

M(8) – 29 AUGUST 2023

Ordinary Council Meeting

Minutes

The **Ordinary Meeting** of the **Alpine Shire Council** was held in the Council Chambers, Great Alpine Road, Bright on **29 August 2023** and commenced at **5:00pm**.

PRESENT

COUNCILLORS

Cr John Forsyth - Mayor

Cr Tony Keeble - Deputy Mayor

Cr Katarina Hughes

Cr Ron Janas

Cr Simon Kelley

Cr Sarah Nicholas

Cr Kelli Prime

OFFICERS

Will Jeremy - Chief Executive Officer

Alan Rees - Director Assets

Helen Havercroft - Director Customer and Community

APOLOGIES

Nil

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1. Recording and livestreaming of Council meetings

The CEO read the following statement:

All council meetings are filmed with both video and audio being recorded.

Video is focused on a specific area however audio from the entire room is captured.

In common with all narrative during Council meetings, verbal responses to congratulations, obituaries and question time will not be recorded in the written minutes. By submitting a question, you consent to your question being read aloud at the meeting.

The reasoning behind recording council meetings is to hold us more accountable and improve transparency of Council's decision-making to our community.

The full meeting is being streamed live on Council's YouTube channel which is "Alpine Shire Council" and will also be available on the YouTube channel shortly after this meeting.

2. Acknowledgement of traditional custodians, and recognition of all people

All to stand, Mayor read the following statement:

Alpine Shire Council acknowledges the Taungurung peoples as the Traditional Owners of the lands on which we are meeting today. Council also acknowledges all of the Traditional Owners of the wider lands of the area known as the Alpine Shire.

We also acknowledge those people who have contributed to the rich fabric of our community and strive to make wise decisions that will improve the quality of life for all.

3. Confirmation of minutes

3.1 ORDINARY COUNCIL MEETING – M(7) – 25 JULY 2023

Cr Kelley

Cr Prime

That the minutes of Ordinary Council Meeting M(7) held on 25 July 2023 as circulated be confirmed.

Carried

4. Apologies

Nil

5. Obituaries / congratulations

Refer to Alpine Shire Council's website www.alpineshire.vic.gov.au; for its YouTube live-streaming recording for responses to questions.

6. Declarations by Councillors of conflict of interest

Cr Kelli Prime declared a general conflict of interest with respect to items 9.2.1 Tom Road Tawonga - Road Deviation and Land Exchange.

7. Public questions

Questions on Notice will be limited to two questions per person.

Written Questions on Notice will be tabled ahead of questions from the floor.

Refer to Alpine Shire Council's website www.alpineshire.vic.gov.au; for its YouTube live-streaming recording for responses to questions.

8. Mayors Report

8.1.1 Chief Executive Officer - Employment and Remuneration

INTRODUCTION

This report relates to the findings of the CEO Employment and Remuneration Committee annual review in relation to CEO remuneration.

Cr Keeble moved an amendment to the original motion which was seconded by Cr Kelley.

Cr Keeble

Cr Kelley

That:

- 1. The Chief Executive Officer be offered a 3.5% increase to his base salary; and*
- 2. The payment takes effect from 1 July 2023.*

Carried

BACKGROUND

The CEO Employment and Remuneration Committee (Committee) comprises of an independent chair and at least three councillors, one of whom must be the Mayor.

The Committee reviews the performance of the CEO against a set of formulated Key Performance Indicators (KPIs) on a quarterly basis. The Remuneration Package provided to the CEO forms part of the Committee's annual review in accordance with section (3) of the Act.

There is no clear formula or agreed sector-wide approach to establishing CEO salaries and annual increases to guide the Committee. In the development of the recommendations regarding the CEO remuneration, the following factors have been taken into consideration:

- CEO's performance
- CEO salaries for similar sized councils
- 2023-24 Rate Cap set by the Victorian Government at 3.5%.
- The 1 July 2023 Determination of the Victorian Independent Remuneration Tribunal to apply a 4% increase to the notional salary component of the remuneration bands for executives employed in public service bodies.

Council at its Ordinary Council Meeting held in June 2023 noted the assessment of the CEO's performance against KPIs documented in the CEO Annual Performance Plan 2022-2023 and adopted the CEO Annual Performance Plan 2023-2024.

The Committee endorses the proposed variation to the CEO's Remuneration Package and presents this recommendation to Council for consideration.

ISSUES

Nil

POLICY IMPLICATIONS

Employment of the Chief Executive Officer is governed by Part 3, Division 7 of the *Local Government Act 2020*, and further by Council's CEO Employment and Remuneration Policy.

The recommendations are in accordance with the following Strategic Objective of the Council Plan 2021-2025:

- 5.3 Bold leadership, strong partnerships and effective advocacy

FINANCIAL AND RESOURCE IMPLICATIONS

The Remuneration Package provided to the CEO is in accordance with Section 45(3) of the Act.

RISK MANAGEMENT

Risk	Likelihood	Impact	Mitigation Action / Control
Poor performance by the CEO in delivering for Council in accordance with Section 46 of the Local Government Act.	Unlikely	Major	<ul style="list-style-type: none"> • Adoption of the CEO Employment and Remuneration Policy • Establishment of an Annual Performance Plan and periodic assessment and reporting against this Plan.

CONSULTATION

The CEO Employment and Remuneration Committee is responsible for ensuring that the CEO Annual Performance Plan and KPIs are in place in accordance with the CEO Employment and Remuneration Policy.

The CEO Employment and Remuneration Committee submits an Annual Review Report in June each year and makes recommendations for any variation to the CEO's Remuneration Package at that time.

CONCLUSION

That Council considers the recommendations of the Committee to increase the CEO's Remuneration Package in accordance with Council's CEO Employment and Remuneration Policy.

DECLARATION OF CONFLICT OF INTEREST

In accordance with section 130 of the *Local Government Act 2020*, and Chapter 7 section A6 of Council's Governance Rules, the following officers declare that they have no interests to disclose in providing this report.

- Mayor
- EA to CEO

ATTACHMENT

8.1.1 CEO Annual Performance Plan 2023/24

9. Presentation of reports by officers

9.1 CHIEF EXECUTIVE OFFICER - WILL JEREMY

9.1.1 Tawonga South Land Purchase

INTRODUCTION

This report relates to the purchase of land fronting the Kiewa Valley Highway in Tawonga South.

Cr Keeble

Cr Nicolas

That Council:

- 1. Delegates to the CEO the authority to commit, subject to Contract, to the purchase of approximately 1,175m² of land comprising part of 244-252 Kiewa Valley Highway, Tawonga South, at a per square metre rate of \$336.20/m² exclusive of GST, Stamp Duty, conveyancing costs and statutory charges relating to the subdivision process, and inclusive of any further contribution from Council towards the costs associated with the subdivision of the land;*
- 2. Commits in developing the subject land to maintaining carriageway access to the rear of the remaining land comprising 244-252 Kiewa Valley Highway generally in accordance with the attached 'Tawonga South Amenities - preliminary concept plan'; and*
- 3. Authorises the Chief Executive Officer to sign the Contract of Sale.*

Carried

BACKGROUND

The local community has been calling for the provision of public toilets, increased parking and a picnic area within the town's main business area for a number of years.

Council received a petition containing 837 signatures in February 2018 and agreed to investigate options to develop new public toilets in Tawonga South, acknowledging there were limited options for council owned or managed land available. Since then, Council has explored a number of alternatives but not managed to secure a viable option.

Council approached the owners of 244-252 Kiewa Valley Highway, Tawonga South, in late 2021 to establish their interest in selling some of their land in order for Council to establish amenities and associated infrastructure.

Council Officers engaged a landscape architect to establish a preliminary concept plan, taking into consideration the site constraints (easements, tree protection zones, electrical substation infrastructure). The purpose of the preliminary concept plan was to establish with confidence the land required in order to deliver the desired municipal infrastructure.

The design is not finalised at this point, and if the purchase proceed successfully to completion then further work would be needed to firm up the final design to be delivered, including engagement with interested stakeholders.

1,175m² of the total parcel area of 8,749m² is proposed under this preliminary concept plan for development, including the establishment of public amenities, parking and a shared trail connection to the West Kiewa River. Of this 1,175m², approximately 19m² is encumbered by an electricity substation and unusable for development, and approximately 180m² is encumbered by an implied easement as a result of existing Council underground stormwater infrastructure. Approximately 976m² is unencumbered land. The subject site has frontage onto the Kiewa Valley Highway of approximately 29m.

The preliminary concept plan was used as the basis for securing an independent valuation of the site on behalf of Council. The preliminary concept plan was also used as the basis for estimating development costs for the site.

Negotiations between Council and the landowners have progressed over the ensuing months with both parties conceding ground from their initial negotiating position. The final offer from the landowners is as described in the recommendations to this report for consideration by Council.

ISSUES

In the event that this purchase/sale does not proceed, it appears likely that the land will be developed which will preclude any future opportunity for Council to acquire this land into the foreseeable future. The options remaining open to Council to establish public amenities in Tawonga South are then:

1. Establish public amenities within the road reserve, subject to consent from Regional Roads Victoria. The cost of doing so has been estimated in the region of \$350,000.
2. Await a future opportunity to purchase land for development in Tawonga South.
3. Establish amenities outside the immediate CBD of Tawonga South, for example on the corner of Kiewa Valley Highway and Embankment Drive (Jack Herberle Park) or through providing 24/7 access to amenities through the Visitor Information Centre.
4. Exploring purchase of land currently used for farming and located adjacent to the Crank Handle Brewery.

POLICY IMPLICATIONS

The following approval is being sought through the recommendations in this report:

- Exemption from the requirement under Council's Procurement Policy to publish an Invitation to Tender on Council's website which is open to a response from any supplier; and
- Authority to commit to expenditure which is greater than the financial delegation to the CEO under 'S5 Instrument of Delegation to CEO', being \$200,000 Ex GST.

The recommendations are in accordance with the following Strategic Objective of the Council Plan 2021-2025:

- 4.5 Assets for our current and future needs

FINANCIAL AND RESOURCE IMPLICATIONS

Purchase of land in Tawonga South is unbudgeted in 2023/24 financial year. Based on Council’s Financial Plan, Council has the financial capacity to commit to this individual purchase at the recommended price of \$336.20/m² Ex GST (equating to approximately \$395,000 based on the estimated land area of 1,175m²) without impacting significantly on its working capital ratio. This price does not include stamp duty, legal costs associated with the purchase or statutory fees associated with the subdivision of the land; however this price is inclusive of Council's contribution towards any further costs associated with the subdivision process required to create a separately titled parcel of land.

The estimated cost for fully developing this land as per the proposed Concept Plan is \$540,000, which includes public amenities, car parking, a 2.5m wide shared trail connection to the river, and associated landscaping. The development of the site could be staged, and there is the potential to secure external funding to contribute towards the cost of this development.

Annual maintenance costs have not been estimated.

RISK MANAGEMENT

Detail the key risks of the matter being addressed by the report and mitigation action / control.

Risk	Likelihood	Impact	Mitigation Action / Control
Council achieves poor value for money in securing purchase of the land.	Possible	Minor	<ul style="list-style-type: none"> • Independent valuation. • A purchase price which is inclusive of subdivision costs for Council mitigates the uncertainty in the cost of delivering the subdivision. • Historic trend in land prices is not guaranteed to continue, however growth in land prices over time would mitigate the risk of overpaying.

CONSULTATION

Council received a petition containing 837 signatures in February 2018, and agreed to investigate options to develop new public toilets in Tawonga South, acknowledging there were limited options for council owned or managed land available. Since then, Council has explored a number of alternatives but not managed to secure a viable option. The community has continued to advocate for the provision of amenities in Tawonga South throughout the intervening period.

CONCLUSION

There is demonstrated strong community support for Council to address the lack of public amenities in Tawonga South. There are very limited options available to address this gap, and none of the options explored to date has been viable. Council is currently presented with an opportunity to purchase a strategic parcel of land which is well situated within the CBD of Tawonga South. Due diligence has been carried out on the proposal, including an independent valuation of the site.

Considering the strategic value of this land given its location within the CBD of Tawonga South, Council is recommended to delegate to the CEO the authority to commit to the purchase of the land in accordance with the recommendations in this report.

DECLARATION OF CONFLICT OF INTEREST

In accordance with section 130 of the *Local Government Act 2020*, and Chapter 7 section A6 of Council's Governance Rules, the following officers declare that they have no interests to disclose in providing this report.

- Chief Executive Officer

ATTACHMENT(S)

9.1.1 Tawonga South Amenities - preliminary concept plan

Cr Prime declared a conflict of interest with respect to item 9.2.1 Toms Road Tawonga - Road Deviation and Land Exchange and vacated Council Chambers at 5.44pm.

9.2 DIRECTOR ASSETS – ALAN REES

9.2.1 Toms Road, Tawonga - Road Deviation and Land Exchange

INTRODUCTION

This report relates to the deviation of parts of a government road known as Toms Road, Tawonga and a land exchange with the respective adjoining owners.

Cr Keeble

Cr Janas

That Council:

- 1. In accordance with its Governance Rules rescinds the resolution from the April 2022 Council Meeting item 9.2.4 recommendation 1 parts (a) to (f) and recommendation 2 parts (a) to (b).*

Northern section of Toms Road, Tawonga

- 2. Notes that it has entered into an agreement with the adjoining landowners to document the 'in principle' agreement between Council and the adjoining owners regarding the:*
 - a. proposed road deviation of part of Toms Road, Tawonga (North Road), which comprises the following:*
 - i. the part of the North Road shown hatched on the plan contained in Attachment 9.2.1.a. to this report (Unused North Road), which will be discontinued and vest in Council; and*
 - ii. the part of the North Road shown cross-hatched on the plan contained in Attachment 9.2.1.a. (New North Road), which will be designated as a 'road' pursuant to the Local Government Act 1989 (LGA1989) and vested in Council, (together, the North Road Deviation); and*
 - b. the proposed subdivision and land exchange of the Unused North Road, New North Road and the adjoining owners' titles, which will result in:*
 - i. the land comprising the Unused North Road being registered in the name of the adjoining owners; and*
 - ii. the title to the New North Road (currently registered in the name of the adjoining owners) being registered in the name of Council,*

subject to Council carrying out the necessary statutory processes required by Council to proceed with the proposed road deviation and land exchange.
- 3. Commences the statutory procedures to carry out the road deviation referred to at paragraph 2(a) pursuant to clause 2 of Schedule 2 of Schedule 10 and sections 206, 207 and 223 of the Local Government Act 1989 (LGA1989).*

4. *Commences the statutory procedures to carry out the land exchange referred to at paragraph 2(b) pursuant to section 114 of the Local Government Act 2020 (LGA2020), such land exchange being subject to the completion of the road deviation referred to in paragraph 2(a).*
5. *Authorises the Chief Executive Officer to:*
 - a. *give public notice of the proposed road deviation and land exchange, pursuant to sections 207A and 223 of the LGA1989, and section 114 of the LGA2020; and*
 - b. *undertake the administrative procedures necessary to enable Council to carry out its functions under section 223 of the LGA1989 and section 114 of the LGA2020 in relation to this matter.*
6. *Considers any public submissions received in respect of the proposed road deviation and land exchange at a future Council meeting with a date and time to be determined, pursuant to section 223 of the LGA1989 and section 114 of the LGA2020, and receive a further report following the completion of the procedures required under clause 2 of Schedule 10 and sections 207A and 223 of the LGA1989 and section 114 of the LGA2020, prior to making a final decision on whether to proceed with the proposed road deviation and land exchange.*

Southern section of Toms Road, Tawonga

7. *Notes that it has entered into an agreement with the adjoining landowners to document the 'in principle' agreement between Council and the adjoining owners regarding:*
 - a. *proposed road deviation of part of Toms Road, Tawonga (South Road), which comprises the following:*
 - i. *the part of the South Road shown hatched on the plan contained in Attachment 9.1.2.b to this report (Unused South Road), which will be discontinued and vest in Council; and*
 - ii. *the part of the South Road shown cross-hatched on the plan contained in Attachment 9.1.2.b (New South Road) which will be designated as a 'road' pursuant to the Local Government Act 1989 (LGA1989) and vested in Council, (together, the South Road Deviation); and*
 - b. *the proposed subdivision and land exchange of the Unused South Road, New South Road and the Adjoining owners' titles which will result in:*
 - i. *the land comprising the Unused South Road being registered in the name of the adjoining owners; and*
 - ii. *the title to the New South Road (currently registered in the name of the adjoining owners) being registered in the name of Council,*

subject to Council carrying out the necessary statutory processes required by Council to proceed with the proposed road deviation and land exchange.

- 8. Commences the statutory procedures to carry out the road deviation referred to at paragraph 7(a) pursuant to clause 2 of Schedule 2 of Schedule 10 and sections 206, 207 and 223 of the LGA1989.*
- 9. Commence the statutory procedures to carry out the land exchange referred to at paragraph 7(b) pursuant to section 114 of the LGA 2020, such land exchange being subject to the completion of the road deviation referred to in paragraph 7(a).*
- 10. Authorises the Chief Executive Officer to:*
 - a. give public notice of the proposed road deviation and land exchange, pursuant to sections 207A and 223 of the LGA1989, and section 114 of the LGA2020; and*
 - b. undertake the administrative procedures necessary to enable Council to carry out its functions under section 223 of the LGA1989 and section 114 of the LGA2020 in relation to this matter.*
- 11. Considers any public submissions received in respect of the proposed road deviation and land exchange at a future Council meeting with a date and time to be determined, pursuant to section 223 of the LGA1989 and section 114 of the LGA2020, and receive a further report following the completion of the procedures required under clause 2 of Schedule 10 and sections 207A and 223 of the LGA1989 and section 114 of the LGA2020, prior to making a final decision on whether to proceed with the proposed road deviation and land exchange.*

Carried

BACKGROUND

Toms Road, Tawonga South, is 1.6km in length and maintained by Alpine Shire Council.

A contract for the upgrade of Toms Road was awarded at the February 2022 Council meeting. During the scoping phase of the project, it was identified that the formed road was not located entirely in the road reserve and that private infrastructure had been constructed on the road reserve following previous Council approval.

Survey work has been undertaken to establish title boundaries and determine land areas impacted and subject to the road discontinuance and land exchange.

At the April 2022 Council Meeting, Council resolved to commence a statutory process to carry out a road deviation and exchange of land in respect of the Roads.

Subsequently, Council Officers have established that the resolution does not accurately refer to Council's road deviation powers under the *Local Government Act 1989* (LGA 1989). Specifically, it refers to the incorrect provisions of the LGA 1989 in respect of Council's road deviation powers (being clause 2 of Schedule 10 to the LGA 1989, rather than clause 3).

On this basis, it is recommended that Council rescinds the resolution from the April 2022 Council Meeting and considers the revised recommendations as outlined in this report to commence a statutory procedure to deviate the road which refers to the correct provisions of the Act.

Whilst the error which was made in April 2022 appears administrative in nature, it is important for the road deviation process be followed very precisely according to the *Local Government Act 1989* in order to achieve an outcome which can be upheld under law.

ISSUES

None to report.

POLICY IMPLICATIONS

Council must ensure that it is complying with the relevant sections of the *Local Government Act 1989* and the *Local Government Act 2020* when undertaking road discontinuance, road deviation, and land exchange.

The recommendation is in accordance with the following Strategic Objective of the Council Plan 2021-2025:

- 4.5 Assets for our current and future needs

FINANCIAL AND RESOURCE IMPLICATIONS

The administrative costs incurred to implement the discontinuation of the road and carry out a road deviation and land exchange will be covered from operational budgets.

RISK MANAGEMENT

None to report.

CONSULTATION

The Road Deviation and Land Exchanges will be placed on public exhibition for no less than 28 days.

Public submissions may be received during this exhibition period. Any person wishing to be heard in support of their submission may request to do so, in which case a committee of Councillors will be formed to hear these submissions.

All written submissions will be considered by Council.

CONCLUSION

It is recommended that the required deviation of the road and land exchanges are carried through to completion as outlined in the recommendations to this report to ensure the existing road alignment is within the road reserve in its entirety.

DECLARATION OF CONFLICT OF INTEREST

In accordance with section 130 of the *Local Government Act 2020*, and Chapter 7 section A6 of Council's Governance Rules, the following officers declare that they have no interests to disclose in providing this report.

- Director Assets
- Manager Engineering and Assets
- Project Officer

ATTACHMENT(S)

9.1.2.a Plan – North Road.

9.1.2.b Plan – South Road

Cr Prime returned to Council Chambers at 5.49pm.

9.3 DIRECTOR CUSTOMER AND COMMUNITY – HELEN HAVERCROFT

9.3.1 Audit and Risk Committee Meeting Minutes and Recommendations

INTRODUCTION

The purpose of the report is to present the minutes of the Audit and Risk Committee meeting No.2023/24-01 held on 21 July 2023.

The key items presented to and considered by the Audit and Risk Committee (Committee) at this meeting related to the Victorian Auditor-General's Office (VAGO) Interim Management Letter, Year Ending 30 June 2023.

Council's regular quarterly reports were also presented to the Committee.

Cr Kelley
Cr Hughes

That Council receives and notes the unconfirmed minutes of the Audit and Risk Committee meeting No.2023/24-01 held on Friday 21 July 2023.

Carried

REPORT

VAGO Audit Strategy Memorandum and Interim Management Letter, Year Ending 30 June 2022

Auditors, Mahesh Silva, Partner, and Blessing Muncan, Senior Manager Chartered Accountant, RSD Audit, attended the meeting via video conference to discuss the VAGO Audit Strategy Memorandum and Interim Management Letter, Year Ending 30 June 2023.

The audit approach is to:

- assess risks - identify material transactions, balances, disclosures, and significant events and assess risks of material misstatements and controls in place to mitigate.
- respond to risks - execute procedures to obtain audit evidence including testing key manual and application controls.
- report - provide observations and recommendations for improvement to internal controls and other key deficiencies identified.

The key risks and areas of audit focus for 2022/23 are:

1. Valuation of property, infrastructure, plant, and equipment
2. Impact of COVID-19 pandemic on Council's financial report
3. Accounting for government grants
4. Reliance on IT systems and third- party service providers
5. Landfill rehabilitation provisions
6. Changes in personnel
7. Flood impact

The objective of the audit is for the Auditor-General to express an opinion on the financial report. Although the audit considers internal controls relevant to preparing the financial report, this is done in order to design audit procedures that are appropriate in the circumstances and not for the purpose of expressing an opinion on the effectiveness of those controls.

The Interim Management Letter provides a detailed overview of the matters raised by the auditors. There were no new findings during the audit, and it was noted that Council is continuing to make progress on resolving prior audit findings.

The Committee noted the VAGO Interim Management Letter year ending 30 June 2022 and Council's plan for addressing the findings.

POLICY IMPLICATIONS

The recommendation is in accordance with the following Strategic Objective of the Council Plan 2021-2025:

- 5.2 A responsible, transparent and responsive organisation

FINANCIAL AND RESOURCE IMPLICATIONS

Independent Audit and Risk Committee members receive a set fee for each meeting attended in accordance with the Audit and Risk Committee Charter and as set by Council in its annual budget. The fee is indexed annually by CPI All Groups Melbourne June Quarter to June Quarter.

RISK MANAGEMENT

Risk	Likelihood	Impact	Mitigation Action / Control
Failure to meet reporting requirements of <i>Local Government Act 2020</i> and Audit and Risk Committee Charter	Unlikely	Minor	<ul style="list-style-type: none"> • Standing items on ARC agenda • Documented annual ARC meeting program

CONCLUSION

The Audit and Risk Committee, being satisfied with the detail provided in its agenda and the officer reports, submits the unconfirmed minutes of its meeting No.2023/24-01 held on 21 July 2023 to Council for noting.

DECLARATION OF CONFLICT OF INTEREST

In accordance with section 130 of the *Local Government Act 2020*, and Chapter 7 section A6 of Council's Governance Rules, the following officers declare that they have no interests to disclose in providing this report.

- Director Customer and Community

ATTACHMENT(S)

- 9.3.1 Minutes (unconfirmed) of Audit and Risk Committee Meeting No.2023/24-01,
21 July 2023

9.3.2 Instruments of Appointment and Authorisation - *Planning and Environment Act 1987*

File Number: Delegations register

INTRODUCTION

This report provides for a newly appointed position in Council's Planning department.

Cr Janas

Cr Keeble

That Council exercises the powers conferred by section 147(4) of the Planning and Environment Act 1987, so that:

- 1. The following members of Council staff referred to in attachment 9.3.2a, 9.3.2b, 9.3.2c and 9.3.2d - "S11A – Instrument of Appointment and Authorisation – Planning & Environment Act 1987" (the instruments) be appointed and authorised as set out in the instruments;*
 - a. Planning Officer*
 - b. Engineering Coordinator*
 - c. Civil Development Engineer (1)*
 - d. Civil Development Engineer (2)*
- 2. The instruments comes into force immediately the common seal of Council is affixed to the instruments;*
- 3. The instruments be signed and sealed at the appropriate stage of this meeting.*
- 4. On the coming into force of the instruments, the previous "S11A – Instrument of Appointment and Authorisation – Planning and Environment Act 1987" for the following member of Council staff, as dated, be revoked;*
 - a. Compliance Coordinator, dated 26 April 2023*

Carried

BACKGROUND

Council staff involved in planning roles require current and accurate authorisations to fulfil their duties. Council has appointed a short-term Planning Officer who requires an Instrument of Appointment and Authorisation under the *Planning and Environment Act 1987* (the Act). A new Engineering Coordinator, and two Civil Development Engineers are also being authorised under the Act. The Instrument for the Compliance Coordinator (dated 26 April 2023) is being revoked as the officer no longer works for Council.

ISSUES

Authorised Officers

In the case of Council's staff in the Planning department, the attached Instruments of Appointment and Authorisation under the *Planning and Environment Act 1987* mean that they are authorised officers for the purposes of that Act.

Planning and Environment Act 1987

As the responsible authority, Council must authorise staff directly using the "S11A – Instrument of Appointment and Authorisation – *Planning and Environment Act 1987*", rather than via the Chief Executive Officer.

POLICY IMPLICATIONS

Ensuring authorisations are kept up to date ensures that Council's planning staff can undertake their statutory roles.

The recommendations are in accordance with the following Strategic Objective of the Council Plan 2021-2025:

- 5.2 A responsible, transparent and responsive organisation

FINANCIAL AND RESOURCE IMPLICATIONS

Council has an annual subscription to the Maddocks delegation and authorisation service that is provided for in Council's annual budget.

Appropriate authorisations allow Council and Council staff to operate effectively and within legislative frameworks.

RISK MANAGEMENT

Risk	Likelihood	Impact	Mitigation Action / Control
Decisions are taken without the proper authorisations being in place.	Possible	Moderate	<ul style="list-style-type: none"> • Maintain up-to-date authorisations.

CONSULTATION

The relevant staff and Director have been consulted during the preparation of the IoAAs. There is no requirement to consult the community in the preparation of these instruments.

CONCLUSION

The appropriate appointment of authorised officers to enforce the *Planning and Environment Act 1987* is required to ensure that Council officers can undertake their statutory roles.

DECLARATION OF CONFLICT OF INTEREST

In accordance with section 130 of the *Local Government Act 2020*, and Chapter 7 section A6 of Council's Governance Rules, the following officers declare that they have no interests to disclose in providing this report.

- Director Customer and Community
- Governance Officer

ATTACHMENT(S)

- 9.3.2.a S11A – Instrument of Appointment and Authorisation – Planning & Environment Act 1987 – Planning Officer
- 9.3.2.b S11A - Instrument of Appointment and Authorisation - Planning & Environment Act 1987 - Civil Development Engineer (1)
- 9.3.2.c S11A - Instrument of Appointment and Authorisation - Planning & Environment Act 1987 - Civil Development Engineer (2)

9.3.3 Granting of 'Freedom of Entry' to the Alpine Shire

INTRODUCTION

This report relates to the request to grant Freedom of Entry to the Alpine Shire to the 4th/19th Prince of Wales's Light Horse Regiment.

Cr Nicholas

Cr Prime

That Council:

- 1. Grants Freedom of Entry to Alpine Shire to the 4th/19th Prince of Wales's Light Horse Regiment; and*
- 2. Delegates authority to the Chief Executive Officer to apply the official seal to the town entry scrolls at the appropriate time in advance of the event.*

Carried

BACKGROUND

Freedom of Entry is a right which is granted upon a military unit by a local government, authorising that unit to march through the streets of a town on a ceremonial occasion.

Freedom of Entry is the highest honour that can be conferred on a military unit by local government. It is a symbolic honour that conveys no legal rights.

In 2022 an informal conversation was had between Cr Nicholas (then Mayor) and representatives from the Bright RSL Sub-branch in relation to offering Freedom of Entry to the 4th/19th Prince of Wales's Light Horse (PWLH) Regiment as part of the Sub-branch's 100th anniversary activities in 2023.

An in-principle agreement was made and the Bright RSL Sub-branch approached the 4th/19th PWLH with the offer.

In 2023 the request was remade to current Mayor, Cr Forsyth. A formal letter was sent by Cr Forsyth in April 2023 and the offer was accepted by the 4th/19th PWLH in July 2023.

The 4th/19th PWLH has a long history with a close connection to the Alpine Shire and surrounds and was deployed in the Alpine region during the 2019/2020 bushfires.

The Freedom of Entry ceremony is scheduled to take place in Bright on Saturday, 28 October 2023.

ISSUES

The timing, location and nature of the event will not contravene permitting conditions within the Events Strategy. However, the Myrtleford Show is scheduled to be held on the same weekend. The respective timing of both events should minimise any impact on attendance at either event.

Traffic Management

Traffic management will be required for the parade. The planned parade route will take place in the CBD of Bright and road closures will be required for Park Street, Bakers Gully Road and Ireland Street.

Parking will be restricted in Ireland Street from approximately 6am to 12pm on the day of the parade.

Closures will be communicated directly to affected residents and businesses prior to the event.

General Safety

The protocol and tradition tied to a Freedom of Entry ceremony requires that the soldiers march through town with bayonets fixed and swords drawn. Approximately 100 soldiers along with various military vehicles and horses are expected to take part in the ceremony.

Appropriate measures will be in place to ensure the safety of onlookers and participants before, during and after the ceremony.

POLICY IMPLICATIONS

The Freedom of Entry ceremony supports the objectives of the Events Strategy and creates a formal relationship between Alpine Shire and the 4th/19th PWLH that will establish a bond between the regiment and the community.

The recommendations are in accordance with the following Strategic Objective of the Council Plan 2021-2025:

- 1.1 A community that is active, connected and supported

FINANCIAL AND RESOURCE IMPLICATIONS

The event is being coordinated by Council's Events Team. The costs for this ceremony will be covered by Bushfire Recovery funding through the Community Recovery Committee Support Package (CRC-LGA).

RISK MANAGEMENT

Risk	Likelihood	Impact	Mitigation Action / Control
Vehicle / pedestrian accidents	Rare	Moderate	<ul style="list-style-type: none">• Implement traffic management plan

CONSULTATION

The offer of Freedom of Entry was made in consultation with the Mayor and Councillors, the Bright RSL Sub-branch and the 4th/19th PWLH. Victoria Police officers stationed in Bright have also been included in discussions.

As planning progresses, additional consultation will be sought from various departments within Council to develop and implement a traffic management plan and possible involvement in the community event.

CONCLUSION

An offer to grant Freedom of Entry to the 4th/19th PWLH will recognise the long and distinguished history of military involvement in our region and honour the local families of those who served in the Light Horse during World War I and World War II.

Formalising a connection between Alpine Shire and the 4th/19th PWLH will foster a bond between the community and the regiment and the possibility of future community events.

DECLARATION OF CONFLICT OF INTEREST

In accordance with section 130 of the *Local Government Act 2020*, and Chapter 7 section A6 of Council's Governance Rules, the following officers declare that they have no interests to disclose in providing this report.

- Director Customer and Community
- Manager Customer Experience
- Development Officer (Event Operations)

ATTACHMENT(S)

Nil

9.3.4 Community Satisfaction Survey 2023

INTRODUCTION

This report shares the results of the 2023 Community Satisfaction Survey.

Cr Nicholas

Cr Hughes

That Council notes Alpine Shire Council's results for the 2023 Community Satisfaction Survey.

Carried

BACKGROUND

Alpine Shire Council used the services of JWS Research to conduct its annual Community Satisfaction Survey. The survey is optional for councils across Victoria noting that three (3) of the measures in the survey are required under the Local Government Performance Reporting Framework (LGPRF).

The survey consisted of phone interviews with 400 residents selected to match the demographic profile of the Alpine Shire according to the most recently available Australian Bureau of Statistics estimates. Up to 60% of the survey calls were made to mobile phone numbers. Surveys were conducted from late January through to mid-March 2023.

