

Planning and Development Committee

Agenda

Date: Wednesday 18 May 2022

Time: 5.30pm

**Venue: Civic Centre (Council Meeting Room)
13 Mair Street, Benalla**

The *COVID-19 Omnibus (Emergency Measures) Act 2020* enables councils to hold meetings electronically. This measure is intended to ensure the safety of members of the public, Councillors and Council staff.

The Council Meeting Room has limited capacity for public attendance. Accordingly, members of the public are encouraged to watch the live broadcast of the meeting at **www.benalla.vic.gov.au**

Any person wishing to participate in Question Time in accordance with Rule 7.2 of the *Governance Rules 2020* should contact the Council by emailing council@benalla.vic.gov.au or telephoning Governance Coordinator Jessica Beaton on (03) 5760 2600.

In accordance with Governance Rule 6.4 an audio recording will be made of the proceedings of the meeting.

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Agenda

Chair	Councillor Danny Claridge	
Councillors	Councillor Peter Davis	
	Councillor Don Firth	
	Councillor Bernie Hearn (Mayor)	
	Councillor Punarji Hewa Gunaratne	
	Councillor Justin King	
	Councillor Gail O’Brien	
In attendance	Dom Testoni	Chief Executive Officer
	Robert Barber	General Manager Corporate
	Adrian Gasperoni	Manager Assets and Infrastructure
	Greg Robertson	Manager Facilities and Information Technology
	Nilesh Singh	Manager Development
	Ashley Bishop	Asset Management Coordinator
	Joel Ingham	Planning Coordinator
	Wayne Rich	Compliance Coordinator
	Jessica Beaton	Governance Coordinator

Acknowledgment of Country

We, the Benalla Rural City Council, acknowledge the traditional custodians of the land on which we are meeting. We pay our respects to their Elders past and present and to Elders from other communities who may be here today.

Apologies

Recommendation:

That the apology/ies be accepted and a leave of absence granted.

Confirmation of the Minutes of the Previous Meeting

The minutes have been circulated to Councillors and posted on the Council website www.benalla.vic.gov.au pending confirmation at this meeting.

Recommendation:

That the Minutes of the Planning and Development Committee Meeting held on Wednesday 20 April 2022 be confirmed as a true and accurate record of the meeting.

Governance Matters

This Committee Meeting is conducted in accordance with the *Local Government Act 2020* and the Benalla Rural City Council *Governance Rules 2020*.

Recording of Council Meetings

In accordance with the *Governance Rules 2020* clause 6.4 meetings of Council will be audio recorded and made available for public access, with the exception of matters identified as confidential items in the agenda.

Behaviour at Meetings

Members of the public present at a meeting must remain silent during the proceedings other than when specifically invited to address the Committee.

The Chair may remove a person from a meeting for interjecting or gesticulating offensively after being asked to desist, and the chair may cause the removal of any object or material that is deemed by the Chair to be objectionable or disrespectful.

The Chair may call a break in a meeting for either a short time, or to resume another day if the behaviour at the Council table or in the gallery is significantly disrupting the meeting.

Disclosures of Conflict of Interest

In accordance with the *Local Government Act 2020*, a Councillor must declare any Conflict of Interest pursuant to Section 130 of the Act in any items on this Agenda.

At the time indicated in the agenda, a Councillor with a conflict of interest in an item on that agenda must indicate they have a conflict of interest by clearly stating:

- the item for which they have a conflict of interest;
- whether their conflict of interest is general or material; and
- the circumstances that give rise to the conflict of interest.

Immediately prior to the consideration of the item in which they have a conflict of interest, a Councillor must indicate to the meeting the existence of the conflict of interest and leave the meeting.

Business

1. Public Question Time

The Council's *Governance Rules 2020* provide the opportunity for members of the public to lodge written questions of broad interest to the Council and the community.

Questions of the Council will not be allowed during any period when the Council has resolved to close the meeting in respect of a matter under section 66 (1) of the *Local Government Act 2020* (the Act).

A question may be on any matter except if it:

- is considered malicious, defamatory, indecent, abusive, offensive, irrelevant, trivial, or objectionable in language or substance;
- relates to confidential information as defined under the Act;
- relates to the personal hardship of any resident or ratepayer; or
- relates to any other matter which the Council considers would prejudice the Council or any person.

No more than two questions will be accepted from any person at any one meeting.

All questions and answers must be as brief as possible, and no discussion may be allowed other than by Councillors for the purposes of clarification.

Like questions may be grouped together and a single answer provided.

The Chair may nominate a Councillor, the Chief Executive Officer or another member of Council staff to respond to a question.

Recommendation:

That the question(s) and answer(s) be noted.

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2. Planning Application No. P0035/21 –To Use And Develop The Land For A Second Dwelling – 888 Tatong Tolmie Road, Tatong

DA7055

Joel Ingham – Planning Coordinator

Nilesh Singh – Manager Development

PURPOSE OF REPORT

This report assesses a planning application (P0035/21) received for the use and development of land for a second dwelling at 888 Tatong Tolmie Road, Tatong.

BACKGROUND

Site Address	888 Tatong Tomie Road, Tatong
Existing Use	Single dwelling with associated outbuildings. The remainder of the site is used for agricultural purposes (grazing).
Proposal	To use and develop the land for a second dwelling
Applicant	Planography Pty Ltd
Zone	Farming Zone (FZ)
Overlays	Part Bushfire Management Overlay (BMO)
Referrals	<ul style="list-style-type: none"> ▪ Country Fire Authority ▪ Environmental Health ▪ Engineering

PROPOSAL

The applicant seeks to use and develop the land for the purpose of a second dwelling, the proposal will have the following characteristics:

- The proposed dwelling will be setback 584m from the east boundary (Tatong Tolmie Road, Tatong) and 54m from the south boundary of the site.
- The proposed dwelling will be built on three levels including a basement cellar.
- The ground floor of the dwelling will include a bedroom, ensuite, mud room, toilet, laundry, family room, store, an open kitchen dining and living area and a double garage.
- The second floor of the dwelling will include four bedrooms, ensuite, toilet and bathroom.
- The proposed dwelling will be accessed by an existing crossover to Tatong Tolmie Road, Tatong. The driveway will head in an east to west direction before turning towards the south boundary of the site to the dwelling.
- The proposed dwelling will have a wall height of 6.9m and an overall height of 8.9m above ground level.

- The proposed dwelling will be predominantly constructed from stone cladding and will contain a pitched colorbond roof.
- A whole farm plan has been submitted with the proposal detailing that the land will be used for the purpose of breeding ‘Angus’ cattle. It is not proposed to increase the stock numbers on the land from 40.

The plans of the proposed development are provided in **Appendix 1**.

SITE AND SURROUNDS

The subject site is located on the western side of Tatong Tolmie Road, Tatong, approximately 1.2km north of the intersection with Sawyer Road, Tatong. The site is irregular in shape with a south boundary length of 1,207m² and an irregular shaped boundary fronting onto Tatong Tolmie Road, Tatong with an overall site area of 99.18ha.

The site currently contains an existing dwelling and outbuildings within the east portion of the site. The dwelling and outbuildings are accessed by an existing crossover to Tatong Tolmie Road, Tatong within the southeast portion of the site. Large stands of native vegetation are located within the northern and western portion of the site.

The land is heavily undulated and slopes generally in a west to east direction. A large dam exists towards the southern boundary which is linked in with a waterway that runs in a west to east direction.

Land to northwest of the site is located within a Farming Zone and is landlocked. The land is predominantly covered with native vegetation with the exception of a small paddock to the west.

Land to the north of the site is located within a Farming Zone and contains heavily vegetated land which is unusable for agricultural activity.

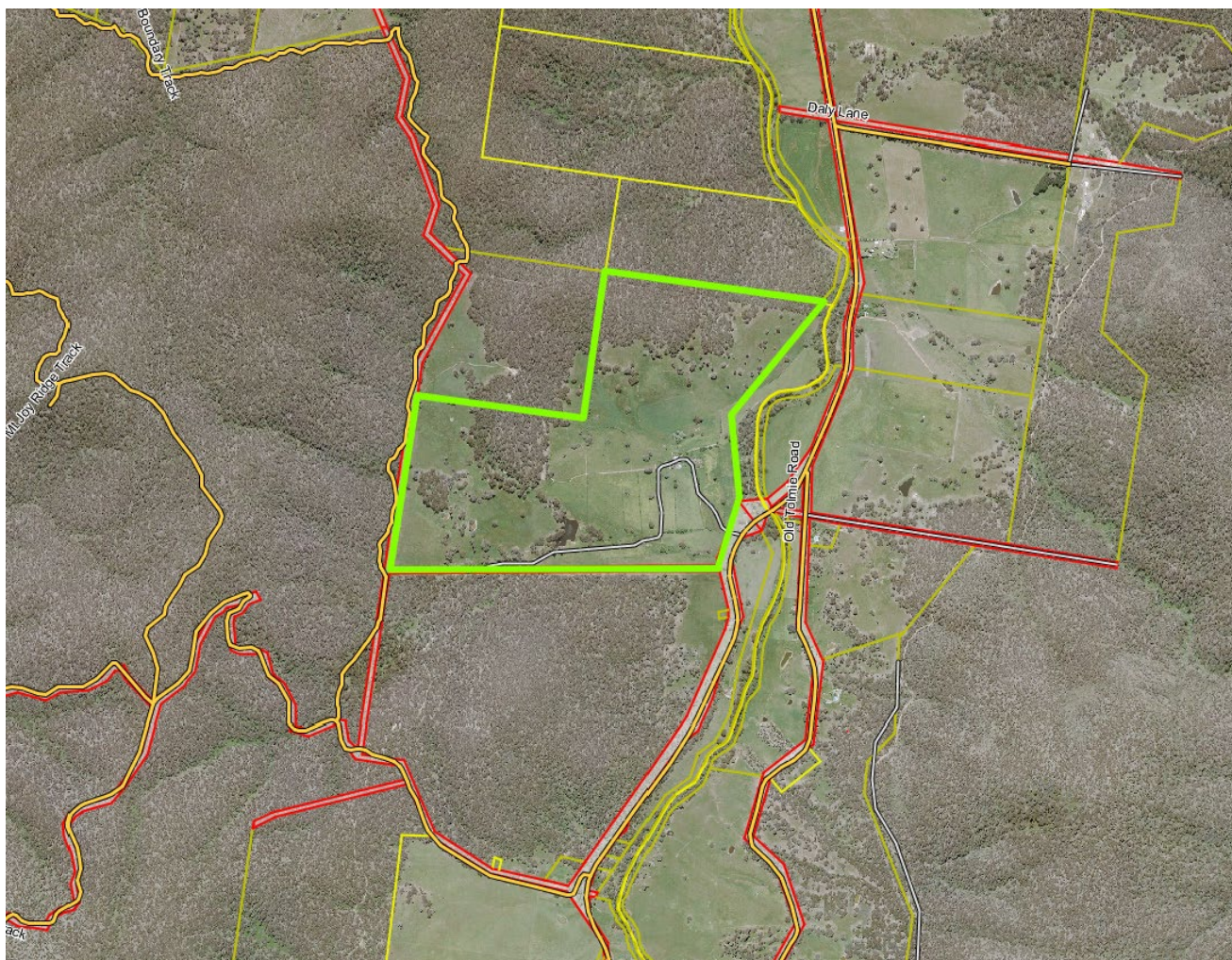
Land to the west of the site is located within a Public Conservation and Resource Zone. This land is publicly owned land that is heavily vegetated.

Land to the south of the site is located within a Farming Zone and is heavily vegetated and has potential for only limited agricultural activity.

Land directly abutting the site to the east is located within a Public Conservation and Resource Zone and contains the Hollands Creek environs which contains vegetation and a water course.

Further to the east across Tatong Tolmie Road, Tatong is land located within a Farming Zone which is used for grazing purposes and can contain intermittent residential dwellings.

Locality Map



PLANNING SCHEME PROVISIONS

Planning Policy Framework

Clause 13.02-1S of the Planning Policy Framework relates to Bushfire planning. The objective to this clause is as follows:

- *To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.*

Clause 14.01-1S of the Planning Policy Framework relates to protection of agricultural land. The objective to this clause is as follows:

- *To protect the state’s agricultural base by preserving productive farmland.*

Clause 14.01-1L of the Planning Policy Framework relates to the Rural dwellings and subdivision policy. The relevant strategies of this clause are as follows:

- *Ensure dwellings and subdivisions are designed to respond to the site, landform, vegetation, waterways, drainage lines, services, adjoining land uses, dwellings and ongoing agricultural activities.*
- *Ensure dwellings and subdivision can contain and treat on-site effluent and wastewater in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.*
- *Locate dwellings on land where the agricultural quality is low and is not subject to flooding.*
- *Ensure the proposed dwelling is necessary for the continued agricultural use of the land.*

Clause 14.01-2S of the Planning Policy Framework relates to sustainable agricultural land use. The objective of this clause is as follows:

- *To encourage sustainable agricultural land use.*

Clause 14.01-2R of the Planning Policy Framework relates to the Agricultural productivity - Hume. The relevant strategies of this clause are as follows:

- *Support clustering of intensive rural industries and agricultural production.*
- *Take advantage of locational opportunities, including separation from sensitive land uses and access to transport, power, water and communications infrastructure.*

Clause 15.01-6S of the Planning Policy Framework relates to design for rural areas. The objective of this clause is as follows:

- *To ensure development respects valued areas of rural character.*

Clause 15.01-6L of the Planning Policy Framework relates to Rural design. The relevant strategies of this clause are as follows:

- *Encourage the use of muted colours for building materials.*
- *Encourage siting and design that reduces the visual impact of the building on the landscape.*

Zone

Pursuant to Clause 35.07 of the Benalla Planning Scheme the subject site is located within a Farming Zone. The purpose of this zone is as follows:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To provide for the use of land for agriculture.*
- *To encourage the retention of productive agricultural land.*
- *To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.*

- To encourage the retention of employment and population to support rural communities.
- To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.

A second dwelling is a Section 2 – Permit Required use under the provisions of this zone. In addition, a planning permit is required in this instance for buildings and works associated with a Section 2 use.

Overlay

Pursuant to Clause 44.06 of the Benalla Planning Scheme part of the subject site located within a Bushfire Management Overlay. The purpose of this overlay is as follows:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.
- To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.
- To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.

A planning permit is required to construct buildings and works associated with accommodation under the provisions of this overlay.

Notification of the application

In accordance with Section 52 of the *Planning and Environment Act 1987* notice of the application was given by way of the following:

- Sending notice to all adjoining landowners and occupiers.
- Placing a notice towards the Tatong Tolmie Road frontage of the site.

No objections have been received to date.

Referral Responses

Internal Council Referrals	Advice/Response/Conditions
Environmental Health	No objection subject to conditions.
Engineering	No objection subject to conditions.
External Council Referrals	Advice/Response/Conditions
Country Fire Authority	Advice Letter - The proposal does not comply with planning scheme provisions.

DISCUSSION

Before deciding on an application to construct a building the responsible authority must consider the decision guidelines to Clause 35.07-6 of the Benalla Planning Scheme. An assessment of the decision guidelines is detailed below.

Decision Guideline	Response
General Issues	
<i>The Municipal Planning Strategy and the Planning Policy Framework (PPF).</i>	<p>The proposal for a second dwelling on the land is generally not in keeping with the objectives and strategies of the Planning Policy Framework. The proposed second dwelling in this instance is located within the southern portion of the site and not in proximity to the existing dwelling and outbuildings. The dwelling will therefore remove some of the agricultural land on the site permanently from agricultural use.</p> <p>The Planning Policy Framework also seeks to direct new housing growth to existing settlements such as Tatong. The provision of a second dwelling on the land will lead to a proliferation of dwellings in the immediate area which is deemed to be not required.</p> <p>Clause 14.01-1L of the PPF seeks to ensure that a proposed dwelling is necessary for the continued agricultural use of the land. In this instance the land is used for grazing purposes, and it is not proposed to increase the head of cattle on the land from 40. The proposal will therefore not alter the existing agricultural productivity of the land. However, the proposal has not identified the need for the additional dwelling. The existing use can be managed from the existing dwelling without the need to construct a further dwelling on the land.</p>
<i>Any Regional Catchment Strategy and associated plan applying to the land.</i>	There are no Regional Catchment Strategies applying to the land.
<i>The capability of the land to accommodate the proposed use or development, including the disposal of effluent.</i>	<p>The land is capable of accommodating a second dwelling and effluent disposal system on the land. A Land Capability Assessment has been submitted with the application detailing that effluent disposal can be retained on the land.</p> <p>The development of a second dwelling on the land, however, is considered to be unnecessary as a dwelling already exists. The addition of another dwelling with associated effluent disposal area will remove agricultural land from use which is discouraged.</p>
<i>How the use or development relates to sustainable land management.</i>	It is not made clear within the application as to how the proposed second dwelling is required to manage the land sustainable. It is considered that sustainable land management including maintenance of the property and control of pest plants and animals can occur from existing infrastructure on the land.

Decision Guideline	Response
<i>Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.</i>	<p>It is considered that the proposed second dwelling is not suitable for the site. The proposed second dwelling will remove agricultural land from production and is not required to run 40 head of cattle on the land.</p> <p>The proposed second dwelling is inappropriately located with respect to the existing adjoining land use to the south of the site. Concerns have been raised by the Country Fire Authority that the location of the dwelling in proximity to the heavily vegetated area to the south presents a severe level of risk to future occupants.</p>
<i>How the use and development makes use of existing infrastructure and services.</i>	<p>The proposed second dwelling has access to adequate services such as power, water and road infrastructure.</p>
Agricultural issues and the impacts from non-agricultural uses	
<i>Whether the use or development will support and enhance agricultural production.</i>	<p>It has been detailed by the applicant that the proposed second dwelling will allow a farm manager and the owner to be located on the land. However, it is not detailed as to why both a manager and owner are required on the land to support and enhance agricultural production. To sustainably manage 40 head of cattle on the land which already occurs without a second dwelling. A second dwelling is not required to be developed to sustain the same agricultural use.</p>
<i>Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production.</i>	<p>Subject to conditions the proposed second dwelling should not impact on soil quality. The proposed second dwelling and associated effluent disposal area, however, will unnecessarily remove agricultural land from production.</p>
<i>The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.</i>	<p>There are no nearby agricultural uses to the site of the proposed second dwelling that will be impacted.</p>
<i>The capacity of the site to sustain the agricultural use.</i>	<p>The land will still be able to sustain the existing agricultural use with the construction of the proposed second dwelling.</p>
<i>The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure.</i>	<p>Soil quality on the land differs from being average to good quality within the lower parts of land to the east to poor quality further towards the rear of the property to the west.</p>
<i>Any integrated land management plan prepared for the site.</i>	<p>A Whole Farm Plan has been submitted with the application detailing how the land will be managed with regard to pest plant and animal control, grazing techniques and general maintenance. The Whole Farm Plan indicates that the land will be used to graze up to 40 head of cattle which will not alter as a result of the proposed second dwelling on the land.</p>

Decision Guideline	Response
<p><i>Whether Rural worker accommodation is necessary having regard to:</i></p> <p><i>The nature and scale of the agricultural use.</i></p> <p><i>The accessibility to residential areas and existing accommodation, and the remoteness of the location.</i></p>	<p>Not Applicable</p>
<p><i>The duration of the use of the land for Rural worker accommodation.</i></p>	<p>Not Applicable</p>
<p>Accommodation Issues</p>	
<p><i>Whether the dwelling will result in the loss or fragmentation of productive agricultural land.</i></p>	<p>The proposed second dwelling on the land will be located in an area within southern portion of the site which is generally clear of existing buildings or vegetation.</p> <p>The proposed second dwelling with associated effluent disposal system will therefore remove agricultural land from production.</p>
<p><i>Whether the dwelling will be adversely affected by agricultural activities on adjacent and nearby land due to dust, noise, odour, use of chemicals and farm machinery, traffic and hours of operation.</i></p>	<p>There are no agricultural activities on adjoining land as land to the north south and west are all encumbered by a large amount of native vegetation.</p>
<p><i>Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.</i></p>	<p>The proposed second dwelling will not impact on the operation and expansion of nearby agricultural uses as adjoining properties are not used for agricultural activity.</p>
<p><i>The potential for the proposal to lead to a concentration or proliferation of dwellings in the area and the impact of this on the use of the land for agriculture.</i></p>	<p>The proposed second dwelling will lead to a proliferation of dwellings in the immediate area. There are currently six other dwellings in this area within 1km of the subject site. The existing dwelling along with the proposed dwelling on the land will bring the number of dwellings in the immediate area to eight.</p> <p>The proliferation of dwellings in the area is beginning to impact on the use of surrounding land for agriculture. The proposed dwelling will be built on undeveloped land which will further remove agricultural land from production.</p>

Decision Guideline	Response
<p><i>The potential for accommodation to be adversely affected by noise and shadow flicker impacts if it is located within one kilometre from the nearest title boundary of land subject to:</i></p> <p><i>A permit for a wind energy facility; or, an application for a permit for a wind energy facility; or, an incorporated document approving a wind energy facility; or, A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the Environment Effects Act 1978.</i></p>	<p>The land is not located in proximity to a wind energy facility.</p>
<p><i>The potential for accommodation to be adversely affected by vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the Mineral Resources (Sustainable Development) Act 1990.</i></p>	<p>The land is not located in proximity to an extractive industry operation.</p>
<p>Environmental Issues</p>	
<p><i>The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality.</i></p>	<p>Subject to conditions it is considered that the proposed dwelling can be controlled so that it does not cause impact to existing natural features including impact on the dam to the north of the dwelling.</p>
<p><i>The impact of the use or development on the flora and fauna on the site and its surrounds.</i></p>	<p>The proposal does not seek to remove native vegetation and is unlikely to have an unreasonable impact on the flora and fauna of the surrounds.</p>
<p><i>The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.</i></p>	<p>As above, it is considered that the proposal will have limited impact on the biodiversity of the area as it is located in a relatively clear position on the land.</p>

Decision Guideline	Response
<i>The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.</i>	The applicant has submitted a Land Capability Assessment with the proposal detailing that the effluent disposal system can be retained on the land without impact on adjoining properties or existing natural waterways on the land.
Design and Siting issues	
<i>The need to locate buildings in one area to avoid any adverse impacts on surrounding agricultural uses and to minimise the loss of productive agricultural land.</i>	The proposed second dwelling will be located at least 500m southwest of the existing dwelling and outbuildings on the land. The location of the proposed second dwelling and associated effluent disposal area on the land away from the existing dwelling and outbuildings will lead to a loss of agricultural land.
<i>The impact of the siting, design, height, bulk, colours and materials to be used, on the natural environment, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts.</i>	The proposed second dwelling is appropriately located to minimise any impact on the surrounding area. The setback or 584m from the road will ensure that the dwelling is not prominent to the streetscape. In addition, the proposed dwelling materials including stone wall cladding will blend the dwelling into its natural environment.
<i>The impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance.</i>	The building materials used in the construction of the proposed second dwelling including the stone wall cladding will help the dwelling blend in with the natural built form of the surrounding area.
<i>The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.</i>	The proposed second dwelling will have appropriate access to power, water and road infrastructure.
<i>Whether the use and development will require traffic management measures.</i>	The proposal for a second dwelling will not warrant the need for additional traffic management measures.

