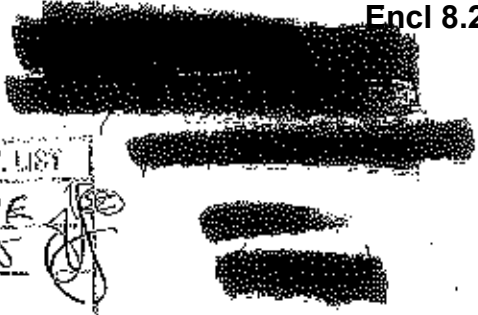
Date 21/12/08

Name (printed) [redacted]

[redacted]

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(X) ↑



Chief Executive Officer  
Murrumbidgee Shire Council  
PO Box 138  
Alexandra Vic 3714

MURUMBIDGEE SHIRE COUNCIL	DISP. LIST
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15 DEC 1991	<i>[Signature]</i>
File No. 52/03/91	DC 6997

**SPECIAL CHARGE SCHEME**

**TAYLOR BAY LEFT ARM ROAD, ANDREW COURT & BOLTE BAY ROAD, EILDON**

I/we being the owners of Lot No. [redacted] at TAYLOR BAY LEFT ARM formally object to the Council's declaration of the above Scheme.

Comments and reasons (Optional)

WE HAVE BEEN FREE OF TRAFFIC VANDALISM FOR A FEW YEARS. BECAUSE OF THE NATURE OF THE ROAD WE HAVE NEVER EXPERIENCED SUBSIDING TRAFFIC.

Signed... [redacted]

Date 9/11/91

Name (printed)... [redacted]



0

Chief Executive Officer  
Murrumbidgee Shire Council  
PO Box 138  
Alexandra Vic 3714

MURRUMBIDGE SHIRE COUNCIL	INSTR. LIST
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File No. 52/03/91	DC 6968

Noted

**SPECIAL CHARGE SCHEME**

**TAYLOR BAY LEFT ARM ROAD, ANDREW COURT & BOLTE BAY ROAD, EILDON**

I/we being the owners of Lot No. [redacted] at [redacted] Taylor Bay, Left Arm Road, formally object to the Council's declaration of the above Scheme.

Comments and reasons (Optional)

Believe it is not necessary to construct a 2-lane sealed road as this will only encourage faster driving particularly in respect of Summer Residents endangering persons strolling/walking in bush retreat peace

Signed: [redacted]

Date 10/12/2008

Name (printed): [redacted]

[redacted]

0

X

Chief Executive Officer  
Murrindindi Shire Council  
PO Box 138  
Alexandra Vic 3714

MURRINDINDI SHIRE COUNCIL	DIST. LIST
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- 6 JAN 2009	CL UK 1/10
File No. 52/03/91	DC-51

SPECIAL CHARGE SCHEME

TAYLOR BAY LEFT ARM ROAD, ANDREW COURT & BOLTE BAY ROAD, EILDON

I/we being the owners of Lot No. [redacted] at [redacted] Left Arm Taylor Bay Road formally object to the Council's declaration of the above Scheme.

Comments and reasons (Optional)

I/we endorse all of the comments as per the attached letter. The volume of traffic does not warrant the sealing of the road and it will also impact the "bush" ambience of the area.

Signed [redacted]

Date 19/12/08

Name (printed) [redacted]

[redacted]  
[redacted]  
[redacted]



Chief Executive Officer  
Murrindindi Shire Council  
PO Box 138  
Alexandra Vic 3714

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17 DEC 2000	IRR JUN
File No. 82/03/91	De 7083

**SPECIAL CHARGE SCHEME**

**TAYLOR BAY LEFT ARM ROAD, ANDREW COURT & BOLTE BAY ROAD, EILDON**

I/we being the owners of Lot No. [REDACTED] at [REDACTED] LEFT ARM ROAD... formally object to the Council's declaration of the above Scheme.

Comments and reasons (Optional)

I AM AT PENSIONERS AGE - NOT ABLE TO PAY THE COSTS FOR  
P&A PROJECT.