Results are summarised through an 'Index Score' which is a weighted average of how many respondents responded against each possible survey response to each question, including 'very good', 'good', 'average', 'poor' and 'very poor'. Survey responses of 'can't say' were excluded from the Index Score. A higher index score indicates a more positive weighted response.

RESULTS

Measures	Alpine 2023	Alpine 2022	Small Rural 2023	State-wide 2023
OVERALL PERFORMANCE	52	59	55	56
VALUE FOR MONEY	47	56	49	49
OVERALL COUNCIL DIRECTION	41	53	47	46
CUSTOMER SERVICE	62	63	65	67
% respondents having contact with Council	65%	60%	66%	62%
WASTE MANAGEMENT	62	70	66	66

Measures	Alpine 2023	Alpine 2022	Small Rural 2023	State-wide 2023
COMMUNITY DECISIONS	51	56	52	51
CONSULTATION AND ENGAGEMENT	50	55	53	52
SEALED LOCAL ROADS	49	61	44	48

ISSUES

State-wide results

The State-wide report released by JWS Research, which compiles Community Satisfaction Survey (CSS) results across all participating Councils, states that in 2023 almost all councils that participated received lower overall performance index scores than in 2022.

The report suggests that the following influences may be driving some of this downward trend:

- Demographic or geographic cohorts who are particularly dissatisfied with aspects of their council's performance.
- External factors affecting individual councils or for the local government sector more broadly such as rate increases, changes to delivery of council services, and negatively viewed decisions and actions on infrastructure and development.

Alpine Shire Council results

Sealed local roads:

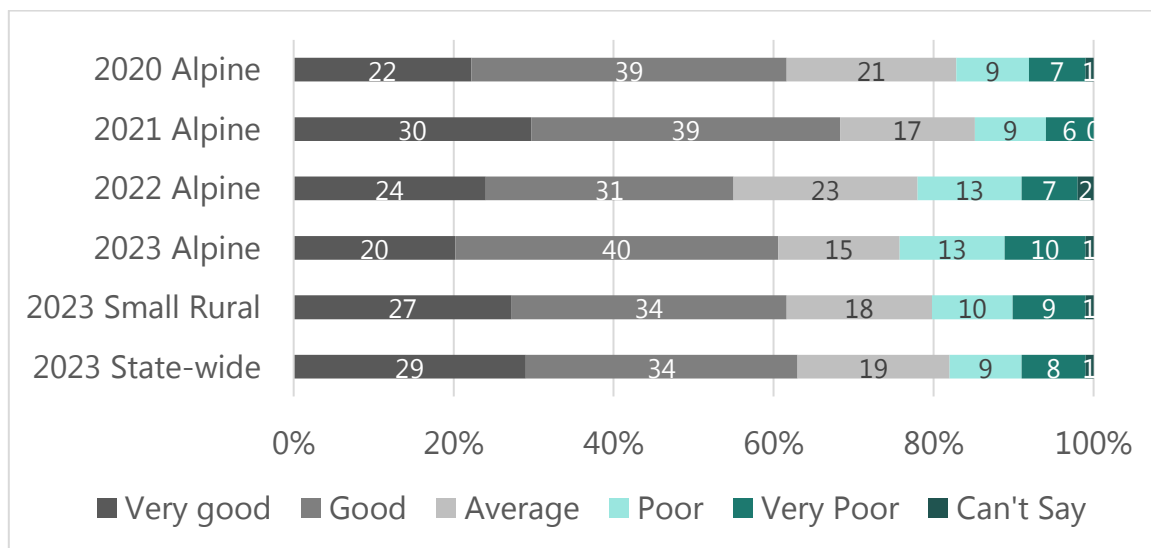
Satisfaction with sealed local roads has fallen compared to the previous year, however, remains as the one measure where Council is performing significantly higher than other Small Rural Councils. A wet Winter and Spring resulted in a deterioration of sealed road surfaces across the State. It is noted that arterial roads between towns are not under the control of Council.

Consultation and engagement, and community decisions

Community satisfaction with consultation and engagement, and with community decisions in 2023 declined compared to the previous year, reflective of a decrease in satisfaction with Council's performance across all Community Satisfaction Survey measures.

Customer Service

Satisfaction with customer service remained in line with results from the previous year, however, was significantly lower than the State-wide average. Two-thirds of residents have had contact with Council in the past 12 months, a slight increase on the previous year. 60% of residents considered customer service to be 'very good' or 'good'.



Areas for focus

The report suggests that community consultation and engagement should be a focus in 2023, as this is one of several areas that are now significantly lower than the Small Rural average.

The Chief Executive Officer publishes their Key Performance Indicators on the Alpine Shire Council website. The areas of focus are closely aligned.

Council has elected to conduct quarterly surveying in the 2023/24 year, rather than the single period of January-March. This aims to reduce seasonal / single issue impacts over results.

Full reports

- Council's full report and more in-depth analysis of results can be found in Attachment 8.2.4.
- State-wide comparative results can be found at: www.localgovernment.vic.gov.au/our-programs/council-community-satisfaction-survey.

POLICY IMPLICATIONS

While undertaking the Community Satisfaction Survey is not mandatory, the linkage between results for 'consultation and engagement', 'community decisions' and 'sealed local roads' with the Local Government Performance Reporting Framework (LGPRF) has meant that undertaking it not only gives Council an insight as to how the community thinks it is performing but means that Council is able to meet its annual reporting requirements.

The recommendation is in accordance with the following Strategic Objective of the Council Plan 2021-2025:

- 5.1 Effective communication and engagement

FINANCIAL AND RESOURCE IMPLICATIONS

The annual cost to Council for the 'core' questions in the Community Satisfaction Survey was \$8,564 excluding GST.

RISK MANAGEMENT

Risk	Likelihood	Impact	Mitigation Action / Control
Failure to report on three LGPRF measures in Council's annual report	Unlikely	Insignificant	<ul style="list-style-type: none"> Council undertakes Customer Satisfaction Survey at least annually.
Failure to respond to results	Possible	Moderate	<ul style="list-style-type: none"> Council considers the results of the annual CSS and updates performance metrics as appropriate.

CONSULTATION

400 residents were surveyed by JWS Research (on behalf of Local Government Victoria and Alpine Shire Council) to gather the data for this survey. All interviews were conducted by phone. Surveys were conducted in January-March 2023.

The 2023/24 survey will be conducted quarterly in June, August/September, November, and February/March.

CONCLUSION

Perceptions of Council's overall performance declined significantly in 2023, with all results except Customer Service significantly declining compared to 2022 results. The report suggests that Council will need to focus on community consultation and engagement in 2023/24 to address the decline in performance this year.

DECLARATION OF CONFLICT OF INTEREST

In accordance with section 130 of the *Local Government Act 2020*, and Chapter 7 section A6 of Council's Governance Rules, the following officers declare that they have no interests to disclose in providing this report.

- Director Customer and Community
- Governance Officer

ATTACHMENT(S)

9.3.4 2023 Local Government Community Satisfaction Survey - Alpine Shire Council

9.3.5 Appointment of Audit and Risk Committee representative

INTRODUCTION

The purpose of this report is to nominate a new Councillor representative to Council's Audit and Risk Committee (ARC).

Cr Keeble

Cr Prime

That:

- 1. Cr Keeble be discharged from his role as Councillor representative on the Audit and Risk Committee;*
- 2. Mayor John Forsyth be elected to the Audit and Risk Committee as Councillor representative until November 2023; and*
- 3. The Audit and Risk Committee be formally notified of this change.*

Carried

BACKGROUND

Council operates and participates on a range of special, advisory and external committees and groups. The appointment of councillors to various committees and groups enables good governance and decision making.

At Council's Ordinary Council Meeting held in December 2022, Cr Simon Kelly and Cr Tony Keeble were appointed as the councillor representatives to the ARC for 2023.

Councillor representation on committees is required for Council's own committees to provide good governance.

The Audit and Risk Committee is an advisory committee of Council responsible for:

- Monitoring compliance of Council policies and procedures with the *Local Government Act A 2020*, regulations, governance principles and Ministerial directions.
- Monitoring Council financial and performance reporting.
- Monitoring and providing advice on risk management and fraud prevention systems and controls.
- Overseeing internal and external audit functions.

Council Advisory Committees

There is no formal decision making that can be made in an advisory capacity on behalf of Council, but rather, recommendations arising from the deliberations of the committee may be presented to Council for consideration, deliberation and final adoption.

Responsibilities

Regardless of the type of appointment, Councillors are bound by their Code of Conduct and must comply with requirements relating to:

- Declaring conflicts of interest.
- Maintaining confidentiality of information.
- Recognising and abiding by their extent of authority i.e. not making decisions on behalf of Council.

POLICY IMPLICATIONS

The recommendations are in accordance with the following Strategic Objective of the Council Plan 2021-2025:

- 5.3 Bold leadership, strong partnerships and effective advocacy

FINANCIAL AND RESOURCE IMPLICATIONS

Councillors are paid an annual allowance and do not receive additional payments for their involvement on Council-appointed committees.

RISK MANAGEMENT

Risk	Likelihood	Impact	Mitigation Action / Control
Compliance with the Audit and Risk Committee Charter	Unlikely	Minor	<ul style="list-style-type: none">• Appoint required number of representatives to the committee

CONSULTATION

Once Council has noted the change of representative, the Chair of ARC will be formally notified of the change in councillor representation.

CONCLUSION

As Cr Keeble is unable to commit as Council's representation due to the timing of these meetings and his existing work commitments a change in representative provides for the ongoing good governance of the ARC.

DECLARATION OF CONFLICT OF INTEREST

In accordance with section 130 of the *Local Government Act 2020*, and Chapter 7 section A6 of Council's Governance Rules, the following officers declare that they have no interests to disclose in providing this report.

- Director Corporate Performance
- Executive Assistant to CEO

ATTACHMENT(S)

Nil

9.3.6 Planning Application P.2023.031 - 63 Elgin Street, Myrtleford

<i>Application number:</i>	<i>P.2023.031</i>
<i>Proposal:</i>	<i>Two-lot subdivision, and buildings and works for the construction of one two-storey dwelling on each lot.</i>
<i>Applicant's name:</i>	<i>Oxley and Company Ptd Ltd</i>
<i>Owner's name:</i>	<i>Damien Luke Jenvey and Justin Cade Jenvey</i>
<i>Address:</i>	<i>63 Elgin Street, Myrtleford (Lot 1 PS526369)</i>
<i>Land size:</i>	<i>Approximately 880m²</i>
<i>Current use and development:</i>	<i>Single dwelling and associated outbuildings</i>
<i>Site features:</i>	<p><i>The site:</i></p> <ul style="list-style-type: none"> • <i>is located to the south of Myrtleford</i> • <i>is accessed along the eastern side of Elgin Street</i> • <i>is irregular in shape</i> • <i>measures 880m² in size</i> • <i>slopes by 5m from the front to the rear (west to east direction)</i> • <i>contains an existing single storey dwelling, carport and a small, corrugated iron shed to the rear</i> • <i>is vegetated with mainly shrubs along the rear fence and immediately surrounding the dwelling and a mature plane tree is located in the road reserve to the front of the lot and the land.</i>
<i>Why is a permit required?</i>	<i>Clause 32.08-3 – GRZ1 – a permit is required to subdivide land</i>
<i>Zoning:</i>	<i>Clause 44.06-2 – BMO – a permit is required to subdivide land and to construct a building or construct or carry out works associated with the following uses: Accommodation</i>
<i>Overlays:</i>	<i>General Residential Zone (Schedule 1)</i>
<i>Restrictive covenants on the title?</i>	<i>Bushfire Management Overlay</i>
<i>Date received:</i>	<i>6 April 2023</i>
<i>Planner:</i>	<i>Contract Planner</i>

Cr Nicholas
Cr Kelley

That a Notice of Decision to grant a planning permit be issued for a two-lot subdivision, and buildings and works for the construction of one two-storey dwelling on each lot created at 63 Elgin Street, Myrtleford known as Lot 1 PS526369 in accordance with the conditions outlined in Appendix 9.3.6.a.

Carried

PROPOSAL

The application seeks approval for the subdivision of land at 63 Elgin Street, Myrtleford into two lots, and buildings and works for the construction of one two-storey dwelling on each lot.

Subdivision

The proposal is to subdivide the land into two lots:

- Lot A is proposed to measure 507.59m² in size.
- Lot B is proposed to measure 372.17m² in size.

Dwellings:

The proposal is to construct one two-storey dwelling on each of the proposed Lots A and B with the following features:

- Ground floor consisting of two bedrooms one with WIR, WC, bathroom, garage and storage area, entry porch and entry way.
- First floor consisting of open plan living, kitchen and dining area, pantry, laundry, master bedroom and WIR, ensuite and WC, porch, and alfresco area.
- Modern architectural external appearance with external cladding consisting of Colorbond sheet metal, hardwood timber and charred timber.
- A varied colour scheme between the dwellings of muted tones of burnt orange, sandstone, grey and black.
- Designed to respond to the slope of the land presenting as two-storey dwellings to the front (western elevation) and one-storey to the rear (eastern elevation). To achieve this, significant cut and fill will need to be undertaken necessitating the construction of retaining walls to the north, east and south.
- Proposed maximum building height of 7.88m (Dwelling A) and 7.53m (Dwelling B) from the proposed ground level at the front of the lot, which will be subject to some cutting of topsoil.
- Front boundary setback to each of the proposed dwellings of more than 5m and approximately 15m from the road carriageway.
- Removal of the existing driveway and crossover, and construction of new driveways with a minimum width of 4m.

The existing mature plane tree in the road reserve was proposed to be removed to provide future access to one of the dwelling, but following revised plans circulated in July 2023, this is no longer proposed. The proponent proposes to plant an additional street tree in the road reserve.

The proposed site plan, floor plans and elevations are contained within Figures 1 to 9 below:

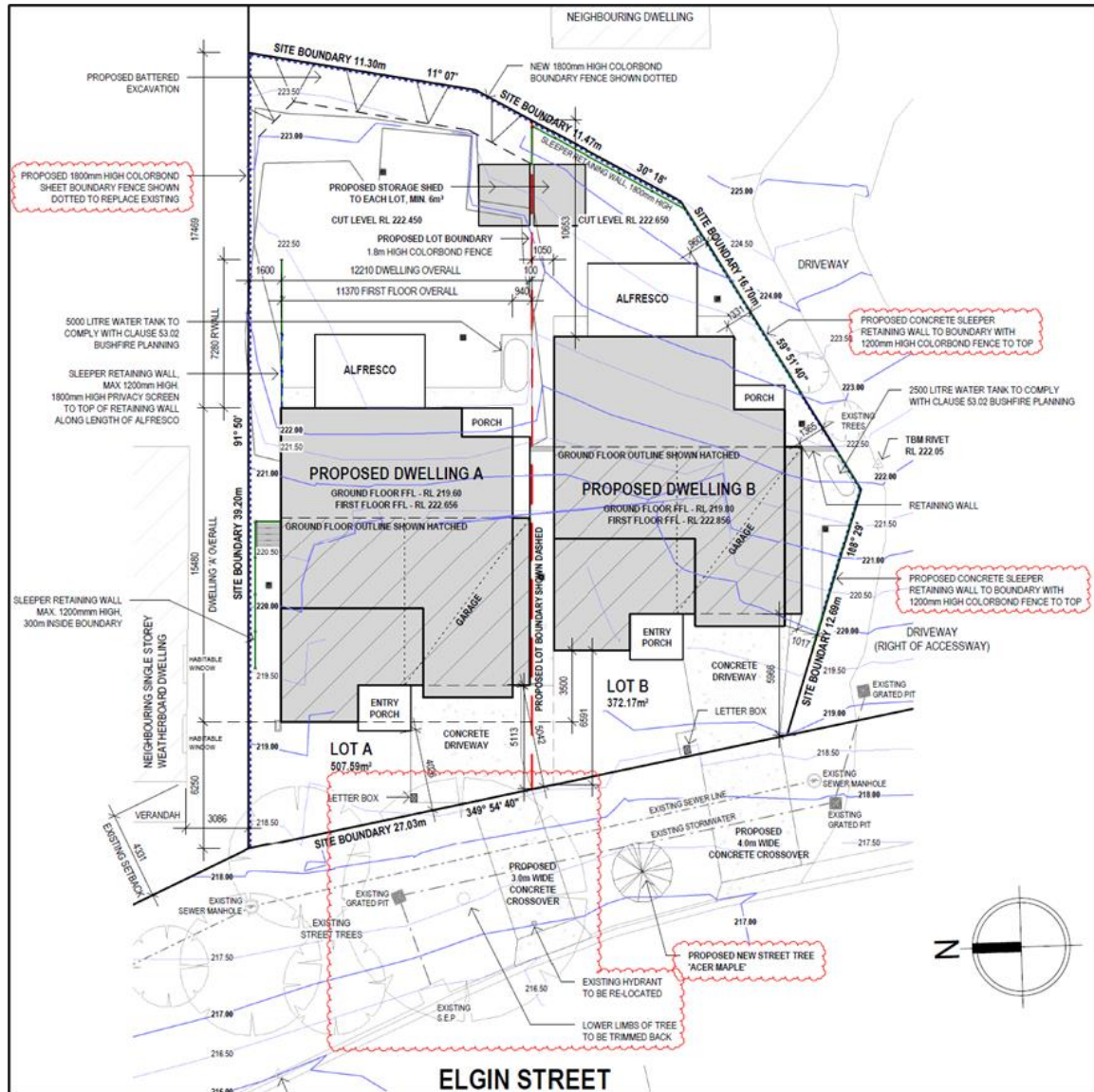


Figure 1: Proposed site plan

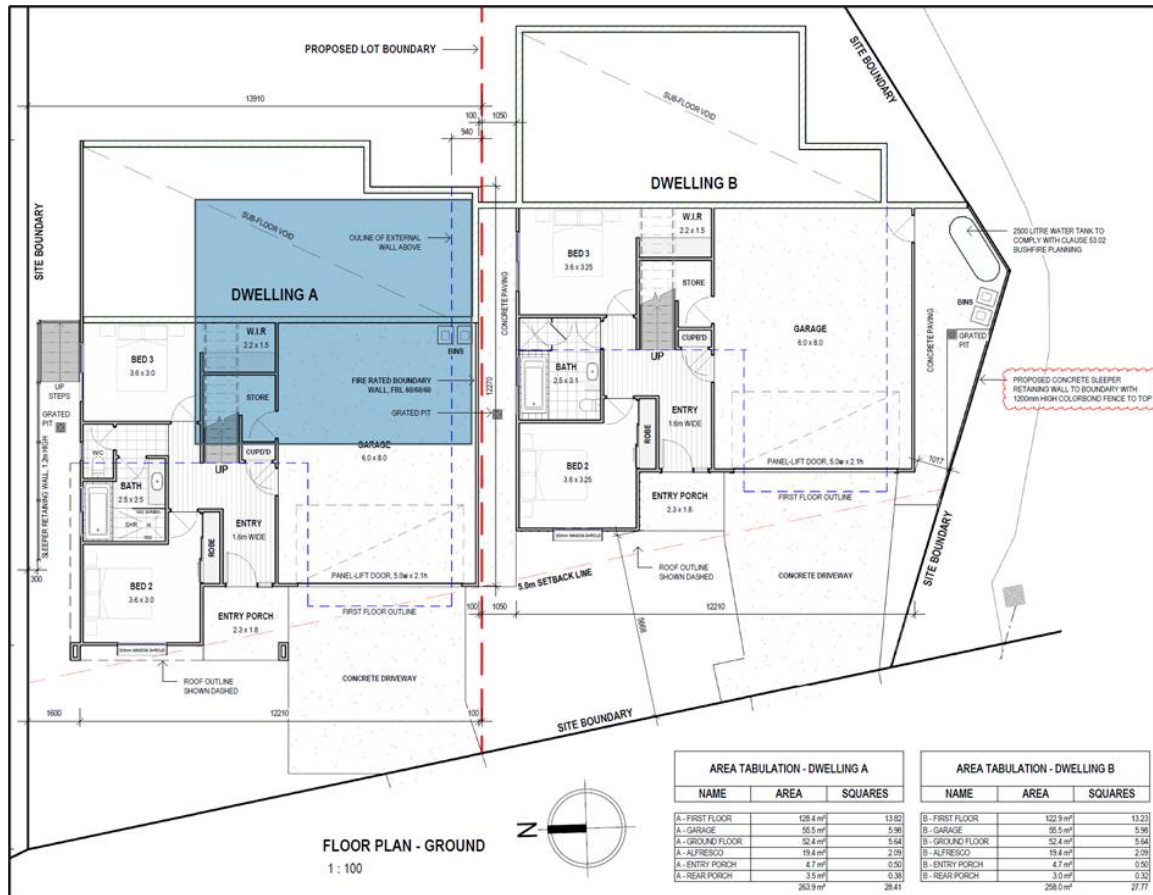


Figure 2: Proposed ground floor plan

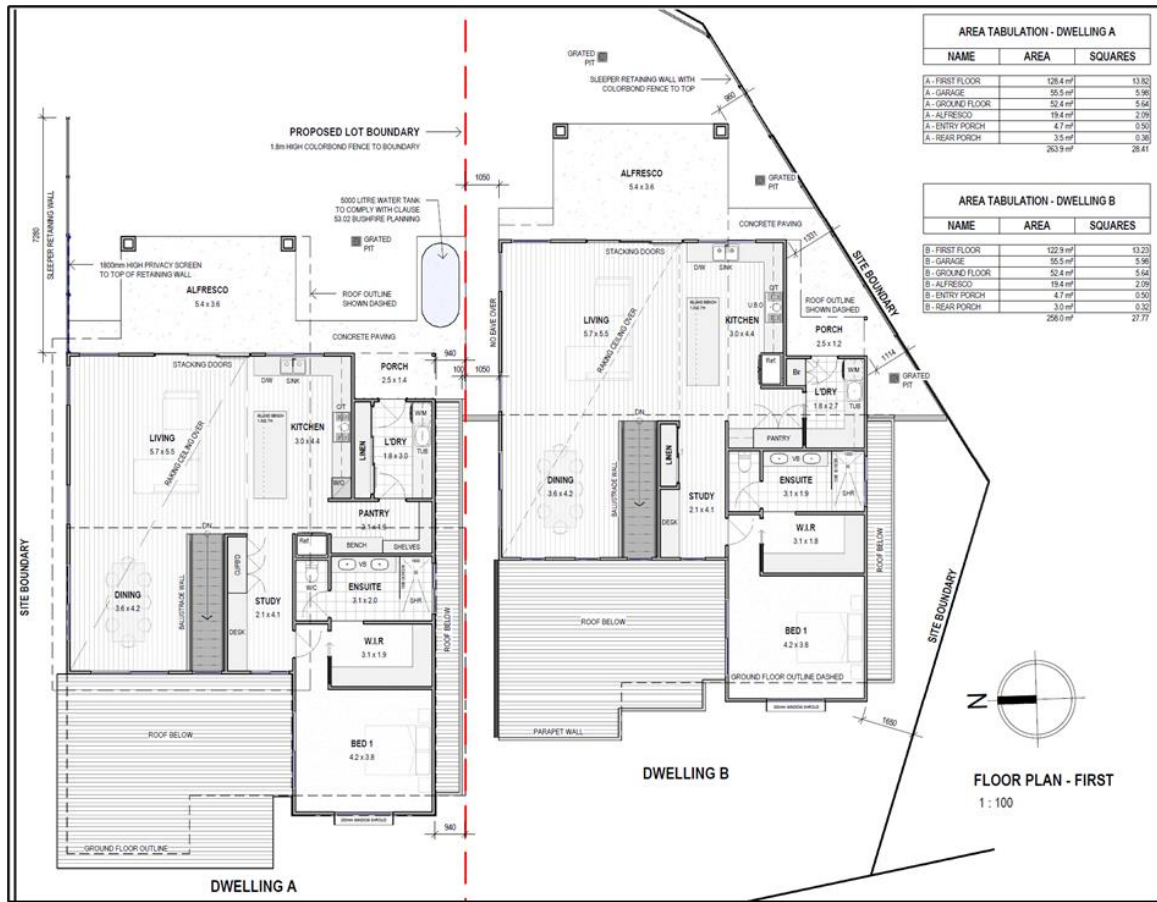


Figure 3: Proposed first floor plan

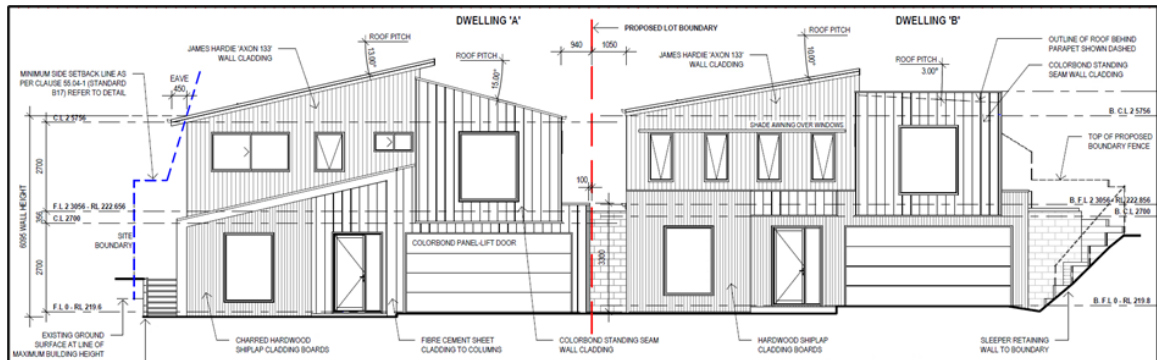


Figure 4: Proposed front (western) elevation

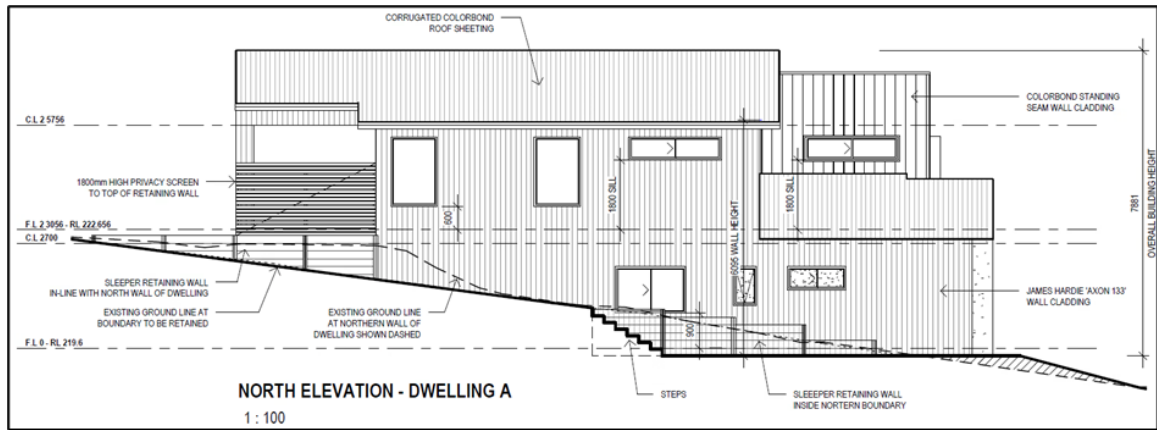


Figure 5: Proposed northern elevation of Dwelling A

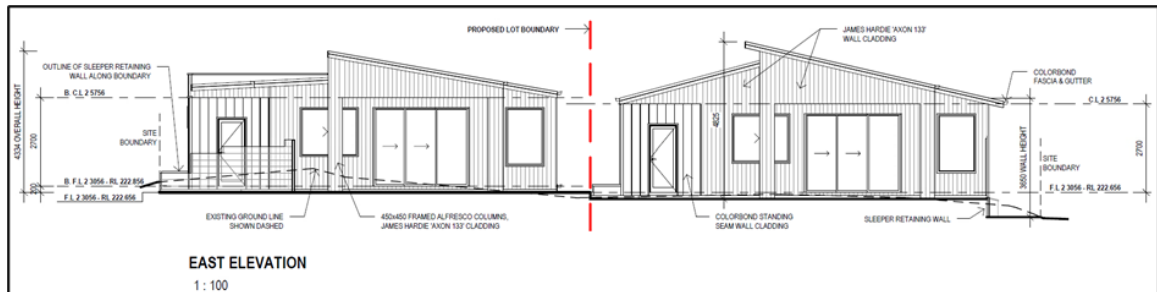


Figure 6: Proposed rear (southern) elevation

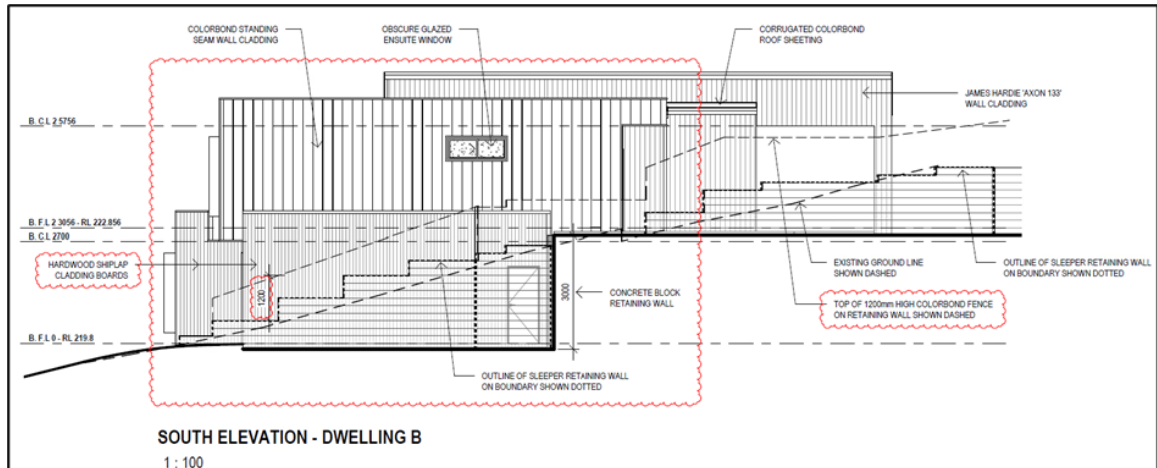


Figure 7: Proposed southern elevation of Dwelling B



Figure 8: Proposed landscaping plan



Figure 9: Proposed photo montage of the street front (western) and southern elevations

SUBJECT LAND AND SURROUNDS

The site is located to the south of Myrtleford and is accessed along the eastern side of Elgin Street, which largely runs parallel to the Great Alpine Road to the west. The site is irregular in shape, measures 880m² in size, and has a frontage measuring approximately 27.03m wide with a site depth of approximately 39.20m along the northern boundary.

The site contains an existing single storey dwelling, carport and a small, corrugated iron shed to the rear. The vegetation on the land consists mainly of shrubs along the rear fence and immediately surrounding the dwelling. A mature plane tree is located in the road reserve to the front of the lot and the land slopes by 5m from the front to the rear in a west to east direction.

The site is located in an established residential area with surrounding lots already developed or soon to be developed for residential purposes. Three lots to the south and south-east of the site are accessed via common property.

Elgin Street itself has two relatively distinct sections. The northern part of the street is wide, varies in width and contains a central median for part of its length with mature vegetation. The southern part of the street contains a single sealed lane and, although the road reserve cross section measures 20m in width, it appears to be narrower. The subject site is located at the point that these two sections meet.

The site and surrounding area are highlighted in Figure 10 below.



Figure 10: Subject land (highlighted in red)

PUBLIC NOTIFICATION

The application was advertised in accordance with Section 52 of the *Planning and Environment Act 1987*. Notice of the application was sent to surrounding landholders and occupiers and a sign was displayed on the subject land.

The notice erroneously stated that the proposal comprised two two-storey dwellings on each lot rather than one two-storey dwelling on each lot. This was clarified with all objectors who stated that they were aware of the error once they had reviewed the plans. In spite of this error, notification has been carried out correctly.

Council received six objections.

A mediation session was held from 2-3pm on Wednesday, 14 June 2023 with the applicant, applicant's consultant, and a majority of the objectors. Following mediation, the applicant agreed to propose design changes to the dwellings, which were circulated together with the applicant's response to objectors' concerns on 14 July 2023. Objectors were asked to consider this material and to respond to Council on or before Friday, 21 July 2023. A majority of objectors responded (three e-mails were received representing five of the six objectors) and indicated that their concerns remained. On 24 July 2023, Council officers contacted all objectors stating that they considered that all six objections stand and that officers would now undertake an assessment of the application before making a recommendation to Council on the application, which would then be considered at an ordinary Council meeting at a future date. On 25 July 2023, an e-mail was received from the final objector who indicated that they had been travelling, had considered the material circulated and that the concerns in their objection remained.

The objections are summarised in the table below alongside the planner's response to the issues raised.