Decision Guideline	Response
<p><i>The need to locate and design buildings used for accommodation to avoid or reduce noise and shadow flicker impacts from the operation of a wind energy facility if it is located within one kilometre from the nearest title boundary of land subject to: A permit for a wind energy facility; or, An application for a permit for a wind energy facility; or, An incorporated document approving a wind energy facility; or, A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the Environment Effects Act 1978.</i></p>	<p>The proposed second dwelling will not be located in proximity to a wind energy facility.</p>
<p><i>The need to locate and design buildings used for accommodation to avoid or reduce the impact from vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the Mineral Resources (Sustainable Development) Act 1990.</i></p>	<p>The subject land is not located in proximity to an extractive industry operation.</p>

Bushfire Management Overlay

The subject site is located within a Bushfire Management Overlay and as a result the proposal has been referred to the Country Fire Authority (CFA) for their comment. The CFA required further information from the applicant on 1 July 2021. This further information was supplied by the applicant in the form of a revised Bushfire Management Statement, however this information was deemed insufficient by the CFA who again required further information on 28 September 2021.

The further information was once again submitted by the applicant in which the CFA responded with a letter of advice detailing that the proposal did not comply with Clause 44.06 and 53.02 of the Benalla Planning Scheme and for the applicant to consider the CFA’s issues before resubmitting a further plan.

The revised Bushfire Management Statement was submitted on 25 March 2022 and a meeting was held on site with the owner, owner's representative, CFA and Council officer in attendance on 29 March 2022. At the meeting CFA advised that the location of the proposed dwelling was in an area of risk and that the proposed dwelling should be relocated.

The CFA advised it does not support the location of the dwelling in the proposed position. The proposal is not in keeping with the main objectives of the Farming Zone and Bushfire management Overlay.

The applicants have not indicated if they are willing to amend the plans to relocate the proposed dwelling.

The CFA is a recommending referral authority and therefore the Council do not have to follow the advice provided by the CFA. However, the CFA provide expertise on the protection of human life and it is considered prudent to follow the CFA's recommendation in such circumstances as above.

The CFA have advised on 8 April 2022 that the application does not achieve the State's bushfire safety requirements in the planning scheme as follows:

Clause 71.02-3 Integrated Decision Making

The protection of life is given priority over all other policy consideration in bushfire affected areas under this clause. The normal weighting of net community benefit outcomes is secondary to the life safety bushfire response. This is even more important when dealing with an application at extreme risk from bushfire, such as this site. Whilst the application has had regard to the bushfire hazard, CFA is concerned that the risk at this site is severe enough that it would be difficult to overcome.

Clause 13.02-1S – Bushfire

The proposal does not meet the objectives of Clause 13.02-1S of the Planning Policy Framework (PPF). In particular, the proposal does not:

- *direct development away from the highest areas of risk;*
- *mitigate the bushfire risk to an acceptable level via the use of bushfire protection measures. However, it is acknowledged that a small increase in the amount of defensible space has been proposed. The risk is such that this measure is still considered insufficient.*

Clause 44.06 – Bushfire Management Overlay

The proposal does not meet the objectives of Clause 44.06. The proposal does not:

- *proritise the protection of human life over the development of land*
- *ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level*

Based on the referral advice from CFA who have advised that they do not support the location of the dwelling in its current location it is considered that the proposal will not be in keeping with the objectives of the overlay.

COUNCIL PLAN 2021-2025 IMPLICATIONS**Community**

- A connected, involved and inclusive community.

Livability

- Vibrant public spaces and places.
- Connected and accessible roads, footpaths, transport and parking.

Economy

- Thriving business and industry.
- Flourishing tourism.
- Population growth.

Environment

- Healthy and protected natural environment.
- High quality efficient and sustainable waste management.
- Sustainable practices.

LEGISLATIVE OR STATUTORY IMPLICATIONS

A decision by the Council to determine that a permit should be granted for the proposal may be appealed to VCAT by the objectors and/or the applicant against conditions of the permit;

In the instance that the Council decides to refuse to grant a permit the applicant also has a right of appeal to VCAT.

FINANCIAL IMPLICATIONS

The Council, as the responsible authority under the *Planning and Environment Act 1987*, must determine the permit application.

If the Council decision is appealed by any party to VCAT, the Council has a statutory role in being a party to the appeal and informing and assisting VCAT.

OFFICER DECLARATION OF CONFLICT OF INTEREST

No officers involved in the preparation of this report have any general or material conflicts of interest in this matter.

CONCLUSION

The proposal has been assessed against the provisions of the Benalla Planning Scheme with regard to the Planning Policy Framework zone and overlay provisions. The location of the proposed dwelling is not expected to have an unreasonable amenity impact to adjoining properties or to the surrounding area.

The proposed dwelling can be accommodated on the land without impacting on the land or environmental assets. However, it is considered that the use and development of a second dwelling on the land is not required in order to facilitate the control of running 40 head of cattle. In addition, the proposal will remove part of the land from agricultural production and will lead to a proliferation of dwellings in the area resulting in less land available in the area for agriculture.

The proposal has been referred to the CFA who advise that they do not support the location of the dwelling in its current position. The proposal is therefore not in keeping with the main objectives of the Farming Zone and Bushfire management Overlay.

Recommendation:

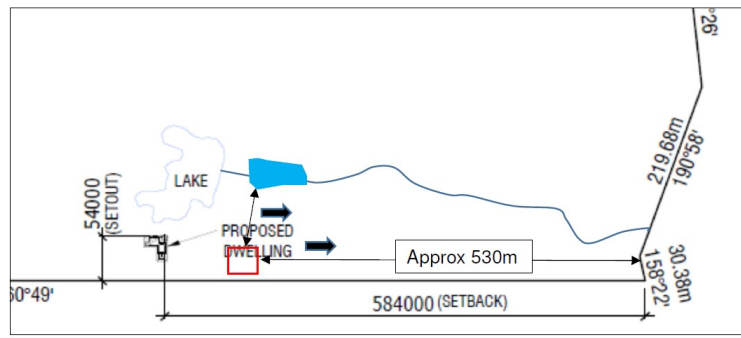
That Council having caused notice of Planning Application No. P0035/21 to be given under Section 52 of the *Planning and Environment Act 1987* and having considered all the matters required under Section 60 of the *Planning and Environment Act 1987* decides to refuse to grant a permit under the provisions of the Benalla Planning Scheme in respect of the land known and described as 888 Tatong Tolmie Road, Tatong, for the use and development of a dwelling in accordance with the endorsed plans, with the application dated 18 March 2021 on the following grounds:

- 1. Adequate justification has not been provided to detail that a second dwelling is required on the land for the agricultural use.**
- 2. The proposed dwelling and associated infrastructure will reduce the availability of land for agricultural production on site.**

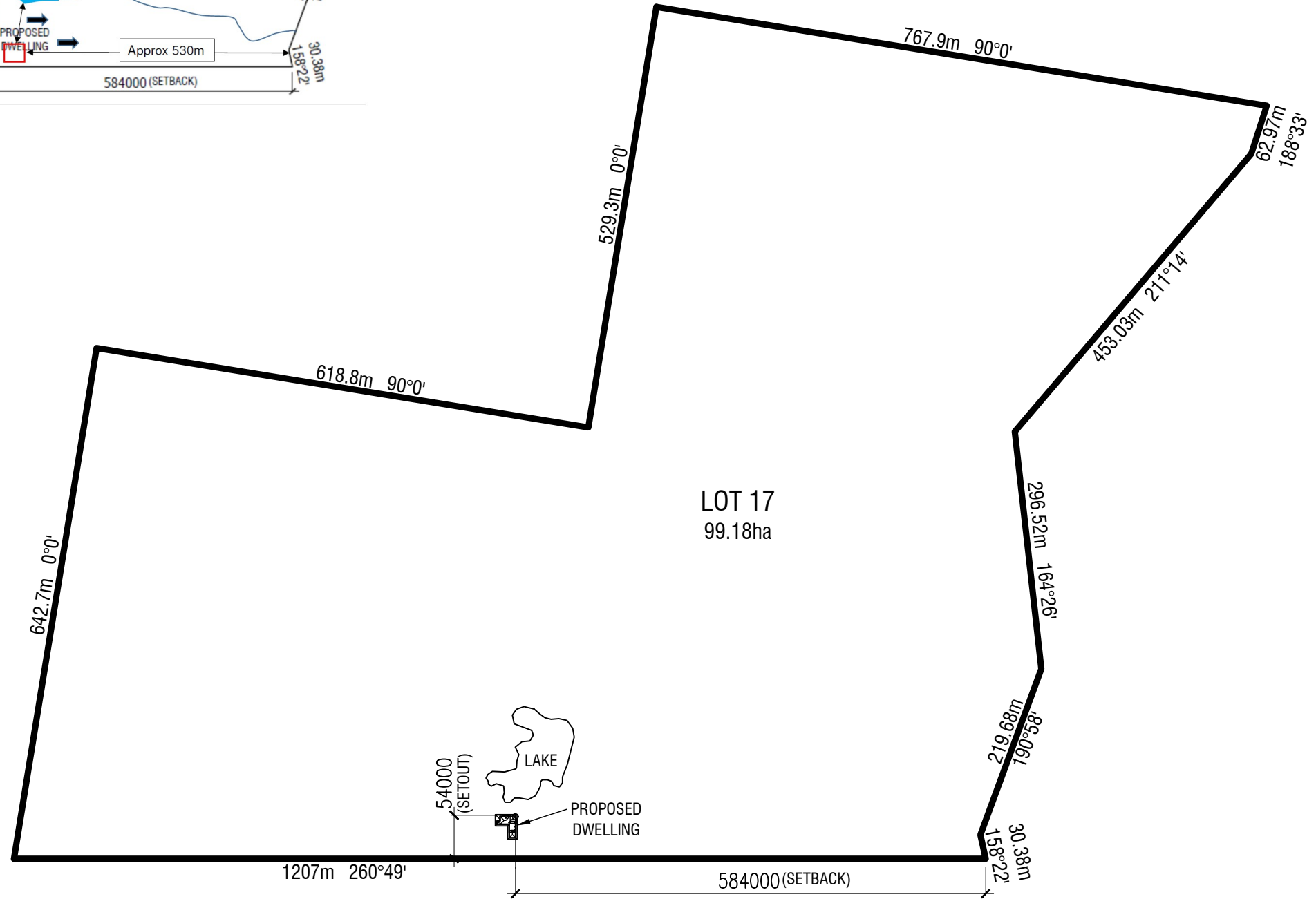
Grounds of Refusal Nos. 3 – 6 Required by the Country Fire Authority

- 3. The proposal does not direct development away from highest areas of risk.**
- 4. The proposal does not mitigate the bushfire risk to an acceptable level.**
- 5. The proposal does not prioritise the protection of human life over development of the land.**
- 6. The proposal does not ensure development is only permitted where there is risk to life and property from bushfire which can be reduced to an acceptable level.**

PROPOSED SEPTIC LOCATION



- Proposed LAA
- Direction of slope



PRELIMINARY



PROJECT:
PROPOSED TWO STOREY RESIDENCE
ADDRESS:
888 TATONG ROAD
TATONG

NO.	REVISION	DATE

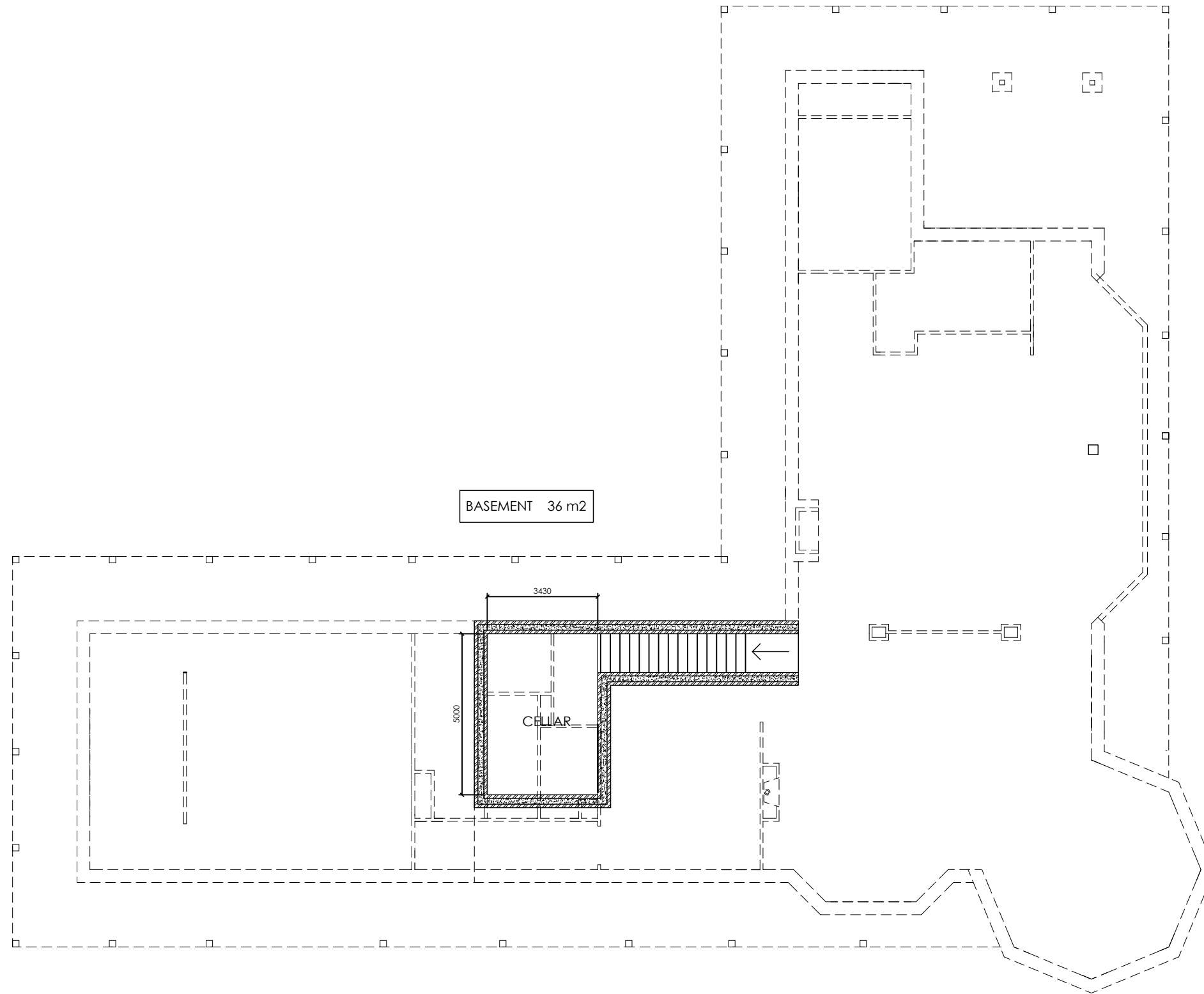
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EXISTING SITE PLAN

SCALE: 1:100 @ A3
DRAWN BY: Ron Popelier
ISSUE DATE: 15.12.2020

PROJECT NO: 3866.20
SHEET NO: 01 of 10
DRAWING NO: 001
REVISION NO: A



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F 03] 5821 2047
ron@popds.com.au
www.popdesignstudios.com



PRELIMINARY

DRAWING TITLE:
EXISTING SITE PLAN

SCALE:
 1:150 @ A3

DRAWN BY:
 Ron Popelier

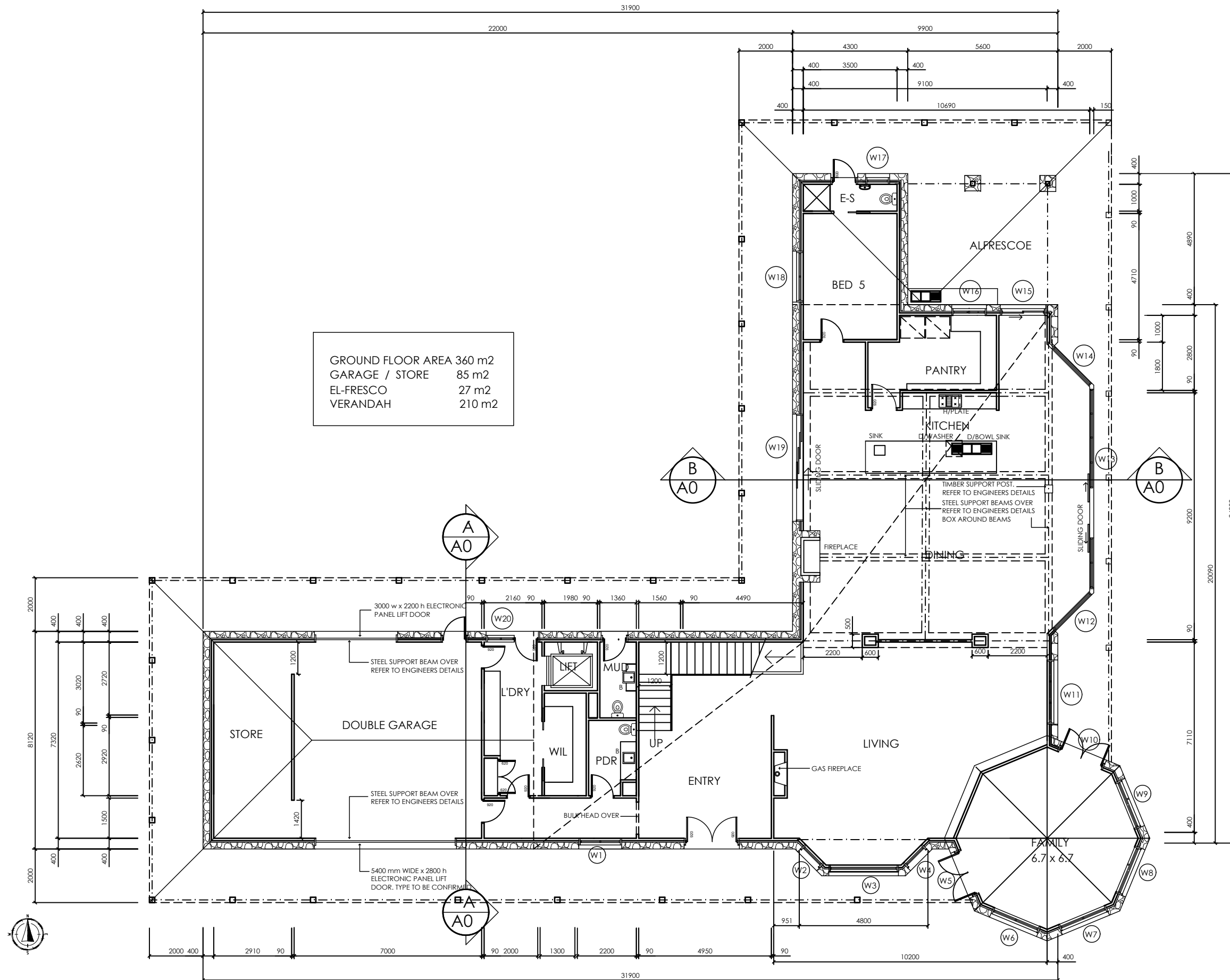
ISSUE DATE:
 15.12.2020

PROJECT NO:
 3866.20

SHEET NO:
 01 of 10

DRAWING NO:
 001

REVISION NO:
 A



GROUND FLOOR AREA 360 m2
 GARAGE / STORE 85 m2
 EL-FRESCO 27 m2
 VERANDAH 210 m2

PRELIMINARY

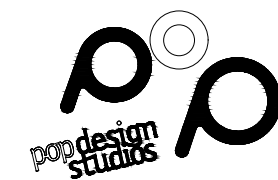


PROJECT:
PROPOSED TWO STOREY RESIDENCE
 ADDRESS:
 888 TATONG ROAD
 TATONG

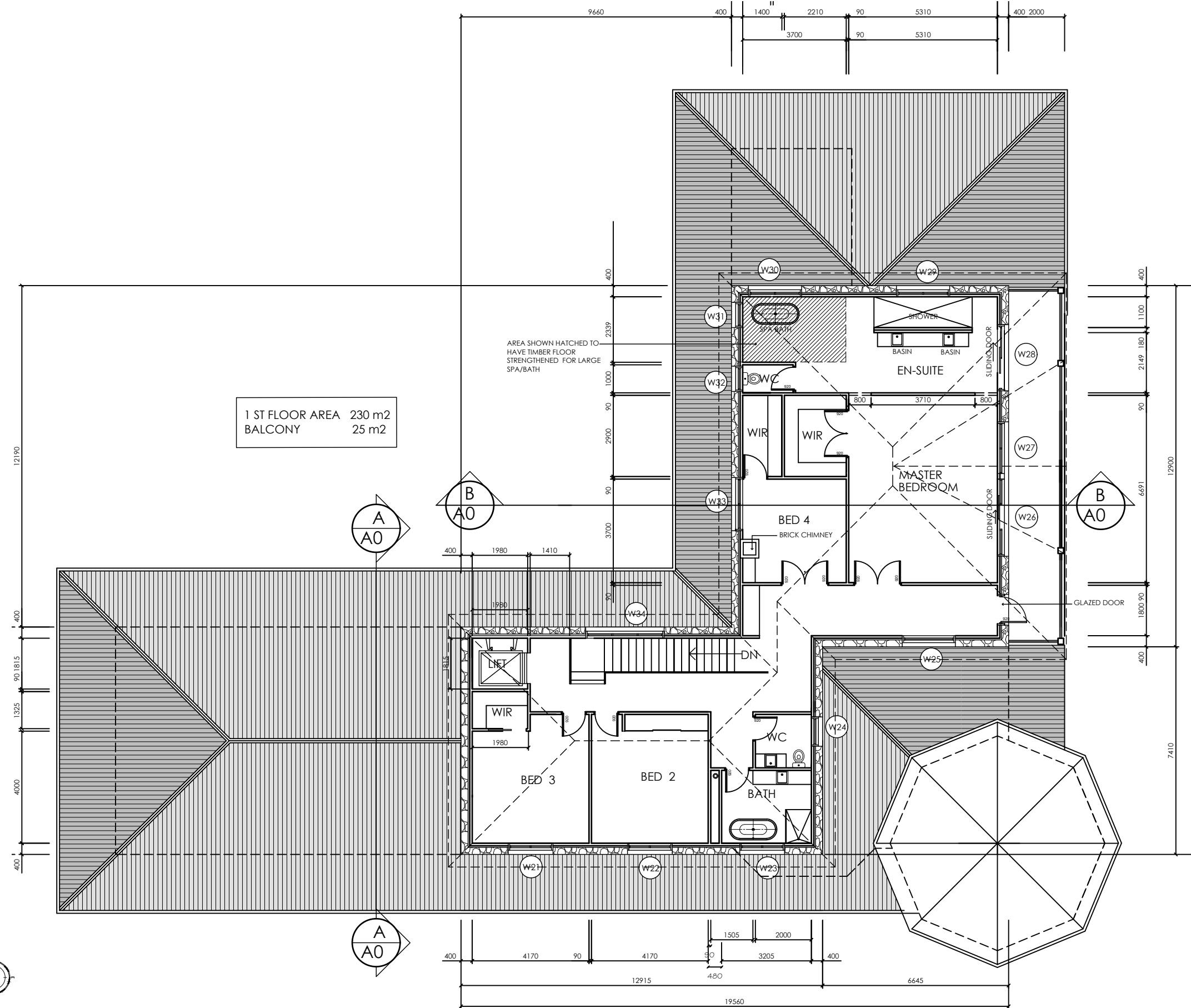
NO.	REVISION	DATE

DRAWING TITLE:
EXISTING SITE PLAN

SCALE: 1:150 @ A3
 DRAWN BY: Ron Popelier
 ISSUE DATE: 15.12.2020
 PROJECT NO: 3866.20
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1 ST FLOOR AREA 230 m2
BALCONY 25 m2