Signed..... [REDACTED]

Date 12-12-08

Name (printed)..... [REDACTED]



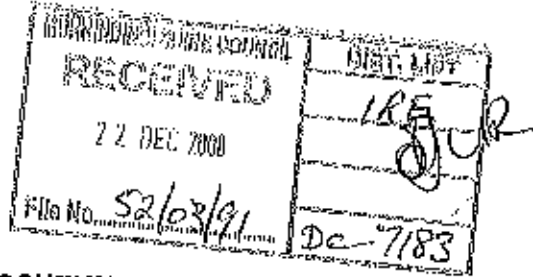
[REDACTED]



Tabulated [REDACTED]

14 December 2008

Chief Executive Officer  
Murrumbidgee Shire Council  
PO BOX 138  
ALEXANDRA VIC 3714



**SPECIAL CHARGE SCHEME**

**TAYLOR BAY LEFT ARM ROAD, ANDREW COURT & BOLYE BAY ROAD, EILDON**

We being the owners of Lot No. [redacted] a [redacted] Taylor Bay-Left Arm Road formally object to the Council's declaration of the above scheme.

**Comments and Reasons**

1. We, the undersigned, do not wish the road to be sealed because in its current state, the road is wide enough with adequate visibility.
2. The traffic volume along Left-Arm Road does not justify a two-lane road.
3. There is no need to provide for increased traffic because the estate cannot be expanded due to its proximity to the National Park and subdivision of existing blocks is prohibited.
4. The negative environmental impact of the Proposal is not defensible.
5. Due to the current economic climate, we are experiencing financial stresses and believe the Proposal to be outrageous in its intent and expectation.
6. We strongly believe that if Council wish to seal Left-Arm Road, then Council should bear the majority of the cost as per Council's own Approved Policy for Construction of Rural Roads.
7. As the landowners of Left-Arm Road contribute approximately \$90,000 per annum in rates, we believe that any proposed additional contribution by us to be excessive.
8. A sealed road would detract from the 'rugged bush' appeal of the area.
9. We cannot possibly agree to any proposal which does not supply us with a cap on current and future fees and charges.
10. Finally, we would like to object to the inappropriate timing of the Proposed Special Charge Scheme – Taylor Bay Left Arm Road, Andrew Court & Bolte Bay Road.

Signed: [redacted] Date: 14.12.2008

Signed: [redacted] Date: 14/12/2008

Signed: [redacted] Date: 14.12.2008

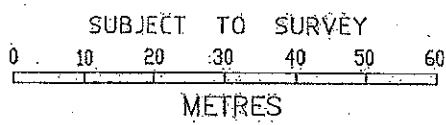
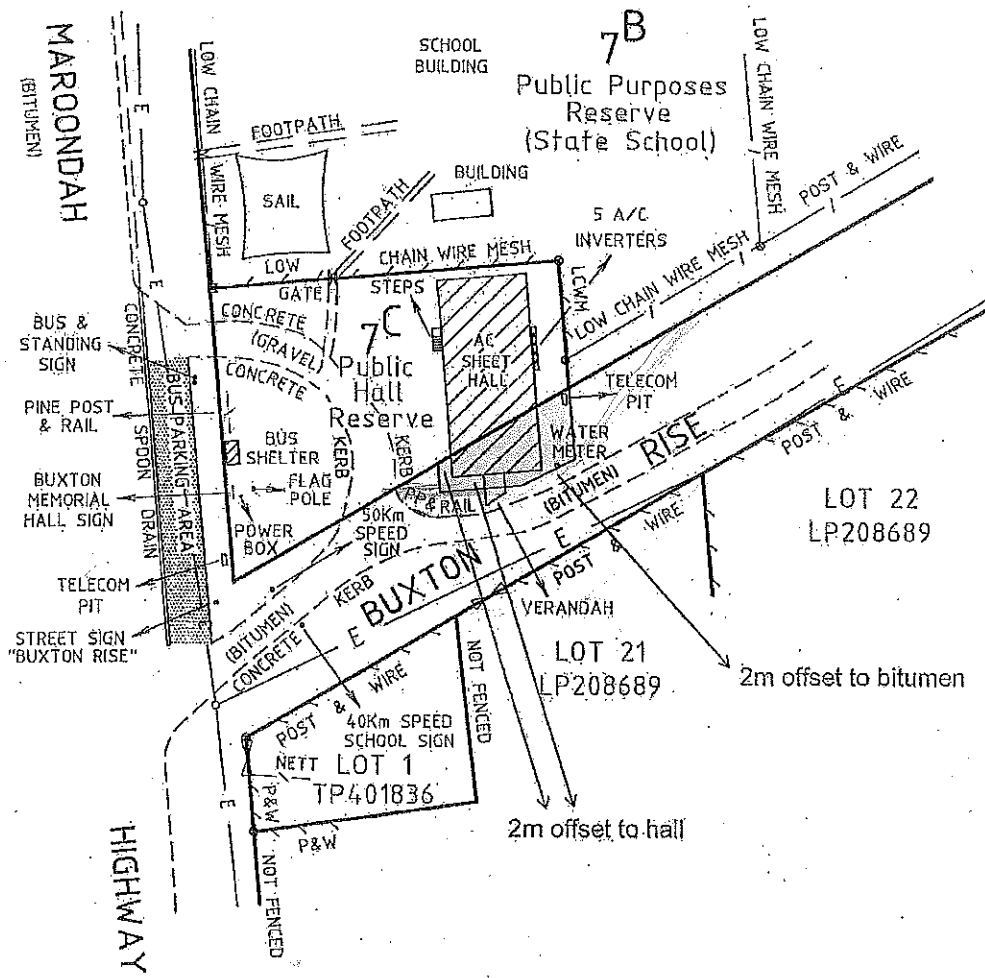
Signed: [redacted] Date: 14/12/08