Summary of concerns	Response
<p>Neighbourhood character impacts:</p> <ul style="list-style-type: none"> • Existing character is one of single-storey dwellings in a rural landscape setting • Does not align with the community’s aspirations or vision for the township • Visible from Myrtleford town centre 	<p>As explored in detail within the body of this report, the subject site is located within an established residential area and is appropriately zoned for residential development.</p> <p>The existing character of Elgin Street and the immediately surrounding areas are not specifically protected by any overlays (i.e., the Design and Development Overlay, Significant Landscape Overlay, Heritage Overlay, etc.). There is also no specific vision for any future proposed neighbourhood character for the street or surrounding area included in the Municipal Planning Strategy or Planning Policy Framework of the Alpine Planning Scheme.</p> <p>As a result, the overarching principles for infill development outlined in the Municipal Planning Strategy or Planning Policy Framework for Myrtleford and the provisions of the General Residential Zone largely guide the assessment of this proposal.</p> <p>Respecting character does not mean preventing change. The neighbourhood character standard in Clause 55 is not intended to result in the replication of existing building stock or to stop change to the existing or proposed built form. Some areas will see significant changes as a result of new social and economic conditions, changing housing preferences and explicit housing policies. Typically, residential growth and change occurs within the General Residential Zone where there are no restrictive overlays or environmental and servicing constraints, which is the case here. In these areas, it is important that respecting character is not taken too literally, as a new character will naturally emerge in response to these new social and economic conditions.</p>

Summary of concerns	Response
	<p>In simple terms, respect for the character of a neighbourhood means that the development should try to 'fit in'. Depending upon the neighbourhood, there are two broad approaches to respecting character:</p> <ul style="list-style-type: none"> • respecting the scale and form of surrounding development; and • respecting the architectural style of surrounding development. <p>The section of Elgin Street south of Alice Street is considered to be distinct to that evident to the north and it includes a wide variety of lot sizes, two distinct road cross section treatments to the north and south, long, and short setbacks, lots with and without fences, and dwellings of a variety of ages. Of particular note, given that they have been raised in a number of submissions are setbacks. The setbacks on the west of the street are more consistent being long and affording space for gardens, whilst those on the east are not. The proposed setbacks of the dwellings are greater than that evident from the existing dwelling. Given the sloping nature of the site and the land further to the east and south-east, the two proposed dwellings will not be detrimentally visible from the town centre and will not dominate the natural landscape of the forest to the rear (east and south-east).</p> <p>For reasons outlined in this report, the proposed development is considered to suitably respect the existing character of the area.</p>
<p>Lot size, and visual bulk and siting of the buildings on the site:</p> <ul style="list-style-type: none"> • Density (small lots) • Height • Bulk and massing of the buildings • Setbacks from boundaries • No potential for tree planting to the side of the properties 	<p>As outlined earlier in this report, Elgin Street, south of Alice Street, contains allotments of varying sizes between 625-4,000m². Although the site is not within the 'medium density residential opportunity' area identified in the Myrtleford Structure Plan, considering the surrounding context, the density proposed is not considered to be inappropriate. As the site is situated within the General Residential Zone, a suitable balance must be achieved between residential growth, housing diversity, and maintaining the existing character of an area.</p>

Summary of concerns	Response
<p>Lack of appropriately sized garden areas or green space surrounding the dwellings</p>	<p>The dwellings have been designed to respond to the slope of the land presenting as two-storey dwellings to the front (western elevation) and one-storey to the rear (eastern elevation). At their maximum height at the front of the lot, the height of the proposed dwellings is no greater than two storeys and no greater than 11m in height, meeting the maximum height requirements under the zone. Whilst not prevalent within the surrounding area, two storey dwellings are not discouraged based on current planning controls, and the amenity of surrounding land will not be detrimentally impacted, as per the Clause 55 assessment in this report. The visual bulk of the dwellings will also be reduced by setbacks from the street and retention of existing significant vegetation within the road reserve.</p> <p>Changes to the front elevations or façades of the dwellings circulated following the mediation session in June 2023 sought to address submitters’ concerns for more appropriate and sympathetic treatments given the site’s close proximity to public land at Reform Hill. These materials are considered to be appropriate given the surrounding context. The changes help to ensure that the dwellings read as separate buildings and not one large dwelling.</p> <p>Although it is agreed that the side setbacks will not allow for significant vegetation to be planted, they largely align with the requirements of Clause 55. The slightly greater setback of both dwellings to that extant has allowed for a larger area to be landscaped in front of each dwelling. The dwellings have also been provided with sufficient private open space and secluded private open space to meet the future residents’ needs. A landscaping plan was provided on 14 July 2023 and would be endorsed with any planning permit ensuring a high standard of landscaping maintenance.</p> <p>The bulk, scale and massing of the dwellings is considered to be sufficiently broken-up to ensure that the dwellings do not have a visually intrusive impact on the streetscape</p>

Summary of concerns	Response
Removal of the street tree	<p>The existing mature plane tree in the road reserve was proposed to be removed to provide future access to one of the dwelling, but following revised plans circulated in July 2023, this is no longer proposed. The proponent proposes to plant an additional street tree in the road reserve to assist in screening the buildings and complementing the existing treed character of the street.</p>
Boundary fencing and retaining walls	<p>Submitters queried the appropriateness of the height of proposed boundary fences on top of proposed retaining walls, particularly that proposed for the southern boundary. The proponent has submitted revised material in July 20203 including a reduction in part of the southern boundary well from 1.8m to 1.2m. This is considered to be acceptable.</p> <p>Given the sloping nature of the site measuring approximately 5m from west to east, and the extent of cut and fill required, the proposal includes retaining walls to the east, north and south. Surface drainage pits and drainage to the backside of retaining walls will mitigate ponding of surface water on the site and divert it to the street stormwater drainage system. Council’s Engineering Department has assessed the proposal and provided conditional consent.</p>
Reduced property values	<p>Whilst of a personal concern, property value is not a relevant planning consideration. There is no evidence (such as a property valuation) to suggest that the proposal will devalue property.</p>
Setting a new precedent	<p>Similar with the above, approval of a permit does not ultimately lead to setting a precedent. Each permit application has its own site-specific considerations, facts, and merits.</p>

Summary of concerns	Response
<p>Increased traffic and road safety impacts for vehicles and pedestrians</p>	<p>No issues were raised by the Engineering Department in relation to the capacity of the existing road network to accommodate additional traffic as a result of the proposed development. Elgin Street does not contain footpaths and pedestrians utilise the existing sealed road.</p> <p>The proposed development will not affect the sightlines from the common property access further to the south.</p> <p>In effect, the proposal will result in one additional dwelling, which is not considered to generate many additional vehicle movements per day and, for this reason, will not have the potential to detrimentally impact the surrounding area.</p>
<p>Overlooking and impacts upon solar energy potential</p>	<p>Overlooking impacts are mitigated by the provision of a 1.8m Colorbond fence and landscaping along the northern and eastern boundaries of the site.</p> <p>The development does not impact the solar access of neighbouring lots.</p> <p>No properties will be overshadowed as shown in the overshadowing drawing submitted with the revised material in July 2023 and solar panels are protected.</p> <p>The proposed dwelling on Lot B will be overshadowed from particular angles at a specific time of the day only but will still have solar access for the majority of the day. The living areas and secluded private open space of both dwellings have northern orientation. There is no southern glazing to the southern elevations which therefore reduces heat loss inside the dwellings during winter. This is considered to be acceptable.</p>
<p>Setback required for 58 Elgin Street, Myrtleford</p>	<p>The setback required for this property is not a consideration for the assessment of this planning permit.</p> <p>The existing dwelling is sited close to the existing road reserve and the proposed setback is sited slightly back into the site for each dwelling. The setbacks align with that evident at 59-61 Elgin Street.</p>
<p>Insufficient car parking</p>	<p>The proposal provides on and off-street car parking in accordance with Clause 52.06 of the Alpine Planning Scheme.</p>

Summary of concerns	Response
Views	One submission cited concerns that the views from the property to the south to the north and north-east through the subject site would be impacted upon by the proposed redevelopment. These views are not protected in the Alpine Planning Scheme and cannot be considered as part of this proposal.

REFERRALS

Referrals / Notice	Advice / Response / Conditions								
Section 55 referrals:	<table> <tr> <td>CFA</td> <td>conditional consent</td> </tr> <tr> <td>G-MW</td> <td>conditional consent</td> </tr> <tr> <td>NEW</td> <td>conditional consent</td> </tr> <tr> <td>SP Ausnet</td> <td>conditional consent</td> </tr> </table>	CFA	conditional consent	G-MW	conditional consent	NEW	conditional consent	SP Ausnet	conditional consent
CFA	conditional consent								
G-MW	conditional consent								
NEW	conditional consent								
SP Ausnet	conditional consent								
Internal / external referrals:	<table> <tr> <td>ASC ENG</td> <td>conditional consent</td> </tr> </table>	ASC ENG	conditional consent						
ASC ENG	conditional consent								

PLANNING ASSESSMENT

All applicable policy and decision guidelines can be found in Appendix 9.3.6.b.

Municipal Planning Strategy and Planning Policy Framework

The relevant Clauses from the Municipal Planning Strategy and Planning Policy Framework are contained within Appendix 9.3.6.b.

The policies of the Municipal Planning Strategy and Planning Policy Framework provide support to the proposal for the following reasons:

- The subject site is within the Myrtleford Township boundary and as such will not impact upon productive agricultural land resources. The site has access to all reticulated services and does not have any particular environmental constraints such as native vegetation, site contamination and the like that would restrict the development as proposed.
- The proposal suitably mitigates bushfire risk.
- The proposal will not detrimentally impact upon designated water supply catchments.
- The proposed subdivision achieves the intent of the policy by providing additional residential land to support the projected population growth expected in the Shire over the next 15 years.
- The proposal is an example of infill development within an established residential area of Myrtleford. It facilitates orderly development of the land, where residential growth is encouraged, and utility infrastructure and services are readily available.

- The existing allotment fronts onto and has access from Elgin Street, and this will not change as a result of the proposal.
- The proposed dwellings are of a modern appearance with a range of external cladding typically found within the surrounding area. Whilst not prevalent within the surrounding area, two storey dwellings are not discouraged based on current planning controls, and the amenity of surrounding land will not be detrimentally impacted.
- The dwellings maintain the detached character of existing dwellings within the surrounding area.

General Residential Zone

The subject land is zoned General Residential Zone. Permission is required under the zone to subdivide the land.

The proposal is consistent with the purpose and decision guidelines of the zone for the following reasons:

- The proposal positively responds to the Municipal Planning Strategy and the Planning Policy Framework, which have been discussed above.
- The proposal accords with the purpose of the General Residential Zone by achieving housing diversity and growth in an urban area that has access to all necessary development infrastructure and services to support increased residential densities. Whilst increased residential densities may be met with community resistance, the relevant planning controls that apply to the land are favourable of this type of development. For reasons discussed earlier in this report, the proposal is not considered to result in detrimental impacts upon the neighbourhood character of the surrounding area.
- As the development of dwellings has been incorporated into this application, it has been demonstrated that the pattern of subdivision has no consequence on the spacing of buildings. The proposed lot boundaries are suitably positioned to accommodate the proposed dwellings and accessways.
- As the proposal is for a subdivision in conjunction with development, a complete assessment against the provisions of Clause 56 is not required as compliance with Clause 55 is deemed to satisfy the requirements of Clause 56. This approach is considered to be consistent with the application of Clause 56 as it is stated that the provisions of Clause 56 do not apply to an application to subdivide land into lots each containing an existing dwelling. There will be conditions on any permit issued ensuring that the dwellings are completed prior to the subdivision.
- The proposed dwellings will not overshadow any existing rooftop solar energy systems on dwellings on adjoining lots.
- The proposed development achieves a suitable level of compliance with the objectives, standards, and decision guidelines of Clause 55.

Bushfire Management Overlay

The Bushfire Management Overlay applies to the land. A permit is required to subdivide land and to construct a building or construct a building or construct or carry out works associated with accommodation.

The proposal is consistent with the purpose and decision guidelines of the Bushfire Management Overlay for the following reasons:

- The proposal generally supports and implements the Municipal Planning Strategy and the Planning Policy Framework, which have been discussed under separate subheadings above.
- The application was referred to the Country Fire Authority (CFA), which consented to the application (no Conditions).

Particular Provisions

Clause 52.06 – Car Parking

Table 1 to Clause 52.06-5 outlines the required number of car parking spaces for various land uses. The following extract of the table is applicable to the proposal.

Use	Rate Column A	Rate Column B	Car Parking Measure Column C
Dwelling	2	2	To each three or more-bedroom dwelling (with studies or studios that are separate rooms counted as a bedrooms)
	1	0	For visitors to every 5 dwellings for developments of 5 or more dwellings

Two three-bedroom and study dwellings are proposed, each providing for two covered car parking spaces within their respective garages. One visitor car parking space is proposed within each of the two accessways. As such, the proposal satisfies the car parking requirements of Table 1.

The plans provided show the necessary information required by Clause 52.06-8 and the proposal suitably meets the design standards under Clause 52.06-9.

- *Clause 53.02 – Bushfire Planning*

The proposal has been assessed against the provisions of the clause and referred to the CFA, which did not object subject to conditions. For these reasons, it is considered that the proposal satisfactorily addresses bushfire risk to the site.

Clause 55 – Two or More Dwellings on a Lot and Residential Buildings

The objectives, standards and decision guidelines of Clause 55 are assessed. Objectives describe desired outcomes to be achieved in the completed development, standards

contain requirements to meet the objective and should normally be met; however, if satisfied that an alternative meets the objective, it may be considered. Decision guidelines set out the matters that the Responsible Authority must consider before deciding if it meets an objective/s.

The proposal must meet all of the objectives and should meet all of the standards.

The objectives of Clause 55 have all been satisfactorily met and overshadowing diagrams have shown minimal impact on private open space for adjacent properties and those proposed for within the site.

Clause 56 – Residential Subdivision

- As the proposal is for a subdivision in conjunction with development, a complete assessment against the provisions of Clause 56 is not required as compliance with Clause 55 is deemed to satisfy the requirements of Clause 56. This approach is considered to be consistent with the application of Clause 56 as it is stated that the provisions of Clause 56 do not apply to an application to subdivide land into lots each containing an existing dwelling. There will be conditions on any permit issued ensuring that the dwellings are completed prior to the subdivision.

General Provisions

Clauses 65.01 and 65.02 of the Alpine Planning Scheme provide the general decision guidelines that must be considered before deciding on an application for development and subdivision respectively. The proposal can be supported considering the relevant decision guidelines of Clauses 65.01 and 65.02 as detailed below:

Decision Guideline	Response
The matters set out in Section 60 of the Act.	The proposal is appropriate considering the matters set out in Section 60 of the <i>Planning and Environment Act 1987</i> . Namely, the proposal satisfies the relevant provisions of the Alpine Planning Scheme, notification and referrals were undertaken, and there are no negative environmental, social, or economic effects. Six objections were received, which will be addressed in detail below.
Any significant effects the environment, including the contamination of land, may have on the use or development	The environment is unlikely to have any significant impacts on the proposed development. The site is unlikely to have been exposed to contaminants in the past and there are no environmental hazards other than bushfire that affect the land. Bushfire risk has been suitably addressed in the assessment above
The Municipal Planning Strategy and the Planning Policy Framework.	The environment is unlikely to have any significant impacts on the proposed development. The site is unlikely to have been exposed to contaminants in the past and there are no environmental hazards other

Decision Guideline	Response
	than bushfire that affect the land. Bushfire risk has been suitably addressed in the assessment above
The purpose of the zone, overlay or other provision.	The proposal is consistent with the purpose of the General Residential Zone, Bushfire Management Overlay, and the relevant Particular Provisions.
Any matter required to be considered in the zone, overlay or other provision.	The proposal is consistent with the relevant requirements and decision guidelines of the General Residential Zone, Bushfire Management Overlay, and the relevant Particular Provisions.
The orderly planning of the area.	The proposal provides for the residential growth in an area suitably zoned for such purposes, where reticulated services are available and bushfire hazard can be suitably mitigated. Whilst met with community resistance, the proposed is unlikely to undermine the existing character of the area for reasons discussed within the assessment above. As a result, the proposal is considered to be an example of orderly planning.
The effect on the environment, human health, and amenity of the area.	The proposal is unlikely to have any unreasonable negative effects on the environment, human health and amenity of the area given that dwellings are proposed, which is a sensitive land use and is compatible with surrounding residential uses
The proximity of the land to any public land.	The site does not have an interface with public land.
Factors likely to cause or contribute to land degradation, salinity or reduce water quality	The proposal is unlikely to contribute to land degradation, salinity, or reduced water quality. All stormwater and wastewater will be connected to reticulated services and no native vegetation is required to be removed.
Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site	The Engineering Department has reviewed the application and recommended a condition relating to the provision of a detailed drainage design for further assessment. No major issues were raised in relation to stormwater.
The extent and character of native vegetation and the likelihood of its destruction	N/A – no native vegetation will be impacted by the proposal.
Whether native vegetation is to be or can be protected,	N/A

Decision Guideline	Response
planted, or allowed to regenerate	
The degree of flood, erosion or fire hazard associated with the location of the land and the use, development, or management of the land to minimise any such hazard	The bushfire risk has been suitably mitigated as per the Clause 53.02 assessment.
The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts	The proposed new crossovers and accessways have been designed in accordance with the standards under Clause 52.06-9 and CFA requirements.
The impact the use or development will have on the current and future development and operation of the transport system	No issues were raised by the Engineering Department in relation to the capacity of the existing road network to accommodate additional traffic as a result of the proposed development.

CONCLUSION

The proposal has been assessed against the relevant provisions of the Alpine Planning Scheme, including the Municipal Planning Strategy, Planning Policy Framework, the General Residential Zone, Bushfire Management Overlay, the relevant Particular Provisions, and decision guidelines.

Having considered all relevant matters, the application is considered to be consistent with the Alpine Planning Scheme.

The application for the subdivision of land into two lots and development and use of one two storey dwelling on each lot created should be approved for the following reasons:

- The application is consistent with the Alpine Planning Scheme.
- The application is consistent with the objectives of planning in Victoria.
- There are no covenants or Section 173 Agreements applicable to the land that act to prevent or militate against the proposal.
- The concerns of objectors (as relevant and applicable to the specific planning permissions being sought) have been reasonably addressed.

It is recommended that a notice of decision to grant a planning permit should be issued subject to conditions.

DECLARATION OF CONFLICT OF INTEREST

In accordance with section 130 of the *Local Government Act 2020*, and Chapter 7 section A6 of Council's Governance Rules, the following officers declare that they have no interests to disclose in providing this report.

- Director Customer and Community
- Manager Statutory Planning, Compliance and Local Laws
- Contract Planner

APPENDICIE(S)

9.3.6.a Conditions

9.3.6.b Policy and Planning Scheme Provisions

Appendix 9.3.6.a CONDITIONS

Endorsed Plans

1. The layout of the site and the size of the proposed buildings and works must be generally in accordance with the endorsed plan/s which form part of this permit. The endorsed plan/s must not be altered or modified (whether or not to comply with any statute statutory rule or local law or for any other reason) without the consent of the responsible authority.

CFA Conditions

2. Before the development starts, the Bushfire Management Plan prepared by Oxley and Co, dated 27/02/2023, version 2, Ref S9972 must be endorsed by the Responsible Authority. Once endorsed the plan must not be altered unless agreed to in writing by CFA and the Responsible Authority.

G-MW Conditions

3. All construction and ongoing activities must be in accordance with sediment control principles outlined in 'Construction Techniques for Sediment Pollution Control' (EPA, 1991).
4. Each lot must be provided with connection to the reticulated sewerage system in accordance with the requirements of the relevant urban water authority.
5. Stormwater from the site must be discharged to a legal point as nominated by the Responsible Authority. All infrastructure and works to manage stormwater must be in accordance with the requirements of the Responsible Authority.
6. Any Plan of Subdivision lodged for certification must be referred to Goulburn-Murray Rural Water Corporation pursuant to Section 8(1)(a) of the *Subdivision Act 1988*.

NEW Conditions

7. The owner of the subject land (or applicant in anticipation of becoming the owner) is required to enter into a legal agreement with North East Water detailing the works to be constructed, and other requirements to be met, necessary for the provision of reticulated water supply to each of the lots and proposed dwellings, within the development, at the owners cost, to the satisfaction of North East Water, provided:
 - a. where the development is staged, a number of agreements may be required for separate stages; and
 - b. each agreement must be in accordance with North East Water policy and requirements applying at the time of entry into the relevant agreement.
8. The owner of the subject land (or applicant in anticipation of becoming the owner) is required to enter into a legal agreement with North East Water detailing the works to be constructed and other requirements to be met, necessary for the provision of reticulated sewerage services to each of the lots and proposed dwellings, within the development, at the owners cost, to the satisfaction of North East Water, provided:
 - a. where the development is staged, a number of agreements may be required for separate stages; and

- b. each agreement must be in accordance with North East Water policy and requirements applying at the time of entry into the relevant agreement.
9. Where the development (including any subdivision) occurs in stages the availability of water supply and sewerage services may be delayed having regard to NEW system capacity, conditions in relation to which shall be detailed in the relevant agreement for water supply and/or sewerage services.
10. The works required to be constructed for the provision of water supply and sewerage services must include, where so required by and to the satisfaction of, North East Water:
 - a. works external to the subject land to allow connection to the North East Water water supply and sewerage systems
 - b. the vesting at no cost of such of those works required by North East Water, to North East Water ("Developer Works")
 - c. works to ensure compatibility with and allowance for, other developments being served through existing and future North East Water infrastructure, including the Developer Works and
 - d. internal or private works within the development, in accordance with applicable plumbing standards and providing adequate pressure and service levels.
11. Any modification to the development approved under this permit, including an increase or decrease in the number of dwellings or lots (or both) or the inclusion of additional land, requires the further consent of and may be subject to modified conditions, to the satisfaction of, North East Water.
12. Prior to the issue of a Statement of Compliance, the applicant must pay a new customer contribution determined in accordance with North East Water's policy for development charges applicable to the water supply system currently servicing the area in which the subject land is located.
13. Prior to the issue of a Statement of Compliance, the applicant must pay a new customer contribution determined in accordance with North East Water's policy for development charges applicable to sewers and disposal systems currently servicing the area in which the subject land is located.
14. The applicant must create easements to the satisfaction of and in favour of North East Water, over all existing and proposed sewerage facilities within the proposed subdivision.
15. The applicant must ensure that private water services do not traverse property boundaries and are independently supplied from a point of supply approved by North East Water.
16. The applicant must provide easements through other land, to the satisfaction of North East Water, if such easements are considered necessary for the efficient and economic servicing of the subject land.
17. That the applicant pays applicable charges determined in accordance with North East Water's policy for development charges, applicable from time to time towards North East Water's sewers and disposal systems servicing the area to which the permit applies.

18. Where the subject land is developed in stages, the North East Water conditions will apply to any subsequent stage of the subdivision.
19. Where an easement created in favour of North East Water is located within a proposed road reserve in a future stage, prior to the certification of the plan of subdivision for that stage, the applicant must formally remove the easement from the title to the land.
20. North East Water's consent to the issue of a Statement of Compliance under the Subdivision Act 1988 is conditional upon completion of all works, and meeting all requirements set out in this permit and any relevant agreement with, North East Water.
21. The plan of subdivision for certification must be referred to North East Water in accordance with Section 8 of the *Subdivision Act 1988*.

SP Ausnet Conditions

22. The plan of subdivision submitted for certification must be referred to AusNet Electricity Services Pty Ltd in accordance with Section 8 of the *Subdivision Act 1988*.

The applicant must:

- a. Enter into an agreement with AusNet Electricity Services Pty Ltd for the extension, upgrading or rearrangement of the electricity supply to lots on the plan of subdivision. A payment to cover the cost of such work will be required.
- b. Provide electricity easements internal and external to the subdivision in favour of AusNet Electricity Services Pty Ltd to service the lots on the plan of subdivision and/or abutting lands as required by AusNet Electricity Services Pty Ltd. The provision of reserves for electricity substations may also be required.

Mandatory Clause 44.06 Conditions

23. Before the statement of compliance is issued under the Subdivision Act 1988 the owner must enter into an agreement with the responsible authority under Section 173 of the *Planning and Environment Act 1987*. The agreement must:
 - a. State that it has been prepared for the purpose of an exemption from a planning permit under Clause 44.06-2 of the Alpine Planning Scheme.
 - b. Incorporate the plan prepared in accordance with Clause 53.02-4.4 of this planning scheme and approved under this permit.
 - c. State that if a dwelling is constructed on the land without a planning permit that the bushfire protection measures set out in the plan incorporated into the agreement must be implemented and maintained to the satisfaction of the responsible authority on a continuing basis.

The land owner must pay the reasonable costs of the preparation, execution, and registration of the Section 173 Agreement.

24. The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defendable space, water supply and access, must be maintained to the satisfaction of the responsible

authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed.

Development to be Completed

25. Prior to the issue of Statement of Compliance, the development authorised by this permit as it relates to dwellings must be completed to the satisfaction of the Responsible Authority in accordance with the permit and endorsed plans (including, but not limited to the built form and layout, car parking, access, drainage, and landscaping).

Telecommunications

26. The owner of the land must enter into an agreement with:
- a. a telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and
 - b. a suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.
27. Before the issue of a Statement of Compliance for any stage of the subdivision under the *Subdivision Act 1988*, the owner of the land must provide written confirmation from:
- a. a telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time; and
 - b. a suitably qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

Completion and maintenance of landscaping

28. Within 3 months of the occupation of the dwelling hereby approved or within the next planting season, whichever is the earlier; the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the Responsible Authority.
29. The landscaping must thereafter be maintained to the satisfaction of The Responsible Authority, including that any dead, diseased or damaged plants are to be replaced within 3 months or within the next planting season.

Development Engineering Conditions

Detailed Construction Plans

30. Prior to commencement of construction, detailed construction plans must be submitted to and approved by the Alpine Shire Council. Construction detail shall be generally in accordance with Council's Infrastructure Design Manual (www.designmanual.com.au). When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions, and shall include proposed construction detail, further information, or modifications to:
- a. Underground drainage system, with supporting computations
 - b. Vehicular crossings
 - c. Construction management plan.

Drainage

Urban Drainage Works

31. Prior to the issue of Statement of Compliance, all stormwater and surface water discharging from the site, buildings and works must be conveyed to the legal point of discharge by underground pipe to the satisfaction of the Alpine Shire Council. No effluent or polluted water of any type may be allowed to enter the Council's stormwater drainage system. All roof water from buildings and surface water from paved areas must be collected and discharged to the LPOD to avoid any nuisance discharge to adjacent land.
- The legal point of discharge is existing council drainage pipe in front of the lot on Elgin Street.

Drainage Discharge Plan

32. Prior to certification, a properly prepared drainage discharge plan with computations must be submitted to, and approved by, Alpine Shire Council. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions. The information submitted must show the details listed in Council's Infrastructure Design Manual and be designed in accordance with the requirements of that manual.

The information and plan must include:

- a. Details of how the works on the land are to be drained and retarded.
- b. Connection points for drainage for each lot
- c. Underground pipe drains conveying stormwater to the legal point of discharge for each allotment.
- d. A maximum discharge rate from the site is to be determined by computation to the satisfaction of Council to pre-dev flow Clause 19 of Infrastructure Design manual.
- e. Incorporation of water sensitive urban design in accordance with Clause 20 of the Infrastructure Design Manual or as otherwise approved in writing by the Responsible Authority.

Prior to the issue of the Statement of Compliance, all works constructed or carried out must be in accordance with those plans - to the satisfaction of Alpine Shire Council.

Vehicle Crossings

Urban Vehicle Crossing Requirements

33. Prior to issue of Statement of Compliance, vehicular crossings shall be constructed in accordance with the endorsed plan(s) to the satisfaction of the Alpine Shire Council, and shall comply with the following:
- a. Standard vehicular crossings shall be constructed at right angles to the road to suit the proposed driveways, and any existing redundant crossing shall be removed and replaced with concrete kerb and channel to match into the surrounding profile. The vehicle crossing must be constructed of plain grey concrete.
 - b. Any proposed vehicular crossing shall have satisfactory clearance to any side entry pit, power or Telecommunications pole, manhole cover or marker, or street tree. Any relocation, alteration or replacement required shall be in accordance with the requirements of the relevant Authority and shall be at the applicant's expense.
 - c. Crossings shall be constructed of concrete and be generally in accordance with IDM drawing SD240.

Subdivision

Easements to be Created

34. All existing and proposed easements and sites for existing and required utility services and roads must be set aside in favour of the relevant authority for which the easement or site is to be created on the plan of subdivision submitted for certification under the *Subdivision Act 1988*.

Prior to Commencement of Construction

35. Before any road/drainage works associated with the subdivision/development start, the following items must be satisfied:
- a. Issue of the certified Plan of Subdivision.
 - b. Approval of the construction plans.

An on-site meeting with officers of the municipality, the contractor and the developer or the developer's consultant to discuss matters such as roadside management, construction techniques, sedimentation controls, vegetation clearing controls and vegetated areas to be barricaded off prior to and during construction.

Construction Phase

Defect identification - Council's Assets

36. Prior to commencement of construction, the owner or developer must submit to the Alpine Shire Council a written report and photos of any prior damage to public

infrastructure. Listed in the report must be the condition of kerb and channel, footpath, seal, streetlights, signs, and other public infrastructure fronting the property and abutting at least two properties either side of the development. Unless identified with the written report, any damage to infrastructure post construction will be attributed to the development. The owner or developer of the subject land must pay for any damage caused to Alpine Shire Council's assets/public infrastructure caused as a result of the development or use permitted by this permit.

Construction Management Plan

37. Soil erosion control measures must be employed throughout the construction stage of the development to the satisfaction of the Alpine Shire Council. Issues such as mud on roads, dust generation and erosion and sediment control to be managed, on site, during the construction phase. Details of a contact person/site manager must also be provided, so that this person can be easily contacted should any issues arise.

No Mud on Roads

38. Appropriate measures must be implemented throughout the construction stage of the development to rectify and/or minimise mud, crushed rock or other debris being carried onto public roads or footpaths from the subject land to the satisfaction of the Alpine Shire Council.

Tree Protection during Construction

39. Before the development (including demolition) starts, tree protection zone fencing must be erected around the existing street trees from the base of the trunk to define a 'Tree Protection Zone'. The fences must be constructed of (star pickets and chain mesh or similar) to the satisfaction of the responsible authority. The tree protection fencing must remain in place until construction is completed. The tree protection zone fencing is to be installed in accordance with Australian Standard AS 4970.
40. No vehicular or pedestrian access, trenching or soil excavation is to occur within any Tree Protection Zone without the written consent of the responsible authority. No storage or dumping of tools, equipment or waste is to occur within any Tree Protection Zone.
41. No excavation is allowed within the drip line of any existing street tree unless otherwise approved by the responsible authority. This permit does not authorise the applicant to remove, trim or otherwise damage street trees within the vicinity of works. Should a tree be damaged, all replacement or arborist's costs shall be borne by the applicant.
42. Any pruning that is required to be done to the canopy and/or root system of any street tree is to be done by a qualified arborist to Australian Standard – Pruning of Amenity Trees AS4373-1996. The existing street tree(s) must not be removed or damaged.

Expiry

43. This permit will expire if one of the following circumstances applies:

- a. If the development is not started within two (2) years of the date of this permit.
- b. If the development is not completed within four (4) years of the date of this permit.

44. This permit as it relates to subdivision will expire if either of the following circumstances arise:

- a. The plan of subdivision is not certified within two (2) years of the date of this permit; or
- b. The subdivision is not completed within five (5) years of the date of certification.

The Responsible Authority may extend the periods referred to if a request is made in writing in accordance with Section 69 of the *Planning and Environment Act 1987*.

- End of Conditions -

Planning Notes:

Building Approval Required

- This permit does not authorise the commencement of any building construction works. Before any such development may commence, the applicant must apply for and obtain appropriate building approval.

Road Opening/Non-Utility Minor Works on Municipal Road Reserve/Consent for Works on Road Reserves Permit Required

- A road opening/crossing permit must be obtained from the Alpine Shire Council prior to working in or occupying the road reserve with construction equipment or materials. Applications may be accessed via the following link [Work on Council land permit](#), or from the Alpine Shire Council website.