AREA SHOWN HATCHED TO
HAVE TIMBER FLOOR
STRENGTHENED FOR LARGE
SPA/BATH

PRELIMINARY

DRAWING TITLE:
EXISTING SITE PLAN

SCALE:
1:100 @ A3

DRAWN BY:
Ron Popelier

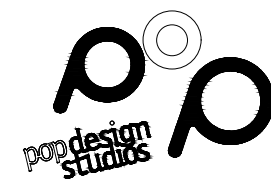
ISSUE DATE:
15.12.2020

PROJECT NO:
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SHEET NO:
01 of 10

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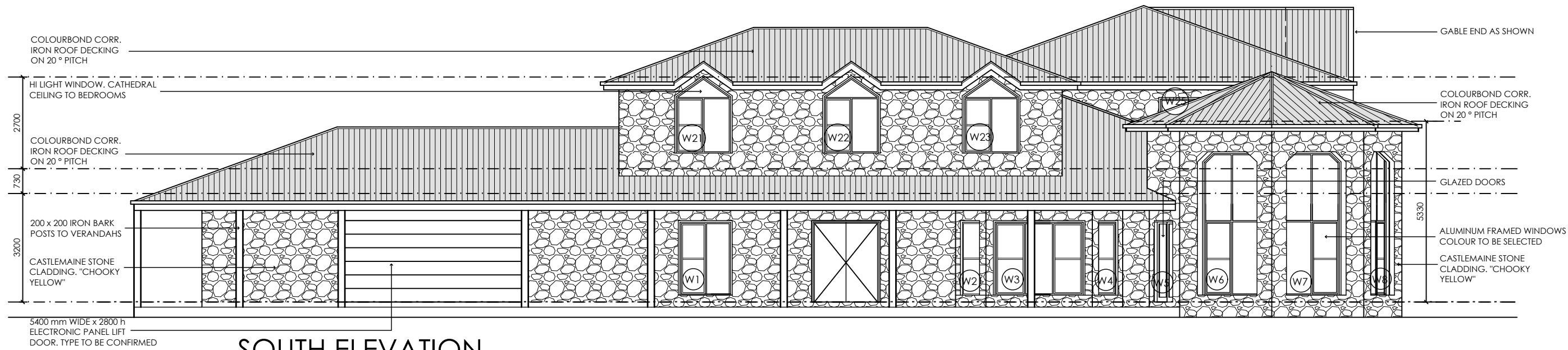
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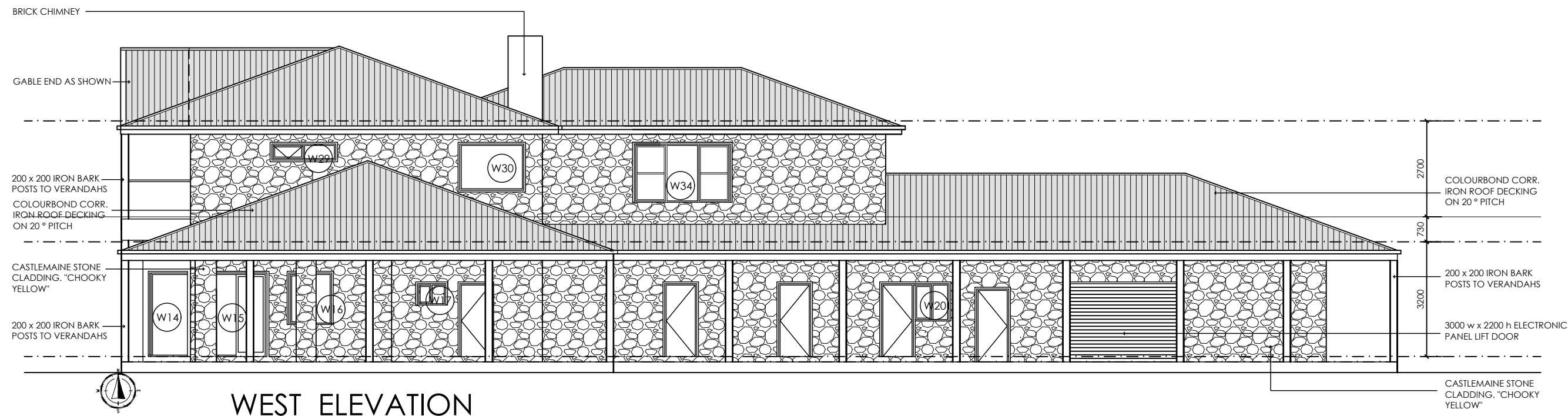


PROJECT:
**PROPOSED TWO
STOREY RESIDENCE**
ADDRESS:
888 TATONG ROAD
TATONG

NO.	REVISION	DATE



SOUTH ELEVATION



WEST ELEVATION

PRELIMINARY



PROJECT:
PROPOSED TWO STOREY RESIDENCE
 ADDRESS:
 888 TATONG ROAD
 TATONG

NO.	REVISION	DATE

DRAWING TITLE:
ELEVATION 1
 SCALE:
 1:125 @ A3
 DRAWN BY:
 Ron Popelier
 ISSUE DATE:
 15.12.2020
 PROJECT NO:
 3866.20
 SHEET NO:
 01 of 10
 DRAWING NO:
 001
 REVISION NO:
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NORTH ELEVATION



EAST ELEVATION

PRELIMINARY



PROJECT:
**PROPOSED TWO
 STOREY RESIDENCE**
 ADDRESS:
 888 TATONG ROAD
 TATONG

NO.	REVISION	DATE

DRAWING TITLE:
WINDOW SCHEDULE

SCALE:
 1:100 @ A3

DRAWN BY:
 Ron Popelier

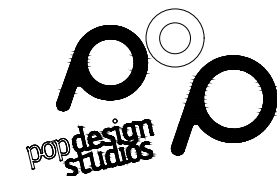
ISSUE DATE:
 15.12.2020

PROJECT NO:
 3866.20

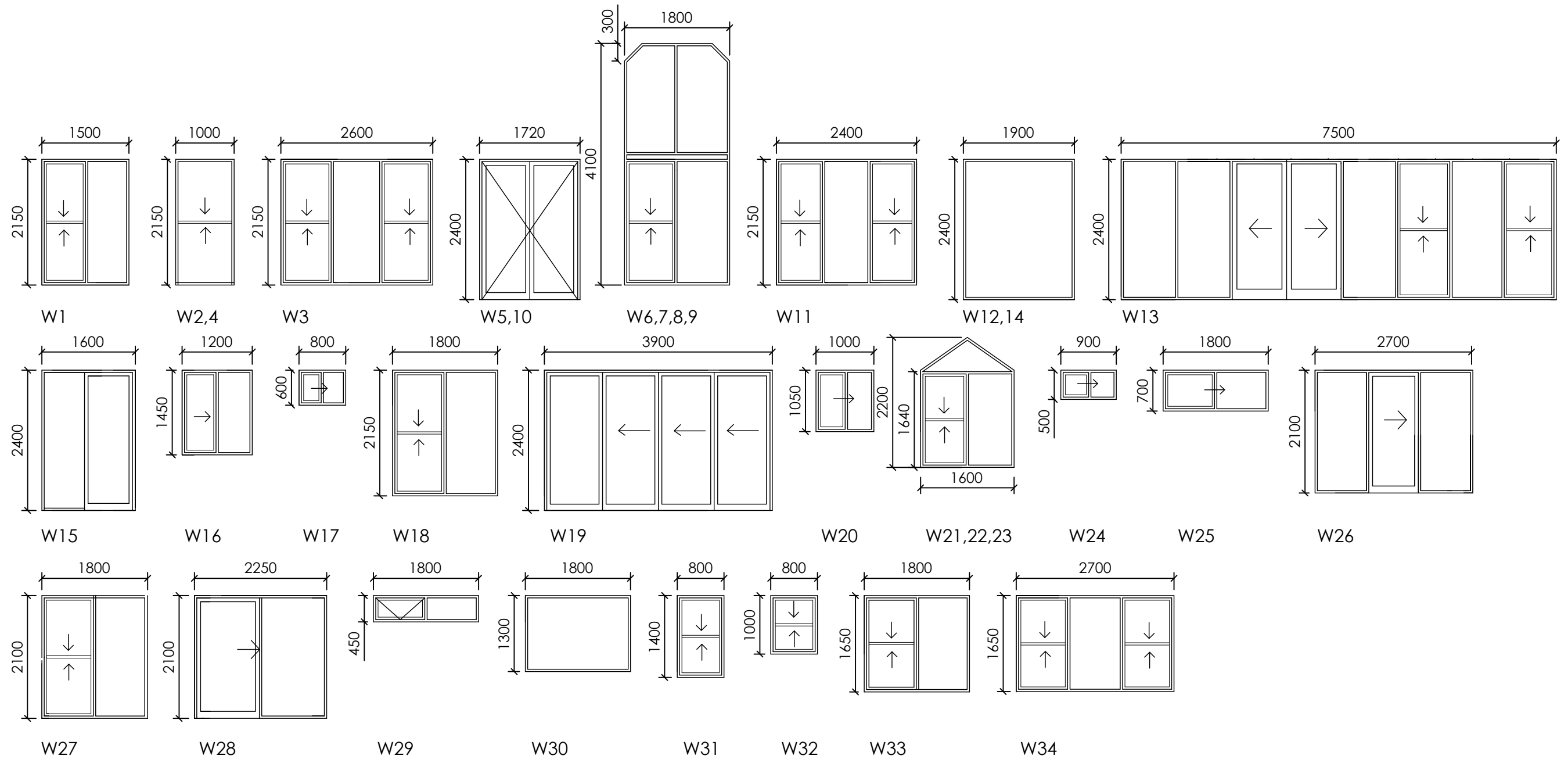
SHEET NO:
 01 of 10

DRAWING NO:
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REVISION NO:
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NO.	REVISION	DATE

PRELIMINARY

DRAWING TITLE:
WINDOW SCHEDULE

SCALE: 1:100 @ A3
 DRAWN BY: Ron Popelier
 ISSUE DATE: 15.12.2020
 PROJECT NO: 3866.20
 SHEET NO: 01 of 10
 DRAWING NO: 001
 REVISION NO: A



3. Petition: Declare Churchill Reserve an Off Leash Area

SF/2564

Wayne Rich – Compliance Coordinator

Nilesh Singh – Manager Development

PURPOSE OF REPORT

The report discusses a petition requesting that the Council declare Churchill Reserve as an area where dogs may be exercised off leash.

BACKGROUND

The *Benalla Rural City Domestic Animal Management Plan 2021-2025* (DAMP) was adopted and the Council resolved to make an order under Section 25 and 26(2) of the *Domestic Animals Act 1994* at its Council Meeting held on 23 February 2022.

The Section 26(2) order was published in the *Government Gazette* on 10 March 2022.

A 613 signature petition to declare Churchill Reserve a dog off leash area was presented to Council on 27 April 2022, where it was resolved:

1. *That the report be received.*
2. *That a report be presented to Planning and Development Committee on 18 May 2022.*

The petition is attached as **Appendix 1** with names, addresses and signatures redacted in accordance with the Council's *Privacy Policy*.

DISCUSSION

Various reserves and recreational areas in the Benalla Rural City community were considered for off leash areas, including Churchill Reserve, prior to the adoption of the DAMP.

The four previously declared off leash areas were incorporated into the Section 25 and 26(2) Order (the Order) as these areas are under the management of Council and do not have a Committee of Management in place.

Designated Areas where dogs may be exercised off leash, as listed in the Order, are:

- Little Casey Island
- Big Casey Island (signed areas only)
- Psaltis Parade Reserve
- U.F.S. Sports Reserve (signed areas only)

The petition presented to Council calls for the reserve to be made off leash in a “time share” arrangement to allow for other organisations to use the reserve without interference from unleashed dogs. A “time share” arrangement would not be suitable for the reserve.

If the reserve is added to the list of designated area where dogs maybe exercised off leash. Owners are required, under the Order to:

- carry a chain, cord, or leash, not exceeding 3 metres in length, sufficient to bring the dog under effective control if the dog behaves in a manner which may worry, threaten or harass any person or animal, and
- remain in effective control of the dog by voice and/or hand command to promptly bring the dog under control by chain, cord, or leash if it becomes necessary, and
- not allow the dog to worry, threaten or harass any person or animal

In a designated area where dogs may be exercised off leash. Owners are required, by the Order, to bring their dog under effective control by means of chain, cord or leash if within:

- 30 metres of the principal location of an organised sporting event
- 30 metres of the principal location of an organised public meeting
- 30 metres of a permanent barbecue or picnic area when in use
- 10 metres of the perimeter of a playground
- 5 metres of a shared pathway.

Churchill Reserve can be added to the list of designated off leash areas. The Order includes a review clause that allows Council, by order of resolution and giving public notice by inviting submissions on the proposal, to add or remove a reserve, or part of a reserve, to the list of designated reserves where dogs may be exercised off leash.

Council will consult with Churchill Reserve Committee of Management and conduct consultation with the surrounding residents before reviewing the Order to list Churchill Reserve a designated area where dogs maybe exercised off leash.

COUNCIL PLAN 2021-2025 IMPLICATIONS

Leadership

- Good governance.
- High performance culture.
- Engaged and informed community.

FINANCIAL IMPLICATIONS

There are no material financial implications with accepting the petition. Measures to address the issues raised in the petition may have cost implications.

LEGISLATIVE AND STATUTORY IMPLICATIONS

It is considered that the report is consistent with the *Charter of Human Rights and Responsibilities Act 2006* and *Gender Equality Act 2020*.

COMMUNITY ENGAGEMENT

In accordance with the Council’s *Community Engagement Policy*, it is proposed that community engagement be undertaken at the ‘consult’ level under the International Association for Public Participation’s IAP2 public participation spectrum.

Level of Public Participation	Promise to the community	Techniques to be used
Consult	We will provide information and consider feedback prior to making a decision.	<ul style="list-style-type: none"> ▪ Consult with user groups and surrounding residents ▪ Plan presented in public reports to Council.

Council will consult with Churchill Reserve Committee of Management and conduct consultation with the surrounding residents before reviewing the Order to list Churchill Reserve a designated area where dogs may be exercised off leash.

OFFICER DECLARATION OF CONFLICT OF INTEREST

No officers involved in the preparation of this report have any general or material conflicts of interest in this matter.

Recommendation:

- 1. That the report be noted.**
- 2. That a report be presented to the Planning and Development Committee meeting on 22 June 2022, following consultation with the Churchill Reserve Committee of Management and surrounding Churchill Reserve residents.**

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Petition to Benalla Rural City Council

Date 21 March 2022

Petition organiser Darryl Mauger

Address [REDACTED]

Email [REDACTED] [REDACTED]

To the Mayor and Councillors of Benalla Rural City: Copy to CEO

The following petitioners draw the attention of the Council Benalla Rural City to:

Council have recently introduced new rules banning off leash dogs at Churchill Reserve.

This is impacting the mental health and wellbeing of our residents many of whom use this area daily to get exercise for both themselves and their pets.

The fully fenced area at this reserve enables all ratepayers and registered dog owners to meet and enjoy each other's company whilst exercising. This was particularly important in the pandemic period.

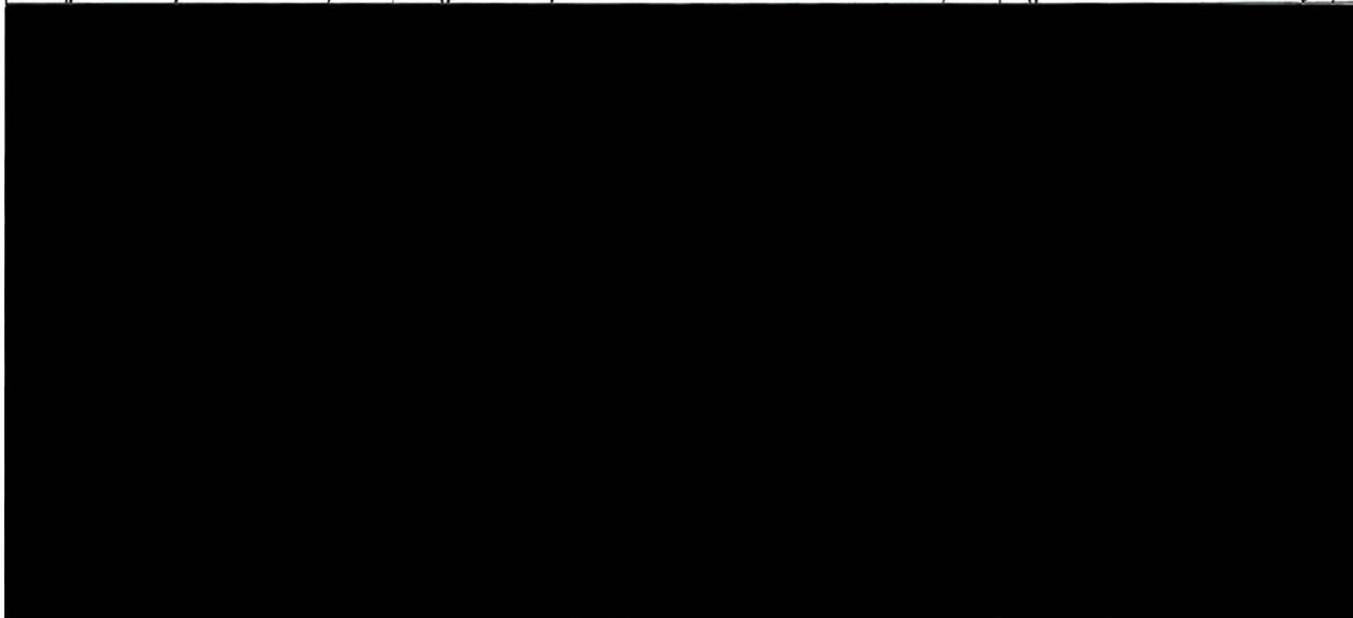
The reserve offers a safe, well maintained and visible area in particular for those of us who are impaired with mobility and sight issues. The evenness of the grounds makes it easy for them to navigate around.

There is no other public space available for this purpose for the large developing population in the western end of the Benalla Rural City.

The alternative locations designated for off leash are considered unsuitable and unsafe for both residents and dogs.

The following petitioners request that Council immediately rescind the newly introduced rule and declare Churchill Reserve a time share off leash area.

Name <i>(please print name)</i>	Address <i>(please print full residential address)</i>	Signature <i>(petitioners must sign)</i>
------------------------------------	---	---



Number of signatures on page | 10



4. Draft *Benalla Rural City Council Asset Plan 2022-2032*

SF/3855

Adrian Gasperoni – Manager Assets and Infrastructure
Ashley Bishop – Asset Management Coordinator

PURPOSE OF REPORT

The report discusses the draft *Benalla Rural City Council Asset Plan 2022-2032*.

BACKGROUND

The draft *Benalla Rural City Council Asset Plan 2022-2032* (Asset Plan) is a new requirement under the *Local Government Act 2020* (the Act).

The draft Asset Plan is intended to be a strategic public facing document that informs the community on how council-controlled infrastructure assets are to be managed.

The draft Asset Plan is a document that highlights the importance and magnitude of the infrastructure assets for whom the council is the custodian.

The draft *Benalla Rural City Council Asset Plan 2022-2032* is attached as **Appendix 1**.

DISCUSSION

The draft Asset Plan outlines the way Council will manage assets now and into the future.

The draft Asset Plan complements Council's *Asset Management Policy* which sets guidelines for implementing consistent asset management processes throughout the Benalla Rural City Council.

The Asset Plan and *Asset Management Policy* are key documents which support asset-related decisions that align with community expectations and service needs in a sustainable manner and act to moderate the risk of poorly managed assets.

The Asset Plan communicates the importance and magnitude of the infrastructure assets for which the Council is the custodian. The aim of the Plan is to have more informed community engagement and a mutual understanding of the best use of council assets in the interest of the community

The Asset Plan must be adopted by 30 June 2022, in accordance with the Act.

COUNCIL PLAN 2021-2025 IMPLICATIONS

Community

- A connected, involved and inclusive community.

Livability

- Vibrant public spaces and places.

Leadership

- Good governance.
- High performance culture.

COMMUNITY ENGAGEMENT

In accordance with the *Local Government Victoria Asset Plan Guidance 2022*, Community engagement is not mandatory for the first iteration of the Asset Plan.

It is proposed that, in accordance with the Council’s *Community Engagement Policy*, due to the operational nature of the draft Asset Plan, community engagement be undertaken at the ‘consult’ level under the International Association for Public Participation’s IAP2 public participation spectrum.