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REF: 0902.30

Note: SEVERAL LARGE ORNAMENTAL TREES EXIST ON  
ON CA 7C (Public Hall Reserve)



DEPARTMENT OF  
SUSTAINABILITY & ENVIRONMENT  
PO Box 1084, WANGARATTA 3676  
TEL. (03)5723-8669  
  
PREPARED BY BRIAN WYATT

FEATURE PLAN  
PARISH OF BUXTON

ORIGINAL A4  
SCALE  
1:1000  
  
PLAN NO.  
B/08-03-11

# Murrindindi Shire Council Policy

## Title: Communication Policy

**Type:** Council  
**File No:** 25/06/06

**Date Adopted** To be completed later  
**Next Review Date:** To be completed later

### Revision History:

Date	Action	Who

#### 1. Purpose

The aim of this Policy is to ensure that Council presents clear, timely and easily understood information in a consistent and recognisable manner to provide staff and the community with opportunities to understand issues, participate in decision making, and promote council activities and performance.

#### 2. Rationale

This policy guides how information should be developed and presented, authorised spokespersons and the processes to ensure that information is recognisable as a Council issued publication.

#### 3. Scope

This policy applies to Murrindindi Shire Council staff and councillors, and agencies working on behalf of council. It supports Council's Community Engagement Guidelines as well as its , advertising media release guidelines  
 It ensures:

- Communication materials are consistent, well-informed, timely, professional and appropriate.
- Clearly indicate Council's authorised spokespersons.
- Improve communication with customers and enhance Council's public image.
- Limit the possibility of miscommunication and to maximise the effectiveness of employees by ensuring comments are made only through authorised people.
- Materials are developed to inform stakeholders of Council activities, projects, programs and services.

#### 4. Policy

All council communications (publications, media releases, flyers etc) must adhere to approved style guides, graphics, images and templates (including colours and logo).

Staff are to be trained in the use of approved style guides, graphics, images and templates and this training will form part of the induction process. Issues not covered by the style guides are to be referred to the Manager of Customer Service and Communications.

- Communication materials (advertising and media) must be approved by managers and general managers. Media releases can only be issued through the Communications Unit and CEO office.



- The Manager Customer Service and Communication and the on-line communications officer will approve official versions of all Council templates. Final approval to be made by the Executive Management Team.
- Council information will be translated or provided in alternative formats. Council uses the National Relay Service for hearing impaired customers.
- Council information – media releases, advertisements and events will be published on Council’s website.
- Council will maintain good relationships with the media, issue as much information as practicable, and accommodate their needs where possible.
- Councillors will undertake media training as part of their induction process.
- The Mayor and Chief Executive Officer are the principal spokespeople for Council.

**Authorised spokespeople for Council are:**

- Mayor
- Chief Executive Officer (CEO)
- Officers delegated by the CEO to speak on specific issues
- Councillors nominated under their portfolios and/ or ward
- In the event of the Mayor and CEO not being available inquiries should be referred to the Manager Customer Services and Communications.