Appendix 9.3.6.b POLICY AND PLANNING SCHEME PROVISIONS

Municipal Planning Strategy and Planning Policy Framework

Clause 02.03-1 – Settlement

Clause 02.03-3 – Environmental Risks and Amenity

Clause 02.03-5 – Built Environment and Heritage

Clause 02.03-6 – Housing

Clause 02.03-9 – Infrastructure

Clause 11.01-1S – Settlement

Clause 11.01-1L-01 – Settlement

Clause 11.01-1L-03 – Myrtleford

Clause 11.02-1S – Supply of Urban Land

Clause 13.02-1S – Bushfire Planning

Clause 13.02-1L – Bushfire Planning

Clause 14.02-1S – Catchment Planning and Management

Clause 14.02-1S – Catchment Planning and Management

Clause 14.02-2S – Water Quality

Clause 14.02-2S – Water Quality

Clause 15.01-1S – Urban Design

Clause 15.01-1L-01 – Urban Design

Clause 15.01-2S – Building Design

Clause 15.01-3S – Subdivision Design

Clause 15.01-5S – Neighbourhood Character

Clause 16.01-1S – Housing Supply

Clause 16.01-2S – Housing Affordability

Clause 19.03-3S – Integrated Water Management

Clause 19.03-3L – Integrated Water Management

Zone

Clause 32.08 – General Residential Zone

Overlay

Clause 44.06 – Bushfire Management Overlay

Particular Provisions

Clause 52.06 – Car Parking

Clause 53.02 – Bushfire Planning

Clause 55 – Two or More Dwellings on a Lot and Residential Buildings

General Provisions

Clause 65.01 – Approval of an Application or Plan

Clause 65.02 – Approval of an Application to Subdivide Land

9.3.7 Planning Application P.2021.195 - 228-230 Kiewa Valley Highway, Tawonga South

Application number:	<i>P.2021.195</i>
Proposal:	<i>Use and development of two food and drink premises (restaurant and bar), development of seven (7) dwellings, two shops and an office, licenced premises, alteration of access to a road in a Transport Zone 2 and reduction of car parking requirements.</i>
Applicant's name:	<i>Malcolm Lee</i>
Owner's name:	<i>Staser Pty Ltd</i>
Address:	<i>228-230 Kiewa Valley Highway, Tawonga South (Lot 1 PS 147907R)</i>
Land size:	<i>Approx. 3126sqm</i>
Current use and development:	<i>Vacant</i>
Site features:	<i>Discussed under the subject site and surrounds section below.</i>
Why is a permit required?	<i>Clause 32.04-1 – Section 2 Use (food and drink premises). Clause 32.04-6 – Construction of seven dwellings on a lot. Clause 32.04-9 – Buildings and works associated with a Section 2 Use. Clause 44.06-2 – Buildings and works associated with accommodation, office, and retail premises. Clause 52.06-3 – Reduction of car parking requirements. Clause 52.27 – Licensed Premises (Liquor Licence) Clause 52.29-2 – Create access to a road in a Transport Zone 2</i>
Zoning:	<i>Clause 32.04 – Mixed Use Zone</i>
Overlays:	<i>Clause 44.06 – Bushfire Management Overlay – Schedule 1</i>
Particular Provisions:	<i>Clause 52.06 – Car Parking Clause 52.27 – Licensed Premises Clause 52.29 – Land Adjacent to the Principal Road Network Clause 52.34 – Bicycle Facilities Clause 53.02 – Bushfire Planning Clause 53.18 – Stormwater Management in Urban Development Clause 55 – Two or More Dwellings on a Lot and Residential Buildings</i>

<i>Restrictive covenants on the title?</i>	<i>Yes – Covenant J291220</i>
<i>Date received:</i>	<i>13 October 2021</i>
<i>Planner:</i>	<i>Consultant Planner</i>

Cr Keeble
Cr Hughes

That a Notice of Decision to grant a planning permit be issued for the use and development of two food and drink premises (restaurant and bar), development of seven (7) dwellings, two shops, and an office, licenced premises, alteration of access to a road in a Transport Zone 2 and reduction of car parking requirements subject to the conditions outlined in Appendix 9.3.7.b.

Carried

PROPOSAL

The proposal involves the use and development of two food and drink premises (restaurant and bar), development of seven (7) dwellings, two shops and an office, licenced premises, alteration of access to a road in a Transport Zone 2 and reduction of car parking requirements. The proposal is described in greater detail under the points below:

Dwellings

Development of seven dwellings with the following parameters:

- Dwelling 1 – Two storeys with a basement, one bedroom and one car parking space.
- Dwellings 2 & 4 – Two storeys, four bedrooms and two car parking spaces each.
- Dwellings 3 & 5 – Three storeys, four bedrooms and two car parking spaces each.
- Dwelling 6 – Two storeys, two bedrooms and one car parking space.
- Dwelling 7 – Three storeys, two bedrooms and one car parking space.

Shops

Development of two shops. Shop 1 has a leasable floor area of 23sqm, and Shop 2 has a leasable floor area of 25sqm. The shops are single storey and have a maximum building height of 4.45m (6.2m to the top of the chimney). The shops will have several outdoor display areas spread throughout the site. As the car parking demand assessment provided by the applicant treated these “market” spaces as ancillary to the shops, it will not be considered a separate land use. Conditions will be included on any permit issued to change the “market” annotations to “outdoor shop display” or similar.

Restaurant and office

Use and development of a restaurant with both internal and external dining options and a leasable floor area of 99sqm. Maximum patronage will be 39 persons at any given time. The restaurant building will have a maximum building height of 6m (6.8m to the top of the chimney) and contain an office within the roof space above the restaurant (19sqm leasable floor area).

Rooftop bar

Use and development of a rooftop bar that will sit suspended on columns central to the site. The bar has a leasable floor area of 60.5sqm and a maximum building height of 10.3m. Maximum patronage will be 18 persons at any given time.

Licensed premises

A Licensed Premises for on-site liquor consumption for the restaurant and bar areas. It is anticipated that a maximum number of 57 patrons will be permitted under the proposed liquor licence.

Operating hours for the Licensed Premises, Bar, Shops and Restaurant is as follows:

- 10.00am to 11.00pm Mondays to Saturdays
- 11.00am to 11.00pm Sundays
- 12 noon to 11.00pm Good Friday and Easter Sunday

Transport Zone 2 access

Two existing access points to Kiewa Valley Highway will be utilised to provide vehicle and pedestrian access to all proposed buildings via a circular one-way internal driveway.

Car parking

A total of 22 on-site car parking spaces are proposed (11 spaces for dwellings and 11 for the commercial premises).

Landscaping

Hard and soft landscaping included within all open areas of the site.

Refer Appendix 8.3.7.a - Proposed plans.

SUBJECT LAND AND SURROUNDS

Subject land

The subject land comprises one parcel of land commonly known as 228-230 Kiewa Valley Highway Tawonga South and more formally as Lot 1 PS 147907R. Details of the subject site are summarised as follows:

- area of approx. 3126sqm
- frontage of 50m to Kiewa Valley Highway

- relatively regular in shape with slightly skewed boundaries and a corner cut out (northern corner)
- generally flat with no notable slope
- vacant
- no formal constructed access points to Kiewa Valley Highway
- no notable vegetation
- reticulated services are available given that the site is within an urban area
- located within a mixed-use precinct of Tawonga South, approximately 1km to the north west of the main commercial centre of Mount Beauty.
- The site is located within an Area of Aboriginal Cultural Heritage Sensitivity and is affected by bushfire and flooding (proposed LSIO), otherwise there no heritage sensitivities or natural hazards impacting the land.

Surrounds

Commensurate with current Mixed Use zoning, the surrounding land contains a mixture of different land uses. Namely, a caravan park abuts the site to the north east, a hotel (Settlers Tavern) abuts the site to the south east and a restricted retail premises (Rocky Valley Bikes & Snow Sports) abuts the site to the north west. A number of retail premises, including food and drink premises are located along Kiewa Valley Highway, opposite the site to the south west. The Kiewa River West Branch and Mount Beauty Pondage are located further to the east.

The site and surrounding area is highlighted within Figure 1 below.



Figure 1: Aerial image of subject land (highlighted in red) and surrounding area

RESTRICTIONS ON TITLE

Covenant J291220 is listed on the title which restricts the construction of any buildings, structures, or obstructions over the 2m wide sewerage easement adjacent to the north eastern boundary of the site. The Covenant also requires payment to the relevant Water Authority for any costs incurred as a result of any buildings, structures or obstructions being placed on said piece of land.

The proposal provides a minimum 3m offset from the north eastern boundary to the closest building which is well clear of the restricted area. A driveway is proposed over the restricted area, but this is not considered to be an obstruction as it can easily be removed. North East Water did not raise any issues with the driveway being located over the easement. As such, the proposal does not breach the Covenant.

ABORIGINAL CULTURAL HERITAGE

Regulation 7 of the *Aboriginal Heritage Regulations 2018* states:

*"A cultural heritage management plan is required for an activity if—
all or part of the activity area for the activity is an area of cultural heritage sensitivity and
all or part of the activity is a high impact activity."*

The subject site is within an Area of Cultural Heritage Sensitivity and is classified as a High Impact Activity. There are no exemptions that apply and as such, a Cultural Heritage Management Plan is required to be provided prior to the issue of a Planning Permit in accordance with Section 52 of the *Aboriginal Heritage Act 2006*. The applicant provided an approved Cultural Heritage Management Plan 18142 by Biosis addressing this requirement.

PUBLIC NOTIFICATION

Notice of the application was given in accordance with Section 52 of the *Planning and Environment Act 1987*. Notice of the application was sent to surrounding landholders and occupiers and a sign was displayed on the subject land.

Notification has been carried out correctly and Council received three objections.

A forum was held on 10 May 2023 between Council, the applicant, and the objectors. A number of concerns were discussed, predominantly relating to insufficient car parking, unsafe access and privacy/overlooking. Following the forum and further discussions held between the applicant and the objectors, one objection was withdrawn.

A late enquiry was received on 25 May 2023 querying setback and car parking requirements within the Planning Scheme. Council staff responded to the enquiry on 30 May 2023 and requested confirmation if the enquiry was to be treated as an objection. A response was never received. In spite of this, the car parking and setback concerns will be discussed below, alongside the other concerns raised by the objectors.

Summary of concerns	Planner's response
Shared use of access to the Highway (congestion and safety)	Both the Department of Transport and Councils Engineering Department did not raise any concerns with shared use of the crossover to Kiewa Valley Highway. Appropriate signage will be required to be installed upon approaching the crossovers to ensure that users are aware of the shared arrangement, as per conditions.
Reduction of car parking and impact on existing businesses. The street is already congested with traffic and insufficient car parking	As discussed in greater detail in the assessment below, the proposal provides adequate provision of off-street car parking and is supported by a Traffic Impact Assessment report.
Provision and maintenance of public toilets	As the land is privately owned, any toilets for patron/public use will be managed by the property owner/manager. Conditions should be included on any permit issued to ensure that toilets are made available during operating hours and maintained in good condition.
Drainage at the entrance to Settlers Tavern	A detailed drainage design will be required to be submitted as per conditions to ensure that stormwater from the proposed development is managed appropriately without impacting adjacent properties. Drainage issues along Kiewa Valley Highway are likely to be a broader issue requiring a capital works program that is undertaken by Council outside the scope of this application.
Setbacks	As per the Clause 55 assessment, the proposed setbacks are acceptable considering the nature of existing land uses within the surrounding area.

Summary of concerns	Planner's response
Height / visual dominance	As per the Clause 55 assessment appended to this report, conditions will be included on any permit issued for the height of the three storey dwellings (dwelling 3 and 5) to be reduced or the third level suitably recessed to accord with the existing character of the area and reduce amenity impacts to permanent residents within the caravan park.
Overshadowing	As per the Clause 55 assessment appended to this report, the proposal will not unreasonably overshadow the adjoining caravan and camping park.
Overlooking	As per the Clause 55 assessment appended to this report, suitable conditions will be included on any permit issued for Dwellings 2 – 5 to be appropriately screened/re-designed to mitigate unreasonable overlooking to the caravan park to the rear.
People noise	Standard domestic people noise is not a matter that can be enforced as part of a planning permit and is a police matter.

REFERRALS

Referrals / Notice	Advice / Response / Conditions
Section 55 referrals:	GMW – Conditional consent dated 23 November 2021 Head, Transport for Victoria - Conditional consent dated 2 February 2023 CFA - Conditional consent dated 8 March 2022
Section 52 referrals:	NECMA - Conditional consent dated 25 November 2021 AusNet - Conditional consent dated 1 November 2021 NEW – Consent, no conditions dated 1 April 2022

Referrals / Notice	Advice / Response / Conditions
Internal referrals:	ASC ENG – Conditional consent dated 5 April 2023 (received 26 July 2023) ASC EHO – Comments to be included as notes on any permit issued. ASC Waste – Concerns raised with insufficient space set aside for bins. A condition will be included on any permit issued for a detailed waste management plan and amended plans (if required) to address this.

PLANNING ASSESSMENT AND RESPONSE TO GROUNDS OF OBJECTION

All applicable policy and decision guidelines can be found in Appendix 9.3.7.b.

Municipal Planning Strategy and Planning Policy Framework

The relevant Clauses from the Municipal Planning Strategy and Planning Policy Framework are contained within Appendix 9.3.7.c.

The policies of the Municipal Planning Strategy and Planning Policy Framework provide support to the proposal for the following reasons:

Clause 02.03-1 & Clause 11.01-1L-01 – Settlement

Clause 11.01-1L-04 – Mount Beauty – Tawonga South

The subject site is situated within the Mount Beauty – Tawonga South settlement boundary as identified within the Mount Beauty – Tawonga South Structure Plan at Clause 11.01-1L-04. The site has access to all reticulated services and bushfire and flood risk can be suitably mitigated, as discussed in greater detail below. The site is ideally positioned within the mixed use zone and is surrounded by a mixture of complementary land uses such as retail premises, a tavern, caravan park, brewery and food and drink premises. Whilst the proposed development is the first of its kind within the area, it is considered to be appropriately zoned for such purposes.

Clause 02.03-3 - Environmental Risks and Amenity

Clause 13.02-1S & Clause 13.02-1L - Bushfire Planning

Clause 13.03-1S & Clause 13.03-1L – Floodplain Management

Clause 13.07-1S - Land use compatibility

The proposal suitably responds to and reduces bushfire risk which is discussed in greater detail below under the BMO and Clause 53.02. The BAL rating is not greater 29 and therefore accords with the strategy under Clause 13.02-1L. NECMA have reviewed the application and issued conditional consent demonstrating that flood risk can be suitably mitigated, and the proposal is unlikely to have an adverse impact on the floodway function.

The proposal is not considered to result in any unreasonable noise impacts to sensitive land uses. The commercial premises and internal accessways have been carefully located at the road frontage and central to the site to maximise the separation distance from the caravan and camping park. In any instance, the permit holder will be required to meet the requirements of the Environment Protection Act 2017 in relation to odour, noise, hours of operation and the like ensuring that off-site amenity impacts are minimised.

Clause 14.02-1S & Clause 14.02-1L Catchment planning and management

Clause 14.02-2S & Clause 14.02-2L Water quality

The subject site is located within a Special Water Catchment and as such, the application was referred to GMW for consideration. No issues were raised, and conditional consent was provided. This demonstrates that the proposal will have a suitable impact on catchment health and function.

Clause 02.03-5 – Built Environment and Heritage

Clause 15.01-1S & Clause 15.01-1L-01 – Urban Design

Clause 15.01-2S – Building Design

Clause 15.01-5S - Neighbourhood Character

Clause 15.03-2S – Aboriginal Cultural Heritage

The subject site is situated within an established mixed-use area. The area is not particularly recognised for its consistent character and there are no Local Policies or Overlays relating to the character of the area.

As mentioned earlier, the proposed development is the first of its kind within the local area in terms of the scale of the development and design. The existing character of the area is not consistent in terms of setbacks, building area and design/external appearance. However, existing development is all of a relatively low scale, being predominantly single storey. Applicable planning policy supports intensification of development in this location and as such, a suitable balance must be achieved between development intensification and supporting the existing character of the area.

From the street, the development presents an attractive and interactive façade, with the commercial premises located at the front of the site integrating with the public realm. The proposed buildings adjacent to the street frontage are relatively low scale (1-2 storeys) which provides an appropriate height transition from existing single storey development within the surrounding area. Of concern is the impact of the three-storey development at the rear of the site on the adjacent caravan and camping park. Whilst it is acknowledged that attempts have been made to limit the number of three storey buildings to two, the sheer height of the three storey dwellings and minimal setback to the rear is considered to be out of character with the area and will lead to adverse amenity impacts on the adjacent caravan and camping park. There is minimal articulation/recessing on the rear façade of the three storey dwellings which would assist in mitigating amenity impacts and reducing visual bulk. As such, conditions will be

included on any permit issued to either reduce the height or appropriately recess the third storey to address this.

The site layout is functional and allows for existing access to be utilised, on-site car parking, waste storage, stormwater management and services. Car parking and access will be discussed further under Clause 52.06 below. Landscaping is proposed within all open areas of the site which also includes an area of communal open space. This will assist in softening the appearance of the development when viewed from the street as well as provide for on-site amenity for residents. A detailed landscaping plan will be required as per conditions to ensure that plantings are suitable. Taking into consideration the above, the proposed built form outcome positively addresses the Clauses listed above.

Clause 02.03-6 – Housing

Clause 16.01-1S – Housing Supply

Clause 16.01-2S – Housing Affordability

The proposal provides for housing supply and dwelling diversity within an established mixed use area of Tawonga South, where the necessary services and infrastructure are available to support additional dwellings. The site is reasonably land and unutilised, making it ideal for increased housing opportunities to reduce the demand for dwellings in greenfield and productive agricultural areas. As such, the proposal positively responds to the objectives and strategies of these Clauses.

It is recognised that a significant proportion of dwellings within the Municipality are not permanently occupied and are used for short term accommodation and holiday homes. Whilst there will be pressure for the proposed dwellings to be used for such purposes, the applicant has sought approval for the development of dwellings and if used for any other purpose in the future that requires a planning permit, enforcement action could be undertaken.

Clause 02.03-7 – Economic Development

Clause 17.01-1S & Clause 17.01-1L – Diversified Economy

Clause 17.01-1R – Diversified Economy - Hume

Clause 17.02-1S - Business

Clause 17.04-1S & Clause 17.04-1L - Tourism

Clause 17.04-1R – Tourism - Hume

The proposal will contribute to the economic diversity and growth of Mount Beauty – Tawonga South and surrounding regions as well as provide jobs and services to the local community. The site is ideally positioned within a mixed use area, surrounded with similar complementary businesses, as sought by Clause 17.02-1S.

The proposal includes a number of commercial premises such as a restaurant, bar and two shops that will assist in supporting the local tourism industry and economy more broadly.

Clause 02.03-8 – Transport

Clause 18.02-4S - Roads

The site has existing access to Kiewa Valley Highway which is a road in a Transport Zone 2. A Traffic Impact Assessment report by Spotto was provided in support of the application which concludes that the proposed development is anticipated to generate 15 vehicle trips per hour in peak periods, which will not have a significant impact on the performance of the surrounding road network (including nearby intersections) or warrant any upgrades.

The Department of Transport were referred the application and provided conditional consent. This demonstrates that the proposal will provide for the safe and efficient use of the road network.

Clause 02.03-9 – Infrastructure

Clause 19.03-3S & Clause 19.03-3L – Integrated Water Management

The subject site is situated within an urban area with all the necessary development infrastructure and services. The Engineering Department have reviewed the application and did not raise any issues in terms of stormwater management and recommended standard conditions relating to provision of detailed construction and drainage drawings. Wastewater will be directed to reticulated sewer infrastructure. As such, the proposal is considered to suitably manage water resources.

Zoning and land use

The subject land is zone Mixed Use Zone, and a planning permit is required under the Zone provisions for various components of the proposal as follows:

- Clause 32.04-2 - to use the land for a market and food and drink premises (restaurant and bar);
- Clause 32.04-6 – to construct seven dwellings on a lot; and
- Clause 32.04-9 – buildings and works associated with a Section 2 use (market and food and drink premises)

A planning permit is not required under the zone for the shops and office as the Section 1 condition is met as follows:

- The two shops have a combined leasable floor area of approximately 48sqm.
- The office has a leasable floor area of 19sqm.

As a result, these elements did not form part of the assessment against the provisions of the Mixed Use Zone.

The site abuts the General Residential Zone to the north east and Clause 32.04-10 requires that any buildings or works constructed on a lot that abuts land in the General Residential Zone, among other residential zones, must meet the several requirements of Clause 55 A full assessment of the proposal against the relevant provisions of Clause 55 has been undertaken.

Clause 32.04-11 states that a building must not be constructed that exceeds the maximum building height specified in a schedule to this zone. There is no maximum building height requirement specified within the zone or schedule to the zone.

The development is consistent with the purpose and decision guidelines of the zone for the following reasons:

- The proposal positively responds to the Municipal Planning Strategy and the Planning Policy Framework which have been discussed under separate subheadings above.
- The proposal accords with the purpose of the Mixed Use Zone including providing for a range of residential and commercial and other uses which complement the mixed-use function of the locality and to provide for housing at higher densities.
- The proposal generally supports the existing character of the area (with minor modifications).
- The site does not have an interface with any existing dwellings and as such, no existing rooftop solar energy systems will be overshadowed.
- The proposal suitably responds to the objectives, standards, and decision guidelines of Clause 55. A full assessment of the proposal against the provisions of Clause 55 has been undertaken.

Overlays:

Clause 44.06 – Bushfire Management Overlay

The site is included in the Bushfire Management Overlay and the application triggers a planning permit pursuant to Clause 44.06-2 as buildings and works associated with accommodation, office and retail premises are proposed.

The applicant provided a bushfire hazard site assessment, bushfire hazard landscape assessment, bushfire management statement and bushfire management plan addressing the application requirements of Clause 44.06-3.

The requirements of Clause 53.02 have been met and will be discussed further under the Particular Provisions Section below. The mandatory condition listed under Clause 44.06-5 will need to be included on any permit issued.

The application was referred to the CFA and conditional consent was provided. The application has been considered against the decision guidelines of Clause 44.06-8 and can be supported as it is considered that the proposal satisfactorily addresses bushfire risks and requirements of the overlay.

Particular Provisions

Clause 52.06 – Car Parking

Clause 52.06-5 outlines the required number of car parking spaces for various uses.

The proposal generates the following demand for car parking:

Use and rate of car parking spaces required		Number of Spaces
Bar - maximum 18 patrons	0.4 spaces/patron	7.2
Dwellings 3 x one-two bedroom 4 x four bedroom	1 space/1-2 bedroom dwelling 2 spaces/ 3+ bedroom dwelling 1 space/5 dwellings	12 (including 1 visitor space)
Office - 74sqm net floor area	3.5 spaces/100sqm net floor area	2.59
Restaurant - maximum 39 patrons	0.4 spaces/patron	15.6
Shop - 48sqm leasable floor area	4 spaces/100sqm leasable floor area	1.92
Total		39.31 (39 rounded down)

Twenty two car parking spaces are proposed (11 for residential and 11 for commercial), as such, a reduction of 17 spaces has been sought. In support of the provision of car parking, the applicant provided a Traffic Impact Assessment Report by Spotto, satisfying the application requirements of Clause 52.06-7.

The report includes a car parking demand assessment which considers the following:

- The Bar area is mainly for the in-house guests, and thus it is appropriate to discount this by 50%.
- The restaurant area is also likely to be used mainly by in-house guests, and a 50% discount is considered appropriate; and
- Customers at the Market Spaces are anticipated to be apartment guests or ancillary to the shop areas, and thus it is appropriate to discount this by 100%.
- There is a high likelihood of multi-purpose trips within the locality, particularly to the shops and restaurant, as the site is located within the township of Tawonga South, and patrons will tend to be tourists staying in Tawonga South or surrounds, accessing the site and other nearby developments.
- Parking demand for the dwellings has been adequately catered for off-street.
- The demand for public parking from restaurant/bar patrons and shop customers will tend not to coincide, with the demand from restaurant/bar patrons likely to be highest in the evening and the demand from the shops likely to be highest during the day.
- Long stay car parking is typically limited to the dwellings and short stay car parking is likely to be associated with the commercial premises. Car parking spaces will be adequately signed to ensure that spaces are reserved for their intended duration.

- Although few people would be expected to use public transport to access the site, bus services are available from the Kiewa Valley Highway, approximately 200m south of the site.
- Pedestrian footpaths are available on the Kiewa Valley Highway adjacent to the site, and it is anticipated that there would be significant access by pedestrians from Tawonga South and nearby areas.
- Whilst a majority of residents and staff are expected to travel by motor vehicle, restaurant/bar patrons and shop customers may walk or ride to the site, as patrons will tend to be tourists staying in Tawonga South or surrounds, accessing the site and other nearby developments.
- Adequate bicycle parking is provided – refer Clause 52.34 assessment below.

Based on this, the car parking demand assessment anticipated demand was reduced to a total of 26 spaces, thus resulting in a shortfall of only four spaces. There are six on-street car parking spaces immediately adjacent to the site to cater for this shortfall. Considering the findings of the car parking demand assessment, the reduction of car parking is considered to be acceptable.

The site plan shows the necessary information required by Clause 52.06-8 and the proposal suitably meets the design standards for car parking under Clause 52.06-9. Namely:

- Existing access will largely be utilised by the proposed development, with minor alterations proposed and supported by the Department of Transport.
- The accessway is at least 3m wide and allows vehicles to exit the site in a forward direction. There are no overhead obstructions.
- Issues have been identified with the direction of traffic flow along the internal accessway and the ease of entering the car parking spaces for dwellings 1 to 5 and retail spaces 1 to 3. Reverse entering to retail spaces 1 to 3 is required. Whilst there are no design standards explicitly stating that reverse entering is not permitted, this is a new development and in the interest of traffic flow and safety along the internal accessway, these car parking spaces should be relocated/reoriented to achieve forward entry, reverse exit (as per the engineering referral response). Minor adjustments to the dwelling driveways will address the access issues identified for these spaces. Conditions will need to be included on any permit issued to rectify this.
- Due to the ingress and egress only access arrangements, a passing bay at the entrance to the site is not considered to be necessary.
- Car parking spaces are at least 6m from the road carriageway.
- Retail car parking spaces meet the minimum dimensions required and there is no encroachment within the "clearance required".
- Where two car parks are required for a dwelling, at least one is under cover beneath the cantilevered upper level of the dwelling and small awning. Given that the car parking spaces will be of an open nature, their dimensions are considered to be appropriate.
- The Traffic Impact Assessment Report outlines that one disabled car parking space is required under the Building Code of Australia. It is stated that the disabled space would be ideally located on-street due to ease of access to the commercial premises

at the front of the site. Councils engineering department have reviewed the application and require the disabled space to be located on-site. This will need to be addressed by way of condition.

- As the site is relatively flat, there are no concerns raised in relation to gradients.
- All car parking spaces are located in a close and convenient location relative to the dwellings and commercial premises.
- Areas of car parking are located to the rear of the site and will predominantly be screened from view from the public realm by the proposed buildings. This is considered to be a positive urban design outcome.
- Landscaping is proposed to all open areas of the site to soften the appearance of hard paved surfaces and assist with climate control.
- Lighting detail has not been provided with the application. Conditions should be included on any permit issued for lighting details along the accessway to ensure a reasonable level of safety and amenity for residents.

Conditions should be included on any permit issued to ensure that the shared driveway and car parking spaces are suitably constructed, and line marked in accordance with Clause 52.06-11.

Clause 52.27 - Licensed Premises

A permit is required under Clause 52.27 as the sale and consumption of liquor is proposed. The purpose and decision guidelines of Clause 52.27 focus strongly on ensuring that licensed premises are suitably located, and due consideration is given to the amenity of the surrounding area.

The proposed red line area will cover the restaurant and bar, with the maximum patronage for both separate areas being 57 persons at any given time.

The hours of operation for the restaurant and bar (including the licensed premises) are as follows:

- 10.00am to 11.00pm Mondays to Saturdays
- 11.00am to 11.00pm Sundays
- 12 noon to 11.00pm Good Friday and Easter Sunday.

The site is located within a mixed-use area of Tawonga South and has commercial abuttals to the north west, south west and south east. The site abuts a caravan and camping park to the north east which is known to have permanent residents. In spite of this, it is considered that the amenity of the surrounding area will not be unreasonably impacted by the proposed licensed premises.

Noise from the licensed premises is not expected to be unreasonable. The licensed premises is located at the road frontage and central to the site, separated from the caravan and camping park by a row of four dwellings. The licensed premises will include the restaurant and bar where people noise is already likely to occur, and the hours of operation are fairly standard and unlikely to directly result in amenity issues.

At a maximum patronage of 57 people, it is a relatively small-scale premises where people behaviour can be suitable managed by the venue operator so as to minimise

impacts to the amenity of the surrounding area. The Victorian Commission for Gambling and Liquor Regulation are likely to impose their own requirements on the liquor licence under the *Liquor Control Reform Act 1998* in relation to behaviour management. Given the small-scale nature of the premises, it is unlikely to result in any cumulative impacts.

As such, the proposed licensed premises is considered to be acceptable considering the purpose and decision guidelines of Clause 52.27.

Clause 52.29 - Land Adjacent to the Principal Road Network

The application triggers a planning permit pursuant to Clause 52.29-2 to alter access to a road in a Transport Zone 2. The purpose of Clause 52.29 is to ensure appropriate access to the Principal Road Network or land planned to form part of the Principal Road Network.

The application was referred to the Department of Transport as the relevant road authority for Kiewa Valley Highway, pursuant to Section 55 of the *Planning and Environment Act 1987*. The Department of Transport have consented to the application and recommended conditions relating to the construction and ongoing maintenance of access points to Kiewa Valley Highway. This demonstrates that the proposal will have an acceptable impact on the operation of the road network in this location and road safety.

Clause 52.34 - Bicycle Facilities

Clause 52.34 applies to this application with the proposal generating a requirement for 1.31 on-site bicycle parking spaces.

The site plan shows a bicycle rack at the front of the site which can accommodate five bicycle spaces, thus meeting the requirements of Clause 52.34-5.

Conditions should be included on any permit issued to ensure that bicycle spaces are constructed in accordance with the requirements of Clause 52.34-6 and Clause 52.34-7.

Clause 53.02 – Bushfire Planning

As the proposal does not involve the construction of a single dwelling, the requirements of Clause 53.02-4 (Pathway 2) apply. This requires the Responsible Authority to consider the following measures:

Clause 53.02-4.1 – Landscape, siting, and design objectives

The proposed buildings are sited to ensure the maximum separation distance is achieved between the buildings and the bushfire hazard having regard to all relevant permit triggers and planning scheme objectives, commensurate with the objectives of the Clause.

While landscape risk cannot be eliminated, it is considered that suitable measures have been put in place to mitigate ember attack and direct fire attack as follows:

- Construction to BAL 12.5 level
- Location of buildings at an appropriate distance from classifiable vegetation
- Defendable space provided to the property boundary to respond to landscape risk

- On site water storage and
- The site abuts a main highway and access is provided for fire service vehicles.

The requisite defensible space, access, water supply and BAL requirements have been incorporated into the Bushfire Management Plan for approval. Based on the above, approved measures 2.1-2.3 are considered to be met and the underlying objectives have been achieved.

Clause 53.02-4.2 – Defendable space and construction objectives

Surrounding vegetation has been classified as low threat vegetation. In accordance with Table 2 to Clause 53.02-5, defensible space will be provided at 50m or to the property boundary, whichever is lesser, with a BAL 12.5 construction standard. The Bushfire Management Plan shows defensible space to the property boundary and a BAL 12.5 construction standard. The defensible space can easily be accommodated within the boundaries of the site and vegetation management will be achievable. A detailed landscaping plan will be required to be provided to demonstrate suitable plantings considering the vegetation management requirements for defensible space under Table 6 to Clause 53.02-5.

Clause 53.02-4.3 – Water supply and access objectives

Given the mixed-use nature of the proposed development, the CFA consider that the Clause 53.02-5 requirements do not adequately capture the water requirements of the proposed development and as a result have requested a 20,000L water supply in two separate above ground tanks. A static water supply of 2 x 10,000L has been shown on the Bushfire Management Plan for approval and as such, sufficient water supply for firefighting is provided. Vehicular access has been provided in accordance with the requirements.

Clause 53.02-4.5 – Decision guidelines

The decision guidelines of this Clause provide that a development can still be supported, even if one or more objectives are not met; having regard to the overall risk profile of the development. While it is trite to observe that the subject site is not immune from bushfire risk, the proposed mitigation measures captured through this development provide an appropriate level of defence to ensure that the risk is reduced to an acceptable level. The measures proposed can be readily and practically implemented on the site and the risk to the site overall is low in context of BMO planning applications. The CFA have reviewed the application and did not object subject to conditions.

For these reasons, it is considered that the proposal satisfactorily addresses bushfire risk to the site.

Clause 53.18 – Stormwater Management in Urban Development

Clause 53.18 applies to this application and has the purpose to ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property, and public safety, and to provide cooling, local habitat, and amenity benefits.

Councils Engineering Department reviewed the application and did not raise any major issues in terms of stormwater management. Standard conditions were recommended relating to the provision of detailed construction and drainage plans for further assessment. These conditions will be included on any permit issued.