Level of Public Participation	Promise to the community	Techniques to be used
Consult	We will provide information and consider feedback prior to making a decision.	<ul style="list-style-type: none"> ▪ Feedback invited via Council’s website ▪ Public Notice in the Benalla Ensign and on Council website. ▪ Plan presented in public reports to Council. ▪ Feedback invited via social media

Community engagement on the draft Asset Plan will open Thursday 19 May 2022 and close 5pm Thursday 16 June 2022.

Community feedback will be invited via the Council’s website and social media channels and through a formal public notice in the *Benalla Ensign*.

FINANCIAL IMPLICATIONS

The development and implementation of the Asset Plan will be accommodated within the existing budget allocations.

LEGISLATIVE/STATUTORY IMPLICATIONS

The Asset Plan will be reviewed in accordance with the *Local Government Act 2020*.

OFFICER DECLARATION OF CONFLICT OF INTEREST

No officers involved in the preparation of this report have any general or material conflicts of interest in this matter.

CONCLUSION

Feedback relating to the draft Asset Plan will be presented in a report to the Planning and development Committee at its meeting on Wednesday 22 June 2022.

Recommendation:

That the Planning and Development Committee, acting under its delegated authority of the Council, resolve:

- 1. That the draft *Benalla Rural City Council Asset Plan 2022-2032* be endorsed for public exhibition.**
- 2. That the draft *Benalla Rural City Council Asset Plan 2022-2032* be considered for adoption at the Planning and Development Committee on Wednesday 22 June 2022.**

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BENALLA

RURAL CITY COUNCIL

BENALLA RURAL CITY

BENALLA RURAL CITY COUNCIL ASSET PLAN 2022-2032

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The Benalla Rural City Council Asset Plan 2022-2032

The *Benalla Rural City Council Asset Plan 2022-2032* (the Asset Plan) is a document that communicates the importance and magnitude of the infrastructure assets for which council is the custodian. The aim of this is to have more informed community engagement and a mutual understanding of the best use of council assets in the interest of the community and to be compliant with requirements of section 92 of the *Local Government Act 2020* (the Act).

The Asset Plan, as referred to in the Act is intended to be a strategic public facing document that informs the community on how council-controlled (infrastructure) assets are to be managed.

This plan aims to satisfy these requirements.

Values, Aims and Mission Statement

Council Plan

To provide a sustainable, thriving and cohesive community where lifestyle, culture, health and wellbeing are supported by strong leadership and community partnership.

Council Budget

Benalla Rural City Council's 2021/2022 Budget seeks to maintain and improve services and infrastructure as well as deliver projects and services that are valued by our community.

Annual Report

Through leadership and quality service we will meet our community's needs and aspirations with a focus on thoughtfully planned growth to maintain and enhance the high productivity of our collective community.

Community Vision

Benalla Rural City is welcoming and friendly, thriving and prosperous, environmentally responsible, innovative and industrious, caring and supportive and engaging for all residents and visitors – a place where people want to continue to live, move to and are proud to call home.

Financial Plan

The *Benalla Rural City Council Financial Plan* (the Financial Plan) provides a 10 year financially sustainable projection regarding how the actions of the Council Plan may be funded to achieve the Community Vision.

The Asset Plan is designed to inform the Financial Plan by identifying the amount of capital renewal, backlog and maintenance funding that is required over the life of each asset category. The level of funding will incorporate knowledge of asset condition, the risk assessment issues as well as the impact of reviewing and setting intervention and service levels for each asset class.

In addition to identifying the operational and strategic practices that ensure that Council manages assets across their life cycle in a financially sustainable manner, the Asset Plan quantifies the asset portfolio and the financial implications of those practices.

Together the Financial Plan and Asset Plan seek to balance projected investment requirements against projected budgets.

Capital expenditure focuses on asset renewal projects.

The Asset Plan Vision

Asset management will be integrated into Council's operations aligning with the Integrated Strategic Planning Framework (Refer Figure 1). The Council will manage its assets to meet the required level of service, in the most cost-effective manner, through the management of infrastructure assets for the present and future users by:

- integrating with the existing council plans
- defining a level of service and performance monitoring
- the impact of growth through demand management and investment
- a lifecycle approach to long term management strategies
- risk management
- a long-term financial plan identifying required expenditure, and financing options.

This will be conducted by using the following international standard fundamentals:

Value

- Asset management focusses on the value that the asset can provide to the community by delivering the service levels expected by the community.

Alignment

- Asset management planning will link performance to strategic objectives and community expectations by translating those objectives into technical and financial decisions through plans and activities.

Leadership

- Successfully establishing, operating, and improving asset management requires leadership and commitment from all levels of the community and council.

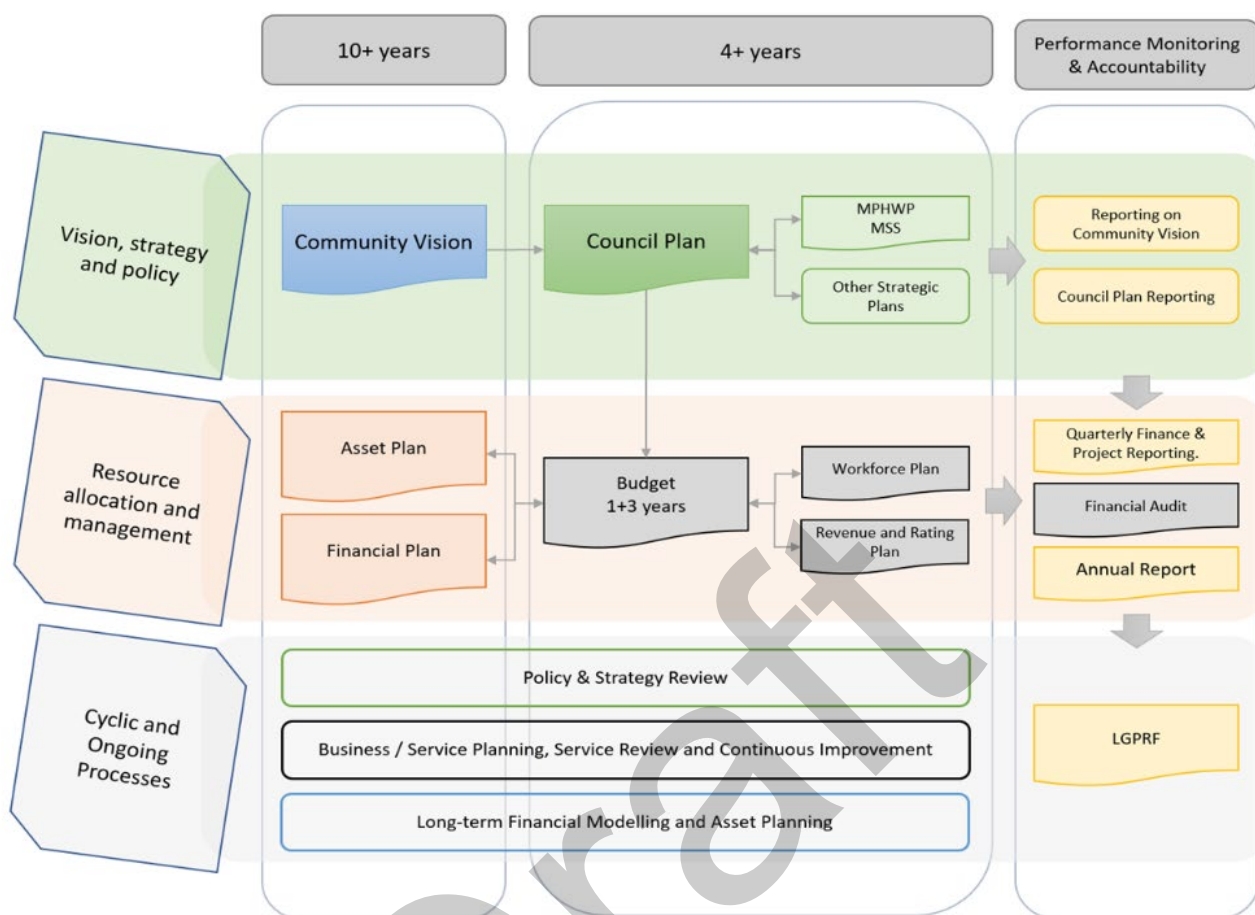
Assurance

- Making sure the community are getting from the asset management process what council is delivering by monitoring and checking feedback to ensure what is being done is delivering the expected outcomes.

(Source: Section 2.4.2 *ISO 55000:2014 Asset Management Standard*).

Draft

Figure 1: The Integrated Strategic Planning Framework



Statement of Good Asset Practice

Asset management provides a structured approach for the development, coordination and control of activities undertaken on assets by council over different lifecycles stages and for aligning these activities with its objectives by:

- improving financial performance
- informed asset investment decisions
- risk management
- improving services and outputs
- demonstrating social responsibility
- demonstrating compliance
- enhancing reputation
- improving organisational sustainability
- improving efficiency and effectiveness.

Infrastructure Asset Grouping

Main Asset Plans

Assets are grouped according to Class, Type, Asset and Components.

The Class and Type of assets are:

Drainage

- Stormwater pipes
- Stormwater Pits
- Drainage channels
- Basins
- Monitoring and control equipment.

Land and Building

- Council owned buildings
- Leased buildings
- Structures
- Heritage
- Owned Land
- Leased Land
- Land Under Roads.

Recreation and Open Space

- Playground equipment
- Sports Ovals and surfaces
- Street furniture
- Parks and gardens.

Transport

- Roads, sealed and unsealed
- Bridges and Major culverts
- Kerb and Channel
- Footpaths and cycleways
- Aerodromes.

Asset class stock are detailed in **Appendix 1**.

Asset Management System

The elements of the asset management system used to manage assets in council are:

Policy

The purpose of the *Benalla Rural City Council Asset Management Policy* is to set guidelines for implementing consistent asset management processes throughout the Benalla Rural City Council.

Strategy

The *Infrastructure Asset Management Strategy* (Section 2.5.2 and Section 2.2 *ISO 55001-2014 Asset management Standard*) gives effect to the policy by establishing objectives and how they will be achieved and direction for activities such as asset management plans and programs of work.

Service Plans

Service plans identify the responsibilities of a service area and the business plan for that's service, identifying the growth, decline or renewal requirement for assets and the changes in expected service levels over the long term to assist in developing appropriate asset management plans.

Asset Management Plans

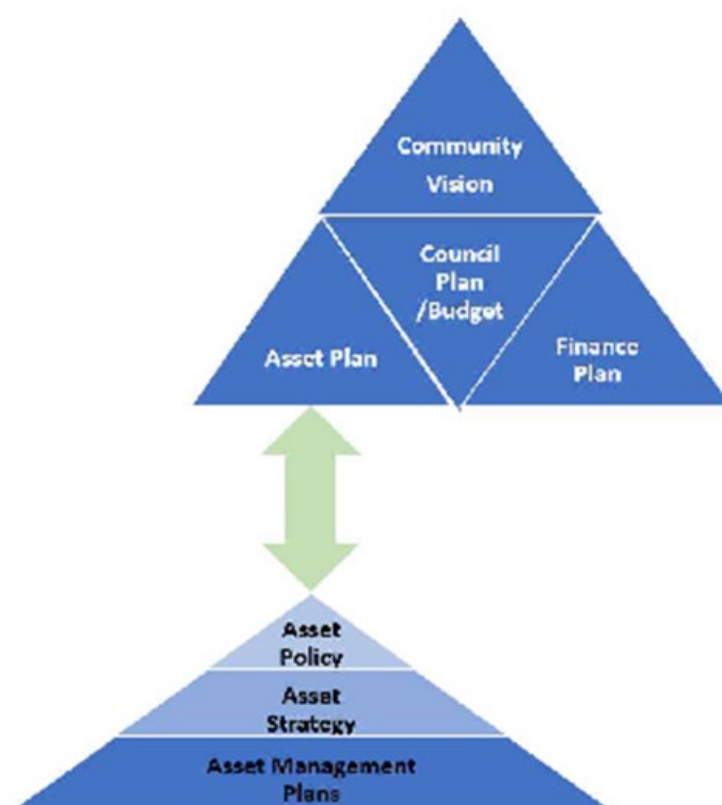
Infrastructure Asset Management Plans are long term plans that outline the asset activities for each service area or asset class and resources at a defined level of service I the most cost-effective way.

Asset Management Software and Hardware

The Asset management database is the repository of asset data which is used to calculate any metrics required. This along with any mapping and inspection programs make up the information technology requirements.

Figure 2: Relationship Between the Asset Management System and the Integrated Strategic Planning Framework

(Source: ISO55000 Asset Management System documents).



Challenges and Choices

The Council needs to spend significant funds on existing infrastructure assets to maintain them in a condition that meets the standard of services required. Providing new and upgraded infrastructure, while beneficial, there is a finite amount of council funds available to operate and maintain the existing assets as well as the impost from new and upgraded ones.

Grant funding usually only covers the initial costs and not the whole of life costs. The challenge then becomes balancing community needs, asset requirements and financial sustainability.

Climate Change

Council building stock and public assets exemplify best practice resource efficiency and utilities, and infrastructure is built and maintained to withstand increased flood events and heatwave events.

Council will use the available tools to ensure that assets consider climate change options in the planning and operation.

Service Delivery

Assets are provided for council's services to be delivered in most effective way, considering both cost and utility. Well defined service delivery will help formulate the long-term capital works program and any changes to operations and maintenance regimes.

Council will have service plans for each service that identify future asset requirements, new or otherwise and the service levels required to be provided by those assets.

Demographic Change

Benalla Rural City continued its strong rate of population growth, which continued to put pressure on the local property markets. This was reflected by a significant increase in income received from Building and Planning fees.

In 2020/21, 252 planning decisions were made and 395 Building permits issued for \$51.49 million of works Council will consider the expected growth in assets because of demographic growth and the whole of cost liabilities taken on from gifted assets (subdivisions), growth in service levels and changes in commercial activity.

Emerging Technical Practices

Council is rationalising where asset data is recorded so that consistency and ease of access can be maintained for reporting purposes. There is a move to using handheld devices to collect data, which allows for real time problem solving and as a record of works completed.

Council will review its use of materials and procedures when modern technologies are developed, especially relevant regarding climate change and cost savings.

Political Environments

The *Local Government Act 2020* (the Act) requires councils to take an integrated approach to strategic planning and reporting. Local Government Victoria (LGV) is responsible for managing and overseeing the implementation phase of the Act. As the Act is a principles-based Act, LGV is seeking not to be prescriptive in 'telling' councils how to implement the strategic planning and reporting sections of the Act but rather collaborating with councils and 'codesigning' the supports identified as being needed by councils to implement the provisions of the Act.

Asset Volume

Through a combination of service reviews and asset planning, where assets will be rationalised to be more cost efficient but not at the expense of service provision. (Refer **Appendix 1**).

The Council needs to improve the quality of data used for asset management through the collection of base data and the development of procedures to collect and update data into the Asset Management System.

Asset Condition

Assets are monitored for condition through programmed inspection regimes. These regimes focus on either maintenance or condition. Maintenance items are completed within time frames established in any service agreements while condition items are programmed through the capital works program. Council will continually review practices to ensure they meet the social, financial, environmental and the capacity to deliver them.

Other Drivers Identified By Council

The Council has embraced the National Asset Management Assessment Framework (or similar) to measure its own performance on the core principles of asset management and asset management is to be considered alongside service delivery as an essential part of future planning.

The Council is committed to establish a cohesive asset management system to manage this function across council services.

Financial Capacity

The Council's financial position continues to remain sound; however, ongoing underlying surpluses continue to be a challenge with the Council reliant on funding from other levels of government to ensure its long-term financial sustainability.

Strategic Intent

The Council's strategic intent is by:

- committing to improve long-term financial sustainability
- review of council facilities to identify those which are surplus to current needs with the potential for repurpose or disposal
- provide greater understanding of the annual consumption cost of infrastructure
- allocate increased investment in climate adaptation strategies to protect council's assets.

Community Vision

In line with the *Council Plan 2021-2025* and *Community Vision 2036*, assets will be supplied and managed by:

- providing assets that support the delivery of services required by the community
- having a positive cost benefit,
- being managed responsibly in accordance with best asset management practices
- actively engaging with the community on the long-term plans for assets.

Financial Vision

Council's Financial Plan outlines the expected capital costs to council for projects identified in the Capital Works Program. The current Financial Plan is attached as **Appendix 2**.

Capital Works Vision

The Council's ten-year capital works program has been developed from the service planning requirements and is designed to meet the needs of the community through the renewal of assets according to their lifecycle, through the acquisition of new assets, upgrade to existing assets, the expansion to assets to meet growing demand for services and the disposal of any assets no longer required.

The current ten-year capital works plan is attached as **Appendix 3**.

Capital works proposals will be supported by a business case, which will include acquisition costs, whole of life costs, benefits to the community, timelines and responsibility using the *Local Government Asset Investment Guidelines (2006)*. Works will be prioritised in the following order:

- Renew – bringing existing assets back to near new condition to extend the life
- Upgrade – improve assets to meet new standards or current expectations
- New – where a new service demand has been identified or renewal and upgrade will not meet a new service requirement.

Grant funding will be sought for funding at every opportunity.

Unplanned and reactive maintenance is not programmed under Capital Works and is allocated based on previous year's performance.

Asset Management Maturity

The measurement used for Asset management maturity is the *National Asset Management Assessment Framework* (or its equivalent). This measure has competencies for sustainable asset management including:

- Strategic Long-Term Plan
- Annual Budget
- Annual Report
- Asset Management Policy
- Asset Management Strategy
- Asset Management Plans
- Governance and Management
- Levels of Service
- Data and Systems
- Skills and Processes
- Evaluation

The indicators used for measuring council's asset management performance are outlined in **Appendix 4**. These include demographic, financial, distribution and performance measures.

Operations and Maintenance

Councils' operations and maintenance commitment will be to ensure the optimum use of assets to meet the service needs of the community. Maintenance will ensure defects are resolved within the timeframes set in the relevant instructions where defects reach the prescribed intervention level (e.g *Benalla Rural City Council Road Management Plan 2021-2025*).

Preventative maintenance is scheduled according to the specifications provided for the assets. Operational costs are monitored to see where synergies can be made to reduce costs while not reducing service levels.

Trade Offs

The choice of having new assets, increasing the maintenance regime or providing higher levels of service can be done at the expense of other areas of council. For example, not renewing an asset when due will result in higher restoration costs, maintaining low use assets at the same level as high use assets will incur extra costs.

The Council commits to reviewing the trade-offs needed to give the community the most cost-effective way of managing assets and reducing the financial burden on the community.

Summary

The Asset Plan is highly dependent on the existing high level council plans for its guidance will influence the asset management system components.

The Asset Plan provides to the community an overall approach that council will have to asset management and present general information on the asset types to inform the community of the scale and scope that makes up the asset inventory.

Specific statements have not been included as the direction of the Council may change from year to year or as community priorities change.

The Council give those general commitments to good practice in asset management on behalf of the community.

A summary of key commitments is attached as **Appendix 5**.

Improvements

Asset management is a developing and continuing journey as more detailed information is available. There are areas in Asset management that council will endeavour to improve on. These are identified in the *National Asset Management Assessment Framework* (NAMAF) or its equivalent, summary of which is attached as **Appendix 5**.

The Council maintain core competency in the NAMAF assessment.

Other issues for asset management that require review and improvement are attached as **Appendix 7**.

State of the Assets

Asset Reports are attached in **Appendix 6**. They plot the current state of council's assets.

These reports show the current inventory, its value, the expected renewal funding required, and the current funding proposed. They also show the maintenance allocation and effects on long term planning and include an explanation of the implications identified.

Appendices

The appendices have been designed to be updated annually so that the plan can reflect the best information at the time and be in step with current council philosophy on asset management and priorities for managing the asset inventory.

- **Appendix 1** – Asset Inventory
- **Appendix 2** – Ten-Year Financial Plan for Assets
- **Appendix 3** – Ten-Year Major Capital Works Program
- **Appendix 4** – Other Measures
- **Appendix 5** – Summary of Commitments
- **Appendix 6** – State of the Assets Reports
 - **Appendix 6.1** – Asset Report: Transport
 - **Appendix 6.2** – Asset Report: Buildings
 - **Appendix 6.3** – Asset Report: Drainage
 - **Appendix 6.4** – Asset Report: Recreations and Open Space
- **Appendix 7** – Asset Management Improvements

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Appendix 1 – Asset Inventory

The current stock of assets covered by this plan and owned or controlled by council are:

Asset Class	Quantum Indicative Quantity	Value \$,000
Roads	Sealed Roads 561km	\$158,744
	Unsealed Roads 773km	\$32,553
	Kerb and Channel 130km	\$15,309
	Off Street Carparks 110,097sqm	\$1,312
Bridges and Major Culverts	Bridges 75	\$23,155
	Major Culverts 230	\$17,846
Footpaths and Cycleways	Footpaths 104km	\$8,639
	Cycleways 21km	
Drainage*	Pipe... 54km	\$26,194
	Pits 2059	
Buildings**	Buildings & Structure 104	\$43,487
Rec/Open space***	Various items	\$2,304
Total		\$329,544

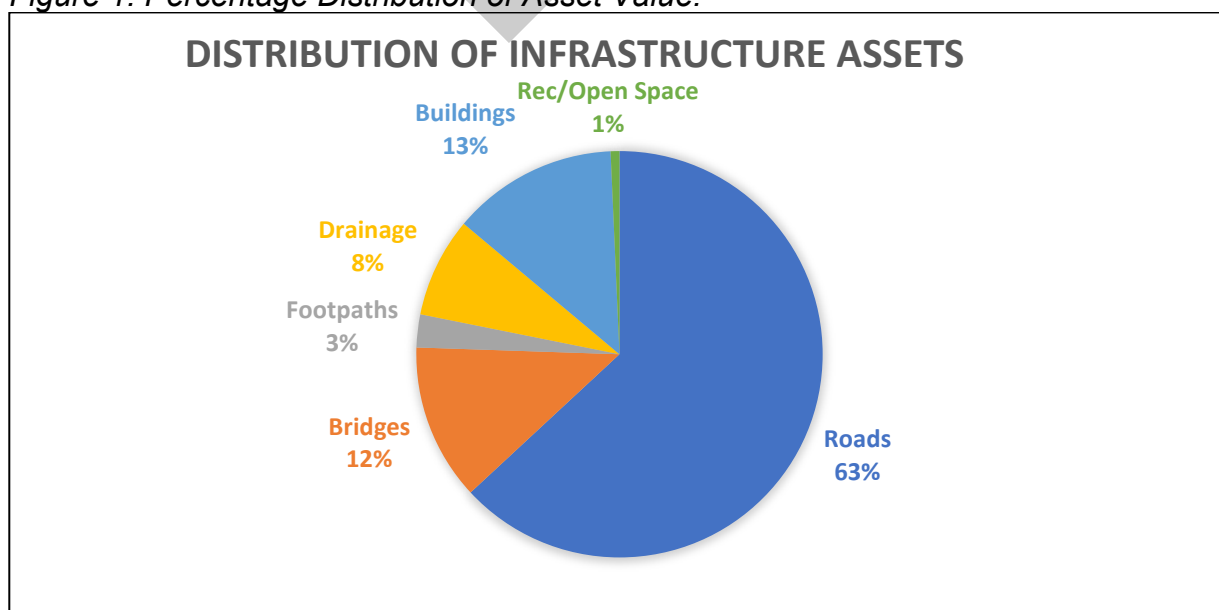
Notes:

*Does not include basins or channels

**Includes all buildings and structures

***Does not include land values

Figure 1: Percentage Distribution of Asset Value.