**5. Supporting Documents**

- Community Engagement Guidelines
- Municipal Emergency Management Plan – Section 3.11 – Public Information and Warning

**6. Related Policies**

- Email policy
- Community Engagement Policy
- Councillor Code of Conduct

**7. Governance**

The administration of this policy rests with the Manager Customer Service and Communications.

**8. Portfolio and/or Riding Councillor Input**

N/A

**9. Responsible Officer**

The Manager Customer Services and Communications is responsible for updating the policy and associated documents, and identifying any omissions and developing further related policies.

**10. Human Rights Charter**

This policy does not contravene the Victorian Charter of Human Rights and Responsibilities



## Murrindindi Shire Council Policy

### Title: Customer Services Policy

**Type:** Council  
**File No:** 25/06/13

**Date Adopted** To be completed later  
**Next Review Date:** To be completed later

#### Revision History:

Date	Action	Who

#### 1. Purpose

The aim of this policy is also to ensure Council delivers the service as outlined in its adopted Customer Service Charter.

#### 2. Rationale

Murrindindi Shire Council is committed to delivering a quality customer service that is consistent for all customers. We understand that customers have an expectation that they receive the best possible service that can be practically achieved.

#### 3. Scope

This policy details how Council will deliver on its commitment to customer service and the process to achieve that.

#### 4. Policy

This policy aims at fostering a service excellence culture, with the understanding that all members of the public have individual needs and we will act with proper regard to meeting their expectations.

This will be achieved by:

- Being respectful, courteous and impartial in all dealings
- Identifying ourselves when we talk to customers
- Listening carefully to customers
- Ensuring that personal information is kept confidential
- Keeping customers informed of policy/ service changes
- Having professional staff who will uphold Council's Values and Code of Conduct
- Delivering services to performance and schedule standards.
- A commitment to continuous improvement and managing change
- Creating a customer- first approach through staff development and induction programs.
- Effectively collating, analysing and monitoring of customer feedback in order to facilitate customer driven improvements to our internal processes

#### 5. Supporting Documents

Customer Service Charter  
 Council Plan 2009-2013  
 Customer Satisfaction Survey

#### 6. Related Policies

Confidentiality and privacy

File:X:\CEO Office\CEO\Briefing Notes\Murrindindi Shire Council Customer services policy 2012 080812.docx	Page 1 of 2
Author: Damien Cocks	Created: 15/08/12 8:55:00 AM
Murrindindi Shire Council	Last saved: 17/08/12 3:22:00 PM
Comment: .....	Last saved by: mabbey
	Last printed: 17/08/12 3:22:00 PM

**7. Governance**

This policy will be monitored by the Manager Customer Service and Communication.

**8. Portfolio and/or Riding Councillor Input**

Not applicable

**9. Responsible Officer**

Manager Customer Service and Communication.

**10. Human Rights Charter**

This policy does not contravene the Victorian Charter of Human Rights and Responsibilities

# Murrindindi Shire Council Policy

## Title: Community Engagement Policy

**Type:** Council  
**File No:** 10/01/16

**Date Adopted:** To be completed later  
**Next Review Date:** To be completed later

### Revision History:

Date	Action	Who
21 Feb 2006	Adopted	Council
Jan 2008	Review	General Manager Operations
Feb 2008	Revised by Council	Council
4 March 2008	Adopted	Council

### 1. Purpose

Murrindindi Shire Council believes that community engagement is of fundamental importance in ensuring that we involve the community in the delivery of our services. The aim of this Policy is to facilitate active community engagement.

### 2. Rationale

Council's Community Consultation Policy was adopted in February 2006 and revised by Council in February 2008. The new Community Engagement Policy reflects Council's current practices and supports the 2009-13 Council Plan. This policy supports the Community Engagement Guidelines.

Consultation encourages people to actively participate in decision making and shows respect for local knowledge and expertise.

This policy acknowledges that active community engagement demonstrates a commitment by Council to recognise and understand the needs of the community, and tailor services appropriately to meet these needs. Engagement can take a number of forms and as projects are developed and services changed, these guidelines and associated communication plans will assist in presenting these projects to the community.

### 3. Scope

This policy is aimed at Council staff and Councillors. Community engagement methods will be predominantly targeted at the stakeholders of the specific issue or project; that is, those directly affected by the decision or those with a vested, perceived or encouraged interest in the issue.