Clause 55 – Two or More Dwellings on a Lot and Residential Buildings

The objectives, standards and decision guidelines of Clause 55 are assessed in the Appendix 3. In summary, the proposal achieves suitable compliance with all relevant objectives of Clause 55.

General Provisions

Clause 65.01 of the Alpine Planning Scheme provides the general decision guidelines that must be considered, as appropriate, before deciding on an application for planning permit. The proposal can be supported considering the relevant decision guidelines of Clauses 65.01 as detailed below:

Decision Guideline	Response
The matters set out in Section 60 of the Act.	The proposal is appropriate considering the matters set out in Section 60 of the <i>Planning and Environment Act 1987</i> . Namely, the proposal satisfies the relevant provisions of the Alpine Planning Scheme, notification and referrals were undertaken, and there are no negative environmental, social, or economic effects. The objections received have been addressed in consideration of the application.
Any significant effects the environment, including the contamination of land, may have on the use or development	The environment is unlikely to have any significant effect on the proposed development. Bushfire and flooding have been addressed in the body of this report.
The Municipal Planning Strategy and the Planning Policy Framework.	The proposal is supported by the Municipal Planning Strategy and the Planning Policy Framework.
The purpose of the zone, overlay or other provision.	The proposal is consistent with the purpose of the Mixed Use Zone, Bushfire Management Overlay, Clauses 52.06, 52.27, 52.29, and 55, and the relevant Particular Provisions.
Any matter required to be considered in the zone, overlay or other provision.	The proposal is consistent with the relevant requirements and decision guidelines of the Mixed Use Zone, Bushfire Management Overlay, Clauses 52.06, 52.27, 52.29, and 55, and the relevant Particular Provisions.

Decision Guideline	Response
The orderly planning of the area.	The proposal provides for a functional mixed-use development on an unutilised site zoned for such purposes. Natural hazards have been suitably mitigated and there are unlikely to be any unreasonable off site amenity impacts (subject to conditions). As a result, the proposal is considered to be an example of orderly planning.
The effect on the environment, human health, and amenity of the area.	The proposal is unlikely to have any negative effects on the environment, human health, and amenity of the area.
The proximity of the land to any public land.	The site does not have an interface with public land.
Factors likely to cause or contribute to land degradation, salinity or reduce water quality	The proposal is unlikely to contribute to land degradation, salinity, or reduced water quality. All stormwater and wastewater will be connected to reticulated services and no native vegetation is required to be removed.
Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site	The Engineering Department has reviewed the application and recommended a condition relating to the provision of a detailed drainage design for further assessment.
The extent and character of native vegetation and the likelihood of its destruction	N/A – no native vegetation will be impacted by the proposal.
Whether native vegetation is to be or can be protected, planted, or allowed to regenerate	N/A
The degree of flood, erosion or fire hazard associated with the location of the land and the use, development, or management of the land to minimise any such hazard	Bushfire and flooding risk has been addressed in the assessment of this proposal.
The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts	On-site loading and unloading can be accommodated within the proposed car parking areas for small vans and a dedicated loading/unloading area has been included within the accessway for larger vehicles. As the location of the loading/unloading area will impede

Decision Guideline	Response
	traffic flow along the accessway, it will only be used at times when the accessway is least likely to be used (ie. before and after shop opening times and commuting).
The impact the use or development will have on the current and future development and operation of the transport system	The applicant provided a Traffic Impact Assessment Report demonstrating that traffic from the proposed development will not impact the current and future operation of the transport system. The application was referred to the Department of Transport and conditional consent was provided. This confirms that the proposal will have a suitable impact on the current and future operation of the transport system.

CONCLUSION

The application has been assessed against the relevant provisions of the Alpine Planning Scheme, including the Municipal Planning Strategy, Planning Policy Framework, the Mixed Use Zone, Bushfire Management Overlay, the relevant Particular Provisions, and decision guidelines.

Having considered all relevant matters, the application is considered to be consistent with the Alpine Planning Scheme.

The application for use and development of two food and drink premises (restaurant and bar), development of seven (7) dwellings, two shops and an office, licenced premises, alteration of access to a road in a Transport Zone 2 and reduction of car parking requirements is considered to be consistent with the Alpine Planning Scheme and should be approved for the following reasons:

- The application is consistent with the Alpine Planning Scheme.
- The application is consistent with the objectives of planning in Victoria.
- The proposal does not breach the restrictive covenant applicable to the land.
- The objectors' concerns (as relevant and applicable to the specific planning permissions being sought) have been considered reasonably addressed.

DECLARATION OF CONFLICT OF INTEREST

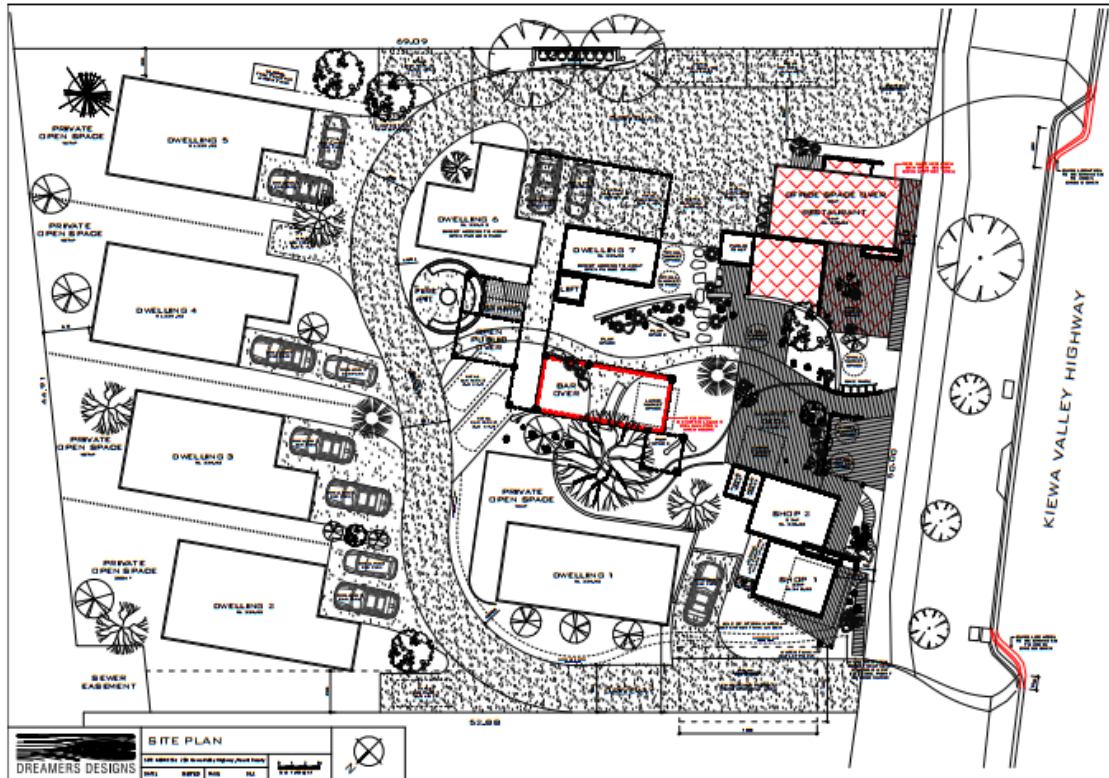
In accordance with section 130 of the *Local Government Act 2020*, and Chapter 7 section A6 of Council's Governance Rules, the following officers declare that they have no interests to disclose in providing this report.

- Director Customer and Community
- Manager Statutory Planning, Compliance and Local Laws
- Contract Planner

APPENDICE(S)

- 9.3.7.a Proposed Plans
- 9.3.7.b Conditions
- 9.3.7.c Policy and decision guidelines

Appendix 9.3.7.a. Proposed Plans



Plan 1: Site Plan



Plan 2: Site Context



Plan 3: Streetscape



Plan 4: Plans and elevations – restaurant and shops



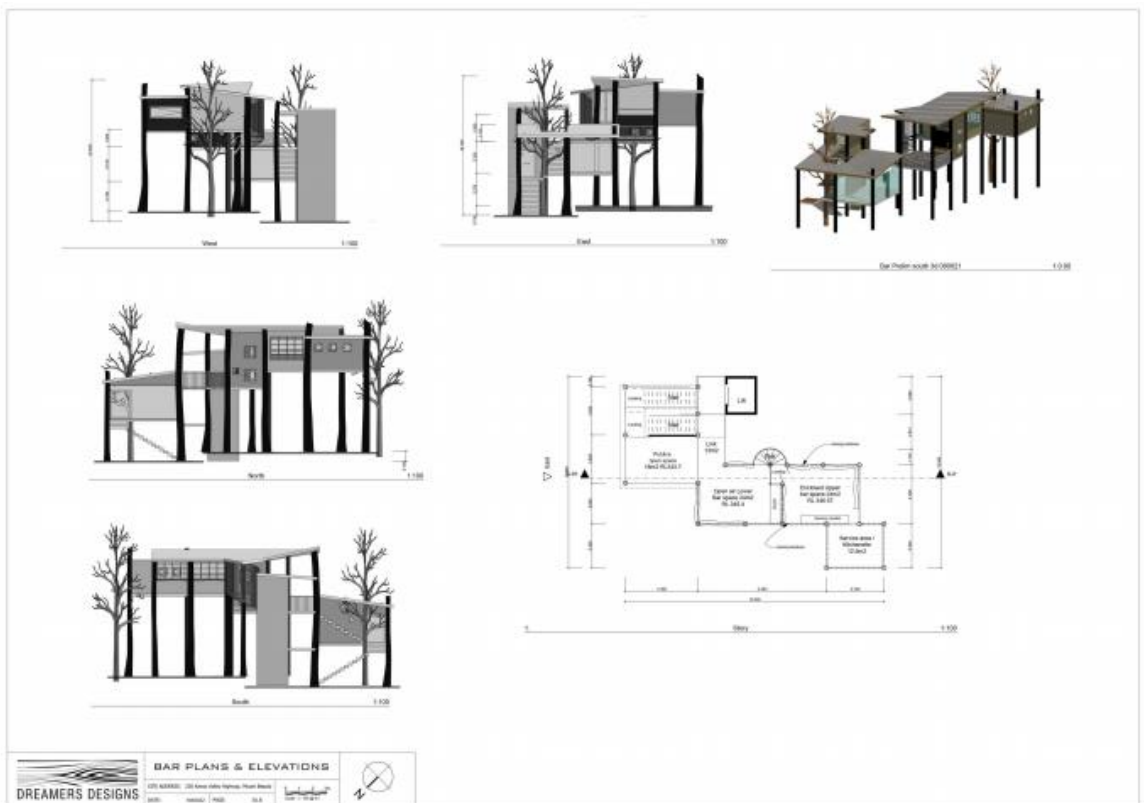
Plan 5: Plans and elevations – dwellings 1, 6 & 7



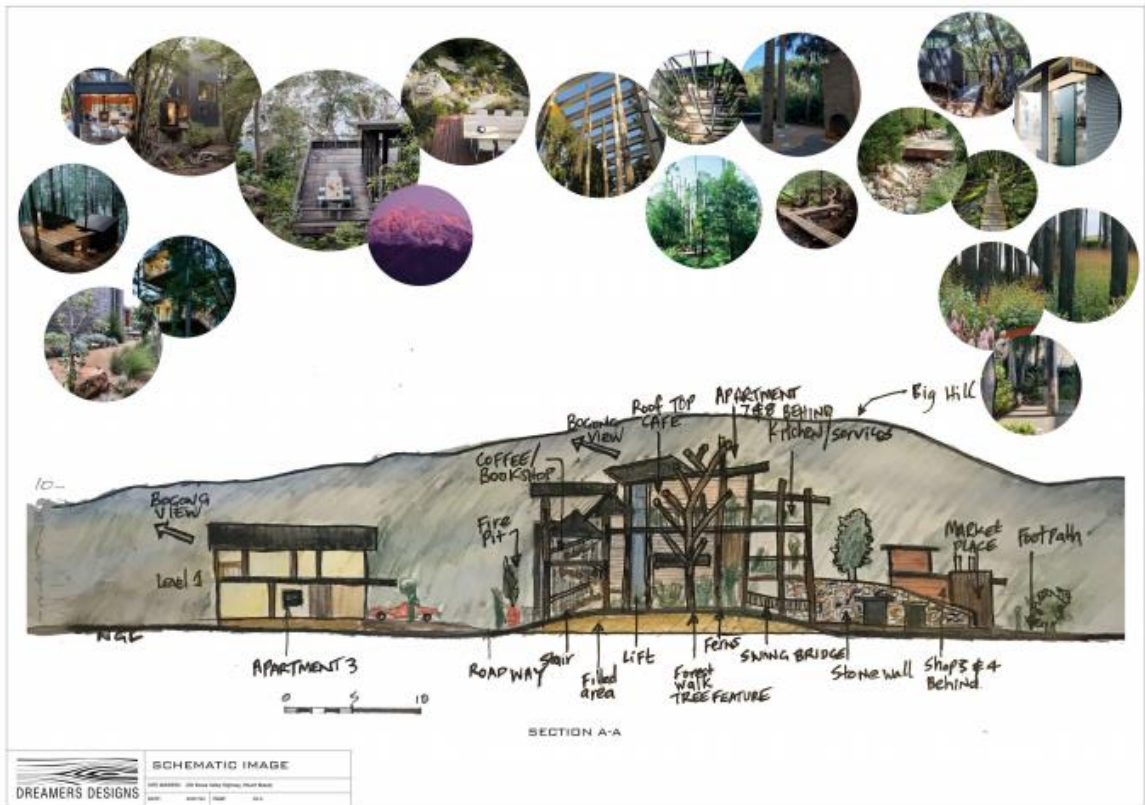
Plan 6: Plans and elevations – dwellings 3 & 5



Plan 7: Plans and elevations – dwellings 2 & 4



Plan 8: Plans and elevations - bar



Plan 9: Schematic image



Plan 10: Restaurant 3D visualisation

Appendix 9.3.7.b Conditions

Amended Plans

1. Before the endorsement of any plans, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and be generally in accordance with the plans submitted with the application but modified to show:
 - a. Remove any signage from the elevations.
 - b. Change the "Market" annotations to "Outdoor Shop Display".
 - c. Location and details of any lighting along the internal accessway.
 - d. Indicate the carport locations on the site plan.
 - e. Complete elevation of the stone wall that extends from the restaurant through the area of communal open space.
 - f. Location of mailboxes for the dwellings.
 - g. Amended elevations to correct errors/show missing detail as follows (note design changes required under point i):
 - i. Dwelling 2
 - Ground floor and upper floor windows do not match the floor plan for the northern and southern elevation.
 - East elevation does not show the balcony and windows in the correct location as per the floor plan.
 - The west elevation does not clearly show the location of all windows as per the floor plan.
 - Materials missing from east elevation.
 - ii. Dwelling 3
 - Upper level and rooftop windows are missing/not accurately shown on the western elevation.
 - The carport is not in the correct location on the western elevation as per the location on the ground floor plan.
 - Windows on all floors do not match the floor plan for the northern and southern elevation.
 - East elevation does not show the balcony, external doors and windows in the correct location as per the upper floor plan and roof top plan.
 - Roof line angle shown on the north and south elevations does not match the direction shown on the east and west elevation.
 - iii. Dwelling 4
 - Upper level WC window missing from south elevation.
 - Materials missing from east elevation.
 - iv. Dwelling 5
 - Upper level and rooftop windows are missing/not accurately shown on the western elevation.
 - The carport is not in the correct location on the western elevation as per the location on the ground floor plan.

- Lounge wall, bed 4 window, master bedroom window bed 2 window missing on the north elevation.
 - Reading nook windows not shown on the south elevation.
 - Roof line angle shown on the north and south elevations does not match the direction shown on the east and west elevation.
- v. Dwelling 6 & 7
- Missing Level 2 external door to dwelling 6 on the north elevation.
 - Dwelling 7 west elevation does not show windows as per the floor plan (lounge and bedroom windows not shown and kitchen window is not in correct location).
- h. Details of louvered screens to the rear sides of dwellings 2 to 5.
- i. To mitigate overlooking to the north east and achieve appropriate height transitions in accordance with Clause 55.03-2 and Clause 55.04-6 of the Alpine Planning Scheme, the following design changes are required:

Dwellings 2 to 5:

- i. Master bedroom balcony on the upper level removed and replaced with a window with a sill height no lower than 1.7m above the upper level FFL or alternatively a full window with fixed opaque glazing to a height no lower than 1.7m above the upper level FF ; or
- ii. Increase the height of the master bedroom balcony balustrade to a minimum height of 1.7m above the upper level FFL and include opaque glazing, louvres or suitable alternative to the satisfaction of the Responsible Authority.

Dwellings 3 and 5:

- iii. Remove the roof top; or
 - iv. Offset the roof top a minimum distance of 9m from the north eastern boundary of the site.
- j. Landscaping plan as per Condition 2.
- k. Waste Management Plan as per Condition 3 and any alterations to plans to accommodate waste storage and collection in accordance with the Waste Management Plan.
- l. Any changes to the car parking layout as a result of Condition 19.

Landscape Plan required

1. Concurrent with the submission of plans required by Condition 1 and before the commencement of buildings and works, a detailed Landscape Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When the Landscape Plan is approved, it will become an endorsed plan forming part of this Permit. The Landscape Plan must incorporate:
 - a. A survey (including botanical names) of all existing vegetation to be retained and/or removed.

- b. A survey, including botanical names, of all existing trees on neighbouring properties where their Tree Protection Zones (calculated in accordance with AS4970-2009) encroach into the subject site.
- c. A planting schedule of all proposed trees, shrubs, and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant. Plantings must achieve the vegetation management requirements under Table 6 to Clause 53.02-5.
- d. Landscaping to achieve a suitable buffer between dwelling 6 and the accessway.
- e. Landscaping and planting within all open areas of the site.
- f. Details of all proposed hard surface materials including pathways, patio, or decked areas.

Waste management plan

2. Concurrent with the plans required by condition 1, a Waste Management Plan (WMP) to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. Once approved, the plan will be endorsed and will form part of the permit.

The Waste Management Plan must provide for the following matters:

- a. Details on the number, volume, and location of waste receptacles.
- b. How appropriate management of the waste and recycling will be ensured.
- c. Detail of the bin storage area showing path of access, hard waste areas etc.
- d. Detail of the frequency of waste collections.
- e. Details of the appropriate waste contractor.

Endorsed Plans

3. The use (including licensed premises) and development as shown on the endorsed plan must not be altered or modified (whether or not in order to comply with any statute, statutory rule, or Local Law, or for any other reason) without the prior written consent of the Responsible Authority.

Completion of Development

4. Once the development has commenced, it must be completed prior to occupation to the satisfaction of the Responsible Authority.

Completion and maintenance of landscaping

5. Prior to the commencement of the use approved herein or within the next planting season, whichever is the earlier; the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the Responsible Authority.
6. The landscaping must thereafter be maintained to the satisfaction of The Responsible Authority, including that any dead, diseased or damaged plants are to be replaced within 3 months or within the next planting season.

Mandatory Bushfire Management Overlay Condition

7. The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defensible space,

water supply and access, must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed.

Bushfire Emergency Management Plan

8. Before the use commences, a Bushfire Emergency Management Plan must be prepared by a suitably qualified person and submitted to the Responsible Authority for approval and endorsement. Once endorsed, the site must be managed in accordance with the plan. Apart from routine updates to ensure currency, the plan must not be altered unless agreed to in writing by the Responsible Authority. The plan should address the following matters:
 - a. A clear statement of the plans purpose and scope.
 - b. Details on the site and any emergency features/equipment.
 - c. A version control table and details on when and how the plan will be reviewed.
 - d. Details of the roles and responsibilities of the emergency control organisation (wardens).
 - e. Outline of training requirements for the emergency control organisation (wardens) and how often exercises will be conducted.
 - f. Details for onsite contacts, emergency services and neighbours.
 - g. Appropriate "action statements" for:
 - i. Before the Fire Danger Period.
 - ii. During the Fire Danger Period – including details of how the bushfire threat will be monitored.
 - iii. When a Code Red & Extreme Fire Danger Rating is forecast.
 - iv. When any other lower trigger point for action is forecast (as determined by the sites emergency control organisation/management).
 - v. When a bushfire threatens the site – including the trigger for sheltering in place or evacuation (as appropriate).
 - vi. After the bushfire threat passes.
 - vii. Details on evacuating staff, visitors, and guests from the site.

Amenity

9. The use and development must be managed so that the amenity of the area is not detrimentally affected, through the emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, wastewater, waste products, grit, or oil, or similar.

Control of Light Spill

10. External lighting must be designed, baffled, and located so as to prevent any adverse effect on adjoining land, to the satisfaction of the Responsible Authority.

Storage

11. No goods, equipment or materials may be stored outside of the building, unless allowed for on the endorsed plan.

Bicycle racks

12. Prior to the commencement of the use, the bicycle spaces indicated on the endorsed plans must be installed in accordance with design and signage requirements of Clause 52.34-6 and Clause 52.34-7 of the Alpine Planning Scheme, to the satisfaction of the Responsible Authority.

Communal Toilets

13. Communal toilets must be made available for patron/public use during operating hours and maintained by the owner(s)/occupier(s) to the satisfaction of the Responsible Authority.

Patron Numbers

14. The maximum number of patrons permitted within the bar at any given time must not exceed 18.
15. The maximum number of patrons permitted within the restaurant at any given time must not exceed 39.

Engineering Conditions

Detailed Construction Plans

16. Prior to commencement of construction, detailed construction plans must be submitted to and approved by the Alpine Shire Council. Construction detail shall be generally in accordance with Council's Infrastructure Design Manual (www.designmanual.com.au). When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions, and shall include proposed construction detail, further information, or modifications to:
 - a. Pavement and proposed seal treatment of the internal accessway.
 - b. Underground drainage system, with supporting computations.
 - c. Landscape plans, including street tree locations and planting detail.
 - d. Vehicular crossings.
 - e. Access and parking.
 - f. Proposed signage.
 - g. Stormwater detention and quality treatments.

Drainage Discharge Plan

17. Prior to commencement of construction, a properly prepared drainage discharge plan with computations must be submitted to, and approved by, Alpine Shire Council. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions. The information submitted must show the details listed in Council's Infrastructure Design Manual and be designed in accordance with the requirements of that manual.

The information and plan must include:

- a. Details of how the works on the land are to be drained and retarded.
- b. Computations including total energy line and hydraulic grade line for the existing and proposed drainage as directed by Alpine Shire Council.

- c. Connection points for drainage for each dwelling/building.
- d. Underground pipe drains conveying stormwater to the legal point of discharge.
- e. Measures to enhance stormwater discharge quality from the site and protect downstream waterways, including the expected discharge quality emanating from the development and design calculation summaries of the treatment elements.
- f. A maximum discharge rate from the site is to be determined by computation to the satisfaction of Council.
- g. The details of the incorporation of water sensitive urban design designed in accordance with "Urban Stormwater Best Practice Environmental Management Guidelines" 1999.
- h. Maintenance schedules for treatment elements.

Car Park Construction Plan

18. Concurrent with the plans required by Condition 1, detailed layout plans demonstrating compliance with AustRoads Publication 'Guide to Traffic Engineering Practice: Part 11 Parking' and to the satisfaction of the relevant authority must be submitted to and approved by the Alpine Shire Council. The plans must be drawn to scale with dimensions and must show:
- a. A minimum of 22 on-site car parking spaces, including one disabled space on the site.
 - b. Disabled spaces designed in accordance with AS2890.6. The car spaces must be provided as close as practicable to suitable entrances of the building and must be clearly marked in accordance with the relevant Australian Standard.
 - c. All car parking spaces must be designed to allow vehicles to drive forwards when entering and leaving the property. A turning template is to be shown on the approved drawing which clearly indicates a B85 Passenger Car and 8.8m service vehicle is capable of achieving the required movements.
 - d. Any changes to dwelling driveways as a result of point c.
 - e. All parking space must be oriented such that it can be accessed with forward movement in accordance with the traffic direction.
 - f. Location and design of any directional and car parking signage. Signs must not exceed 0.3 square metres.
 - g. Location and design of any lighting within the accessways or car parking areas.

Completion of Urban Drainage Works

19. Prior to occupation of the development, all stormwater and surface water discharging from the site, buildings and works must be conveyed to the legal point of discharge by underground pipe to the satisfaction of the Alpine Shire Council. No effluent or polluted water of any type may be allowed to enter the Council's stormwater drainage system. The legal point of discharge for this site is Council Drainage system in Kiewa Valley Highway.
20. All roof water from buildings and surface water from paved areas must be collected and discharged to the point of discharge to avoid any nuisance discharge to adjacent land.

Completion of Car Parking Works

21. Prior to occupation of the development, the area(s) set aside for parking of vehicles and access lanes as shown on the endorsed plans must be:
- a. Surfaced with an appropriate bituminous surface (asphalt or spray seal) applied over an appropriate standard crushed rock pavement. Details of bituminous surface and pavement construction detail must be submitted and approved by the Alpine Shire Council prior to work commencing.
 - b. Drained in accordance with an approved drainage plan.
 - c. Line-marked to indicate each car space and all access lanes.
 - d. Properly illuminated with lighting designed, baffled, and located to the satisfaction of the Alpine Shire Council to prevent any adverse effect on adjoining land.
 - e. Measures taken to prevent damage to fences or landscaped areas of adjoining properties and to prevent direct vehicle access to an adjoining road other than by a vehicle crossing.
 - f. Provision of traffic control signage and or structures as required.
 - g. Provision of signage directing drivers to the area(s) set aside for car parking. Such signs are to be located and maintained to the satisfaction of the Alpine Shire Council. This sign must not exceed 0.3 square metres.

Loading and Unloading

22. The loading and unloading of goods from vehicles must only be carried out on the land subject to this permit, within the designated loading bay(s) and must not disrupt the circulation and parking of vehicles on the land, to the satisfaction of the Responsible Authority.

Construction Management Plan

23. Prior to the commencement of works, a Construction Management Plan shall be submitted to and approved by the Alpine Shire Council. Once approved, the plan will be endorsed and will form part of the permit. The plan must outline how issues such as mud on roads, dust generation and erosion and sediment control will be managed, on site, during the construction phase. Details of a contact person/site manager must also be provided, so that this person can be easily contacted should any issues arise.
24. The measures contained within the endorsed Construction Management Plan must be adhered to at all times to the satisfaction of the Responsible Authority.

Defect Identification – Council's Assets

25. Prior to commencement of construction, the owner or developer must submit to the Alpine Shire Council a written report and photos of any prior damage to public infrastructure. Listed in the report must be the condition of kerb and channel, footpath, seal, streetlights, signs, and other public infrastructure fronting the property and abutting at least two properties either side of the development. Unless identified with the written report, any damage to infrastructure post construction will be attributed to the development. The owner or developer of the subject land must pay

for any damage caused to Alpine Shire Council's assets/public infrastructure caused as a result of the development or use permitted by this permit.

Ausnet Conditions

26. As there are AusNet Services Underground Power Lines in the vicinity of the proposed construction, please note the following in regards to working near our assets:

AusNet Services refers to Energy Safe Victoria (ESV) for safety information and advice. ESV notes the following:

- As part of this process your builder will need to undertake a Dial Before You Dig before construction takes place.
- Go to the following for more info from the ESV on working near underground assets: <https://esv.vic.gov.au/technical-information/electrical-installations-and-infrastructure/no-go-zones/>

CFA Conditions

Amended Bushfire Management Plan Required

27. Before the development starts, an amended Bushfire Management Plan must be prepared to the satisfaction of the CFA and submitted to the Responsible Authority for endorsement. Once endorsed, the plan must not be altered unless agreed to in writing by CFA and the Responsible Authority.

The plan must be generally in accordance with the BMP prepared by Kusch Consulting Engineers (drawing No. B.200, revision 2, dated 11th February 2022) but modified to replace the conditions for Defendable space and Water Supply with:

a. Defendable space

Defendable space for a distance of 50 metres around the proposed buildings (or to the property boundary, whichever is the lesser distance) must be provided where vegetation (and other flammable materials) will be modified and managed in accordance with the following requirements:

- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres.
- Trees must not overhang or touch any elements of the building.

- The canopy of trees must be separated by at least 5 metres.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.
- b. Water supply
 - i. The water supply must show a minimum of 20,000 litres of effective water supply for firefighting purposes including:
 - The location of the CFA outlet, the occupier's outlet and the pipeline between the tank and the CFA outlet, and
 - The material of manufacture and nominal diameter of all piping and fittings.
 - 80 mm PVC (Class 12) or Copper (Class A) or 90 mm HDPE (PN 12.5).
 - ii. The water supply must be installed so that it meets the following requirements:
 - The static water supply must be stored in two above ground tanks constructed of concrete or metal.
 - The static water supply must be provided with an outlet for the CFA (CFA outlet) that includes a 64 mm CFA 3 thread per inch male coupling.
 - The static water supply must also include an outlet which incorporates a ball or gate valve separate to the CFA outlet for use by the owner/occupier of the land.
 - The CFA outlet must be:
 - Easily accessible by a firefighter in the event of a bushfire,
 - Clear of all vegetation for a distance of 1.5 metres,
 - Setback from flammable objects (including timber fences and timber retaining walls) for a minimum distance of 1.5 metres,
 - Located a minimum distance of 10 metres and no more than 60 metres from the dwelling, and
 - Oriented horizontally.
 - The internal diameter for the fitting connecting the tank to the pipeline must be equivalent to or greater than the internal diameter of the pipeline between the tank and the fire authority outlet.
 - The centreline of the CFA outlet must be:
 - A minimum of 300mm and maximum 600mm in height above the finished ground level, and
 - Located below the level of the outlet on the tank.
 - The riser for the CFA outlet must be supported by a galvanised steel post at least 50mm x 50mm or equivalent which is concreted in the ground to a depth of at least 450mm.
 - A 65mm British Standard Pipe (BSP) ball or gate valve must be provided at the CFA outlet to control the flow of water to the CFA coupling. Any other valves between the CFA outlet and the tank must be locked in the open position.
 - The CFA outlet must be easily identifiable from the entrance to the property or signage must be provided that meets the following requirements:

- Has an arrow pointing to the location of the fire authority outlet,
 - Has dimensions of not less than 310mm high and 400mm long,
 - Is red in colour, with a blue reflective marker attached, and
 - Is labelled with a 'W' that is not less than 15cm high and 3cm thick.
- The CFA outlet must include a fade-resistant or engraved sign that:
 - Is fixed to the post supporting the fire authority outlet riser,
 - Has a minimum height of at least 1.5m from the ground surface level, and
 - Includes the words "FIRE WATER TANK OUTLET" in lettering that is a minimum of 50mm in height and white on a red background.

Goulburn-Murray Water Conditions

- 28 All construction and ongoing activities must be in accordance with sediment control principles outlined in 'Construction Techniques for Sediment Pollution Control' (EPA, 1991).
29. All wastewater from the proposed development must be disposed of via connection to the reticulated sewerage system in accordance with the requirements of the relevant urban water authority.
30. Stormwater must be discharged to a legal point as nominated by the Responsible Authority. All infrastructure and works to manage stormwater must be in accordance with the requirements of the Responsible Authority.

Head, Transport for Victoria

31. Only two accesses will be permitted from the subject land to Kiewa Valley Highway as shown on the plan appended to the application.
32. Prior to commencement of the buildings and/or works, both the accesses must be constructed and sealed in accordance with VicRoads guideline drawing GD4010 Typical Access to Rural Properties to cater for the passenger vehicle as detailed in Table 2 - Access Setout Details to the satisfaction of and at no cost to the Head, Transport for Victoria.
33. The driveways must be maintained in a fit and proper state so as not to compromise the ability of vehicles to enter and exit the site in a safe manner or compromise operational efficiency of the road or public safety (eg. by spilling gravel onto the roadway).

North East Catchment Management Authority Conditions

34. The floor level of all buildings must be elevated above surrounding ground level to mitigate potential impact from Simmonds Creek breakout flows. Floor levels for the restaurant and retail stores (adjacent the Kiewa Valley Highway) must be elevated a minimum of 600 mm above surrounding finished surface level. For the remaining buildings (Apartments 1-7) a minimum floor level 300 mm above surrounding level is required.

35. Water resistant building materials that minimise the physical effects of flooding on the building structure must be used for foundations, footings and works below finished floor level.
36. All electrical wiring, power outlets, switches, etc. must, to the maximum extent possible, be located above floor level. Any electrical installation below this level must be suitable for continuous submergence in water.
37. No fill is to be introduced to the property without the prior written consent of the Authority. Any earthworks within the site utilizing existing material shall be designed and constructed to minimize the likely effects of flooding and must not divert or impede the flow of floodwater to the detriment of adjoining land.