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Appendix 2 – Ten-Year Financial Plan for Assets

The figures for the 10-year long Term Plan are current for the year noted, this is updated annually in accordance with the most recent capital works programs.

The table below displays data extracted from the Financial Plan (table 3.5 Statement of Capital Works, Capital Works Projects 2021). Only the four major Infrastructure Areas have been considered.

10 Year Capital Program	2022 \$,000	2023 \$,000	2024 \$,000	2025 \$,000	2026 \$,000	2027 \$,000	2028 \$,000	2029 \$,000	2030 \$,000	2031 \$,000	Total \$,000
Roads	\$2,340	\$2,548	\$1,464	\$1,049	\$1,657	\$1,193	\$1,717	\$1,337	\$1,883	\$1,457	\$16,645
Bridges	\$0	\$420	\$210	\$350	\$250	\$300	\$250	\$400	\$400	\$200	\$2,780
Footpaths and Cycleways	\$263	\$576	\$94	\$108	\$150	\$150	\$150	\$150	\$150	\$150	\$1,941
Aerodromes	\$0	\$65	\$0	\$0	\$460	\$518	\$17	\$0	\$0	\$131	\$1,191
Off Street Carparks	\$296	\$60	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$356
Total Transport	\$2,899	\$3,669	\$1,768	\$1,507	\$2,517	\$2,161	\$2,134	\$1,887	\$2,433	\$1,938	\$22,913
Total Drainage	\$679	\$1,648	\$606	\$1,241	\$677	\$525	\$403	\$522	\$421	\$560	\$7,282
Recreation, Leisure and Community Facilities	\$170	\$0	\$0	\$0	\$150	\$50	\$50	\$50	\$50	\$50	\$570
Parks, Open Space and Streetscapes	\$611	\$175	\$0	\$0	\$200	\$0	\$0	\$0	\$0	\$0	\$986
Total Recreation and Open Space	\$781	\$175	\$0	\$0	\$350	\$50	\$50	\$50	\$50	\$50	\$1,556
Buildings	\$4,454	\$887	\$0	\$0	\$200	\$100	\$6	\$0	\$0	\$0	\$5,647
Building Improvements	\$0	\$0	\$0	\$0	\$115	\$162	\$73	\$90	\$74	\$244	\$758
Heritage Buildings	\$0	\$0	\$0	\$0	\$3	\$30	\$330	\$33	\$30	\$30	\$456
Total Buildings	\$4,454	\$887	\$0	\$0	\$318	\$292	\$409	\$123	\$104	\$274	\$6,861
Total	\$8,813	\$6,379	\$2,374	\$2,748	\$3,862	\$3,028	\$2,996	\$2,582	\$3,008	\$2,822	\$38,612

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Appendix 3 – Ten-Year Major Capital Works Program

A detailed list of infrastructure projects within each asset class are presented in the Council's annual budget under the Capital Works Program section.

Asset Class	CAPEX Year	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Total	Council Cash	Grant	Renewal	Upgrade	Expansion	New
		\$,000	\$,000	\$,000	\$,000	\$,000	\$,000	\$,000	\$,000	\$,000	\$,000	\$,000	\$,000	\$,000	\$,000	\$,000	\$,000	\$,000
Buildings		\$ 4,454	\$ 887	\$ -	\$ -	\$ 200	\$ 100	\$ 6	\$ -	\$ -	\$ -	\$ 5,650	\$ 2,034	\$ 3,615	\$ 1,204	\$ 2,180	\$ -	\$ 2,265
Building Improvements		\$ -	\$ -	\$ -	\$ -	\$ 115	\$ 162	\$ 73	\$ 90	\$ 74	\$ 244	\$ 758	\$ 758	\$ -	\$ 757	\$ 1	\$ -	\$ -
Heritage Buildings		\$ -	\$ -	\$ -	\$ -	\$ 3	\$ 30	\$ 330	\$ 33	\$ 30	\$ 30	\$ 455	\$ 455	\$ -	\$ 455	\$ 1	\$ -	\$ -
Total Buildings		\$ 4,454	\$ 887	\$ -	\$ -	\$ 318	\$ 292	\$ 409	\$ 123	\$ 104	\$ 274	\$ 6,863	\$ 3,247	\$ 3,615	\$ 2,416	\$ 2,181	\$ -	\$ 2,265
Roads		\$ 2,340	\$ 2,548	\$ 1,464	\$ 1,049	\$ 1,657	\$ 1,193	\$ 1,717	\$ 1,337	\$ 1,883	\$ 1,457	\$ 16,654	\$ 12,273	\$ 4,380	\$ 14,288	\$ 1,524	\$ -	\$ 840
Bridges		\$ -	\$ 420	\$ 210	\$ 350	\$ 250	\$ 300	\$ 250	\$ 400	\$ 400	\$ 200	\$ 2,781	\$ 2,780	\$ -	\$ 2,570	\$ 210	\$ -	\$ -
Footpaths and Cycleways		\$ 263	\$ 576	\$ 94	\$ 108	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 1,944	\$ 1,358	\$ 585	\$ 797	\$ 70	\$ -	\$ 1,075
Aerodromes		\$ -	\$ 65	\$ -	\$ -	\$ 460	\$ 518	\$ 17	\$ -	\$ -	\$ 131	\$ 1,191	\$ 1,191	\$ -	\$ 666	\$ 225	\$ 150	\$ 150
Off Street Car Parks		\$ 296	\$ 60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 356	\$ 60	\$ 296	\$ 36	\$ 79	\$ -	\$ 241
Total Transport		\$ 2,899	\$ 3,669	\$ 1,768	\$ 1,507	\$ 2,517	\$ 2,161	\$ 2,134	\$ 1,887	\$ 2,433	\$ 1,937	\$ 22,926	\$ 17,662	\$ 5,261	\$ 18,357	\$ 2,108	\$ 150	\$ 2,306
Drainage		\$ 679	\$ 1,648	\$ 606	\$ 1,241	\$ 677	\$ 525	\$ 403	\$ 522	\$ 421	\$ 560	\$ 7,282	\$ 6,628	\$ 654	\$ 7,182	\$ 100	\$ -	\$ -
Total Drainage		\$ 679	\$ 1,648	\$ 606	\$ 1,241	\$ 677	\$ 525	\$ 403	\$ 522	\$ 421	\$ 560	\$ 7,282	\$ 6,628	\$ 654	\$ 7,182	\$ 100	\$ -	\$ -
Recreational, Leisure and Community Facilities		\$ 170	\$ -	\$ -	\$ -	\$ 150	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 570	\$ 400	\$ 170	\$ 570	\$ -	\$ -	\$ -
Parks, Open Space and Streetscapes		\$ 611	\$ 175	\$ -	\$ -	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 988	\$ 225	\$ 761	\$ 170	\$ 215	\$ -	\$ 601
Total Recreation/Openspace		\$ 781	\$ 175	\$ -	\$ -	\$ 350	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 1,558	\$ 625	\$ 931	\$ 740	\$ 215	\$ -	\$ 601
Total Infrastructure		\$ 8,813	\$ 6,379	\$ 2,374	\$ 2,748	\$ 3,861	\$ 3,028	\$ 2,996	\$ 2,582	\$ 3,008	\$ 2,821	\$ 38,630	\$ 30,915	\$ 7,707	\$ 31,245	\$ 4,698	\$ 150	\$ 5,282

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Appendix 4 – Other Measures

Infrastructure per head of the municipal population

The following table indicates the ratio of population to major infrastructure.

Major Infrastructure	Measure/Population	Value/Population
Roads/Population	0.09km	\$14,702.20
<i>Sealed Road</i>	0.04km	
<i>Unsealed Road</i>	0.05km	
<i>Off Street Carparks</i>	7.79sqm	
Footpath/Population	100m	\$20.80
Drainage/population		\$1,845.87
Buildings		\$3,069.18
Rec/Open space		\$134.61
Total Infrastructure/Population		\$22,672.92
Sealed road with Kerb and channel		23%

Capital Works Expenditure/Head of Population

The following table shows the amount of funding each head of population contributes to the Capital works for major infrastructure. It does not represent the contribution per ratepayer to council funds.

10 Year Capital Program	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Transport	\$205.06	\$259.53	\$125.06	\$106.60	\$178.04	\$152.86	\$150.95	\$133.48	\$172.10	\$137.09	\$1,620.78
Drainage	\$48.03	\$116.57	\$42.87	\$87.78	\$47.89	\$37.14	\$28.51	\$36.92	\$29.78	\$39.61	\$515.10
Recreation Open space	\$55.25	\$12.38	\$0.00	\$0.00	\$24.76	\$3.54	\$3.54	\$3.54	\$3.54	\$3.54	\$110.07
Buildings	\$315.06	\$62.74	\$0.00	\$0.00	\$22.49	\$20.66	\$28.93	\$8.70	\$7.36	\$19.38	\$485.32
Total	\$623.40	\$451.23	\$167.93	\$194.38	\$273.18	\$214.19	\$211.93	\$182.64	\$212.77	\$199.62	\$2,731.27

Financial Ratios

Financial Ratios are used to indicate how an organisation is performing. The two ratios used here indicate performance in asset management.

Asset Sustainability Ratio

The ratio of asset renewal expenditure relative to depreciation for a period. It measures whether assets are being renewed at the rate they are being consumed. A value of 100 per cent might be considered normal but the relative age of the asset portfolio and renewal profile.

Applying this ratio only to the infrastructure assets identified in this plan over the ten years, the results are listed in the following table:

Infrastructure Assets	Ratio	Renewal Profile
Transport	139%	High
Buildings	97%	Within best practice
Drainage	129%	High
Rec/Open space N/A	Not applicable	<i>Not enough data for valid result</i>
Overall	134%	High

Asset Renewal Funding Ratio

The ratio of asset renewal expenditure for a period relative to the asset renewal expenditure as warranted in an asset management plan for the same period. It assesses the organisations asset performance. A value between 90 per cent and 110 per cent is considered best practice

Applying this ratio only to the infrastructure assets identified in this plan over the ten years, the results are

Infrastructure Assets	Ratio	Renewal Profile
Transport	70%	Low
Buildings	16%	Very low
Drainage	7%	Very low
Rec/Open space N/A	Not applicable	<i>Not enough data for valid result</i>
Overall	39%	Low

This indicates that there may be a disconnect between what needs to be done and what is planned to be done. It suggests expectations are not aligned with the renewal demand. A low indicator result may, for example be because the planned expenditure is based on aspirational rather than affordable service levels. It may also arise because service levels are affordable, but expenditure is below this level because an organisation is reluctant to spend more. It may for example prefer to maintain very low levels of debt.

When these ratios are considered along with the state of the assets report it is apparent that council is not funding its renewal requirement.

National Asset Management Assessment Framework (NAMAF)

National Framework Core Competency Report Card

Based on 11 Key Framework Elements

Council: -		Benalla Rural City Council	
		Review Date:	1/01/2022
Summary Sheet			
<u>Outcomes to be Achieved:</u>			
<u>Priority Council Actions:</u>		(maximum of 5 key actions to be identified)	
Action 1:	Complete asset management plans for key asset categories (SLTP).		
Action 2:	Review and develop the evaluation process (E)		
Action 3:	Develop procedures for governance (G&M)		
Action 4:	Improve and develop the use of Conquest and Reflect for the management of Assets (D&S)		
Action 5:	Develop a better integration between service planning and asset management (LOS)		
Action 6:	Document procedures (S&P)		
<u>Performance Scorecard:</u>			<u>Core</u>
1	Strategic Planning	96	Excellence
2	Annual Budget	88	Excellence
3	Annual Report	95	Excellence
4	Asset Management Policy	100	Excellence
5	Asset Management Strategy	75	Proficient
6	Asset Management Plans	31	Systematic
7	Governance & Management	57	Proficient
8	Levels of Service	63	Proficient
9	Data & Systems	69	Proficient
10	Skills & Processes	60	Proficient
11	Evaluation	33	Systematic

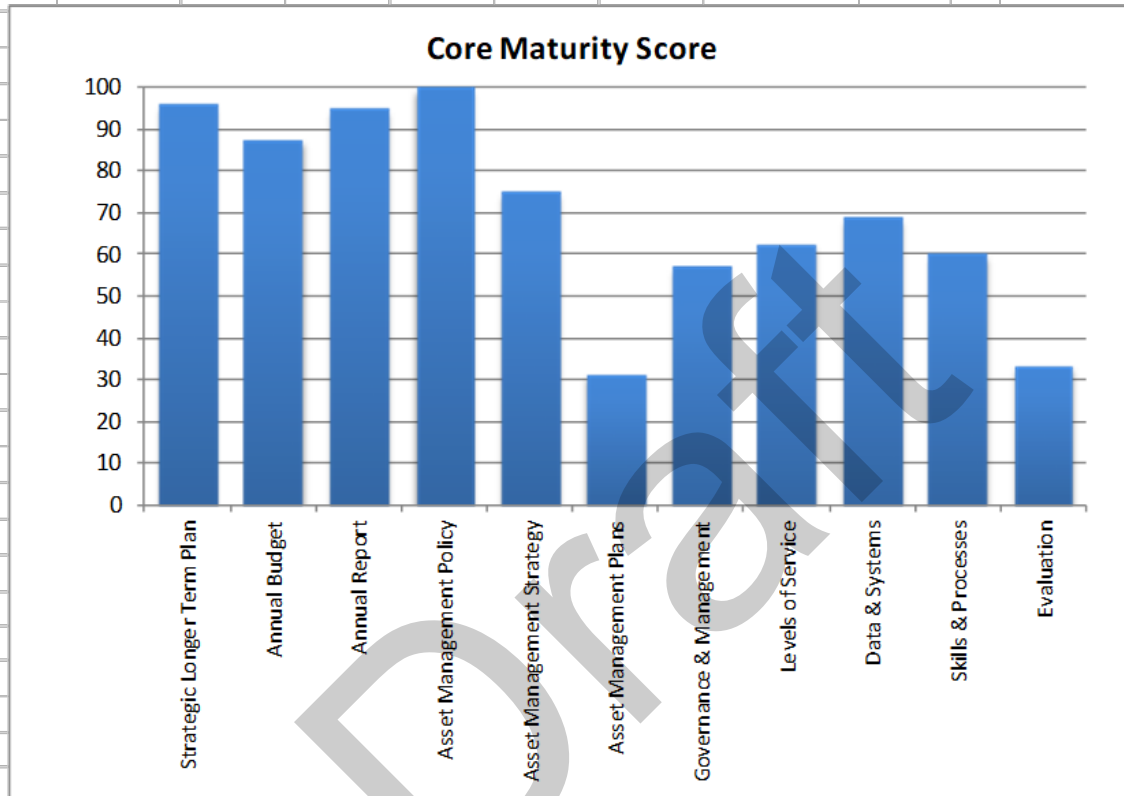
National Framework Core Competency Report Card

Based on 11 Key Framework Elements

Council: - Benalla Rural City Council

Review Date: 1/01/22

Council Performance - Core Competencies Gap Analysis (Basic Level)



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Appendix 5 – Summary of Commitments

The following is a summary of key commitments that the Council will make that were identified in this plan.

- Asset management will be integrated into councils' operations.
- The Council will manage its assets to meet the required level of service, in the most cost-effective manner.
- The Council will use the available tools to ensure that assets consider climate change options in the planning and operation.
- The Council will have service plans for each service that identify future asset requirements, new or otherwise and the service levels required to be provided by those assets.
- The Council will consider the expected growth in assets as a result of demographic growth and the whole of cost liabilities taken on from gifted assets.
- The Council will review its use of materials and procedures when modern technologies are developed.
- Assets will be rationalised to be more cost efficient but not at the expense of service provision.
- The Council will continually review practices to ensure they meet the social, financial, environmental and the capacity to deliver them.
- The Council is also committed to establish a cohesive asset management system to manage this function across council services.
- The Council will actively engage with the community on the long-term plans for assets.
- Capital works proposals will be supported by a business case.
- Preventative maintenance will be scheduled according to the specifications provided for the assets.
- Operational costs will be monitored to see where synergies can be made to reduce costs while not reducing service levels.
- The Council commits to reviewing the trade-offs needed to give the community the most cost-effective way of managing assets and reducing the financial burden on the community.
- The Council will aim for and maintain Core Competency in National Asset Management Assessment Framework (NAMAF) assessment.
- Capital expenditure focuses on asset renewal projects.
- The Council needs to improve the quality of data used for asset management.

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Appendix 6.1 – State of Asset Report: Transport

Description:

Transport Assets are those infrastructure assets that contribute to the transport network. These include, Roads, Kerb, Footpaths, Carparks, Aerodrome, Bridges and Major culverts



Condition inspections were completed for aerodrome, road, footpath and kerb assets in November 2020. A bridge inspection was completed in February 2022.

Transport Assets in Benalla

Roads	Km	Value	Renewal	Poor	Fair	Good	UKN
Sealed	562	\$158,743,953	\$1,533,160	34	228	300	0
Unsealed	775	\$32,552,675	\$532,000	72	226	477	0

Bridges and Major Culverts	Count	Value	Renewal	Poor	Fair	Good	UKN
Bridge	71	\$22,515,169	\$-	-	10	61	-
Timber	4	\$639,883	\$-	-	1	3	-
Culvert	230	\$17,846,473	\$-	-	11	64	229

Footpaths	Km	Value	Renewal	Poor	Fair	Good	UKN
Concrete	68	\$6,578,303	\$6,578,303	-	2	66	-
Brick/Paver	1	\$667,239	\$667,239	-	-	1	-
Sealed	17	\$595,184	\$595,184	-	10	7	-
Other	61	\$798,099	\$798,099	-	3	58	-

Kerb	Km	Value	Renewal	Poor	Fair	Good	UKN
Concrete	134	\$15,271,200	\$133,735	3	49	82	-

Aerodrome	Sqm	Value	Renewal	Poor	Fair	Good	UKN
Seal	33,224	\$1,491,742	\$-	-	-	33	-
Pavement	33,224	\$89,244	\$-	-	45	33	-

Off Street Carpark	Sqm	Value	Renewal	Poor	Fair	Good	UKN
Seal	34,360	\$215,951	\$-	22	11	2	-
Pavement	37,227	\$1,096,500	\$-	-	24	13	-
Formation	38,511	\$155,280	\$-	-	-	39	-
	m	Value	Renewal	Poor	Fair	Good	UKN
Kerb	325	\$38,163	\$-	-	-	325	-

Renewal Gap

The Renewal Gap is the difference between what should be spent to maintain assets in good condition and what is being spent to do so. Construction of new and upgrade to assets does not contribute to reducing the renewal gap.

The current renewal forecast as displayed in figure 1. shows that with the current funding settings that there is a consistent shortfall in matching the predicted requirement and as a result the number of transport assets above intervention are expected to increase. Figure 2 shows the cumulative gap in funding.

Figure 1: Comparison of Predicated and Proposed Renewal Expenditure.