### 4. Policy

The purpose of this policy is to provide a consistent and proactive approach to engaging and communicating with the community. It aims to assist Council to:

- Embed community engagement as core business, in particular participation in major projects

- Ensure that persons affected by Council actions are advised and given an opportunity to share their opinions
- Engage with a wider cross-section of the community in an inclusive manner
- Deliver high quality services based around the needs and priorities of the community
- Ensure our policies and strategies reflect local circumstances and aspirations
- Work within the guidelines of the Community Engagement Guidelines.
- Allow the community to become empowered and proactive with regard to issues that affect them
- Provide community ownership of solutions to problems or plans for the future so that the community shares in decision making and responsibility.

**5. Supporting Documents**

Community Engagement Guidelines  
Council Plan 2009-2013

**6. Related Policies**

Communications Policy  
Customer Services Policy  
Staff Code of Conduct

**7. Governance**

This policy will be monitored by the Manager Customer Services and Communication. It will be a requirement of Managers and General Managers to ensure engagement and communication levels are met. This will be further enhanced with the introduction of Council's Project Management System that provides clear check points for engagement and communication to take place. The effectiveness of the Community Engagement Guidelines will be measured by the degree to which it leads to better decisions (policies, plans and projects) which means better outcomes for the Council and the community.

**8. Portfolio and/or Riding Councillor Input**

Not applicable

**9. Responsible Officer**

Manager Customer Services and Communication

**10. Human Rights Charter**

This policy does not contravene the Victorian Charter of Human Rights and Responsibilities



**Murrindindi**  
Shire Council

**Murrindindi Shire Council**  
**Community Engagement Guidelines**  
**2012-2015**

## Acknowledgements

Murrindindi Shire Council wishes to acknowledge it's use of the International Association for Public Participation's 'Public Participation Spectrum', and the strategies previously adopted by the Rural City of Greater Shepparton and Latrobe City, in the development of this document.

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## Background

Murrindindi Shire Council believes that community engagement is of fundamental importance in ensuring that we involve the community in the delivery of our services.

Council has continually reviewed its policy and guidelines since its first Community Consultation Policy was developed 2006. This was reviewed and revised in 2008. These guidelines are a result of building on the core values of the organisation and incorporating learnings from the February 2009 fires recovery process.

The core values of Murrindindi Shire Council:

- **Honesty and Integrity** - We will be open and truthful in our dealings.
- **Accountability and Consistency** - We will accept responsibility for our actions and be consistent in the application of our principles, policies and processes.
- **Innovation and Excellence** - We will consider new ideas, opportunities and better ways of doing things
- **Respect and Trust** - We will respect other people and their opinions and do as we say we will.

In line with these core values, community engagement is an integral aspect of our organisation culture and a key component of much of our work.

These guidelines have been adopted in the recognition that active community engagement demonstrates a commitment by Council to recognise and understand the needs of the community, and tailor services appropriately to meet these needs.

In support of the application of these guidelines, Council will commit to ongoing training and development for Councillors, Council Committee members and Council staff.

## Definitions

### Who is 'the community'?

Our community consists of people who live, work or invest in Murrindindi Shire as well as those who wish to live, work, visit or invest in the shire. Our community includes residents, ratepayers and members of the general public (including individuals, groups, organisations, industry, business and government) who have an interest in the shire.

### What is community engagement?

Community engagement can be defined as "a two way communication to see and provide information, feedback and advice about council processes, services, future directions and community programs"<sup>1</sup>. Engagement occurs when there is good ongoing information flow, consultation and participation between a council and its community. Community engagement is seen as complementing not replacing other Council processes such as statutory processes.

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<sup>1</sup> Great Shepparton City Council (2009). Community Engagement Strategy. Accessed from <http://www.greatershepparton.com.au/council/communityengagement/>

## Purpose

The purpose of this document is to provide a consistent and proactive approach to engaging the community. It describes our community engagement framework and the ways in which we will engage with our stakeholders.

This aims to assist Council to:

- Embed community engagement as core business
- Ensure that persons affected by Council actions are advised and given an opportunity to share their opinions
- Engage with a wider cross-section of the community in an inclusive manner
- Deliver high quality services based around the needs and priorities of the community
- Ensure our policies and strategies reflect local circumstances and aspirations
- Develop the strategy as a good practice example that can, at a later stage be shared with our community.

## Council's Commitment to Community Engagement

Engaging with the community is a priority of this Council.