Permit Expiry – Development

38. This permit will expire if one of the following circumstances applies:
 - a. The development is not started within two years of the date of this permit;
 - b. The development is not completed within four years of the date of this permit.
 - c. The use (including licensed premises) is not started within two (2) years after the completion of the development; or
 - d. The use (including licensed premises) is discontinued for a period of two (2) or more years.

The Responsible Authority may extend the time referred to if a request is made in writing before this Permit expires or within six months after the expiry date if the use/development has not commenced.

If the development has commenced, the responsible authority may extend the time referred to if a request is made in writing within twelve months of the expiry date.

- End of Conditions -

Council Planning Notes:

1. **Building Approval Required**
This permit does not authorize the commencement of any building construction works. Before any such development may commence, the applicant must apply for and obtain appropriate building approval.
2. **Road Opening/Non-Utility Minor Works on Municipal Road Reserve/Consent for Works on Road Reserves Permit Required**
A road opening/crossing permit must be obtained from the Alpine Shire Council prior to working in or occupying the road reserve with construction equipment or materials. Applications may be accessed via the Alpine Shire Council website.
3. **Access for People with Disabilities**
The facilities approved by this permit shall be constructed and maintained to accord with all relevant legislation (Federal or State), Australian Standards, or any other design requirements relating to access or other issues affecting people with disabilities to the satisfaction to the Alpine Shire Council.

4. Food Premises

All food premises as defined by the *Food Act 1984* must notify/register with Council's Environmental Health Unit prior to commencing operations. The food premises must be designed in accordance with the requirements of the FSANZ Food Standards Code and Australian Standard.

Head, Transport for Victoria Notes:

5. Separate consent for works within the road reserve and the specifications of these works may be required under the *Road Management Act*.

Appendix 9.3.7.c POLICY AND PLANNING SCHEME PROVISIONS

Municipal Planning Strategy and Planning Policy Framework

Clause 02.03-1 – Settlement

Clause 02.03-3 – Environmental Risks and Amenity

Clause 02.03-5 – Built Environment and Heritage

Clause 02.03-6 – Housing

Clause 02.03-7 – Economic Development

Clause 02.03-8 - Transport

Clause 02.03-9 – Infrastructure

Clauses 11.01-1L and 1S – Settlement

Clauses 13.02-1L and 1S – Bushfire Planning

Clauses 13.03-1L and 1S – Floodplain Management

Clause 1307-1S – Land Use Compatibility

Clauses 14.02-1L and 1S – Catchment Planning and Management

Clauses 14.02-2L and 2S – Water Quality

Clauses 15.01-1L-01 and 1S – Urban Design

Clause 15.01-2S – Building Design

Clause 15.01-5S – Neighbourhood Character

Clause 15.03-2S – Aboriginal Cultural Heritage

Clause 16.01-1S – Housing Supply

Clause 16.01-2S – Housing Affordability

Clauses 17.01-1L, 1R, and 1S – Diversified Economy

Clause 17.02-1S – Business

Clauses 17.04-1L, 1R, and 1S – Tourism

Clause 18.02-4S - Roads

Clauses 19.03-3L and 3S – Integrated Water Management

Zone

Clause 32.04 – Mixed Use Zone

Overlay

Clause 44.06 – Bushfire Management Overlay

Particular Provisions

Clause 52.06 – Car Parking

Clause 52.27 – Licensed Premises

Clause 52.29 – Land Adjacent to the Principal Road Network

Clause 52.34 – Bicycle Facilities

Clause 53.02 – Bushfire Planning

Clause 53.18 – Stormwater Management in Urban Development

Clause 55 – Two or More Dwellings on a Lot and Residential Buildings

General Provisions

Clause 65.01 – Approval of an Application or Plan

10. Informal meetings of Councillors

Introduction

In accordance with Chapter 8, section A1 of Council's Governance Rules, if there is a meeting of Councillors that:

- is scheduled or planned for the purpose of discussing the business of Council or briefing Councillors;
- is attended by at least one member of Council staff; and
- is not a Council meeting, Delegated Committee meeting, or Community Asset Committee meeting.

The Chief Executive Officer must ensure that a summary of the matters discussed at the meeting are tabled at the next convenient Council meeting and are recorded in the minutes of that Council meeting.

Cr Hughes

Cr Prime

That the summary of informal meetings of Councillors for July / August 2023 be received.

Carried

Background

The written records of the informal meetings of Councillors held during the previous month are summarised below. Detailed records can be found in Attachment 10.0 to this report.

Date	Meeting
18 July	Briefing Session
25 July	Briefing Session
8 August	Briefing Session
15 August	Briefing Session
22 August	Briefing Session

Attachment(s)

- 10.0 Informal meetings of Councillors – July / August 2023

11. Presentation of reports by delegates

Nil

12. General business

Refer to Alpine Shire Council's website www.alpineshire.vic.gov.au; for its YouTube live-streaming recording for responses to general business.

13. Motions for which notice has previously been given

Nil

14. Reception and reading of petitions

Nil

15. Documents for sealing

Cr Kelley

Cr Janas

That the following documents be signed and sealed.

1. S11A - Instrument of Appointment and Authorisation

- a. Planning Officer*
- b. Engineering Coordinator*
- c. Civil Development Engineer (1)*
- d. Civil Development Engineer (2)*

2. Section 173 Agreement – Desmond Charles Saunders

The Section 173 Agreement relates to conditions 3, 4, 17, and 18 of Planning Permit 2022.63 for a two (2) lot subdivision at 22 Station Street, Porepunkah (Lot 5 PS408974H).

The Agreement provides for bushfire management protection requirements including a Bushfire Management Plan and ensures a minimum finished floor level on Lot 2.

3. Section 173 Agreement – Mary Lynette Hall and Geoffrey Mervyn Hall

The Section 173 Agreement relates to conditions 11, 26, 27, and 28 of Planning Permit 2021.54 for a three (3) lot subdivision at 19 Martley Street, Porepunkah (Lot 4 PS741931R).

The Agreement provides for bushfire management protection requirements including a Bushfire Management Plan and requires access and driveway design for lots 2 and 3 to provide for vehicles to exit the site in a forward direction.

4. Section 173 Agreement – Mount Beauty Timber Industries Pty Ltd

The Section 173 Agreement relates to condition 3 of Planning Permit 2022.73 for a five (5) lot subdivision at 7 Embankment Drive, Mount Beauty (Lot S3 PS549580R).

The Agreement provides management of access between the land and the adjoining Mount Beauty Airfield.

Carried

There being no further business the Chairperson the meeting was closed to the public at 7.13pm to deal with a confidential matter in accordance with the provisions of s66(2)(a) of the *Local Government Act 2020*, to consider a confidential report defined by s3 of the *Local Government Act 2020*, as:

- Council business information, being information that would prejudice the Council's position in commercial negotiations if prematurely released.

The Chairperson declared the meeting closed at 7.49p.m.

.....

Chairperson



ALPINE

SHIRE COUNCIL

ANNUAL FINANCIAL REPORT
For the year ended 30 June 2023

Financial Report

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8.2.1 A 2022/23 FINANCIAL STATEMENT
DRAFT
Certification of the Financial Statements

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

Tony Cooper
Principal Accounting Officer CPA

Date:
Location: Bright, Victoria

In our opinion, the accompanying financial statements present fairly the financial transactions of Alpine Shire Council for the year ended 30 June 2023 and the financial position of the Council as at that date.

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

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

Cr John Forsyth
Councillor

Date:
Location: Bright, Victoria

Cr
Councillor

Date:
Location: Bright, Victoria

William Jeremy
Chief Executive Officer

Date:
Location: Bright, Victoria

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Comprehensive Income Statement

For the year ended 30 June 2023

	Note	2023 \$'000	2022 \$'000
Income / Revenue			
Rates and charges	3.1	20,837	19,766
Statutory fees and fines	3.2	557	579
User fees	3.3	1,239	1,253
Grants - operating	3.4	9,478	8,750
Grants - capital	3.4	3,116	8,525
Contributions - monetary	3.5	906	665
Contributions - non-monetary	3.5	573	766
Other income	3.6	2,451	833
Share of net profits of associates	6.2	-	-
Fair value adjustments for investment property	6.3	1,675	-
Total income / Revenue		40,832	41,137
Expenses			
Employee costs	4.1	(10,417)	(9,959)
Materials and services	4.2	(15,343)	(14,238)
Depreciation	4.3	(5,090)	(5,406)
Amortisation - Intangible assets	4.4	(53)	(53)
Bad and doubtful debts – allowance for impairment losses	4.5	2	2
Other expenses	4.6	(693)	(667)
Net loss on disposal of property, infrastructure, plant and equipment	4.7	40	(38)
Landfill rehabilitation expense	4.8	(2,276)	(1,110)
Total expenses		(33,830)	(31,060)
Surplus for the year		7,002	10,077
Other comprehensive income			
Items that will not be reclassified to surplus or deficit in future periods			
Net asset revaluation (decrement)/increment	9.1	22,453	22,840
Total other comprehensive income		22,453	22,840
Total comprehensive result		29,455	32,917

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

As at 30 June 2023

	Note	2023 \$'000	2022 \$'000
Assets			
Current assets			
Cash and cash equivalents	5.1	13,683	8,008
Other financial assets	5.1	29,500	32,000
Trade and other receivables	5.1	2,133	1,585
Prepayments	5.2	710	118
Inventories	5.2	96	102
Other assets	5.2	602	111
Total current assets		46,724	41,924
Non-current assets			
Property, infrastructure, plant and equipment	6.1	283,301	255,783
Intangible assets	5.2	135	188
Investments in associates	6.2	-	-
Investment property	6.3	5,450	3,775
Total non-current assets		288,886	259,746
Total assets		335,610	301,670
Liabilities			
Current liabilities			
Trade and other payables	5.3	4,280	4,511
Trust funds and deposits	5.3	420	300
Unearned income / revenue	5.3	12,350	8,672
Provisions	5.4	4,172	4,355
Total current liabilities		21,222	17,838
Non-current liabilities			
Unearned income / revenue	5.3	349	386
Provisions	5.4	3,949	2,110
Total non-current liabilities		4,298	2,496
Total liabilities		25,520	20,334
Net assets		310,090	281,336
Equity			
Accumulated surplus		134,274	127,973
Reserves	9.1	175,816	153,363
Total equity		310,090	281,336

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

8.2.1 A 2022/23 FINANCIAL STATEMENT
Statement of Changes in Equity

For the year ended 30 June 2023

2023	Note	Total \$'000	Accumulated Surplus \$'000	Revaluation Reserve \$'000	Other Reserves \$'000
Balance at the beginning of the financial year		281,336	127,973	147,291	6,072
Surplus for the year		7,002	7,002	-	-
Net asset revaluation decrement	6.2	22,453	-	22,453	-
Transfers to other reserves	9.1	-	-	-	-
Transfers from other reserves	9.1	-	-	-	-
Adjustment for overstated landfill rehabilitation expense from prior year		(701)	(701)	-	-
Balance at the end of the financial year		310,090	134,274	169,744	6,072

2022	Note	Total \$'000	Accumulated Surplus \$'000	Revaluation Reserve \$'000	Other Reserves \$'000
Balance at the beginning of the financial year		248,419	118,844	124,451	5,124
Surplus for the year		10,077	10,077	-	-
Net asset revaluation decrement	6.1	22,840	-	22,840	-
Transfers to other reserves	9.1	-	(948)	-	948
Transfers from other reserves	9.1	-	-	-	-
Balance at the end of the financial year		281,336	127,973	147,291	6,072

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

8.2.1 A 2022/23 FINANCIAL STATEMENT
Statement of Cash Flows

For the year ended 30 June 2023

		2023	2022
		Inflows/ (Outflows)	Inflows/ (Outflows)
	Notes	\$'000	\$'000
Cash flows from operating activities			
Rates and charges		20,714	19,716
Statutory fees and fines		557	579
User fees		1,276	1,291
Grants - operating		9,525	8,794
Grants - capital		6,756	11,014
Contributions - monetary		997	732
Interest received		573	141
Rent received		1,211	538
Trust funds and deposits taken		172	63
Other receipts		36	236
Net GST refund		521	807
Materials and services		(18,847)	(15,147)
Employee costs		(10,450)	(10,166)
Trust funds and deposits repaid		(36)	(35)
Other payments		(459)	(712)
Net cash provided by operating activities	9.2	12,546	17,851
Cash flows from investing activities			
Payments for investments		2,500	(1,500)
Payments for property, infrastructure, plant and equipment		(9,326)	(15,573)
Proceeds from sale of assets held for sale		-	-
Proceeds from sale of property, infrastructure, plant and equipment		(45)	(56)
Net cash used in investing activities		(6,871)	(17,129)
Net increase in cash and cash equivalents		5,675	722
Cash and cash equivalents at the beginning of the financial year		8,008	7,286
Cash and cash equivalents at the end of the financial year	5.1	13,683	8,008
Commitments	5.6	315	315
Restrictions on cash assets	5.1	420	300

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

8.2.1.A 2022/23 FINANCIAL STATEMENT
Statement of Capital Works

For the year ended 30 June 2023

	Note	2023 \$'000	2022 \$'000
Property			
Land		-	1,121
Buildings		2,198	3,637
Total property		2,197	4,758
Plant and equipment			
Plant, machinery and equipment		434	833
Fixtures, fittings and furniture		81	-
Computers and telecommunications		43	469
Library books		73	67
Total plant and equipment		631	1,369
Infrastructure			
Roads		4,956	6,469
Bridges		-	474
Footpaths and cycleways		241	2,095
Drainage		642	192
Recreational, leisure and community facilities		54	131
Parks, open space and streetscapes		-	35
Waste		607	50
Total infrastructure		6,500	9,446
Total capital works expenditure		9,329	15,573
Represented by:			
New asset expenditure		1,256	3,846
Asset renewal expenditure		1,050	2,699
Asset upgrade expenditure		7,023	9,028
Total capital works expenditure		9,329	15,573

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

Note 1 Overview

Introduction

The Alpine Shire Council (Council) was established by an Order of the Governor in Council on 18 November 1994 and is a body corporate. The Council's main office is located at 2 Churchill Avenue, Bright, Victoria 3741.

Statement of compliance

These financial statements are a general purpose financial report that consists of a Comprehensive Income Statement, Balance Sheet, Statement of Changes in Equity, Statement of Cash Flows, Statement of Capital Works and Notes accompanying these financial statements. The report complies with the Australian Accounting Standards (AAS), other authoritative pronouncements of the Australian Accounting Standards Board, the *Local Government Act 2020*, and the *Local Government (Planning and Reporting) Regulations 2020*. The Council is a not-for-profit entity and therefore applies the additional AUS paragraphs applicable to a not-for-profit entity under the Australian Accounting Standards.

Significant accounting policies

1.1 Basis of accounting

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

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

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

under the circumstances. Actual results may differ from these estimates.

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

Revisions to accounting estimates are recognised in the period in which the estimate is revised and also in future periods that are affected by the revision.

Judgements and assumptions made by management in the application of AAS's that have significant effects on the financial statements and estimates relate to:

- the fair value of land, buildings, infrastructure, plant and equipment (refer to Note 6.1);
- the determination of depreciation for buildings, infrastructure, plant and equipment (refer to Note 6.1);
- the determination of employee provisions (refer to Note 5.4);
- the determination of landfill provisions (refer to Note 5.4);
- the determination of whether performance obligations are sufficiently specific so as to determine whether an arrangement is within the scope of *AASB 15 Revenue from Contracts with Customers* or *AASB 1058 Income of Not-for-Profit Entities* (refer to Note 3)
- the determination, in accordance with *AASB 16 Leases*, of the lease term, the estimation of the discount rate when not implicit in the lease and whether an arrangement is in substance short-term or low value.

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

Note 1 Overview (continued)

Goods and Services Tax

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

Note 2 ANALYSIS OF OUR RESULTS

2.1. Performance against budget

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

The budget figure details below are those adopted by Council on 7 June 2022. The budget was based on assumptions that were relevant at the time of adoption of the budget. Council set guidelines and parameters for income and expense targets in this budget in order to meet Council's planning and financial performance targets for both the short and long-term. The budget did not reflect any changes to equity resulting from asset revaluations, as their impacts were not considered predictable.

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

2.1.1 Income / Revenue and expenditure

	Budget 2023 \$'000	Actual 2023 \$'000	Variance 2023 \$'000	Variance 2023 %	Ref
Income / Revenue					
Rates and charges	20,390	20,837	447	2	1
Statutory fees and fines	552	557	5	1	
User fees	965	1,239	274	28	2
Grants - Operating	4,154	9,478	5,324	128	3
Grants - Capital	8,782	3,116	(5,666)	(65)	4
Contributions - monetary	716	906	190	27	5
Contributions – non-monetary	438	573	135	31	6
Other income	868	2,451	1,583	182	7
Share of net profits of associates	-	-	-	-	
Fair value adjustments for investment property	-	1,675	1,675	-	
Total income / revenue	36,865	40,832	3,967	11	
Expenses					
Employee costs	(11,233)	(10,417)	989	(9)	8
Materials and services	(13,632)	(15,343)	(3,098)	23	9
Bad and doubtful debts – allowance for impairment losses	-	2	2	-	
Depreciation	(5,549)	(5,090)	459	(8)	10
Amortisation	(28)	(53)	(25)	-	
Landfill rehabilitation expense	(78)	(2,276)	(1,751)	2,245	11
Other expenses	(835)	(693)	160	(19)	12
Net loss on disposal of property, infrastructure, plant and equipment	(8)	40	48	(600)	
Total expenses	(31,363)	(33,830)	(3,216)	10	
Surplus for the year	5,502	7,002	796	14	

2.1.1 Income and expenditure (continued)

Ref	Item	Explanation
1	Rates and Charges	Above budget due to higher than expected income from supplementary rates notices issued due to revaluation and increased revenue in lieu of rates.
2	User fees and charges	Increased waste management activities.
3	Grants – Operating	Higher than budget as a result of additional grants received for <ul style="list-style-type: none"> • 2023/24 Financial Assistance Grants received ahead of schedule (\$4,673k); • Bushfire recovery (\$952k); • Council flood support (\$500k).
4	Grants - Capital	Lower than budgeted due to incomplete capital projects as a result of resourcing constraints.
5	Contributions - monetary	Higher than budgeted due to valuation of developer contributions.
6	Contributions – non-monetary	Greater than budgeted developer contributed assets.
7	Other income	Above budget mainly due to higher than budgeted investment interest income due to interest rate rises throughout the year.
8	Employee costs	Below budget as a result of extended staff vacancies throughout the year.
9	Materials and services	Above budget mainly due to the expensing of the Bogong High Plains Road Blackspot Upgrade project as the road is to be handed over to DEECA in 2023/24. This project has been fully funded by grant funding.
10	Depreciation	Lower than budget due to movements in revalued asset classes.
11	Landfill rehabilitation expense	Rising interest and discount rates affected the projected total spend which has also experienced delays in official EPA approval.
12	Other expenses	Lower than budgeted expenditure over a range of operational activities.

2.1.2 Capital works

	Budget 2023 \$'000	Actual 2023 \$'000	Variance 2023 \$'000	Variance 2023 %	Ref
Property					
Buildings	3,431	2,198	(1,233)	(36)	1
Total buildings	3,431	2,198	(1,233)	(36)	
Total property	3,431	2,198	(1,233)	(36)	
Plant and equipment					
Plant, machinery and equipment	562	434	(128)	(23)	2
Fixtures, fittings and furniture	-	81	81	-	
Computers and telecommunications	410	43	(367)	(90)	3
Intangibles	41	-	(41)	(100)	
Library Books	69	73	4	6	
Total plant and equipment	1,082	631	(451)	(42)	
Infrastructure					
Roads	8,155	4,956	(3,199)	(39)	4
Bridges	487	-	(487)	(100)	
Footpaths and cycleways	230	241	11	5	
Drainage	530	642	112	21	5
Recreational, leisure and community facilities	1,355	54	(1,301)	(96)	6
Parks, open space and streetscapes	-	-	-	-	
Waste management	3,570	607	(2,963)	(83)	7
Total infrastructure	14,327	6,500	(7,827)	(55)	
Total capital works expenditure	18,840	9,329	(9,511)	(50)	
Represented by:					
New asset expenditure	2,951	1,256	(1,695)	(57)	
Asset renewal expenditure	4,644	1,050	(3,594)	(77)	
Asset upgrade expenditure	11,245	7,023	(4,222)	(38)	
Total capital works expenditure	18,840	9,329	(9,511)	(50)	

Expenditure on uncompleted works in progress has been included in the relevant categories in the above table. For further information refer to Note 6.1 Summary of work in progress - additions.

Ref	Item	Explanation
1	Buildings	<p>Lower than budgeted as a result of</p> <ul style="list-style-type: none"> • Council continues to experience a high turnover of staff and recruiting replacement staff has been challenging due to low unemployment and the highly competitive job market for project managers. This presents project continuity and delivery delays. • Council has experienced escalated construction costs identified after quantity survey (QS) and tendering phases on its major building upgrade projects. This has seen (on average) cost estimations of 95% higher than budget. • Value management of the scope to deliver the maximum community benefit from the available funding requires further consultation and additional time to complete, causing delivery delays.
2	Plant, machinery and equipment	Lower than budgeted spend.
3	Computers and telecommunications	Lower than budgeted spend as a number of Information and Communication Technology (ICT) initiatives were deferred to 2023/24.
4	Roads	Resourcing constraints have again hampered the budgeted roads program of works.
5	Drainage	Higher than budgeted spend as a result of increased raw materials and labour costs. . In 2022 national construction costs increased significantly due to increased material and labour costs, in line with other industry sectors
6	Recreational, leisure and community facilities	Lower than budgeted due to resourcing constraints delaying project works.
7	Waste management	<p>Lower than budgeted due to</p> <ul style="list-style-type: none"> - Delays in EPA approval for the landfill capping design of Porepunkah Landfill and Myrtleford Landfill resulted in projects being postponed. - Additional material testing requested by EPA during construction resulted in construction delays.

2.2 Analysis of Council results by program

Summary of income / revenues, expenses, assets and capital expenses by program

	Income / Revenue \$'000	Expenses \$'000	Surplus/ (Deficit) \$'000	Grants included in income / revenue \$'000	Total assets \$'000
2023					
Executive	26	11,169	(11,143)	26	-
Building and Environmental Health	402	33	369	6	-
Community Development	3,271	768	2,503	3,271	-
Corporate	26,285	4,859	21,426	5,732	53,294
Customer Experience	513	660	(147)	246	-
Engineering and Assets	3,860	13,763	(9,903)	3,150	279,050
Growth and Future	20	1,323	(1,303)	20	-
Operations	5,807	947	4,860	143	3,266
Statutory Planning, Compliance and Local Laws	648	308	340	-	-
	40,832	33,830	7,002	12,594	335,610
	Income / Revenue \$'000	Expenses \$'000	Surplus/ (Deficit) \$'000	Grants included in income / revenue \$'000	Total assets \$'000
2022					
Councillors and Executive	160	10,695	(10,535)	160	-
Asset Development	8,582	7,451	1,131	8,526	-
Asset Maintenance	942	3,461	(2,519)	99	259,555
Economic and Community Development	1,588	1,764	(176)	1,561	-
Bushfire Recovery	1,010	502	508	1,010	-
Corporate Services	22,862	2,905	19,957	5,753	42,044
Facilities	4,973	4,003	970	75	71
Planning and Amenity	1,020	279	741	91	-
	41,137	31,060	10,077	17,275	301,670

2.2 Analysis of Council results by program (continued)

Engineering and Assets

Engineering and Assets delivers the critical projects to develop, renew and upgrade our community assets.

Operations

Operations is responsible for maintaining our vital civil assets in order to underpin the wellbeing of the community. It also responsible for maintaining the council's property and contracts. Services include maintenance of local roads, bridges and drainage, footpaths, open spaces and buildings, operations, and occupational health and safety.

Customer Experience

Customer Experience oversees library services, the visitor information centres, events throughout the shire and the communications and marketing on behalf of council.

Corporate

Corporate manages the supporting functions that help Council to deliver services in a responsible and sustainable manner. Services include financial control and planning, revenue collection, governance, health and safety, risk management and information technology.

Executive

Includes all human resources support and advocacy activities. This area also includes remuneration for the Council workforce, the Mayor and the Councillors.

Community Development

Community Development supports a thriving, connected community and focuses on building community capacity through community services such as youth activities, community grants, emergency management and the Maternal and Child Health service.

Growth and Future

Growth and Future centres around delivering the strategic planning and economic development capability for the shire's long term future. It also has a strong focus on planning for the council's vision for a climate sensitive sustainable future.

Statutory Planning, Compliance and Local Laws

Statutory Planning develops frameworks and plans for the ongoing development of land across the Shire and assesses planning applications submitted by individuals and businesses, management of animals and enforcement of local laws.

Building and Environmental Health

Amenity provides various regulatory services to uphold the amenity and safety of the community such as assessment of building and waste water applications, conduct of fire safety and environmental health inspections, registration of food premises.

Note 3 Funding for the delivery of our services

3.1 Rates and charges

	2023 \$'000	2022 \$'000
General rates	16,383	15,981
Waste charges	3,363	3,129
Dinner Plain special rate	168	168
Supplementary rates and rate adjustments	362	101
Interest on rates and charges	114	101
Revenue in lieu of rates	447	286
Total rates and charges	20,837	19,766

Council uses capital improved value (CIV) as the basis of valuation of all properties within the shire. The CIV of a property is the total market value of the land plus buildings and other improvements.

The valuation base used to calculate general rates for 2022/2023 was \$5,899 million (\$3,927 million in 2021/2022). The 2022/2023 rate in the dollar was 0.002750 for residential, 0.003933 for farm and 0.002008 for commercial/industrial (2021/22 0.003649 for residential, 0.002664 for farm and 0.005218 for commercial/industrial).

The date of the latest general revaluation of land for rating purposes within the shire was 1 January 2023, and the valuation was first applied in the rating year commencing 1 July 2023.

Annual rates and charges are recognised as revenues when Council issues annual rates notices.

Supplementary rates are recognised when a valuation and reassessment is completed and a supplementary rates notice issued.

3.2 Statutory fees and fines

	2023 \$'000	2022 \$'000
Town planning fees	289	388
Health services	143	21
Animal and roadside trading permits	8	50
Infringements and costs	100	96
Land information certificates	17	24
Total statutory fees and fines	557	579

Statutory fees and fines are recognised as revenue when the service has been provided where a specific service obligation is required. All other services are recognised when the payment is received, or when the penalty has been applied, whichever first occurs.

3.3 User fees

	2023 \$'000	2022 \$'000
Building services	252	320
Waste management services	572	604
Engineering works	25	39
Leisure centre and recreation	11	20
Community centres	92	27
Legal costs recovered	37	12
Visitor information centres	236	220
Library income	13	9
Other fees and charges	1	2
Total user fees	1,239	1,253

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

3.4 Funding from other levels of government

	2023 \$'000	2022 \$'000
Grants were received in respect of the following:		
Summary of grants		
Commonwealth funded grants	6,376	6,186
State funded grants	6,218	11,089
Total	12,594	17,275
(a) Operating recurrent grants		
<i>Commonwealth Government</i>		
Financial assistance grant	5,683	5,496
Fuel rebate	-	2
<i>State Government</i>		
School crossing supervisors	44	37
Maternal and child health	335	346
Rates administration	49	107
Youth services	93	80
Senior citizen centres	7	31
Library services	168	151
Immunisation funding	12	7
Weed management	24	24
Tobacco activity	6	8
Total recurrent operating grants	6,421	6,289
Operating non-recurrent grants		
<i>Commonwealth Government</i>		
Bushfire Recovery	26	210
<i>State Government</i>		
Learning and development	-	160
Municipal emergency resourcing program	-	73
Economic development and tourism	89	256
Housing	-	83
Community development	246	673
COVID-19 Recovery	-	168
Youth services	323	-
Flood/storm incident and recovery	550	-
Waste	59	38
Bushfire Recovery	1,764	800
Total non-recurrent operating grants	3,057	2,461
Total operating grants	9,478	8,750

3.4 Funding from other levels of government (continued)

	2023 \$'000	2022 \$'000
(b) Capital grants		
Capital recurrent grants		
<i>Commonwealth Government</i>		
Roads to Recovery	693	690
Total recurrent capital grants	693	690
Capital non-recurrent grants		
<i>Commonwealth Government</i>		
LRCI	-	1,115
Roads	34	778
<i>State Government</i>		
Capital projects	15	19
Roads	1,285	1,678
Bridges	-	123
Recreational, leisure	25	108
Pathways	1,064	1,236
Buildings	-	2,778
Total non-recurrent capital grants	2,423	7,835
Total capital grants	3,116	8,525
(c) Unspent grants received on condition that they be spent in a specific manner		
<i>Operating</i>		
Balance at start of year	1,978	2,412
Received during the financial year and remained unspent at balance date	971	433
Received in prior years and spent during the financial year	(2,535)	(867)
Balance at year end	414	1,978
<i>Capital</i>		
Balance at start of year	8,635	6,412
Received during the financial year and remained unspent at balance date	3,264	4,347
Received in prior years and spent during the financial year	-	(2,124)
Balance at year end	11,899	8,635

Unspent grants are determined and disclosed on a cash basis

3.4 Funding from other levels of government (continued)

(d) Recognition of grant income

Before recognising funding from government grants as revenue the Council assesses whether there is a contract that is enforceable and has sufficiently specific performance obligations in accordance with AASB 15 Revenue from Contracts with Customers. When both these conditions are satisfied, the Council:

- identifies each performance obligation relating to revenue under the contract/agreement
- determines the transaction price
- recognises a contract liability for its obligations under the agreement
- recognises revenue as it satisfies its performance obligations, at the time or over time when services are rendered.

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

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

	2023 \$'000	2022 \$'000
Income recognised under AASB 1058 <i>Income of Not-for-Profit Entities</i>		
General purpose	6,233	5,496
Specific purpose grants to acquire non-financial assets	3,116	8,526
Other specific purpose grants	3,057	793
Revenue recognised under AASB 15 <i>Revenue from Contracts with Customers</i>		
Specific purpose grants	188	2,460
	12,594	17,275

3.5 Contributions

	2023 \$'000	2022 \$'000
Monetary	906	665
Non-monetary	573	766
Total contributions	1,479	1,431
Contributions of non-monetary assets were received in relation to the following services:		
Roads	403	461
Other infrastructure	170	305
Total non- monetary contributions	573	766

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

3.6 Other income

	2023 \$'000	2022 \$'000
Disposal of caravans from Tawonga Caravan Park update and other assets	-	46
Non-monetary services received	-	45
Interest on investments	1,064	181
Rent	1,174	561
Sundry income	213	-
Total other income	2,451	833

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

Note 4 Cost of delivering services

4.1 Employee costs

	2023 \$'000	2022 \$'000
a) Employee costs		
Wages and salaries - permanent	7,485	7,282
Workcover	153	106
Wages and salaries - casual	643	690
Annual leave and long service leave	1,116	885
Superannuation	1,000	977
Fringe benefits tax	20	19
Total employee costs	10,417	9,959
b) Superannuation		
Council has made contributions to the following funds:		
Defined benefit fund		
Employer contributions to Local Authorities Superannuation Fund (Vision Super)	33	36
Accumulation funds		
Employer contributions to Local Authorities Superannuation Fund (Vision Super)	337	373
Employer contributions - other funds	630	568
Total accumulation funds	967	941
Employer contributions payable at reporting date	27	28

The expected contributions to be paid to the Defined Benefit category of Vision Super for the year ending 30 June 2023 is \$27,128. Contributions made exclude amounts accrued at balance date.

Refer to note 9.3 for further information relating to Council's superannuation obligation.

4.2 Materials and services

	2023 \$'000	2022 \$'000
Administration	2,044	2,703
Operational	8,685	6,263
Asset maintenance	3,472	3,375
Non-recurrent projects	1,142	1,897
Total materials and services	15,343	14,238

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

4.3 Depreciation

	2023 \$'000	2022 \$'000
Property	1,705	1,691
Plant and equipment	762	597
Infrastructure	2,623	3,118
Total Depreciation	5,090	5,406

Refer to note 6 for a more detailed breakdown of depreciation charges and accounting policy.

4.4 Amortisation – Intangible assets

	2023 \$'000	2022 \$'000
Software and Implementation costs	53	53
Total Amortisation	53	53

4.5 Bad and doubtful debts – allowance for impairment losses

	2023 \$'000	2022 \$'000
Other debtors	(2)	(2)
Total bad and doubtful debts	(2)	(2)

Movement in allowance for impairment losses in respect of debtors

	2023	2022
Balance at the beginning of the year	(2)	(6)
New provisions recognised during the year	1	3
Amounts already provided for and written off as uncollectible	(1)	1
Amounts provided for but recovered during the year	-	-
Balance at end of year	(2)	(2)

Provision for doubtful debts is recognised in accordance with the expected credit loss model, or when there is objective evidence that an impairment loss has occurred. Bad debts are written-off when identified.