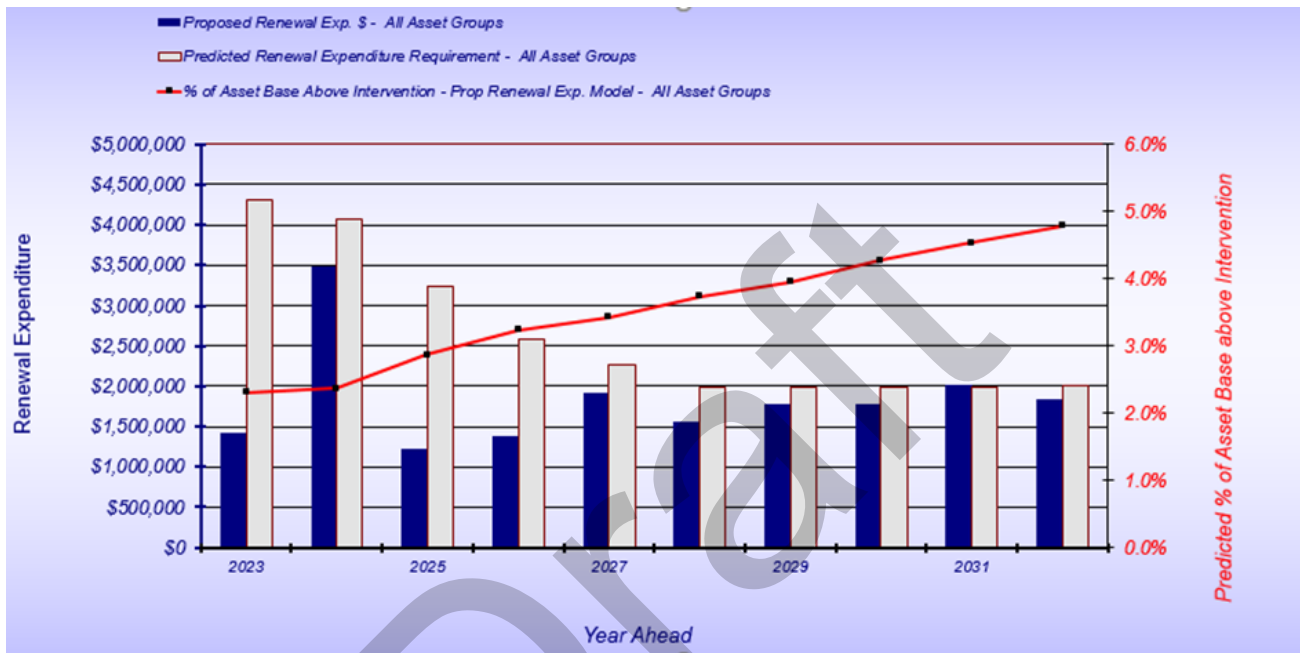
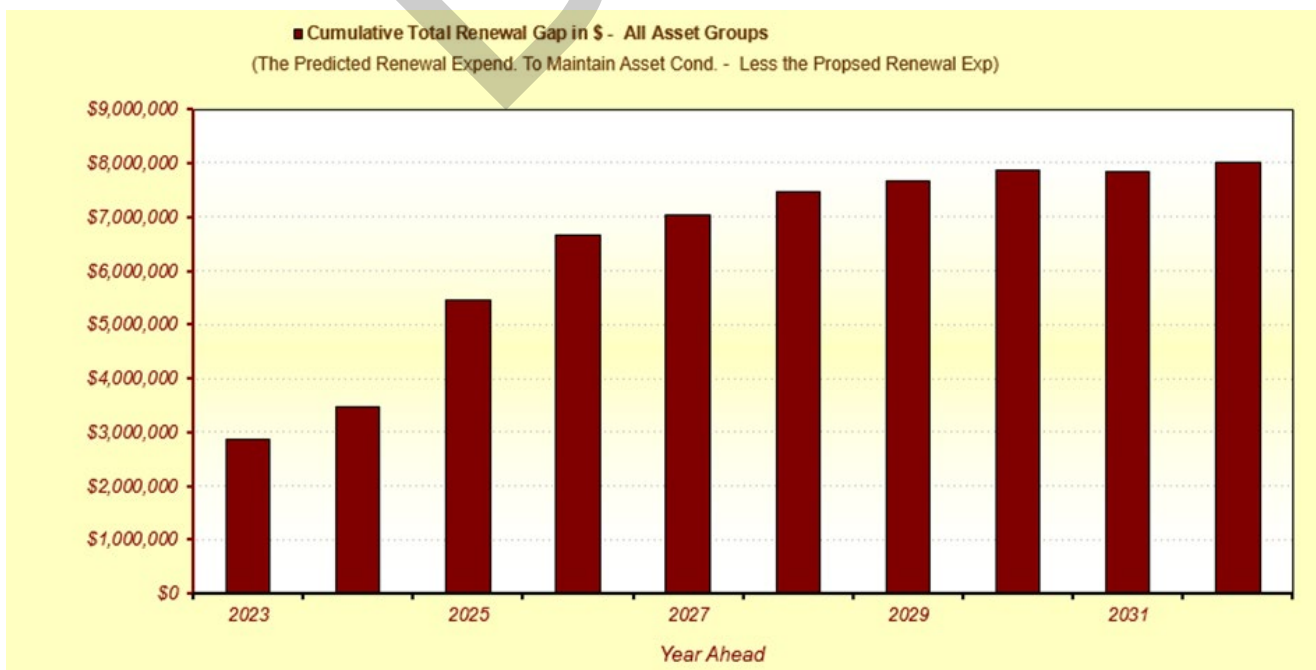


Figure 2: Cumulative Renewal Gap Prediction



Appendix 6.2 – State of Asset Report: Buildings

Description:

This class includes all buildings and other structures that are best classified under this group. Building assets are defined as either short life or long life, as are structures. This includes all the components of the assets within the single definition and have not been separated.

There has been no condition survey done on the buildings and structures within council and the best information has been sourced from the valuations that are done on a regular basis. In this report the remaining useful life has been used



Building Assets in Benalla

Table 1: Buildings and Structures

Buildings Remaining Useful Life	No	Value	0 < 5 Years	5 < 10 Years	10 < 20 years	20 < 50 Years	over 50 years
Long Life Buildings	34	\$24,469,154	4	-	5	12	13
Short Life Buildings	36	\$11,574,756	8	7	9	7	5
Long Life Structures	17	\$ 6,251,630	1	-	1	6	9
Short Life Structures	17	\$ 1,191,370	5	-	1	8	3

Renewal Gap

The Renewal Gap is the difference between what should be spent to maintain assets in good condition and what is being spent to do so. Construction of new and upgrade to assets does not contribute to reducing the renewal gap.

in the next ten years it is estimated that 25 assets will require renewal work, as this also include the Town Hall, over 100 years old. This data may be skewed, and better data collection might be required. Any works should be based on an actual determination rather than a modelled one. Figures 1 and 2 show that over 30 per cent of the asset base is predicted to be over intervention condition, this however may not be reflected in real life and that renewal funding requirements are not being met. The predicted requirement is based on the age of an asset and its useful life.

Building assets need to be componentised into structure, roof, fit out and mechanical services to better separate the renewal effort into the right categories.

Figure 1: Comparison of Predicated And Proposed Renewal Expenditure

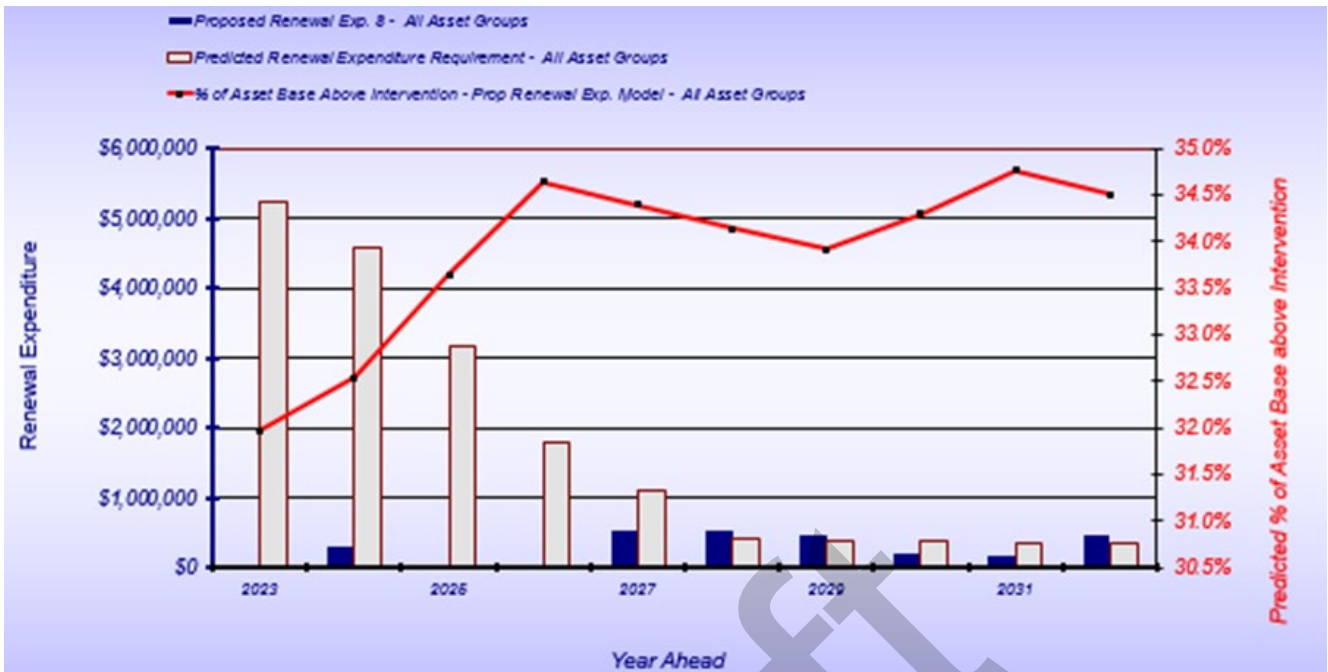
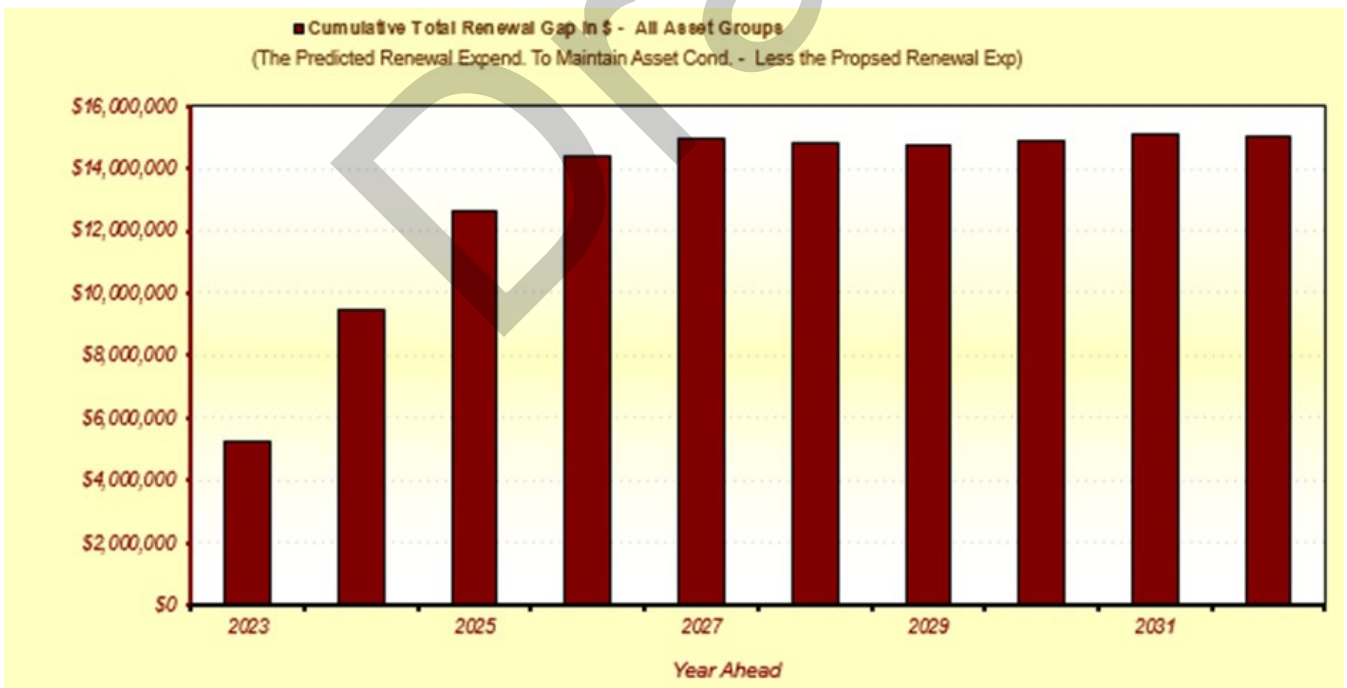


Figure 2: Cumulative Renewal Gap Prediction



Appendix 6.3 – State of Asset Report: Drainage

Description:

Drainage Assets are those assets built for the management of Storm Water. These include all Pits and Pipes, Drainage Basins, Drainage Channels and any mechanical equipment that enables the movement of Storm Water. It does not include Kerb or culverts, which are reported under transport.

Condition inspections for pits was completed in 2019. This survey primarily mapped the underground network and gave a general indication of condition. In order to model the condition of the network the Moloney default values have been used. There is no useful data currently available for basins, channels, and equipment and these have not been included.



Drainage Assets in Benalla

Table 1: Pits and Pipes

Roads	No	Value	Renewal	Poor	Fair	Good	UKN
Pits	2,005	\$5,404,364	\$7,789	-	271	1,734	-
	m	Value	Renewal	Poor	Fair	Good	UKN
Pipes	55,718	\$20,789,695	\$29,961	-	7,522	48,196	-

Renewal Gap

The Renewal Gap is the difference between what should be spent to maintain assets in good condition and what is being spent to do so. Construction of new and upgrade to assets does not contribute to reducing the renewal gap.

The current renewal forecast as displayed in figure 1. shows that with the current funding settings there is insufficient funding to match the predicted expenditure requirement and as a result more assets will move above the intervention level. The decision to fund renewal must take into consideration actual asset condition. Figure 2 shows the cumulative gap in funding, this shows the potential cumulative impact of not adjusting the current funding.

The actual reported condition of drainage pit assets shows that there are pits worthy of inclusion as shown in Table 2.

The primary problem to be addressed for drainage is cleaning and making sure that flows are not impeded and can manage the capacity of any storm water event.

Table 2: Pits Reported Below Good Condition

Condition	No of Pits	Value
05 Fair to Good Overall Condition	4	\$10,541
07 Poor Overall Condition	3	\$7,990
Total	7	\$18,531

Figure 1: Comparison of Predicated and Proposed Renewal Expenditure

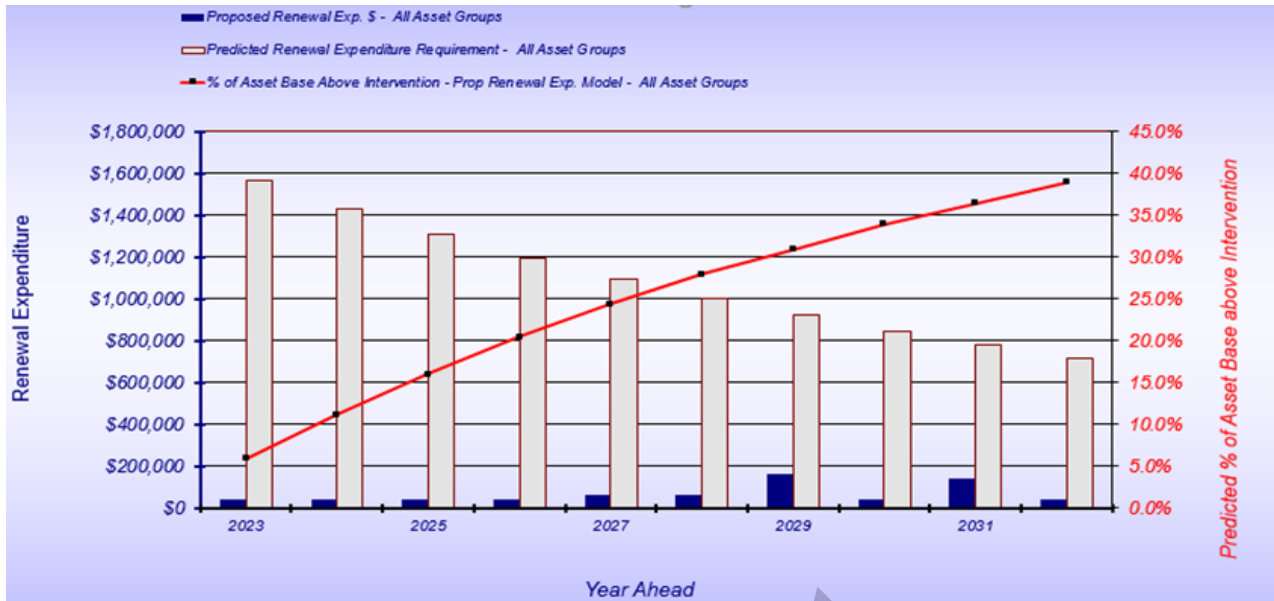
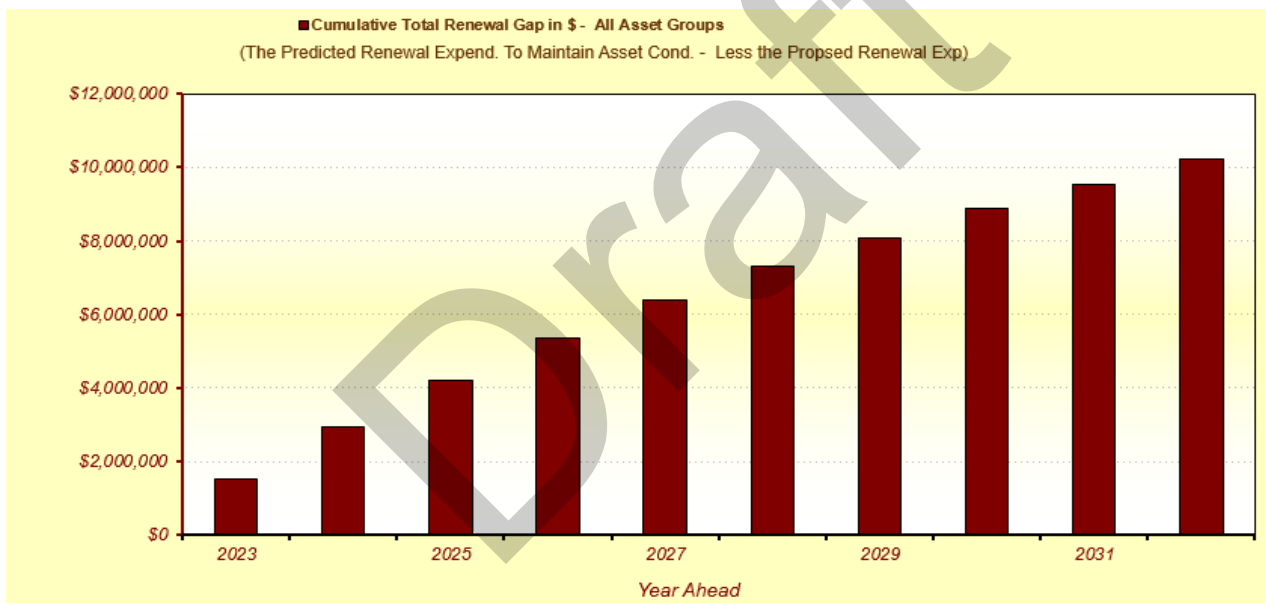


Figure 2: Cumulative Renewal Gap Prediction



Further condition inspections and data collection is required for the drainage assets not being reported on.

Another consideration for pit renewal is age, show in Table 3, which shows that no pits are up for renewal by age in the near future.

Table 3: Remaining Useful Life of Pits

Age Bracket	No of Pits	Value
20 < 50 years	1481	\$4,037,382
Over 50 years	524	\$1,366,981
Total	2005	\$5,404,364

Appendix 6.4 – State of the Asset Report: Recreation and Open Space

Description:

Recreation and Open Space Assets are those assets associated primarily with community activities and include all sporting grounds and facilities, playgrounds and equipment, street scapes, public parks and gardens, seats, lighting, BBQ's, monuments and other facilities and structures for public use.

There is insufficient data to produce a state of the assets report for this category and considerable effort will be needed to collect the asset, condition and valuation data.



The buildings, drainage and road assets that support this class are identified in their own state of assets report.

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Appendix 7 – Asset Management Improvements

Asset Management Improvements

The following items have been identified as areas for improvement for asset management at council:

- Collection of data for drainage basins and channels
- Collection of data for Recreation and Open Space Assets
- Update and assessment of asset stock for Recreation and Open Space assets, including Pavilions, grounds and facilities
- Update to asset management plans using the IPWEA template
- Modelling asset management outcomes using the Moloney asset Management Modelling system
- Further analysis of how council can address the renewal gap
- Commit to improve long term financial sustainability
- Achieve advanced status in the National Asset Management Assessment Framework (NAMAF) assessment methodology.

Draft



BENALLA

RURAL CITY COUNCIL

Draft

Benalla Rural City Council
29 June 2022

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BENALLA VIC 3671

(03) 5760 2600
council@benalla.vic.gov.au

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5. Building And Planning Approvals – April 2022

SF/255

Joel Ingham – Planning Coordinator

Sarah Ford – Building Coordinator

Nilesh Singh – Manager Development

PURPOSE OF REPORT

The report details planning permit applications and building approvals for April 2022.

Planning Permit Applications Determined under Officer Delegation

File No	Description	Property Address	Decision	
1	DA5183	Alterations and Additions to the existing dwelling and outbuilding, a front fence, a swimming pool and earthworks.	6 Mitchell Street, Benalla	Approved
2	DA6867	The construction of an outbuilding.	91 Tatong-Moorngag Road, Tatong	Approved
3	DA5107	The construction of an office building.	103 Holdsworth Road, Benalla	Approved
4	DA6348	The construction of an industrial shed.	2/62 Saleyards Road, Benalla	Approved
5	DA7011	The construction of two single storey dwellings to the rear of the existing dwelling, a three lot subdivision and the creation of access to a Transport Zone 2.	89 Bridge Street West, Benalla	Approved
6	DA743/3	The construction of a carport.	3028 Midland Highway, Lima South	Approved
7	DA7319	Alterations and additions to the existing dwelling and the construction of a pergola and shed.	16 Meadows Avenue, Benalla	Approved
8	DA7301	The use and development of land for a dwelling.	57 Lakeside Drive, Benalla	Approved
9	DA5586	The use and development of a dwelling and the use of the existing shed as a temporary dwelling.	249 Baileys Road, Taminick	Approved
10	DA7341	The construction of a dwelling.	2 Piccadilly Court, Benalla	Approved

Planning Permit Amendments Determined Under Officer Delegation

There were no planning permit amendments issued in the month of April 2022

Planning Permits Issued Under VicSmart

File No		Description	Property Address
1	DA6867	The construction of an outbuilding.	91 Tatong-Moorngag Road, Tatong
2	DA743/3	The construction of a carport.	3028 Midland Highway, Lima South

Planning Permit Applications Determined by the Council

File No		Description	Property Address	Decision
1	DA7298	A four lot subdivision	73 Cowan Street, Benalla	Approved
2	DA6802/2	An 88 lot subdivision, the removal of native vegetation, the creation and removal of easements and the construction of a dwelling on each lot	Bourke Drive, Benalla	Approved

Planning Permit Applications Withdrawn or Lapsed

There were no planning permit applications withdrawn or lapsed in the month of April 2022.

Notices of Decision

File No		Description	Property Address
1	DA6322	The construction of two single storey dwellings at the rear of an existing dwelling.	5 Mary Street, Benalla
2	DA4926/2	A Two Lot Subdivision, the construction of a dwelling on Lot 2, and the removal and creation of an easement.	56 Noarana Drive, Benalla
3	DA7298	A four lot subdivision	73 Cowan Street, Benalla
4	DA6802/2	An 88 lot subdivision, the removal of native vegetation, the creation and removal of easements and the construction of a dwelling on each lot	Bourke Drive, Benalla

A Notice of Decision (NOD) is issued when Council has decided to grant a planning permit when objection(s) are received regarding the application.

An objector may appeal to Victorian Civil and Administrative Tribunal (VCAT) against the decision to grant the permit within 21 days of a Notice of Decision being issued. After 28 days if no appeal has been lodged Council will issue the Planning Permit.