Council has a strong commitment to building partnerships with a range of stakeholders and seeking greater community involvement in the activities and decision making processes of Council. Council views community engagement as a fundamental part of the democratic process, and as a means of facilitating active citizenship. Engagement encourages quality outcomes that reflect the goals and aspirations of the communities we represent.

The ongoing success of our efforts to engage and consult with our communities relies on employing engagement strategies that are consistent, inclusive and effective. The completion of an Engagement Plan will facilitate the development and delivery of high quality community engagement processes.

A Community Engagement Plan (or a communications plan and/or project plan) is a requirement for anyone undertaking a major community engagement exercise on behalf of the Murrindindi Shire Council.

## Rationale

### Why engage with our communities?

Local governments can strengthen their confidence, capacities and connections through engaging their communities. As a fundamental part of good governance the Council is committed to sharing information with its community. Open dialogue and the genuine exchange of ideas and opinions leads to a shared understanding of issues. A willingness to be informed, to consider alternative points of view and question held views will achieve the best outcome for all stakeholders.

Benefits of successful community engagement include:

- The development of policies that are more practical and relevant to the community
- More effective and efficient service delivery tailored to the community's needs
- Early notice of any emerging issues, allowing Council to address these in a strategic, proactive and timely manner, rather than reacting as conflict and anger arise

- Enhancement of the reputation of Council as open, accountable and willing to listen
- Community ownership of solutions to problems or plans for the future so that the community shares in decision-making and responsibility.
- Individuals will develop an increased sense of belonging to the community and a sense of pride in the community.
- The community will become empowered and proactive with regard to issues that affect them.

## Guiding Principles

The guiding principles relevant to Murrindindi Shire Council's Community Engagement guidelines are:

### A Transparent Process

- Council will openly share information with the community (subject to legal impediments).
- The decision-making process will be clear and communicated to participants, including how community feedback, advice and concerns will be incorporated.
- Council will report back to the community on the findings and recommendations of the engagement process.

### An Inclusive Process

- Information provided to the community will be presented in a way that is accessible and easy to understand and will take into account the diversity of our communities. This would normally be through a Council report.
- All affected and interested stakeholders will be encouraged to participate. A variety of processes will be used to enable all parties to effectively participate.
- Council recognises our communities as partners. We will develop enduring relationships and partnerships with our communities.

### A Fair Process

- Community engagement will occur at the beginning of a process or issues as far as possible, will be clearly defined and will extend over the life of the issue.
- Adequate time and resources will be allowed for the engagement process to take place in order to give the community the best chance of influencing the outcomes.
- The engagement process will be genuine – not tokenistic or contrived.

### A Responsive Process

- Council recognised that we don't have all the answers and look to communities to identify concerns and collaborate on solutions.
- All contributions during the community engagement process will be thoroughly considered before a decision is made.
- Reasons for decisions will be provided to the community.

## Our Community Engagement Framework

Community engagement can range from simply providing information to the community (e.g. when Council Offices are open) right through to extensive participation in decision making processes (e.g. community-led steering groups). Differing levels of engagement need to be employed depending on the issue or program at hand to ensure the process is appropriate.

Murrindindi Shire Council uses the Public Participation Spectrum developed by the International Association for Public Participation as a framework to determine what level of community engagement is required (Figure 1). This framework assists users to decide what level of engagement is most appropriate for the specific issue or project and provides guidance as to what methods can be used in each situation.