An allowance for impairment losses in respect of debtors is recognised based on an expected credit loss model. This model considers both the historic and forward looking information in determining the level of impairment.

Excluding one-off items, year end sundry debtor balances have not altered significantly from 2022 levels. When using the expected credit loss model, in addition to 'base expectations', Council has also applied to other debts greater than 30 days outstanding a factor of 2.29% in consideration of potential economic impacts of prolonged restrictions due to COVID-19.

4.6 Other expenses

	2023 \$'000	2022 \$'000
Auditors remuneration - VAGO - audit of financial statements, performance statement and grant acquittals	75	26
Councillors allowances	227	221
Council grants and contributions	369	375
Non-monetary services received	-	45
Impairment losses	22	-
Total other expenses	693	667

4.7 Net loss on disposal of property, infrastructure, plant and equipment

	2023 \$'000	2022 \$'000
(a) Property, infrastructure, plant and equipment		
Proceeds of sale	(45)	56
Written down value of assets disposed	5	(25)
Disposal of asset: share in MomentumOne Pty Ltd	-	(69)
Total net loss on disposal of property, infrastructure, plant and equipment and other assets	(40)	(38)

4.8 Landfill rehabilitation expenses

	2023 \$'000	2022 \$'000
Additional provisions	2,276	1,110
Increase/(Decrease) in discounted amount (due to time and effect of any change in the discount rate)	(447)	(409)
Total landfill rehabilitation expenses	2,276	1,110

Note 5 Our financial position

5.1 Financial assets

	2023 \$'000	2022 \$'000
(a) Cash and cash equivalents - current		
Cash on hand	2	2
Cash at bank	13,681	8,006
Total cash and cash equivalents	13,683	8,008
(b) Other financial assets - current		
Term deposits	29,500	32,000
Total other financial assets	29,500	32,000
Total financial assets	43,183	40,008
Council's cash and cash equivalents are subject to restrictions that limit amounts available for discretionary use. These include:		
Trust funds and deposits Note 5.3(b)	420	300
Total restricted funds	420	300
Total unrestricted cash, cash equivalents and other financial assets	13,263	7,708
Intended allocations		
Although not externally restricted the following amounts have been allocated for specific future purposes by Council:		
Cash held to fund carried forward capital works	3,391	2,116
Dinner Plain reserve	845	845
Subdivision reserves	374	374
Waste reserve	4,853	4,853
Total funds subject to intended allocations	9,464	8,188

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

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

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

5.1 Financial assets (continued)

	2023 \$'000	2022 \$'000
(c) Trade and other receivables		
Current		
<i>Statutory receivables</i>		
Rates debtors	1,046	923
Net GST receivable	378	355
<i>Non-statutory receivables</i>		
Other debtors	711	311
Provision for doubtful debts - other debtors	(2)	(4)
Total current trade and other receivables	2,133	1,585

Short-term receivables are carried at invoice amount. A provision for doubtful debts is recognised in accordance with the expected credit loss model, or when there is objective evidence that impairment has occurred.

Long-term receivables are carried at amortised cost using the effective interest rate method.

(d) Ageing of receivables

At balance date other debtors representing financial assets were past due but not impaired. The ageing of the Council's trade and other receivables (excluding statutory receivables) was:

	2023 \$'000	2022 \$'000
Current (not yet due)	520	210
Past due by up to 30 days	1	25
Past due between 31 and 180 days	82	67
Past due between 181 and 365 days	5	3
Past due more than 1 year	36	6
Total trade and other receivables	644	311

(e) Ageing of individually impaired receivables

At balance date, other debtors representing financial assets with a nominal value of \$4,094 (2022: \$3,255) were impaired. The amount of the provision raised against these debtors was \$4,094 (2022: \$3,255).

In determining the value of the provision for doubtful debts, an expected credit loss model was used, incorporating a combination of historical trends, knowledge of individual issues and forward-looking expected losses. All of the long outstanding past due amounts have been lodged with Council's debt collectors or are on payment arrangements.

5.2 Non-financial assets

	2023 \$'000	2022 \$'000
(a) Inventories		
Current		
Merchandise	96	72
Pavement materials	-	30
Total inventories	96	102

Inventories held for distribution are measured at cost, adjusted when applicable for any loss of service potential. All other inventories are measured at the lower of cost and net realisable value.

Where inventories are acquired for no cost or nominal consideration, they are measured at current replacement cost at the date of acquisition.

	2023 \$'000	2022 \$'000
(b) Other assets		
Prepayments	710	118
Accrued income	598	111
Other	4	-
Total other assets	1,312	229

	2023 \$'000	2022 \$'000
(c) Intangible assets		
Software and implementation costs	135	188
Total intangible assets	135	188

	\$'000
Gross carrying amount	
Balance at 1 July 2022	295
Additions	-
Balance at 30 June 2023	295

Accumulated amortisation	
Balance at 1 July 2022	160
Amortisation expense	-
Balance at 30 June 2023	160

Net book value at 30 June 2022	188
Net book value at 30 June 2023	135

Intangible assets with finite lives are amortised as an expense on a systematic basis over the asset's useful life. Amortisation is generally calculated on a straight-line basis, at a rate that allocates the asset value, less any estimated residual value over its estimated useful life. Estimates of the remaining useful lives and amortisation method are reviewed at least annually, and adjustments made where appropriate.

5.3 Payables, trust funds and deposits and unearned income/revenue

	2023 \$'000	2022 \$'000
(a) Trade and other payables		
Current		
<i>Non-statutory payables</i>		
Trade payables	2,295	4,159
Accrued expenses	1,959	347
<i>Statutory payables</i>		
Net GST payable	-	-
Grants to be repaid	-	-
Other creditors	26	5
Total current trade and other payables	4,280	4,511
(b) Trust funds and deposits		
Current		
Fire services levy	168	87
Retention amounts	122	64
Subdivision works	80	97
Other deposits	50	52
Total current trust funds and deposits	420	300
(c) Lease income received in advance		
Current	36	36
Non-current	349	386
Total lease income received in advance	385	422
(d) Unearned income/revenue		
Grants received in advance – operating	751	-
Grants received in advance – capital	11,563	8,636
Other	-	-
Total unearned income/revenue	12,314	8,636

Amounts received as deposits and retention amounts controlled by Council are recognised as trust funds until they are returned, transferred in accordance with the purpose of the receipt, or forfeited. Trust funds that are forfeited, resulting in Council gaining control of the funds, are to be recognised as revenue at the time of forfeit.

Purpose and nature of items

Other deposits – Deposits are taken by Council as a form of surety in a number of circumstances, including in relation to building works, tender deposits, contract deposits and the use of civic facilities.

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

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

Subdivision works – Council receives deposits as a form of surety from property developers until certain works are completed. Once the works are completed the amounts are refunded.

Unearned income - Unearned income/revenue represents contract liabilities and reflect consideration received in advance from customers in respect of grant funding to deliver specified works on behalf of the funding body. Grants received in advance for capital and operating projects are to be recognised when the specific obligations for the grant agreement have been fulfilled.

Unearned income/revenue are derecognised and recorded as revenue when promised goods and services are transferred to the customer. Refer to Note 3.

Other income in advance is comprised of fees and contributions with specific obligations to be recognised when they have been fulfilled.

Lease Income Received in Advance - This represents lease income received in advance for the Bright and Myrtleford Caravan Park leases at the start of the lease to be recognised on a straight line basis over the life of the leases (21 years).

5.4 Provisions

	Employee provisions \$'000	Landfill restoration \$'000	Total \$'000
2023			
Balance at beginning of the financial year	1,924	4,541	6,465
Additional provisions	865	2,723	3,588
Amounts used	(1,064)	(412)	(1,476)
Decrease in the discounted amount arising because of time and the effect of any change in the discount rate	(9)	(447)	(456)
Balance at the end of the financial year	1,716	6,405	8,121
<i>Provisions – current</i>	1,604	2,568	4,174
<i>Provisions – non-current</i>	112	3,837	3,949
2022			
Balance at beginning of the financial year	2,129	3,984	6,113
Additional provisions	961	1,110	2,071
Amounts used	(1,136)	(144)	(1,280)
Increase in the discounted amount arising because of time and the effect of any change in the discount rate	(30)	(409)	(439)
Balance at the end of the financial year	1,924	4,541	6,465
<i>Provisions – current</i>	1,749	2,606	4,355
<i>Provisions – non-current</i>	175	1,935	2,110

5.4 Provisions (continued)

	2023 \$'000	2022 \$'000
a) Employee provisions		
Current provisions expected to be wholly settled within 12 months		
Annual leave	526	556
Long service leave	138	145
Other accrued and parental leave	159	127
	823	828
Current provisions expected to be wholly settled after 12 months		
Annual leave	141	178
Long service leave	640	743
	781	921
Total current provisions	1,604	1,749
Non-current		
Long service leave	112	175
	112	175
Total aggregate carrying amount of employee provisions	1,716	1,924
The following assumptions were adopted in measuring the present value of employee benefits:		
Weighted average increase in employee costs	4.35%	3.85%
Weighted average discount rates	4.06%	3.69%
Weighted average settlement period	2 years	2 years

Employee costs and benefits include all relevant on-costs and are calculated as follows at reporting date.

Annual leave

A liability for annual leave is recognised in the provision for employee benefits as a current liability as the Council does not have an unconditional right to defer settlement of the liability. Liabilities for annual leave are measured at:

- nominal value if the Council expects to wholly settle the liability within 12 months
- present value if the Council does not expect to wholly settle within 12 months.

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

Long service leave (LSL)

Unconditional LSL is disclosed as a current liability as Council does not have an unconditional right to defer settlement. Unconditional LSL is measured at nominal value if expected to be settled within 12 months or at present value if not expected to be settled within 12 months. Conditional LSL that has been accrued, where there is a qualifying term of employment, is disclosed as a non-current liability and measured at present value.

Paid parental leave and other accrued leave

A liability for paid parental leave, time in lieu and rostered day off is recognised in the provision for employee benefits under the Alpine Shire Enterprise Agreement 2020. The liability is measured at the nominal value as it expected to be settled within 12 months.

5.4 Provisions (continued)

	2023 \$'000	2022 \$'000
b) Landfill restoration		
Current	2,568	2,606
Non-current	3,837	1,935
Total landfill restoration	6,405	4,541
	2023	2022
The following assumptions were adopted in measuring the present value of landfill restoration:		
Weighted average increase in restoration costs	3.08%	2.59%
Weighted average discount rates	4.06%	3.69%
Weighted average settlement period	3 Years	3 Years

Council is obligated to restore former landfill sites at Myrtleford and Porepunkah to a particular standard.

The provision for landfill restoration has been calculated based on the present value of the expected cost of works to be undertaken, which has been estimated based on current understanding of work required to reinstate the sites to this standard.

Accordingly, the estimation of the provision required is dependent on the accuracy of the forecast timing of the work, work required and related costs.

5.5 Commitments

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

(a) Commitments for expenditure

	Not later than 1 year	Later than 1 year and not later than 2 years	Later than 2 years and not later than 5 years	Later than 5 years	Total
2023	\$'000	\$'000	\$'000	\$'000	\$'000
Operating					
Waste management	1,965	2,858	2,169	-	6,992
Electricity	412	412	1,235	1,235	3,294
Dinner Plain bus	-	-	-	-	-
Cleaning	412	42	14	-	468
Other	198	1,158	-	-	1,356
Total	2,987	4,470	3,418	1,235	12,110
Capital					
Buildings	113	-	-	-	113
Pathways	-	-	-	-	-
Roads	336	-	-	-	336
Other	1,693	-	-	-	1,693
Total	2,142	-	-	-	2,142

	Not later than 1 year	Later than 1 year and not later than 2 years	Later than 2 years and not later than 5 years	Later than 5 years	Total
2022	\$'000	\$'000	\$'000	\$'000	\$'000
Operating					
Waste management	2,094	1,509	777	-	4,380
Electricity	412	412	1,235	1,647	3,706
Dinner Plain bus	168	-	-	-	168
Cleaning	412	412	107	-	931
Other	198	1,147	70	-	1,415
Total	3,284	3,480	2,189	1,647	10,600
Capital					
Buildings	1,210	-	-	-	1,210
Pathways	-	-	-	-	-
Roads	1,680	-	-	-	1,680
Other	877	-	-	-	877
Total	3,767	-	-	-	3,767

5.5 Commitments (continued)

	2023 \$'000	2022 \$'000
b) Operating lease receivables		
The Council has entered into commercial property leases on some properties, consisting of caravan parks, a community centre and a cafe. These properties held under operating leases have remaining non-cancellable lease terms between 1 and 18 years. All leases include a CPI based revision of the rental charge annually.		
Future undiscounted minimum rentals receivable under non-cancellable operating leases are as follows:		
Not later than one year	396	438
Later than one year and not later than five years	1,379	1,454
Later than five years	1,920	2,299
Total operating lease receivables	3,695	4,191

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

5.6 Financing arrangements

	2023 \$'000	2022 \$'000
Bank overdraft	250	250
Credit cards	50	50
Bank guarantees	15	15
Total facilities	315	315
Used facilities	65	65
Unused facilities	250	250

Note 6 Assets we manage

6.1 Property, infrastructure, plant and equipment

Summary of property, infrastructure, plant and equipment	At fair value 30 June 2022 \$'000	Acquisitions \$'000	Contributions \$'000	Revaluation \$'000	Depreciation \$'000	Disposal \$'000	Transfers \$'000	At fair value 30 June 2023 \$'000
Land	35,472	-	-	30,204	-	-	-	65,676
Buildings	32,967	53	-	-	(1,705)	-	-	31,315
Plant and equipment	4,387	631	-	-	(761)	(5)	-	4,252
Infrastructure	174,360	6,500	572	(7,751)	(2,624)	-	-	171,058
Work in progress	8,597	2,145	-	-	-	-	258	11,000
Total	255,783	9,329	572	22,453	(5,090)	(5)	258	283,301

Summary of work in progress	Opening WIP \$'000	Additions \$'000	Transfers \$'000	Disposal \$'000	Closing WIP \$'000
Buildings	3,556	2,145	-	-	5,701
Infrastructure	5,041	-	258	-	5,299
Total	8,597	2,145	258	-	11,000

6.1 Property infrastructure plant and equipment (continued)

a) Property	Land \$'000	Land under roads \$'000	Total land \$'000	Buildings \$'000	Total buildings \$'000	Work in progress \$'000	Total property \$'000
Property - at fair value 1 July 2022	30,842	4,630	35,472	83,163	83,163	3,556	122,191
Property - accumulated depreciation at 1 July 2022	-	-	-	(50,196)	(50,196)	-	(50,196)
	30,842	4,630	35,472	32,967	32,967	3,556	71,995
Movements in fair value							
Acquisition of assets at fair value	-	-	-	53	53	2,145	2,198
Revaluation increments	30,204	-	30,204	-	-	-	30,204
Fair value of assets disposed	-	-	-	-	-	-	-
Transfers	-	-	-	-	-	-	-
	30,204	-	30,204	53	53	2,145	32,402
Movements in accumulated depreciation							
Depreciation and amortisation	-	-	-	(1,705)	(1,705)	-	(1,705)
Revaluation increments/(decrements)	-	-	-	-	-	-	-
	-	-	-	(1,705)	(1,705)	-	(1,705)
At fair value 30 June 2023	61,046	4,630	65,676	83,216	83,216	5,701	154,593
Accumulated depreciation at 30 June 2023	-	-	-	(51,901)	(51,901)	-	(51,901)
	61,046	4,630	65,676	31,315	31,315	5,701	102,692

6.1 Property infrastructure plant and equipment (continued)

	Plant, machinery and equipment	Fixtures, fittings and furniture	Computers and telecomms	Library Books	Work in progress	Total plant and equipment
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
b) Plant and equipment						
At fair value 1 July 2022	6,871	471	1,044	939	-	9,325
Accumulated depreciation at 1 July 2022	(3,508)	(314)	(476)	(640)	-	(4,938)
	3,363	157	568	299	-	4,387
Movements in fair value						
Acquisition of assets at fair value	434	81	43	73	-	631
Revaluation increments/(decrements)	-	-	-	-	-	-
Fair value of assets disposed	(346)	-	-	-	-	(346)
	88	81	43	73	-	285
Movements in accumulated depreciation						
Depreciation and amortisation	(528)	(26)	(130)	(77)	-	(761)
Revaluation increments/(decrements)	-	-	-	-	-	-
Accumulated depreciation of disposals	341	-	-	-	-	341
	(187)	(26)	(130)	(77)	-	(420)
At fair value 30 June 2023	6,959	552	1,087	1,012	-	9,610
Accumulated depreciation at 30 June 2023	(3,695)	(340)	(606)	(717)	-	(5,358)
	3,264	212	481	295	-	4,252

6.1 Property, infrastructure, plant and equipment (continued)

	Roads	Bridges	Footpaths and cycleways	Drainage	Waste	Recreational, leisure and community facilities	Parks, open spaces and streetscapes	Work in progress	Total infrastructure
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
c) Infrastructure									
At fair value 1 July 2022	147,482	56,194	16,149	24,876	1,046	4,620	3,284	5,041	258,692
Accumulated depreciation at 1 July 2022	(44,334)	(16,997)	(4,261)	(10,361)	(396)	(1,549)	(1,393)	-	(79,291)
	103,148	39,197	11,888	14,515	650	3,071	1,891	5,041	179,401
Movements in fair value									
Acquisition of assets at fair value	4,956	-	241	642	607	53	-	-	6,500
Contributed assets	289	-	114	170	-	-	-	-	573
Revaluation	3,678	-	530	11,102	-	1,566	-	-	16,876
Fair value of assets disposed / written-off	-	-	-	-	-	-	-	-	-
Transfers	-	-	-	-	-	-	-	258	258
	8,923	-	885	11,914	607	1,619	-	258	24,207
Movements in accumulated depreciation									
Depreciation and amortisation	(1,407)	(577)	(149)	(133)	(62)	(56)	(240)	-	(2,624)
Revaluation	(17,184)	-	(3,326)	(3,448)	-	(669)	-	-	(24,627)
Accumulated depreciation of disposals	-	-	-	-	-	-	-	-	-
	(18,591)	(577)	(3,475)	(3,581)	(62)	(725)	(240)	-	(27,251)
At fair value 30 June 2023	156,405	56,194	17,034	36,790	1,653	6,240	3,284	5,299	282,897
Accumulated depreciation at 30 June 2023	(62,925)	(17,574)	(7,736)	(13,942)	(458)	(2,274)	(1,633)	-	(106,540)
	93,480	38,620	9,298	22,848	1,195	3,966	1,651	5,299	176,357

6.1 Property, infrastructure, plant and equipment (continued)

Acquisition

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

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

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

Asset recognition thresholds and depreciation periods

Class of Asset	Depreciation period	Threshold limit \$'000
Land	-	-
Land under roads	-	5
Buildings	15 to 100 years	5
Roads	25 to 80 years	5
Bridges	70 years	5
Drainage	50 to 100 years	5
Footpaths and cycleways	22 to 60 years	5
Recreational, leisure and community facilities	15 to 50 years	5
Parks, open space and streetscapes	20 to 50 years	5
Waste management	12 to 20 years	-
Plant, machinery and equipment	3 to 20 years	2
Fixtures, fittings and furniture	5 to 20 years	2
Computers and telecomms	3 to 10 years	2

Land under roads

Council recognises land under roads it controls at fair value.

Depreciation

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

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

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

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

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

Repairs and maintenance

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

6.1 Property, infrastructure, plant and equipment (continued)

Valuation of land and land under roads

Valuation of land was undertaken by a qualified independent valuer Martin Burns AAPI (Liquid Pacific) in June 2021. The valuation of land is at fair value, being market value based on highest and best use permitted by relevant land planning provisions. Where land use is restricted through existing planning provisions the valuation is reduced to reflect this limitation. This adjustment is an unobservable input in the valuation. The adjustment has no impact on the comprehensive income statement.

A revaluation was conducted in the prior year; this valuation was based on the Valuer-General Victoria vacant land indexation factors for the financial year 2023.

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

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

Valuation of buildings

Management elected to perform an indexation of all council buildings as at 30 June 2022 in line with the cumulative indices issued by the Valuer General Victoria since the last formal valuation. These indices totalled 10.1%.

In June 2023 management elected to perform an indexation of all land based on the Valuer General Victoria issued indexation figure of 97%

Details of the Council's land and buildings and information about the fair value hierarchy as at 30 June 2023 are as follows:

	Level 1 \$'000	Level 2 \$'000	Level 3 \$'000	Date of valuation
Land	-	46,438	14,608	Jun-2023
Land under roads	-	-	4,630	Jun-2023
Specialised buildings	-	-	22,032	Jun-2019
Non-specialised buildings	-	9,283	-	Jun-2019
Total	-	55,721	41,270	

6.1 Property, infrastructure, plant and equipment (continued)

Valuation of infrastructure

Valuation of Council's infrastructure assets was performed by an asset management consultant Robert Uebergang, Bachelor of Engineering (Civil). The date of the current valuation is detailed in the following table. The valuation is at fair value based on replacement cost less accumulated depreciation as at the date of valuation.

Infrastructure asset values are not expected to be materially impacted by COVID-19 as at 30 June 2023. Formal revaluations were undertaken for Infrastructure assets during 2022/23 (Roads, Stormwater and Sporting Infrastructure) which were predominately based on industry standard unit rates (Rawlinson's Construction Cost Guide) and are largely immune to the impacts of COVID-19.

Details of Council's infrastructure and information about the fair value hierarchy as at 30 June 2023 are as follows:

	Level 1 \$'000	Level 2 \$'000	Level 3 \$'000	Date of valuation
Roads	-	-	93,480	Jun-2023
Bridges	-	-	38,620	Jun-2022
Footpaths and cycleways	-	-	9,297	Jun-2023
Drainage	-	-	22,849	Jun-2023
Waste management	-	-	1,195	Jun-2022
Recreational, leisure and community facilities	-	-	3,966	Jun-2023
Parks, open space and streetscapes	-	-	1,651	Jun-2022
Total	-	-	171,058	

Description of significant unobservable inputs into level 3 valuations

Specialised land and land under roads are valued using a market based direct comparison technique. Significant unobservable inputs include the extent and impact of restriction of use and the market cost of land per square metre. The extent and impact of restrictions on use varies and results in a reduction to surrounding land values between 10% and 95%. The market value of land varies significantly depending on the location of the land and the current market conditions. Currently land values range between \$7.62 and \$679 per square metre.

Specialised buildings are valued using a depreciated replacement cost technique. Significant unobservable inputs include the current replacement cost and remaining useful lives of buildings. Current replacement cost is calculated on a square metre basis and ranges from \$200 to \$4,000 per square metre. The remaining useful lives of buildings are determined on the basis of the current condition of buildings and vary from 15 years to 100 years.

Replacement cost is sensitive to changes in market conditions, with any increase or decrease in cost flowing through to the valuation. Useful lives of buildings are sensitive to changes in expectations or requirements

that could either shorten or extend the useful lives of buildings.

Infrastructure assets are valued based on the depreciated replacement cost. Significant unobservable inputs include the current replacement cost and remaining useful lives of infrastructure. The remaining useful lives of infrastructure assets are determined on the basis of the current condition of the asset and vary from 5 years to 100 years. Replacement cost is sensitive to changes in market conditions, with any increase or decrease in cost flowing through to the valuation. Useful lives of infrastructure are sensitive to changes in use, expectations or requirements that could either shorten or extend the useful lives of infrastructure assets.

6.1 Property, infrastructure, plant and equipment (continued)

	2023	2022
	\$'000	\$'000
Reconciliation of specialised land		
Land under roads	4,630	4,630
Parks and reserves	6,488	6,488
Facilities	5,567	5,056
Office/depots	2,553	2,553
Total specialised land	19,238	18,727

6.2 Investments in associates

	2023	2022
	\$'000	\$'000
Investment in associates accounted for by the equity method are:		
MomentumOne Shared Services Pty Ltd		
A 50% Interest is held in the MomentumOne Shared Services Pty Ltd.		
Fair value of Council's investment in MomentumOne Shared Services Pty Ltd.	-	-
Council's share of accumulated surplus		
Council's share of accumulated surplus at start of year	-	88
Reported profit/(deficit) for year	-	-
Council's share of accumulated surplus at end of year	-	88
Movement in carrying value of investment in associates		
Carrying value of investment at start of year	-	123
Distributions for the year	-	-
Share of profit/(deficit) for year	-	-
Distributions received	-	(54)
Full impairment on Council's interest on dormancy	-	(69)
Carrying value of investment at end of year	-	-
Council's share of expenditure commitments		
Operating commitments	-	-
Capital commitments	-	-
Council's share of expenditure commitments	-	-

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

Committees of management

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

6.3 Investment property

	2023 \$'000	2022 \$'000
Balance at beginning of financial year	3,775	3,775
Fair value adjustments	1,675	-
Balance at end of financial year	5,450	3,775

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

Valuation of investment property

Valuation of investment property has been determined in accordance with an independent valuation by a qualified independent valuer LG Valuation Services Pty Ltd (API Registration no. 62901) who has recent experience in the location and category of the property being valued. The valuation is at fair value, based on the current market value for the property as at 31 March 2023.

Note 7 People and relationships

7.1 Council and key management remuneration

a) Related Parties

Interests in associates are detailed in Note 6.2.

b) Key management personnel

Details of persons holding the position of Councillor or other members of key management personnel at any time during the year are:

Councillors

John Forsyth - Councillor (1 Jul 2022 - 8 Nov 2022), Mayor (9 Nov 2022 - 30 Jun 2023)
Sarah Nicholas - Mayor (1 Jul 2022 - 8 Nov 2022), Councillor (9 Nov 2022 - 30 Jun 2023)
Tony Keeble - Councillor (1 Jul 2022 - 8 Nov 2022), Deputy Mayor (9 Nov 2022 - 30 Jun 2023)
Ron Janas (1 Jul 2022 - 30 Jun 2023)
Kelli Prime (1 Jul 2022 - 30 Jun 2023)
Katarina Hughes (1 Jul 2022 - 30 Jun 2023)
Simon Kelley (1 Jul 2022 - 30 Jun 2023)

Chief Executive Officer and other key management personnel

Alan Clark - Acting Chief Executive Officer (1 Jul 2022 - 22 Jul 2022)
William Jeremy - Director Assets (1 Jul 2021 - 22 Jul 2022), Chief Executive Officer (23 Jul 2022 - 30 Jun 2023)
Helen Havercroft - Director Customer and Community (1 Jul 2022 - 30 Jun 2023)
Elaine Burrige - Acting Director Assets (23 Jul 2022 - 2 Oct 2022)
Alan Rees - Director Assets (3 Oct 2022 - 30 Jun 2023)

c) Remuneration of Key Management Personnel

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

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

Other long-term employee benefits include long service leave, other long service benefits or deferred compensation.

Post-employment benefits include pensions, and other retirement benefits paid or payable on a discrete basis when employment has ceased.

Termination benefits include termination of employment payments, such as severance packages.

7.1 Council and key management remuneration (continued)

	2023	2022
	2022	2022
	\$'000	\$'000
(c) Remuneration of Key Management Personnel		
Total remuneration of key management personnel was as follows:		
Short-term benefits	808	820
Long-term benefits	13	8
Termination benefits	-	-
Post-employment benefits	59	53
Total	880	881
The numbers of key management personnel whose total remuneration from Council and any related entities, fall within the following bands:	No.	No.
< \$10,000	-	-
\$10,000 - \$19,999	-	3
\$20,000 - \$29,999	5	3
\$30,000 - \$39,999	1	2
\$40,000 - \$49,999	1	1
\$50,000 - \$59,999	1	1
\$140,000 - \$149,999	-	1
\$180,000 - \$189,999	1	-
\$190,000 - \$199,999	1	1
\$250,000 - \$259,999	1	-
\$270,000 - \$279,999	-	1
	11	13
	2023	2022
	No.	No.
Total Number of Councillors	7	8
Chief Executive Officer and other Key Management Personnel	4	5
Total Key Management Personnel	11	13

(d) Remuneration of other senior staff

Other senior staff are officers of the Council, other than Key Management Personnel, who:

- have management responsibilities and report directly to the Chief Executive; or
- whose total annual remuneration exceeds \$160,000.

	2023	2022
	No.	No.
The numbers of senior officers whose total remuneration from Council and any related entities, fall within the following bands:		
\$170,000 - \$179,999	1	-
	1	-

7.2 Related party disclosure

(a) Transactions with related parties

	2023 \$'000	2022 \$'000
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MomentumOne

The CEO is a director of MomentumOne Shared Services Pty Ltd as Council owns 50% of this company. MomentumOne provided labour hire services mainly for the operating of Council's swimming pool facilities until September 2021 when management of the pools was contracted out to Belgravia Leisure. MomentumOne also provided recruitment, onboarding and payroll services for Council employees funded under the Working for Victoria program which ceased in 2021/22.

Paid to MomentumOne Shared Services Pty Ltd	-	65
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Alpine Community Plantations

William Jeremy was a member of the board of management for Alpine Community Plantations., until his appointment as CEO. He was replaced by Emma Chadwick and, subsequently, Alan Rees was also appointed as a director. Transactions with Alpine Community Plantations relate to the development of a new masterplan for the mountain bike park, the installation of an electronic boom gate at the entrance to the park and an annual fee towards operational costs.

Paid to Alpine Community Plantations	-	12
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Tourism North East

The CEO is a member of the Tourism North East board of directors. Tourism North East provides marketing and advertising services for Council.

Paid to Tourism North East	210	101
Received from Tourism North East	-	-

Partners of key management personnel that are employed by Council

Council employed partners of key management personnel. This is a normal Council employee/contractor relationship.

No.	No.
1	1

(b) Outstanding balances with related parties

	2023 \$'000	2022 \$'000
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The outstanding balances owing to related parties is to MomentumOne Shared Services Pty Ltd

-	-
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The outstanding balances owing with related parties is to Tourism North East

5	-
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(c) Loans to/from related parties

There were no loans either to or from related parties.

(d) Commitments to/from related parties

Council had contracted with MomentumOne to provide labour hire services for seasonal swimming pools for three years to September 2022. Both parties mutually agreed that this contract would cease prior to the 2021/22 outdoor swimming season. MomentumOne's contract to provide recruitment, onboarding and payroll services for Council employees funded the Working for Victoria program and ended 31 August 2021.

Note 8 Managing uncertainties

8.1 Contingent assets and liabilities

Contingent assets and liabilities

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

Landfill

Council is responsible for three small landfill sites that have been closed for more than twenty years at Myrtleford, Mount Beauty and Harrietteville. These sites are being monitored by Council and it may be required to perform rehabilitation works in the future. It is estimated that the works if required are likely to cost \$3,100,000.

Superannuation

Council has obligations under a defined benefit superannuation scheme that may result in the need to make additional contributions to the scheme; matters relating to this potential obligation are outlined in note 9.3. As a result of the volatility in financial markets the likelihood of making such contributions in future periods exists.

Liability Mutual Insurance

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

8.2 Change in accounting standards

Certain new Australian Accounting Standards and interpretations have been published that are not mandatory for the 30 June 2023 reporting period. Council assesses the impact of these new standards.

As at 30 June 2023 there were no new accounting standards or interpretations issued by the AASB applicable for the year ending 30 June 2024 that are expected to impact Council.

8.3 Financial instruments

(a) Objectives and policies

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

(b) Market risk

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

Interest rate risk

Interest rate risk refers to the risk that the value of a financial instrument or cash flows associated with the instrument will fluctuate due to changes in market interest rates. Council does not hold any interest-bearing financial instruments that are measured at fair value, and therefore has no exposure to fair value interest rate risk.

Cash flow interest rate risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in market interest rates. Council has minimal exposure to cash flow interest rate risk through its cash and deposits that are at floating rates.

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

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

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

Interest rate movements have been sufficiently significant during the year to have an impact on the Council's year end result, the main outcome being the significant interest returns on council's term deposit investments.

(c) Credit risk

Credit risk is the risk that a contracting entity will not complete its obligations under a financial instrument and cause Council to make a financial loss. Council has exposure to credit risk on some financial assets included in the balance sheet. To help manage this risk:

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

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

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

8.3 Financial instruments (continued)

(d) Liquidity risk

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

To help reduce these risks Council:

- has a liquidity policy which targets a minimum and average level of cash and cash equivalents to be maintained;
- has readily accessible standby facilities and other funding arrangements in place;
- monitors budget to actual performance on a regular basis; and
- sets limits on borrowings relating to the percentage of loans to rate revenue and percentage of loan principal repayments to rate revenue.

The Council's maximum exposure to liquidity risk is the carrying amounts of financial liabilities as disclosed on the face of the balance sheet and is deemed insignificant based on prior periods' data and current assessment of risk.

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

All financial liabilities are expected to be settled within normal terms of trade.