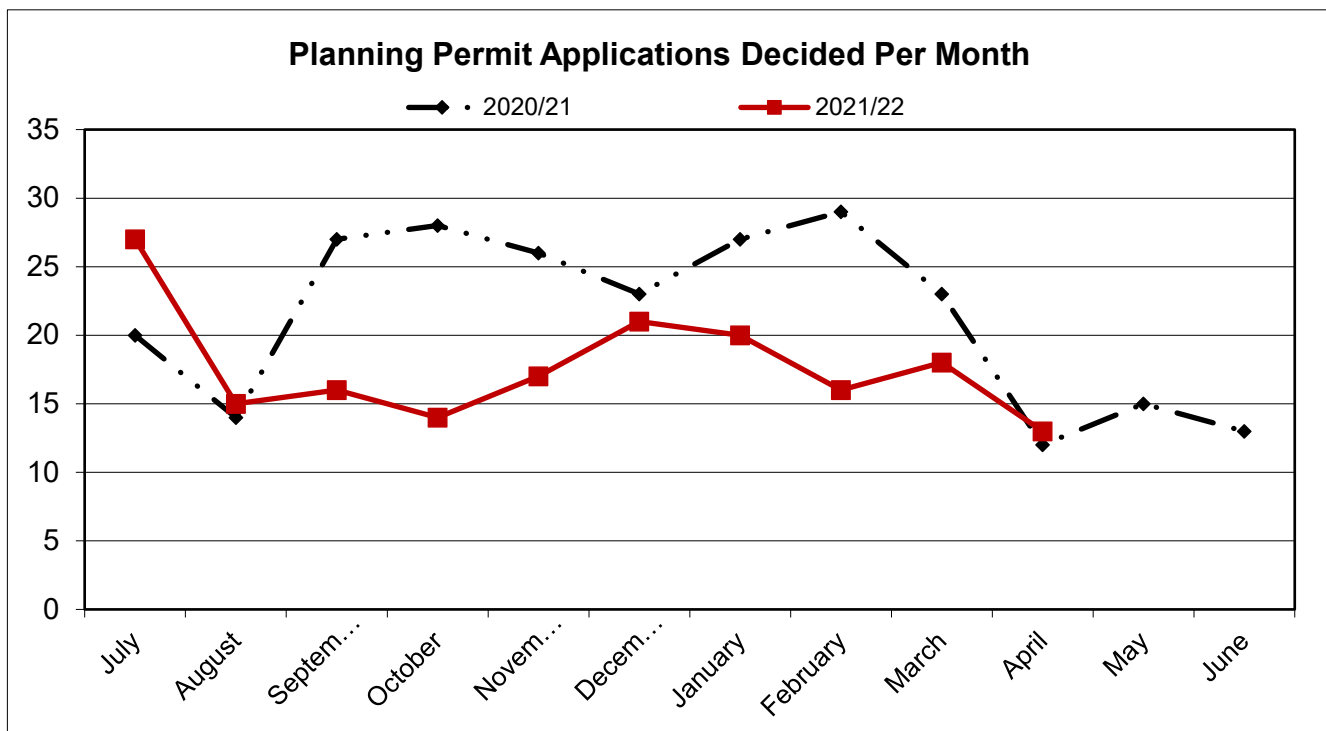
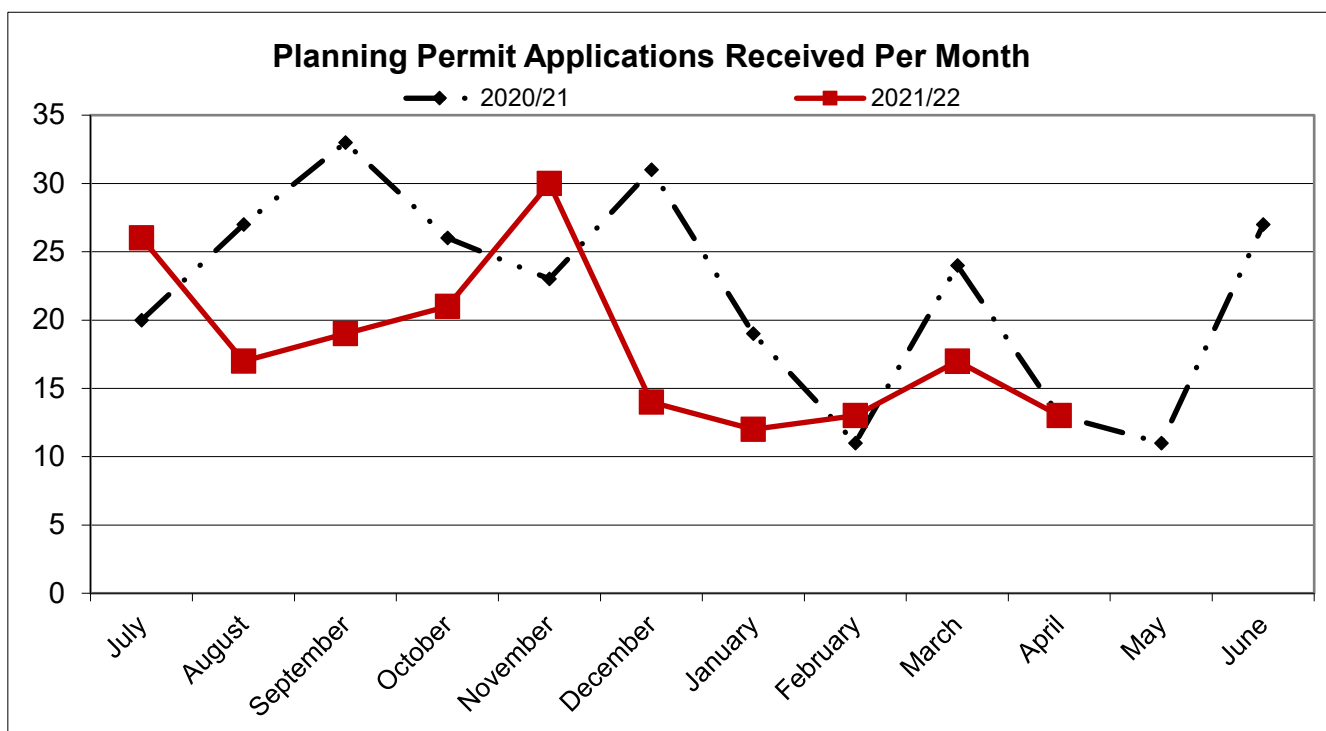
Planning Permit Applications Determined by VCAT

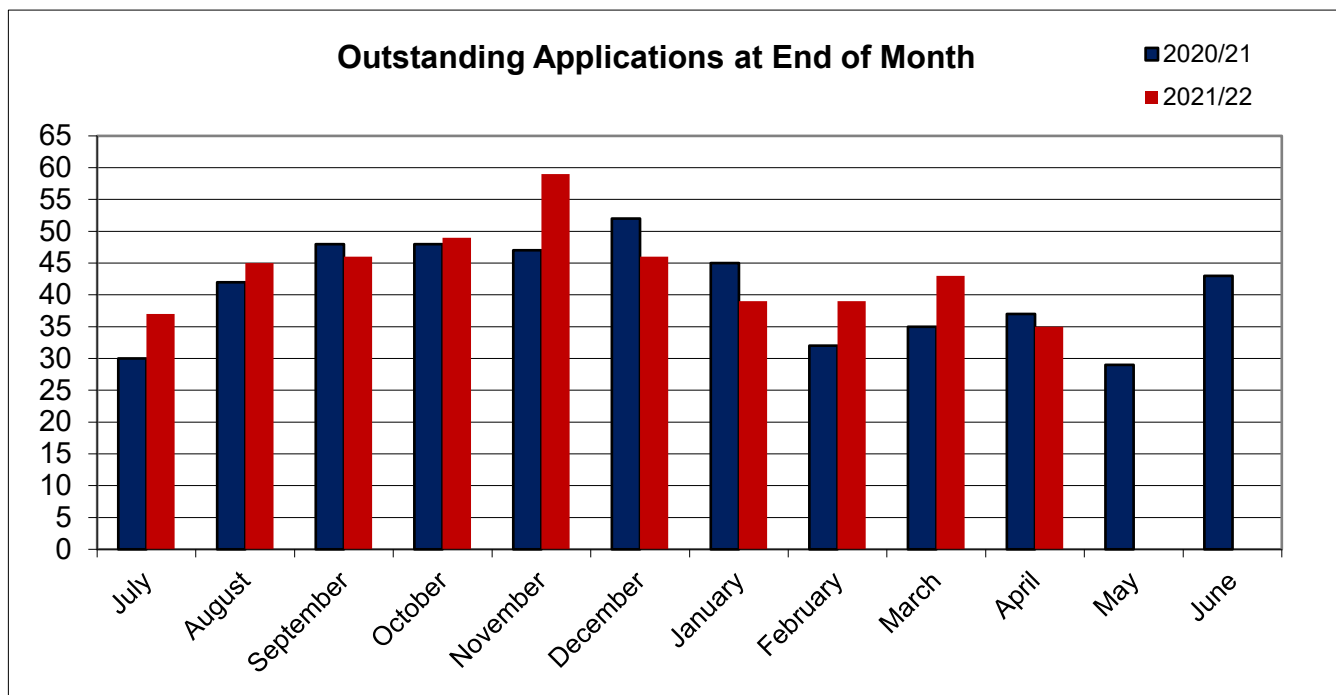
There were no planning permit application determined by VCAT during the month of April 2022.

Matters Before VCAT

There are currently no planning matters before VCAT.

Planning Permit Applications



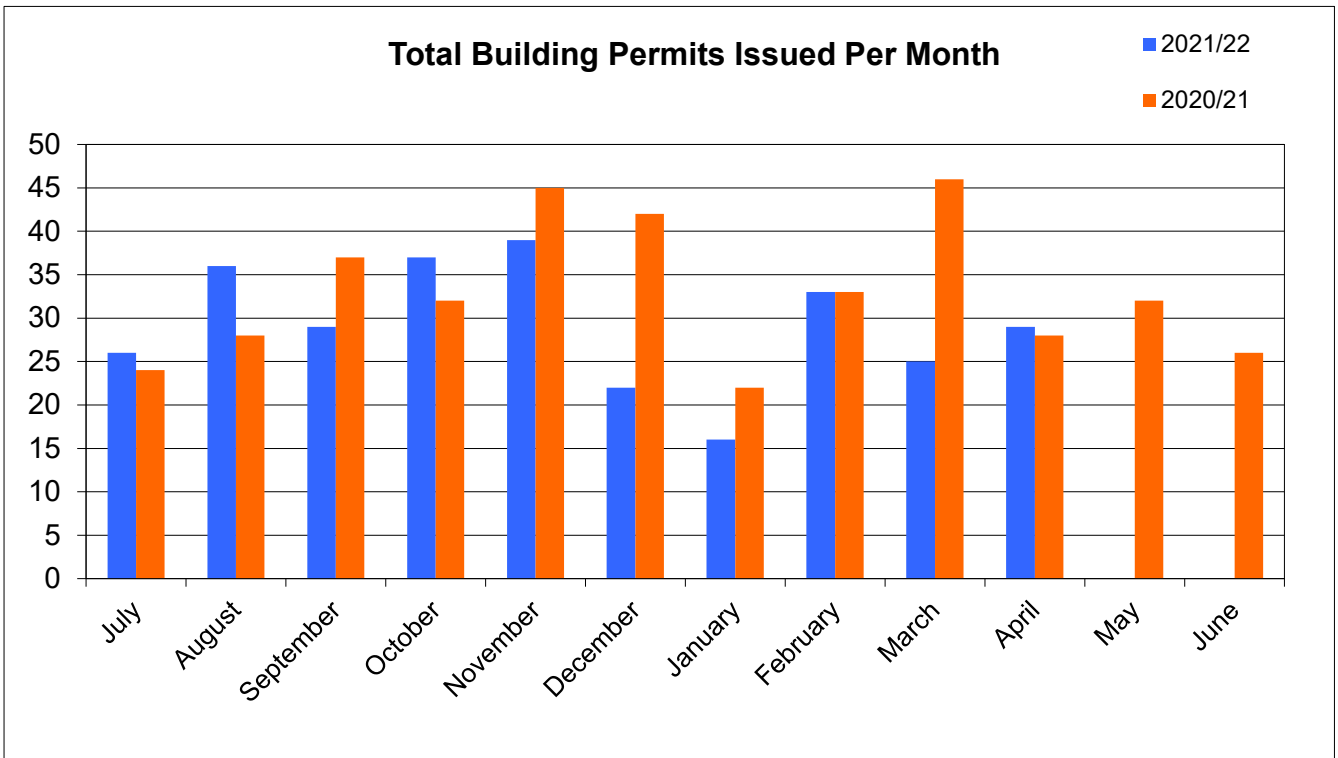
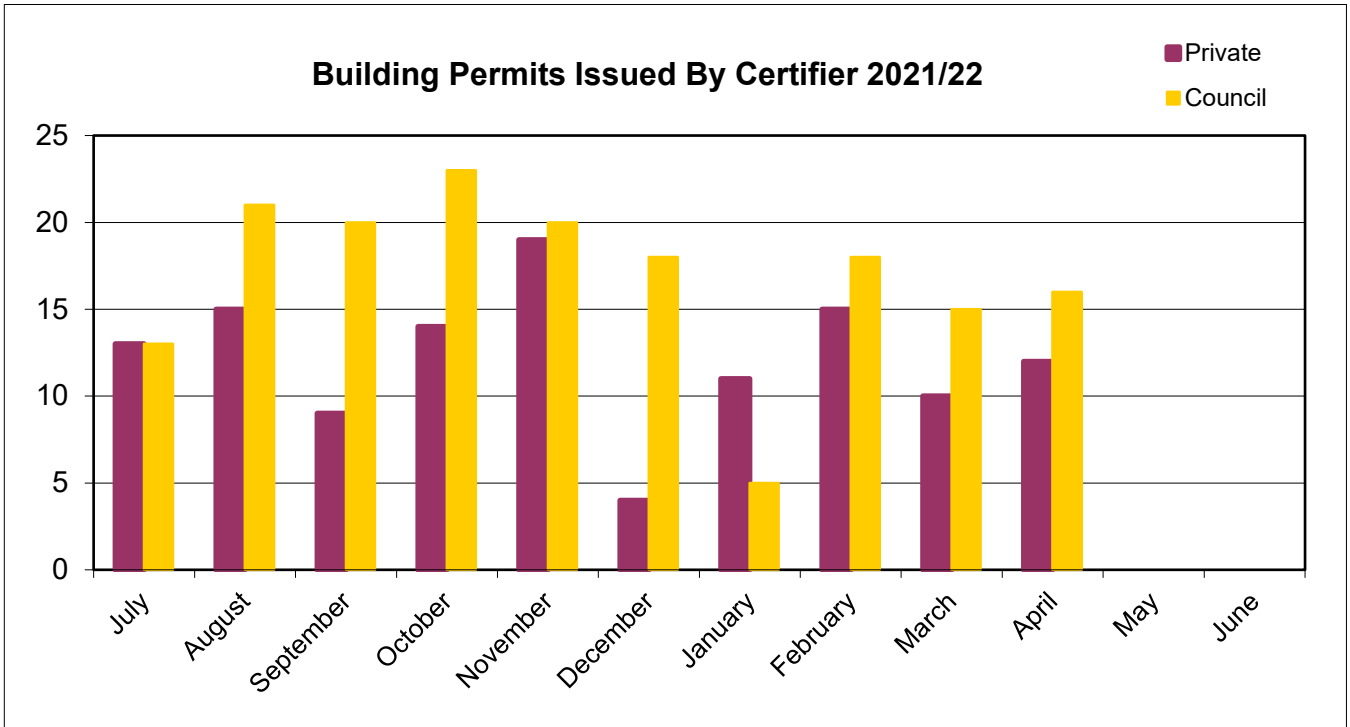


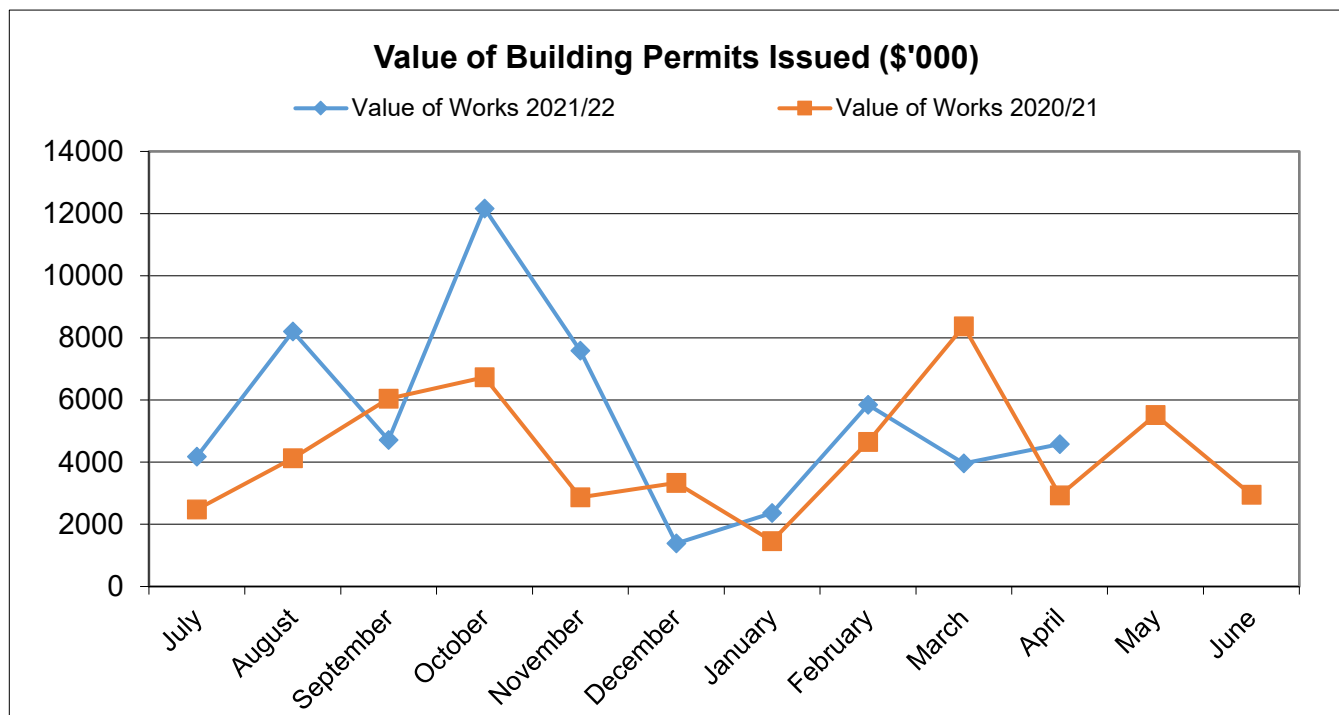
Building Approvals Issued by Council and Private Practitioners

File No	Description	Property Address	Value	
1	DA7270	Hay Shed	777 Mansfield Road, Benalla	\$15,230
2	DA5057	Farm Shed	25 Pearce Lane, Swanpool	\$22,000
3	DA7260	Dwelling re Stump	102 Porters Road, Benalla	\$13,200
4	DA373	Shed	15 Market Street, Benalla	\$14,500
5	DA6867	Shed and Carport	91 Tatong-Moorngag Road, Tatong	\$35,000
6	DA2173/2	Ambulant and Accessible Toilets	93-101 Waller Street, Benalla	\$9,410
7	DA6835	Pergola	78 Dennis Road, Benalla	\$59,780
8	DA7325	Dwelling and Garage	4 Piccadilly Court, Benalla	\$391,270
9	DA6952	Demolition of Dwelling	37 Ballintine Street, Benalla	\$11,500
10	DA5288	Dwelling Re-Stump	18 Tomkins Parade, Benalla	\$12,930
11	DA5109	Dwelling Re-Stump	20 McGill Street, BENALLA	\$13,225
12	DA646	Shed	39 Halls Road, Goorambat	\$63,304
13	DA4798	Re-Stump	68 Clarke Street, Benalla	\$7,716
14	DA7294	Alterations and Additions	68 Church Street, Benalla	\$75,000

File No		Description	Property Address	Value
15	DA2332	Footings and Subfloor	165 Tulley Road, Lima East	\$15,000
16	DA7325	Shed	4 Piccadilly Court, Benalla	\$25,000
17	DA7262	Construction of Dwelling and Garage	8 Braeside Lane, Benalla	\$389,130
18	DA6187	Construction of Dwelling, Alfresco, Verandahs, Carport	165 Racecourse Road, Benalla	\$482,883
19	DA7339	Construction of Dwelling and Garage	Lot 23, 31 Bourke Drive, Benalla	\$273,785
20	DA7338	Demolition of Dwelling	45 Cook Street, Benalla	\$15,000
21	DA6520	Construction of Double Storey Dwelling and Workshop	289 Greta-Lurg Road, Upper Lurg	\$667,800
22	DA7334	Construction of Dwelling and Garage	43 Bourke Drive, Benalla	\$261,785
23	DA7350	Construction of Dwelling and Garage	2 Iva Street, Benalla	\$204,230
24	DA7359	Construction of Dwelling and Garage	34 Four Mile Road, Benalla	\$340,000
25	DA7347	Construction of Dwelling and Garage	3 Iva Street, Benalla	\$254,700
26	DA7346	Construction of Dwelling and Garage	9 Iva Street, Benalla	\$265,265
27	DA7348	Construction of Dwelling and Garage	45 Inglis Road, Benalla	\$350,918
28	DA7351	Construction of Dwelling and Garage	28 Bourke Drive, Benalla	\$250,000
29	DA5070	Construction of Opening Roof Verandah	35 Deas Street, Benalla	\$40,112
Total				\$4,579,673

Building Permits Issued by Certifier by Month





COUNCIL PLAN 2021-2025 IMPLICATIONS

Community

- A healthy, Safe and resilient community.
- A connected, involved and inclusive community.

Livability

- Vibrant public spaces and places.
- Connected and accessible roads, footpaths, transport and parking.

Economy

- Population growth.

Environment

- Healthy and protected natural environment.

Leadership

- Good governance.

OFFICER DECLARATION OF CONFLICT OF INTEREST

No officers involved in the preparation of this report have any general or material conflicts of interest in this matter.

Recommendation:

That the report be noted.

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6. Development Department Activity Report For The Quarter Ended 31 March 2022

SF/255

Nilesh Singh – Manager Development

PURPOSE OF REPORT

The report presents the activities of the Development department for the quarter ended 31 March 2022.