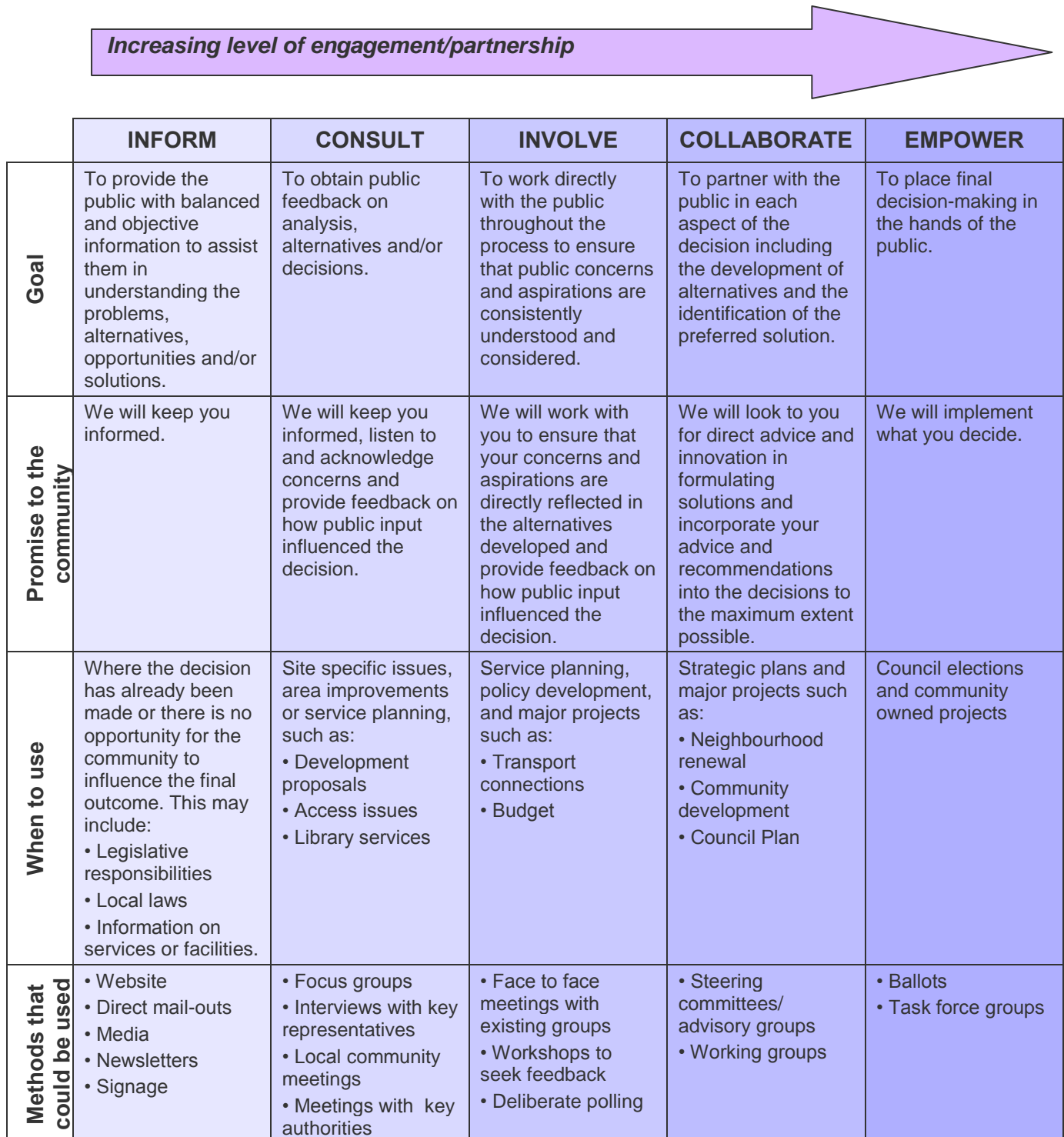


Figure 1: The International Association for Public Participation’s ‘Public Participation Spectrum’.

## Parties to the Community Engagement Process

Murrindindi Shire Council recognises that many different views may be held about a particular issue or project, and is committed to providing genuine opportunities for these views to be heard.

Community engagement methods will be predominantly targeted at the stakeholders of the specific issue or project; that is, those directly affected by the decision or those with a vested, perceived or encouraged interest in the issue.

Particular consideration will also be given to being inclusive, where possible including:

- Older people
- People with a disability
- Single parent families
- People who are unemployed or on a low income
- Young people
- Tenants
- Absentee owners.

## **Issues where Community Engagement is required**

Murrindindi Shire Council is involved in a diverse range of services, projects, activities and planning matters, and it is recognised that our engagement processes should be appropriate to a particular issue. The different types of issues that may require community engagement include the following:

### **Local or Site Specific**

Issues regarding a specific site e.g. improvements to a street or local community facility.

### **Neighbourhood**

Issues having an impact on a neighbourhood, district or community e.g. development of a neighbourhood park or traffic management plan, applications for gaming licences.

### **Service Planning and Delivery**

Any change, review or impact on a particular service e.g. library or child care services, rubbish collection. This includes service reviews.

### **Policy Development**

The development of, change to or review of Council policy e.g. an amendment to the Planning Scheme or review of the Animal Management Policy. This may have an impact on the entire Murrindindi community or may be focused on a particular area.