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

(e) Sensitivity disclosure analysis

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

- A parallel shift of 0.75% and -1.00% in market interest rates (AUD) from year end rates of 4.10%.

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

8.4 Fair value measurement

Fair value hierarchy

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

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

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

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

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

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

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

For the purpose of fair value disclosures, Council has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above. In addition, Council determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

Revaluation

Subsequent to the initial recognition of assets, non-current physical assets, other than plant and equipment, are measured at their fair value, being the price that

would be received to sell an asset (or paid to transfer a liability) in an orderly transaction between market participants at the measurement date. At balance date, the Council reviewed the carrying value of the individual classes of assets measured at fair value to ensure that each asset materially approximated its fair value. Where the carrying value materially differed from the fair value at balance date, the class of asset was revalued.

Fair value valuations are determined in accordance with a valuation hierarchy. Changes to the valuation hierarchy will only occur if an external change in the restrictions or limitations of use of an asset result in changes to the permissible or practical highest and best use of the asset. In addition, Council undertakes a formal revaluation of land, buildings, and infrastructure assets on a regular basis ranging from 2 to 4 years. The valuation is performed either by experienced council officers or independent experts.

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

Impairment of assets

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

8.5 Events occurring after the balance date

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

Note 9 Other matters

9.1 Reserves

	Balance at beginning of reporting period \$'000	Increment / (decrement) \$'000	Balance at end of reporting period \$'000
a) Asset revaluation reserve			
2023			
Property			
Land	26,856	30,204	57,059
Buildings	20,998	-	20,998
	47,854	30,204	78,058
Plant, machinery and equipment			
Books	94	-	94
Infrastructure			
Roads	54,740	(13,506)	41,234
Bridges	32,908	-	32,908
Footpaths and cycleways	1,764	(2,796)	(1,032)
Drainage	353	7,654	8,007
Waste	7,983	-	7,983
Recreational, leisure and community Parks, open spaces and streetscapes	510	897	1,407
	1,085	-	1,085
	99,343	(7,751)	91,592
Total asset revaluation reserve	147,291	22,453	169,744
2022			
Property			
Land	26,856	-	26,856
Buildings	17,978	3,020	20,998
	44,834	3,020	47,854
Plant, machinery and equipment			
Books	94	-	94
Infrastructure			
Roads	54,740	-	54,740
Bridges	13,744	19,164	32,908
Footpaths and cycleways	1,764	-	1,764
Waste	7,983	-	7,983
Drainage	353	-	353
Recreational, leisure and community Parks, open spaces and streetscapes	510	-	510
	429	656	1,085
	79,523	19,820	99,343
Total asset revaluation reserve	124,451	22,840	147,291

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

9.1 Reserves (continued)

	Balance at beginning of reporting period \$'000	Transfer from accumulated surplus \$'000	Transfer to accumulated surplus \$'000	Balance at end of reporting period \$'000
b) Other reserves				
2023				
Dinner Plain	845	-	-	845
Waste	4,853	-	-	4,853
Subdivision recreation	374	-	-	374
Total other reserves	6,072	-	-	6,072
2022				
Dinner Plain	835	10	-	845
Waste	3,915	938	-	4,853
Subdivision recreation	374	-	-	374
Total other reserves	5,124	948	-	6,072

The **Dinner Plain reserve** is maintained to ensure all rates raised from Dinner Plain properties are quarantined and invested back into Dinner Plain.

The **waste reserve** is maintained to fund landfill rehabilitation works. Where budgeted rehabilitation projects are not carried out in the financial year, funds are allocated to the reserve to fund future rehabilitation work.

The **subdivision recreation reserve** is maintained to account for contributions received under the *Subdivision Act 1988*. This reserve funds future recreational projects which meet the definition of the Act.

9.2 Reconciliation of cash flows from operating activities to surplus

	2023 \$'000	2022 \$'000
Surplus for the year	7,002	10,077
Depreciation	5,090	5,406
Net loss on disposal of property, infrastructure, plant and equipment	(40)	38
Contributions - non-monetary assets	(573)	(766)
Fair value adjustments for investment property	(1,675)	-
Non-cash amortisation	54	54
Change in assets and liabilities:		
(Increase)/decrease in trade and other receivables	(548)	55
(Increase)/decrease in prepayments	(592)	(16)
(Increase)/decrease in accrued income	(487)	(26)
Decrease in inventories	6	-
Increase in investment in associates	-	123
Increase/(decrease) in trade and other payables	(231)	434
Increase in trust funds and other deposits	120	22
Increase/(decrease) in employee provisions	(208)	(205)
Increase in unearned income	3,641	2,097
Increase/(Decrease) in landfill restoration provision	987	557
Net cash provided by operating activities	12,546	17,851

9.3 Superannuation

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

Accumulation

The Fund's accumulation categories, Vision MySuper / Vision Super Saver, receive both employer and employee contributions on a progressive basis. Employer contributions are normally based on a fixed percentage of employee earnings (for the year ended 30 June 2023, this was 10.5% as required under Superannuation Guarantee legislation – (2022 10.0%).

Defined Benefit

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

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

9.3 Superannuation (continued)

Funding arrangements

Council makes employer contributions to the Defined Benefit category of the Fund at rates determined by the Trustee on the advice of the Fund Actuary.

A triennial actuarial investigation is currently underway for the Defined Benefit category which is expected to be completed by 31 December 2023. Council was notified of the 30 June 2023 VBI during August 2023 (2022: August 2022). The financial assumptions used to calculate the June 2023 VBI were:

- Net investment returns 5.7% pa
- Salary information 2.5 – 3.5% pa
- Price inflation (CPI) 2.8% pa.

Vision Super has advised that the estimated VBI at 30 June 2023 was 104.10%, Council was notified of this during August 2023.

The VBI is used as the primary funding indicator. Because the VBI was above 100%, the 30 June 2022 actuarial investigation determined the Defined Benefit category was in a satisfactory financial position and that no change was necessary to the Defined Benefit category's funding arrangements from prior years.

Employer contributions

Regular contributions

On the basis of the results of the 2022 interim actuarial review conducted by the Fund Actuary, Council makes employer contributions to the Fund's Defined Benefit category at rates determined by the Fund's Trustee. For the year ended 30 June 2023, this rate was 10.5% of members' salaries (10.0% in 2021/2022). This rate is expected to increase in line with any increases in the SG contribution rate and was reviewed as part of the 30 June 2022 interim valuation.

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

Funding calls

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

In the event that the Fund Actuary determines that there is a shortfall based on the above requirement, the Fund's participating employers (including Council) are required to make an employer contribution to cover the shortfall. Using the agreed methodology, the shortfall amount is apportioned between the participating employers based on the pre-1 July 1993 and post-30 June 1993 service liabilities of the Fund's Defined Benefit category, together with the employer's payroll at 30 June 1993 and at the date the shortfall has been calculated.

Due to the nature of the contractual obligations between the participating employers and the Fund, and that the Fund includes lifetime pensioners and their reversionary beneficiaries, it is unlikely that the Fund will be wound-up. If there is a surplus in the Fund, the surplus cannot be returned to the participating employers. In the event that a participating employer is wound-up, the defined benefit obligations of that employer will be transferred to that employer's successor.

9.3 Superannuation (continued)

The 2022 interim actuarial investigation surplus amounts

An actuarial investigation is conducted annually for the Defined Benefit category of which Council is a contributing employer. Generally, a full actuarial investigation conducted every three years and interim actuarial investigations are conducted for each intervening year. An interim investigation was conducted at 30 June 2022 and the last full investigation was conducted as at 30 June 2020.

The Fund's actuarial investigations identified the following in the defined benefit category of which Council is a contributing employer:

	2022 \$m	2021 \$m
A VBI surplus	\$44.6	\$214.7
A total service liability surplus	\$105.8	\$270.3
A discounted accrued benefits surplus	\$ 111.9	\$285.2

The VBI surplus means that the market value of the fund's assets supporting the defined benefit obligations exceed the vested benefits that the defined benefit members would have been entitled to if they had all exited on 30 June 2022.

The total service liability surplus means that the current value of the assets in the Fund's Defined Benefit category plus expected future contributions exceeds the value of expected future benefits and expenses as at 30 June 2022.

The discounted accrued benefit surplus means that the current value of the assets in the Fund's Defined Benefit category exceeds the value of benefits payable in the future but accrued in respect of service to 30 June 2022.

The 2023 triennial actuarial investigation

A triennial actuarial investigation is being conducted for the Fund's position as at 30 June 2023. It is anticipated that this actuarial investigation will be completed by 31 December 2023.

Superannuation contributions

Contributions by Council (excluding any unfunded liability payments) to the above superannuation plans for the financial year ended 30 June 2023 are detailed below:

Scheme	Type of Scheme	Rate	2023 \$'000	2021 \$'000
Vision super	Defined benefit	10.50%	33	36
Vision super	Accumulation fund	10.50%	337	373
Other funds	Accumulation fund	10.50%	630	568

There were no contributions outstanding and no loans issued from or to the above schemes as at 30 June 2023.

The expected contributions to be paid to the Defined Benefit category of Vision Super for the year ending 30 June 2024 is \$27,128

Note 10 Change in accounting policy

There have been no changes to accounting policies in the 2022-23 year.

There are no pending accounting standards that are likely to have a material impact on council



ALPINE

SHIRE COUNCIL

Alpine Shire Council

Performance Statement

For the year ended 30 June 2023

Performance Statement

For the year ended 30 June 2023

Description of municipality

The Alpine Shire is situated in north-east Victoria, approximately 300km from the Victorian state capital Melbourne, and 70km south of Albury-Wodonga. The area of the Alpine Shire is 4,790 square kilometres consisting of 92% public land.

The Shire extends from mountain ranges to the valley floor, where residents choose to live predominantly around the three main towns of Bright, Myrtleford and Mount Beauty. Other members of the populace live in the smaller towns, villages and surrounding farming communities that are spread throughout the Shire.

The region offers a diverse lifestyle with a mix of culture, history and experiences. The region is a well-known destination for tourists with festivals, markets, exhibitions, sporting and recreational activities held throughout the Alpine Shire; together with a range of cafes, restaurants and wineries.

The estimated resident population of the Shire is 13,175, a number which significantly increases with the seasonal influx of tourists. Population demographics in the 2021 Census show a lower population of 0-49 year olds, but a much higher population of persons aged 50 and over, as compared to the Victorian averages.

Other Information

For the year ended 30 June 2023

1. Basis of preparation

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

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

The Performance Statement presents the actual results for the current year and for the prescribed financial performance indicators and measures, the results forecast by Council's Budget. The *Local Government (Planning and Reporting) Regulations 2020* require explanation of any material variations in the results contained in the Performance Statement. Council has utilised materiality thresholds as described in the "Local Government Better Practice Guide - Annual Report Performance Statement 2022/23" relevant to each indicator and measure. Where Council's year on year result varies by more than 10% of the State-wide average (2021/22), Council has reported a material variance. Explanations have not been provided for variations below these materiality thresholds unless the variance is considered to be material because of its nature.

The forecast figures included in the Performance Statement are those adopted by Council in its four-year Budget on 27 June 2023. Detailed information on the actual financial results is contained in the General Purpose Financial Statements. The Budget can be obtained by contacting Council or visiting Council's website www.alpineshire.vic.gov.au.

Generally the financial indicators show that Council is financially sustainable and that services are being delivered within expected parameters despite the extraordinary ongoing global situation.

Sustainable Capacity Indicators

For the year ended 30 June 2023

<i>Indicator / measure</i>	Results				Material Variations
	2019/20	2020/21	2021/22	2022/23	
<i>Population</i>					
<i>Expenses per head of municipal population</i> [Total expenses / Municipal population]	\$2,032	\$2,359	\$2,377	\$2,568	Total expenses increased in 2022/23, primarily due to writing off accrued expenditure for the resealing of Bogong High Plains Road that was undertaken in 2021/22, and the increase in landfill rehabilitation expense.
<i>Infrastructure per head of municipal population</i> [Value of infrastructure / Municipal population]	\$14,489	\$14,467	\$16,858	\$21,162	An increase in infrastructure per head of municipal population reflects a revaluation of some of Council's infrastructure asset classes.
<i>Population density per length of road</i> [Municipal population / Kilometres of local roads]	22.4	22.6	22.6	23.0	Population density continues to grow, in accordance with a growing estimated residential population.
<i>Own-source revenue</i>					
<i>Own-source revenue per head of municipal population</i> [Own-source revenue / Municipal population]	\$1,655	\$1,718	\$1,716	\$2,031	While grant revenue in 2022/23 was less than the previous year, an increase in other income was attributed to the revaluation of investment properties and increased interest received on investments.

Sustainable Capacity Indicators (continued)

For the year ended 30 June 2023

Indicator / measure	Results				Material Variations
	2019/20	2020/21	2021/22	2022/23	
<p>Recurrent grants <i>Recurrent grants per head of municipal population</i> [Recurrent grants / Municipal population]</p>	\$427.58	\$427.58	\$534.01	\$539.96	Recurrent grants per head of population continues to appear high in 2022/23, due to receipt of Federal Assistance Grants for 2023/24 in advance, which had a similar impact in the previous year.
<p>Disadvantage <i>Relative socio-economic disadvantage</i> [Index of Relative Socio-economic Disadvantage by decile]</p>	5	5	5	7	The Socio-Economic Indexes for Areas (SEIFA) relative socio-economic disadvantage index released from the 2021 census has shown a 2 point increase compared to the 2016 census. A higher score indicates a relative lack of disadvantage. The Australian Bureau of Statistics suggests that a higher score may demonstrate fewer households with low incomes, fewer people without qualifications, or fewer people in low skilled occupations. It represents a shift in demographics since the last census, and likely related to the COVID-19 population shift from metropolitan to rural areas.

Sustainable Capacity Indicators (continued)

Sustainable Capacity Indicators (continued)

Indicator / measure	Results				Material Variations
	2019/20	2020/21	2021/22	2022/23	
<p>Workforce turnover Percentage of staff turnover [Number of permanent staff resignations and terminations / Average number of permanent staff for the financial year]x100</p>	11.0 %	19.6 %	26.5 %	27.9 %	Council continues to experience a higher than expected turnover compared to filled permanent positions, a trend that has continued since COVID-19 first appeared in early 2020. If turnover was compared to total number of permanent positions (whether filled or vacant), this percentage would reduce to 23.1%.

Sustainable Capacity Indicators (continued)

For the year ended 30 June 2023

Definitions

"adjusted underlying revenue" means total income other than—

- (a) non-recurrent capital grants used to fund capital expenditure; and
- (b) non-monetary asset contributions; and
- (c) contributions to fund capital expenditure from sources other than those referred to in paragraphs (a) and (b)

"infrastructure" means non-current property, plant and equipment excluding land

"local road" means a sealed or unsealed road for which the council is the responsible road authority under the *Road Management Act 2004*.

"population" means the resident population estimated by council

"own-source revenue" means adjusted underlying revenue excluding revenue which is not under the control of council (including government grants)

"relative socio-economic disadvantage", in relation to a municipality, means the relative socio-economic disadvantage, expressed as a decile for the relevant financial year, of the area in which the municipality is located according to the Index of Relative Socio-Economic Disadvantage (Catalogue Number 2033.0.55.001) of SEIFA

"SEIFA" means the Socio-Economic Indexes for Areas published from time to time by the Australian Bureau of Statistics on its Internet website

"unrestricted cash" means all cash and cash equivalents other than restricted cash.

Service Performance Indicators

For the year ended 30 June 2023

Service / indicator / measure	Results				Material Variations
	2019/20	2020/21	2021/22	2022/23	
Aquatic facilities Utilisation <i>Utilisation of aquatic facilities</i> [Number of visits to aquatic facilities / Municipal population]	2.2	1.9	2.7	2.4	Visitation decreased compared to the previous year, primarily due to wet weather experienced in October-December 2022, resulting in almost 6,400 fewer visits to outdoor pools (Mount Beauty and Myrtleford) compared to the same period the previous year. May-June 2023 visitation at the Bright Sports Centre was impacted by several faults with infrastructure, and subsequent cancellation of swim programs.
Animal management Health and safety <i>Animal management prosecutions</i> [Number of successful animal management prosecutions / Number of animal management prosecutions] x 100	0	0	0	0%	No animal management prosecutions were presented to Court in 2022/23.
Food safety Health and safety <i>Critical and major non-compliance notifications</i> [Number of critical non-compliance notifications and major non-compliance notifications about a food premises followed up / Number of critical non-compliance notifications and major non-compliance notifications about food premises] x100	95.8 %	100.0 %	100.0 %	100.0 %	All non-compliance notifications were followed up.

Service Performance Indicators (continued)

For the year ended 30 June 2023

Service/indicator /measure	Results				Material Variations
	2019/20	2020/21	2021/22	2022/23	
<p>Governance <i>Satisfaction</i> <i>Satisfaction with council decisions</i> [Community satisfaction rating out of 100 with how council has performed in making decisions in the interest of the community]</p>	56	56	56	51	Community satisfaction with Council decisions declined compared to the previous year, reflecting a decline across the Local Government sector.
<p>Libraries <i>Participation</i> <i>Active library borrowers in municipality</i> [Number of active library borrowers in the last three years / The sum of the population for the last three years] x100</p>	18.4 %	15.8 %	14.3 %	13.8 %	The number of active users actually increased in 2022/23 compared to the previous year, however as this measure uses total active users over the past three years, the total number of active users has fallen slightly. This, combined with a steadily increasing population, has resulted in a slight drop in results.

Service Performance Indicators (continued)

For the year ended 30 June 2023

Service/indicator /measure	Results				Material Variations
	2019/20	2020/21	2021/22	2022/23	
Maternal and child health Participation <i>Participation in the MCH service</i> [Number of children who attend the MCH service at least once (in the year) / Number of children enrolled in the MCH service] x100	74.4 %	81.8 %	83.4 %	83.4 %	Participation in the Maternal and Child Health service continues to show high demand for service.
Participation <i>Participation in the MCH service by Aboriginal children</i> [Number of Aboriginal children who attend the MCH service at least once (in the year) / Number of Aboriginal children enrolled in the MCH service] x100	58.8 %	85.7 %	64.7 %	82.6 %	Council has a small number of First Nations children enrolled in the Maternal and Child Health service, so a slight change in participation creates a greater change in overall results.

Service Performance Indicators (continued)

For the year ended 30 June 2023

Service/indicator /measure	Results				Material Variations
	2019/20	2020/21	2021/22	2022/23	
Roads Satisfaction <i>Satisfaction with sealed local roads</i> [Community satisfaction rating out of 100 with how council has performed on the condition of sealed local roads]	61	63	61	49	Satisfaction with sealed local roads has fallen compared to the previous year, however is still significantly higher than other Small Rural Councils. A wet Winter and Spring resulted in a deterioration of sealed road surfaces across the State. It is noted that arterial roads between towns are not under the control of Council.
Statutory Planning Decision making <i>Council planning decisions upheld at VCAT</i> [Number of VCAT decisions that did not set aside council's decision in relation to a planning application / Number of VCAT decisions in relation to planning applications] x100	0.0 %	100.0 %	66.7 %	0.0 %	One VCAT order was issued during 2022/23, which set aside Council's decision, and ordered that an amended permit be issued. This means that Council's decision was not upheld, hence a zero result for 2022/23.
Waste Collection Waste diversion <i>Kerbside collection waste diverted from landfill</i> [Weight of recyclables and green organics collected from kerbside bins / Weight of garbage, recyclables and green organics collected from kerbside bins] x100	40.4 %	40.0 %	40.0 %	39.8 %	Kerbside collection waste diverted from landfill remained steady in 2022/23. Council introduced a FOGO service commencing 1 July 2023, so it is expected that diversion will increase in 2023/24.

Service Performance Indicators (continued)

For the year ended 30 June 2023

Definitions

"Aboriginal child" means a child who is an Aboriginal person

"Aboriginal person" has the same meaning as in the *Aboriginal Heritage Act 2006*

"active library borrower" means a member of a library who has borrowed a book from the library

"annual report" means an annual report prepared by a council under sections 98 and 99 of the *Local Government Act 2020*

"class 1 food premises" means food premises, within the meaning of the *Food Act 1984*, that have been declared as class 1 food premises under section 19C of that Act

"class 2 food premises" means food premises, within the meaning of the *Food Act 1984*, that have been declared as class 2 food premises under section 19C of that Act

"critical non-compliance outcome notification" means a notification received by council under section 19N(3) or (4) of the *Food Act 1984*, or advice given to council by an authorised officer under that Act, of a deficiency that poses an immediate serious threat to public health

"food premises" has the same meaning as in the *Food Act 1984*

"local road" means a sealed or unsealed road for which the council is the responsible road authority under the *Road Management Act 2004*

"major non-compliance outcome notification" means a notification received by a council under section 19N(3) or (4) of the *Food Act 1984*, or advice given to council by an authorised officer under that Act, of a deficiency that does not pose an immediate serious threat to public health but may do so if no remedial action is taken

"MCH" means the Maternal and Child Health Service provided by a council to support the health and development of children within the municipality from birth until school age

"population" means the resident population estimated by council

Financial Performance Indicators

For the year ended 30 June 2023

Dimension / indicator / measure	Results					Forecasts			Material Variations
	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	
Efficiency									
Expenditure level									
<i>Expenses per property assessment</i> [Total expenses / Number of property assessments]	\$2,955	\$3,423	\$3,451	\$3,743	\$3,960	\$3,808	\$3,819	\$3,882	The expenses per property assessment reflect the ongoing levels of capital expenditure in renewing and upgrading community assets. A slight drop forecast in 2024/25 represents a reduction in employee numbers following the end of funded positions.
Revenue level									
<i>Average rate per property assessment</i> [General rates and Municipal charges / Number of property assessments]	\$1,684	\$1,717	\$1,787	\$1,853	\$1,958	\$2,041	\$2,082	\$2,124	Growth in average rate per property assessment reflects continued compliance with the Victorian Government Fair Go Rates system.

Financial Performance Indicators (continued)

For the year ended 30 June 2023

Dimension / indicator / measure	Results					Forecasts			Material Variations
	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	
Liquidity									
<i>Working capital</i>									
<i>Current assets compared to current liabilities</i> [Current assets / Current liabilities] x100	373.4 %	293.1 %	235.0 %	220.2 %	341.1 %	356.5 %	283.8 %	295.1 %	The ratio of current assets compared to current liabilities is affected by a significant increase in income in advance (current liabilities) in 2022/23, which reflects grant funding received for projects not yet commenced or fully completed and capitalised as assets. These levels of Grant funding are expected to decrease in future years, reflecting higher ratio of current assets to current liabilities.
<i>Unrestricted cash</i>									
<i>Unrestricted cash compared to current liabilities</i> [Unrestricted cash / Current liabilities] x100	-48.1 %	15.1 %	18.2 %	62.5 %	4.7 %	5.7 %	8.8 %	3.7 %	The 2022/23 year had a higher than normal cash balance due to receipt of grant funding in Quarter 4 which has resulted in a higher than expected ratio of unrestricted cash to current liabilities. Future years forecasts have no carried forward amounts or conditional grants unspent so that the unrestricted cash is higher.

Financial Performance Indicators (continued)

For the year ended 30 June 2023

Dimension / indicator / measure	Results					Forecasts			Material Variations
	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	
Obligations									
<i>Loans and borrowings</i>									
<i>Loans and borrowings compared to rates</i> [Interest bearing loans and borrowings / Rate revenue] x100	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	Council continues to operate free from borrowings and has no plans to do so in the short to mid term.
<i>Loans and borrowings repayments</i> [Interest and principal repayments on interest bearing loans and borrowings / Rate revenue] x100	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	Council continues to operate free from borrowings and has no plans to do so in the short to mid term.
<i>Indebtedness</i>									
<i>Non-current liabilities compared to own source revenue</i> [Non-current liabilities / Own source revenue] x100	20.4 %	17.6 %	11.1 %	16.1 %	39.9 %	25.8 %	25.8 %	25.8 %	Non-current liabilities increased in 2022/23 and future years due to increased provision for landfill rehabilitation. A peak in 2023/24 is forecast due to residual landfill rehabilitation projects from 2022/23 being completed.
<i>Asset renewal and upgrade</i>									
<i>Asset renewal and upgrade compared to depreciation</i> [Asset renewal and asset upgrade expense / Asset depreciation] x100	112.3%	93.1%	216.9%	158.5 %	143.1 %	93.8 %	94.6 %	95.2 %	While the proportion of asset renewal and upgrade projects was higher than the previous year, fewer capital projects were competed in 2022/23 than in the previous year. This was slightly offset by lower depreciation than the previous year.

Financial Performance Indicators (continued)

For the year ended 30 June 2023

Dimension / indicator / measure	Results				Forecasts				Material Variations
	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	
Operating position <i>Adjusted underlying result</i> <i>Adjusted underlying surplus (or deficit)</i> [Adjusted underlying surplus (deficit)/ Adjusted underlying revenue] x100	16.8 %	3.8 %	4.5 %	10.6 %	-11.1 %	-4.8 %	-3.4 %	-3.9 %	Adjusted underlying surplus (or deficit) is quite changeable from year to year depending on the amount of non-recurrent grant funding (including Bushfire and Flood Recovery related funding). The surplus in 2022/23 is higher than forecast due to recognition of grants received in advance, and is offset by increases in landfill rehabilitation provisions and writing off accrued expenditure for the resealing of Bogong High Plains Road that was undertaken in 2021/22.

Financial Performance Indicators (continued)

For the year ended 30 June 2023

Dimension / indicator / measure	Results				Forecasts				Material Variations
	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	
Stability									
Rates concentration									
<i>Rates compared to adjusted underlying revenue</i> [Rate revenue / Adjusted underlying revenue] x100	58.8 %	59.7 %	60.2 %	54.6 %	67.9 %	69.1 %	69.4 %	69.8 %	2022/23 includes higher non-recurrent operating grant funding, primarily related to Bushfire and Flood recovery funding. Future years income does not forecast non-recurrent operating grant funding at these levels.
Rates effort									
<i>Rates compared to property values</i> [Rate revenue / Capital improved value of rateable properties in the municipality] x100	0.51 %	0.50 %	0.37 %	0.34 %	0.28 %	0.28 %	0.28 %	0.27 %	Large increases in the Capital Improved Value (CIV) for property valuations across the Alpine Shire occurred in 2021/22 and 2022/23. This has reduced the rate in the dollar compared to property values in the current year, and into future years.

Financial Performance Indicators (continued)

For the year ended 30 June 2023

Definitions

"adjusted underlying revenue" means total income other than—

- (a) non-recurrent capital grants used to fund capital expenditure; and
- (b) non-monetary asset contributions; and
- (c) contributions to fund capital expenditure from sources other than those referred to in paragraphs (a) and (b)

"adjusted underlying surplus (or deficit)" means adjusted underlying revenue less total expenditure

"asset renewal expenditure" means expenditure on an existing asset or on replacing an existing asset that returns the service capability of the asset to its original capability

"current assets" has the same meaning as in the AAS

"current liabilities" has the same meaning as in the AAS

"non-current assets" means all assets other than current assets

"non-current liabilities" means all liabilities other than current liabilities

"non-recurrent grant" means a grant obtained on the condition that it be expended in a specified manner and is not expected to be received again during the period covered by a council's Strategic Resource Plan

"own-source revenue" means adjusted underlying revenue other than revenue that is not under the control of council (including government grants)

"population" means the resident population estimated by council

"rate revenue" means revenue from general rates, municipal charges, service rates and service charges

"recurrent grant" means a grant other than a non-recurrent grant

"residential rates" means revenue from general rates, municipal charges, service rates and service charges levied on residential properties

"restricted cash" means cash and cash equivalents, within the meaning of the AAS, that are not available for use other than for a purpose for which it is restricted, and includes cash to be used to fund capital works expenditure from the previous financial year

"unrestricted cash" means all cash and cash equivalents other than restricted cash.

Certification of the Performance Statement

For the year ended 30 June 2023

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

Tony Cooper
Principal Accounting Officer

Date:

In our opinion, the accompanying Performance Statement of the Alpine Shire Council for the year ended 30 June 2022 presents fairly the results of Council's performance in accordance with the *Local Government Act 2020* and the *Local Government (Planning and Reporting) Regulations 2020*.

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

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

We have been authorised by the Council and by the *Local Government (Planning and Reporting) Regulations 2020* to certify this Performance Statement in its final form.

Councillor

Date:

Councillor

Date:

William Jeremy
Chief Executive Officer

Date:

INSTRUMENT OF APPOINTMENT AND
AUTHORISATION
*(PLANNING AND ENVIRONMENT
ACT 1987)*

**Manager Growth and
Future**

Michael MacDonagh – September 2023

Instrument of Appointment and Authorisation

In this Instrument 'officer' means –

OFFICER	TITLE	NAME
MGF	Manager Growth and Future	Michael MacDONAGH

By this Instrument of Appointment and Authorisation, Alpine Shire Council –

1. Under s147(4) of the *Planning and Environment Act 1987* – appoints the **MGF** to be an authorised officer for the purposes of the *Planning and Environment Act 1987* and the regulations made under that Act; and
2. Under s313 of the *Local Government Act 2020* authorises the **MGF** either generally or in a particular case to institute proceedings for offences against the Acts and regulations described in this instrument.

It is declared that this Instrument -

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

This Instrument is authorised by a resolution of the Alpine Shire Council made on **26 September 2023**.

THE COMMON SEAL OF THE
ALPINE SHIRE COUNCIL was
hereunto affixed 26th day of
September 2023 in the presence
of:

.....
COUNCILLOR NAME

.....
SIGNATURE

.....
COUNCILLOR NAME

.....
SIGNATURE

.....
CHIEF EXECUTIVE OFFICER NAME

.....
SIGNATURE



Informal Meeting of Councillors

In accordance with Chapter 8, section A1 of Council's [Governance Rules](#), the Chief Executive Officer must ensure that a summary of the matters discussed at an Informal meeting of Councillors is tabled at the next convenient Council meeting, and recorded in the minutes of that Council meeting.

Meeting Title: Briefing Session
Date: Tuesday 29 August 2023
Location: Briefing Session – Bright Committee Room
Start Time: 2.00pm
Finish Time: 5.30pm
Chairperson: Will Jeremy, Chief Executive Officer

Councillor and staff attendees:

Name	Position	Name	Position
Cr John Forsyth	Mayor	Will Jeremy	Chief Executive Officer
Cr Tony Keeble	Deputy Mayor	Helen Havercroft	Director Customer & Community
Cr Ron Janas	Councillor	Alan Rees	Director Assets
Cr Katarina Hughes	Councillor		
Cr Simon Kelley	Councillor		
Cr Sarah Nicholas	Councillor		
Cr Kelli Prime	Councillor		

Councillor and staff apologies:

Name	Position

1. Conflict of interest disclosures

Disclosures of Conflicts of Interests must be made in accordance with Chapter 7, sections A3-A5 of Council's [Governance Rules](#), and recorded here.

N/A

2. Record of Councillors that have disclosed a conflict of interest leaving the meeting

N/A

3. Items

Item
Acknowledgement of Traditional Owners
Community Climate Action Roadmap
Bright River Pool
Advocacy Plan Update
L2P Update
Ordinary Council Meeting Agenda review



Informal Meeting of Councillors

In accordance with Chapter 8, section A1 of Council's [Governance Rules](#), the Chief Executive Officer must ensure that a summary of the matters discussed at an Informal meeting of Councillors is tabled at the next convenient Council meeting, and recorded in the minutes of that Council meeting.

Meeting Title: Briefing Session
Date: Tuesday 19 September 2023
Location: Briefing Session – Bright Committee Room
Start Time: 1.30pm
Finish Time: 5.00pm
Chairperson: Will Jeremy, Chief Executive Officer

Councillor and staff attendees:

Name	Position	Name	Position
Cr John Forsyth	Mayor	Will Jeremy	Chief Executive Officer
Cr Tony Keeble*	Deputy Mayor	Ebony Buckley	A/Director Customer & Community
Cr Katarina Hughes	Councillor	Alan Rees	Director Assets
Cr Ron Janas*	Councillor		
Cr Kelli Prime*	Councillor		

*Attendance via MS Teams for majority of the briefing session subject to availability

Councillor and staff apologies:

Name	Position
Cr Simon Kelley	Councillor
Cr Sarah Nicholas	Councillor
Helen Havercroft	Director Customer & Community

1. Conflict of interest disclosures

Disclosures of Conflicts of Interests must be made in accordance with Chapter 7, sections A3-A5 of Council's [Governance Rules](#), and recorded here.

N/A

2. Record of Councillors that have disclosed a conflict of interest leaving the meeting

N/A

3. Items

Item
Acknowledgement of Traditional Owners
Community Climate Action Roadmap feedback
Bright River Pool feedback
Bright Valley Development update
Contracts for Award update
End of Financial Year Performance Statements
Engage Alpine Launch
Community Interest Planning Applications
Ordinary Council Meeting Agenda review