Strategic Planning

- In September 2019, the Council resolved to send Amendment C43 to the Minister for Planning for authorisation and then exhibit the amendment after authorisation. The amendment involves rezoning land at 167 Sydney Road, Benalla from Special Use Zone Schedule 3 to the Industrial 1 Zone. The amendment was submitted to the Minister for Planning for authorisation on 18 December 2020. Authorisation was given on 29 January 2021. Department of Environment, Land, Water and Planning (DELWP) have since advised that further changes are required to the amendment to protect native vegetation within the rear portion of the site. These alterations will be required from the proponent prior to exhibition of the amendment.
- Funding has been secured from the State Government to undertake a review of the Benalla Planning Scheme. The details of the scope of the review have not yet been finalised and will subject to further meetings with State Government.
- Funding has been secured from the State Government for a heritage study for the municipality. The details of the scope of the review have not yet been finalised and will subject to further meetings with State Government.

Statutory Planning

- 49 applications received during the quarter.
- 54 applications decided during the quarter.
- 85.19 per cent of applications were decided within statutory timeframes.
- 430 phone calls received.

Building Surveying

- 1,067 phone calls received.
- 129 building inspections conducted.
- 70 building applications processed.
- 34 building applications lodged by private building surveyors.
- 98 building certificates issued.

Public Health

- Benalla Rural City Council has been accepted to pilot a new FoodTrader /OSCAR software. This should enable us to the present online and remote field environments for Environmental Health software bypassing several other major upgrades.

Compliance

- Impounded 82 domestic animals for the quarter.
- Received 187 related cat and dog requests by the community.
- Returned 15 cats and dogs to their families.

Emergency Management

- Participated in Regional Water Monitoring Partnership working group.
- Participated in Regional Emergency Management Planning Committee meetings.
- Drafting of the *Municipal Emergency Management Plan*.
- Participated in the Hume Region Emergency Management Planning Committee.
- Participated in the Municipal Emergency Management working group.
- Preparation of request for quote documents for the Winton flood study in partnership with Goulburn Broken Catchment Management Authority.
- Chaired and organised Municipal Emergency Management Planning Committee meeting.
- Chaired and organised Benalla Emergency Management team meeting.

Manager Development

Septic Tanks

- 40 'Permit to Install' issued.
- 31 'Certificate to Use' issued.
- 154 septic inspections conducted.

Engineering Referrals for Planning Permit

- 42 applications referred to Manager Development for engineering comments for planning proposals.
- 10 Certification of a Plan of Subdivision issued.
- 6 Statement of Compliance of a Subdivision issued.
- 48 Legal Point of Discharge applications processed.

Wastewater Referrals for Planning Permit

- 35 applications referred for planning comments to Manager Development for engineering comments for planning proposals.

Fee Dispensation

The Council supports community groups and not-for-profit organisations through fee dispensation or reduction and responding to other circumstances as warranted.

For the quarter ended 31 March 2022, three applications to the value of \$1,459.70 in fee dispensations were approved:

Community Events	0
Fundraising	1
Food premises Late Registrations	0
Planning Matters	1
Building Matters	0
Other	1

Applications Received

Applicant	Permit Type	Value
Golden Vale Golf Club	Planning Permit	\$1,337.70
Anglican Church of Benalla	Fundraising Permit	\$61.00
Cooinda Aged Care Benalla	General Permit	\$61.00
Total		\$1,459.70

COUNCIL PLAN 2021-2025

Community

Strategy	March Quarter Update
Work closely with community and key stakeholders to plan for emergencies and build community resilience.	Work has commenced on the review of the Municipal Emergency Management Plan. The Plan is listed on the Municipal Emergency Management Planning Committee agenda for comments to be obtained by all the relevant emergency management agencies.

Livability

Strategy	March Quarter Update
Advocate for and act on opportunities to protect, maintain and preserve heritage assets.	<p>Planning applications processed in accordance with the Planning Scheme Controls as required under the Planning and Environment Act 1987.</p> <p>Council has been successful in obtaining funding via Department of Environment Land Water and Planning under the Regional Planning Program for a Heritage review and study.</p> <p>This program will be run by Department of Environment Land Water and Planning in consultation with the Benalla Rural City Council.</p>

Economy

Strategy	March Quarter Update
Proactively plan for new residential development to support increased population and growth.	<p>Planning applications processed in accordance with the Benalla Planning Scheme and the Planning and Environment Act 1987.</p> <p>Council has been successful in obtaining funding under the Regional Planning Program for the review of the Benalla Planning Scheme.</p> <p>The Planning Scheme Review Report preparation is underway and is being prepared by Department of Environment Land Water and Planning.</p>

Environment

Strategy	March Quarter Update
Maintain and establish shading for public areas, including planning for shade trees in new residential developments.	New subdivisions are being assessed under the Benalla Planning Scheme and the Infrastructure Design Manual for planning of street trees and the provision of open space landscaping.

FINANCIAL IMPLICATIONS

	Notes	2021/22 YTD Actuals (Credit)	2021/22 YTD Budget	2021/22 YTD Variance	2021/22 Full Year Budget	2021/22 Full Year Forecast
Development Operations		\$154,107	\$152,308	-\$1,799	\$210,147	\$225,415
Planning	1	(\$181,007)	\$83,261	\$264,268	\$150,122	\$150,832
Building	2	\$26,806	\$73,943	\$47,137	\$102,991	\$139,835
Compliance	3	\$470,860	\$503,245	\$32,385	\$625,274	\$654,639
Public Health	4	\$10,730	\$57,677	\$46,947	\$108,071	\$94,022
Emergency Management	5	\$35,899	\$11,979	-\$23,920	\$15,782	\$77,168
Total		\$517,394	\$882,413	\$365,019	\$1,212,387	\$1,341,911

Notes:

1. Favourable variance primarily due to Statutory Planning Services income (plan checking and surveillance fee) being more than budgeted and unbudgeted Public Open Space contribution.
2. Favourable variance primarily due to more than budgeted building services income.
3. Favourable variance due to earlier than budgeted receipt of School Crossing Supervisor and Tobacco Sale Monitoring grants.
4. Favourable variance primarily due to more than budgeted permit and registration fee income.
5. Unfavourable variance primarily due to additional flood warning system expenses and carried forward expenditure.

Recommendation:

That the report be noted.

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7. Assets And Infrastructure Department Activity Report For The Quarter Ended 31 March 2022

SF/1242

Adrian Gasperoni – Manager Assets and Infrastructure

PURPOSE OF REPORT

The report presents the activities of the Assets and Infrastructure department for the quarter ended 31 March 2022.

Assets and Infrastructure

Assets and Infrastructure continued to provide maintenance throughout our municipality.

There was a continued focus on footpath maintenance and renewal and grading throughout our rural areas.

Highlights for the quarter are detailed below.

Operations

- Replaced 160 meters of kerb and channel in Hope Street, Benalla.
- Completed Line marking - stat cons and disabled bays.
- Completed Urban A + C link and collector road inspections.
- Completed major access footpath inspections.
- Completed Urban D fireplug inspections.
- Completed central business district inspections.
- Chemcert training completed for staff.
- Grading of more than 125 kilometers of unsealed roads.
- Graded limited access fire tracks around the municipality.
- Replacement of various signs and guideposts throughout the municipality.
- Continued with intersection and sight clearance slashing.
- Continued with inspection program on limited access, link and collector roads through our West A and B and East A and B areas.
- Minor clearing and clearing of debris following the January 2022 storm event.

Parks and Gardens

- Carried out three tree barrier installations and seven tree removals.
- Undertook repairs to three pergolas in Carrier Street, Benalla and Bridge Street, Benalla to repair and replace rotten timber.

- Carried out fertilising and shrub pruning at the Botanical Gardens.
- Staff undertook Chemcert herbicide spraying training.
- Provided assistance in delivering Outdoor Activation Fund program.
- General maintenance undertaken, including roundabouts, medium strips, reserves and Council building garden beds.
- Commenced the procurement process for front deck mower, and the Fawckner Drive Strategic Plan.

Capital Projects

- Completion of Denny Street, Benalla carpark resurfacing.
- Completion of Mair Street, Benalla carpark lighting.
- Completion of Cell 3A construction.
- Completion of Fawckner Drive, Benalla pavement reconstruction.
- Completion of Fawckner Drive, Benalla drainage, kerb and channel and footpath construction works.
- Completion of reseal program.
- Ongoing concrete footpath replacement program.
- Ongoing concrete kerb and channel replacement of various roads.
- Contract awarded for the reseal preparation works for various roads in readiness for next year's reseal program.
- Contract awarded for the Benalla Showgrounds carpark (Arundel Street, Benalla).
- Old Farnley Road, Benalla and Transfer Station Road construction and sealing works have been awarded.

Waste

- Cell 3A construction entered its final phase towards completion.
- Two new gas monitoring bores and two new groundwater monitoring bores were installed by EnviroSolve.
- Gas monitoring undertaken by Porta Environmental.
- Leachate and groundwater testing undertaken by Kleinfelder.
- Repairs to leachate lines completed.
- Repairs to solar pump LB03 completed.
- Surveying of last groundwater monitoring bore completed and recorded.
- Further survey of leachate pump seven undertaken at request of Kleinfelder.
- Commenced the lining of Cell 3B with mulch to prevent erosion of trimmed batters during the upcoming wetter months.

January 2022 Storm Event

Following the January 2022 storm event, the Assets and Infrastructure department has spent significant time assessing the level and volume of asset and infrastructure damage. Initial emergency works undertaken to ensure safety was upheld for our community.

Ongoing repair and reinstatement works are required to return the community assets to the condition level prior to the event.

The Council has submitted an application to the Natural Disaster Fund for funding to accommodate for repair and reinstatement works.

Asset Management

The following table outlines requests for works received through the Asset Edge - Reflex program of inspection and Customer Request Management System (CRMS).

Task	June 2021	Sept 2021	Dec 2021	Mar 2022
Defects overdue on roads and drains - safety only:				
Link roads	0	0	1	3
Collector roads	4	2	0	3
Access roads	0	0	0	5
Defects overdue on footpaths - safety only	0	1	0	0
Defects rectified - routine maintenance and safety – road, footpath and parks	221	99	478	230
Defects and maintenance - items outstanding - road, footpath and parks	169	258	286	3
Unsealed roads graded (km)	106	124	150.3	125
Sealed road shoulders graded (km)	2	0	4.2	0

COUNCIL PLAN 2021-2025

Community

Strategy	March Quarter Update
<p>Partner with key stakeholders, such as Victoria Police to promote and enhance community safety including for mobility scooter users, cyclists and pedestrians.</p>	<p>Manger Assets and Infrastructure facilitates and Chairs the Benalla Local Safety and Traffic Liaison Committee (LSTL) meetings which are held on a bi-monthly basis.</p> <p>The BLSTLC is a valuable stakeholder forum to discuss local safety issues mainly around footpaths, roads and associated issues including but not limited to mobility scooter users, cyclists and pedestrians.</p>

Livability

Strategy	March Quarter Update
<p>Advocate and plan for street lighting, shade, seating and pedestrian crossings that support current growth and development and enhance safety and outdoor engagement.</p>	<p>Continue to advocate for enhancement in street lighting, improved and safer pedestrian facilities including crossings and improvements in public spaces through maintaining shade and seating.</p>
<p>Maintain and develop sport and recreation facilities and reserves, parks, gardens, playgrounds, and walking and cycling paths to increase passive and active community participation and social connection.</p>	<p>Pathways are currently being constructed and further pathways are being planned to be constructed to provide better access to community facilities and for the provision of increased passive and active social connections.</p> <p>Together with our communities stakeholders will continue to maintain and enhance our sporting and recreational facilities and amenities.</p>
<p>Maintain the amenity and cleanliness of townships, public spaces, roadsides and community facilities.</p>	<p>The amenity and cleanliness of our townships, public spaces, roadsides and community facilities will continue to be maintained through well planned and programmed maintenance regimes.</p>
<p>Ensure open spaces and public places in existing and developing communities are thoughtfully planned, connected, green, sustainable, accessible, engaging and inclusive and consider the needs of an ageing community.</p>	<p>Open Spaces and Public Spaces will continue to be and maintained and developed through well planned infrastructure and facilities to ensure connectivity, sustainable accessibility and inclusive for all including our ageing sector of our community.</p>

<p>Beautify streetscapes, landscaping, signage and town entrances.</p>	<p>Currently planning to redevelop Bridge Street, Benalla through landscape and streetscape improvements. Ongoing focus with maintaining and improving entrances to our townships through improved signage and streetscape work will continue.</p>
<p>Deliver and maintain accessible and safe footpaths and cycle paths in existing and new neighbourhoods.</p>	<p>A continual emphasis on developing and long term maintenance on accessible and safe footpaths and cycle paths is high priority for existing and new neighbourhoods. Continual review of Council's path network is paramount identifying any improvement opportunities including improving connectivity.</p>
<p>Maintain and improve drainage, bridges, parking and road networks to meet the needs of the current and future population.</p>	<p>Maintain and strive to improve our civil infrastructure through ongoing commitment with our renewal program and ongoing periodical inspections and conditions assessments, to ensure assets are meeting community expectations.</p>

Economy

Strategy	March Quarter Update
<p>Support a circular economy to improve business productivity and reduce waste.</p>	<p>Continuing commitment to support circular economy is evident through our continual focus on improving our resource recovery and waste practices, including the recent construction of our Transfer Station, which is due to open later this year.</p>

Environment

Strategy	March Quarter Update
<p>Actively promote responsible behaviours to reduce waste.</p>	<p>Active member of the North East Regional Waste Group. Participation through the Group provides Council opportunities to improve and enhance behaviours, through innovative ideas and practices to reduce waste not only locally within our own municipality, but across the greater region.</p>
<p>Provide efficient and sustainable waste management services.</p>	<p>Working in conjunction with the North East Region Waste Group who are currently exploring opportunities in developing collaborative partnerships across the region in the endeavour to improve sustainable and enhanced waste management services.</p>

FINANCIAL IMPLICATIONS

Capital Works Program result for the period ending 31 March 2022

	Notes	2021/22 YTD Actuals \$'000	2021/22 YTD Budget \$'000	2021/22 YTD Variance \$'000	2021/22 Full Year Budget	2021/22 Full Year Forecast \$'000
Roads	1	\$2,140	\$1,230	\$911	\$2,141	\$2,383
Footpaths	2	\$198	\$55	\$143	\$198	\$169
Drainage	3	\$1,138	\$108	\$1,030	\$1,144	\$494
Buildings	4	\$2,323	\$65	-\$2,258	\$4,454	\$1,318
Plant, Machinery and Equipment	5	\$282	\$14	\$268	\$285	\$327
Fixtures, IT, Fittings and Furniture Artworks	6	\$265	\$174	\$91	\$275	\$275
Computers and Telecoms	7	\$110	\$31	\$79	\$200	\$200
Library Stock		\$96	\$83	\$13	\$96	\$88
Waste Management	8	\$2,212	\$1,316	\$896	\$3,510	\$2,020
Parks, Open Spaces	9	\$356	\$231	\$125	\$356	\$576
Off Street Carpark	10	\$296	\$89	\$206	\$296	\$375
Other – Streetscape items	11	\$435	\$87	\$347	\$435	\$202
Total		\$9,851	\$3,483	\$1,851	\$13,390	\$8,427

Notes:

1. Favourable variance mainly due to Invoice for reseals program not being received as forecast.
2. Favourable variance due to contractor availability and works not timely completed as forecast.
3. Favourable variance due to works not being completed as forecast, with some projects to be carried forward to 2022/2023.
4. Favourable variance due to Visitor Information Centre and Art Gallery works not commencing as forecast.
5. Favourable variance due to new water truck not arriving to date as forecast.
6. Favourable variance due to Denny Street courtyard not commencing as forecast.
7. Favourable variance due to IT projects not commencing as forecast.
8. Favourable variance due to rehabilitation not being undertaken as forecast.
9. Favourable variance due to interpretive trail project not commencing as forecast.
10. Favourable variance due to Denny Street carpark not received within quarter.
11. Favourable variance mainly due to Bridge Street upgrade works not commencing as forecast.

Operating Budget result for the period ending 31 March 2022

	Notes	2020/21 YTD Actuals (Credit)	2020/21 YTD Budget (Credit)	2020/21 YTD Variance	2021/22 Full Year Budget (Credit)	2021/22 Full Year Forecast (Credit)
Capital Projects Support	1	\$180,847	\$203,304	\$22,457	\$271,849	\$271,849
Operations Support	2	(\$43,944)	\$236,383	\$280,327	\$546,972	(\$734,105)
Plant Operations	3	(\$65,071)	(\$149,025)	-\$83,954	(\$198,699)	(\$167,075)
Operations & Capital Grant Income	4	(\$1,541,805)	(\$1,340,052)	\$201,753	(\$7,323,722)	(\$3,715,799)
Sealed Roads	5	\$2,066,227	\$2,046,057	-\$20,170	\$2,696,398	\$2,696,398
Unsealed Roads	6	\$1,391,736	\$1,159,543	-\$232,193	\$1,457,953	\$1,667,825
Bridges	7	\$415,831	\$448,803	\$32,972	\$592,146	\$592,146
Drainage	8	\$521,674	\$462,854	-\$58,819	\$568,523	\$585,023
Mechanics Workshop	9	\$25,565	\$63,981	\$38,416	\$85,130	\$85,130
Street Cleaning		\$36,268	\$35,170	-\$1,098	\$41,879	\$41,879
Roadsides	10	\$356,025	\$335,981	-\$20,044	\$438,023	\$438,023
Parks and Gardens	11	\$701,216	\$821,095	\$119,879	\$1,053,204	\$1,001,685
Asset Management Services	12	\$88,450	\$180,546	\$92,096	\$240,019	\$240,019
Landfill	13	230,096	\$1,112,998	\$882,902	\$1,482,809	\$887,787
Kerbside Waste	14	(\$1,989,127)	(\$2,061,285)	-\$72,158	(\$1,498,358)	(\$1,391,109)
Recreation		\$184,871	\$179,009	-\$5,862	\$238,557	\$238,557
Total		\$2,558,859	\$3,735,362	\$1,176,503	\$692,683	\$2,738,233

Notes:

1. Favourable variance mainly due to no internal plant hire expense and associated costs (\$15,500) compared to budget.
2. Favourable variance due to receipt of grant funding more than budgeted (\$45,000).
3. Unfavourable variance mainly due to more than budgeted plant operating costs (\$150,000).
4. Favourable variance mainly due to receipt of Income for Firth Road, Benalla reconstruction earlier than expected (\$266,000).
5. Unfavourable variance primarily due to salaries and oncosts being higher than budget forecast (\$30,000)
6. Unfavourable variance mainly due to higher than budgeted depreciation costs (\$150,000).
7. Favourable variance mainly due to less than budgeted depreciation costs (\$27,000).
8. Unfavourable variance mainly due to less than budgeted salary and oncosts with drain cleaning maintenance (\$48,000).
9. Favourable variance mainly due to less than budgeted salary and oncosts, materials and internal plant hire costs (\$35,000).
10. Unfavourable variance mainly due to higher than budgeted costs with fire plug maintenance (\$18,000).
11. Favourable variance mainly due to lower than budgeted powerline tree pruning costs (\$84,000).
12. Favourable variance mainly due to lower than budgeted salary and oncosts (\$71,000).
13. Favourable variance mainly due to higher than budgeted income, including EPA Levy (\$405,000).
14. Unfavourable variance mainly due to higher-than-expected costs with kerbside contract payments and internal charge expenses (\$76,000).

Recommendation:**That the report be noted.**

8. Facilities and Information Technology Department Activity Report For The Quarter Ended 31 March 2022

SF/1544

Greg Robertson – Manager Facilities and Information Technology

PURPOSE OF REPORT

The report presents the activities of the Facilities and Information Technology department for the quarter ended 31 March 2022.

Facilities Management

- CCTV installed at the Benalla Saleyards, and the CCTV network expanded at the Benalla Airport to the heritage precinct.
- Riverwalk lights expanded along Lake Benalla walking track to the entrance of the RV free camping area.



New lights installed on the Lake Benalla Walking Track.

Information and Communications Technology (ICT)

- Senior ICT staff are now in regular contact with Senior ICT staff from Murrundindi, Mansfield, and Strathbogie Councils to share skills, information and investigate collaborative procurement opportunities. Knowledge sharing from this networking initiative has already enabled Council to implement measures to further secure our ICT network.
- ICT staff completed the rollout of updated copiers and printers across all Council sites.
- Commenced procurement of networking and production server hardware, however, due to COVID-19 there is a shortage of ICT hardware in Australia. It is anticipated this hardware will be in place by end of Quarter Four 2021/2022.

Aquatic Centre

- Continued strong demand for swimming lessons and classes running at full capacity.
- Staffing issues, relating to COVID-19 isolations, are no longer impacting the facility’s opening hours.

COVID-19 Impacts

COVID-19 has reduced the number of public bookings of facilities and the related fee hire income. It has resulted in a reduction in lease income with commercial tenants continuing to receive State Government mandated lease cost reductions, however, those arrangements ended from 15 March 2022.

Additional costs and workload, incurred by ICT to facilitate work from home arrangements, are easing as staff return to the office.

Highlight

- Former Benalla Migrant Camp Living Heritage grant application submitted for \$195,000 for conservation works to Hut 65 and the amenities blocks. The outcome of the application is expected to be announced by September 2022.

COUNCIL PLAN 2021-2025

Livability

Strategy	March Quarter Update
Enhance and maintain key places of significance.	Works undertaken to tidy the area in the vicinity of the Former Migrant Camp, including uplift of trees and removal of illegally placed rubbish.

FINANCIAL IMPLICATIONS

	Notes	2021/22 YTD Actuals	2021/22 YTD Budget	2021/22 YTD Variance	2021/22 Full Year Budget	2021/22 Full Year Forecast
Facilities	1	\$1,050,917	\$1,679,772	\$628,855	\$2,239,721	\$2,271,583
Information Technology	2	\$1,042,044	\$1,151,585	\$109,541	\$1,439,439	\$1,439,439
Benalla Airport	3	\$64,604	\$56,226	-\$8,378	\$74,960	\$74,960
Saleyards	4	\$18,530	\$68,472	\$49,942	\$91,300	\$116,986
Aquatic Centre		\$536,476	\$532,425	-\$4,051	\$709,900	\$709,900
Total		\$2,712,570	\$3,488,480	\$775,910	\$4,555,320	\$4,612,868

Notes:

1. Favorable variance mainly due to depreciation being less than forecast for Council facilities.
2. Favorable variance mainly due to a range of operating expenses being less than budgeted and depreciation expense being less than budgeted.
3. Unfavorable variance primarily due to depreciation expenses being more than budgeted. Partially offset by income being more than budgeted and operating expenses less than budgeted.
4. Favorable variance primarily due to delay of maintenance works to truck wash (works have now commenced) and delay receiving invoice for civil works to new drainage crossover and access roads/hardstand.

Recommendation:

That the report be noted.

Closure of Meeting