### **Major Projects and Strategic Plans**

Any projects, planning or strategic initiatives that have a major impact on the Murrindindi community, e.g. the Council Plan.

### **Indigenous and Heritage issues**

## **How will engagement be sought?**

The following matrix (Figure 2) gives an indication of the methods and circumstances by which an engagement process will be undertaken within Murrindindi Shire. It is not intended to be used prescriptively, but rather as an indicator of the standards of engagement needed to inform and engage the community.

Increasing level of engagement/partnership 

<b>Engagement methods</b>	<b>Local or Site Specific</b>	<b>Neighbourhood</b>	<b>Service Delivery</b>	<b>Policy Development</b>	<b>Major Project/ Strategic Plan</b>
<b>Newspaper Ad</b> An advertisement placed in the local newspaper(s) serving the affected area	3	2	1	1	1
<b>Website &amp; Offices</b> Information and/or link on Council's website / office display	1	1	1	1	1
<b>Notice on Site</b> A notice providing information about the proposal, displayed on site	2	3	4	4	4
<b>Write a letter</b> Addressed mail to affected rate-payers	1	1	2	3	3
<b>Survey/Feedback Form</b> For completion by individuals, user groups, organizations, etc, as appropriate	3	2	2	2	2
<b>Letterbox Drop</b> Unaddressed mail to affected households	3	2	3	4	3
<b>Focus Group</b> Identified by nomination or invitation	4	4	3	3	3
<b>Public Meeting</b> Appropriately located and advertised to maximize attendance	3	2	2	1	1
<b>Affected Stakeholder Briefing</b> May be on site where appropriate	2	2	3	4	4
<b>Steering or Advisory Committee</b> Usually nominated at a public meeting or from affected stakeholders	3	3	3	3	3
<b>Community Groups/Leaders</b> Utilizing existing community groups and networks by targeting community leaders and groups	3	2	1	1	1
Key: 1. Every time 2. In most cases 3. Where appropriate 4. Not generally necessary					

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**Figure 2:** A matrix of methods to be used for various types of issues where community engagement is required.

Statutory issues will have a prescribed engagement process determined by legislation.

This framework does not replace the prescribed process, but may enhance the level of engagement undertaken in such cases.

## Evaluation

Evaluation is an important aspect of the community engagement process. It assists in ensuring that we are continuing to reach the stakeholders we are targeting and that we are meeting the community's needs. Evaluation also allows us to reflect on what can be learned from the process and what we can do better.

At the beginning of the community engagement process, an evaluation plan will be developed to ensure that evaluation is embedded within the process. This plan should consider both the impact of the community engagement method (i.e. the successful delivery of the project or resolution of the issue) and the success of the engagement process itself (e.g. were the stakeholders that were targeted actually engaged). Specifically, an evaluation might include:

- Which methods had the highest response rate
- Whether targeted groups have responded
- What techniques were most effective in conveying technical information
- Timing and costs.

## Grievance Procedures

To be adapted from relevant Council Policy

**Review Date:** August 2015

*S11A. Instrument of Appointment and Authorisation  
(Planning and Environment Act 1987)*

**Murrindindi Shire Council**

**Instrument of Appointment and Authorisation  
(*Planning and Environment Act 1987* only)**



**Instrument of Appointment and Authorisation  
(*Planning and Environment Act 1987*)**

In this instrument "officer" means -

- "MDES" means Manager Development and Environmental Services: Matt Parsons**
- "SPC" means Statutory Planning Coordinator: Karen Girvan**
- "PO" means Planning Officer: Angelina Bell, Melissa Crane, Margo Savage**

**By this instrument of appointment and authorisation** Murrindindi Shire Council -

1. under section 147(4) of the *Planning and Environment Act 1987* - appoints the officers to be authorised officers for the purposes of the *Planning and Environment Act 1987* and the regulations made under that Act; and [MDES, SPC, PO]
  
2. under section 232 of the *Local Government Act 1989* authorises the officers generally to institute proceedings for offences against the Acts and regulations described in this instrument. [MDES, SPC, PO]

**It is declared that** this instrument -

- (a) comes into force immediately upon its execution;
- (b) remains in force until varied or revoked.

This instrument is authorised by a resolution of the Murrindindi Shire Council on xx xx 2012.

**Council seal**

Signed .....

Date: .....