

Finance and Planning Committee

Agenda

Date: Wednesday 27 September 2023

Time: 5.30pm

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

Any person wishing to participate in public submissions in accordance with Rule 7.3 of the *Governance Rules 2020* should contact the Council by emailing council@benalla.vic.gov.au or telephoning Governance Coordinator Jess Pendergast on (03) 5760 2600.

In accordance with Rule 6.4 of the *Governance Rules 2020* the Committee meeting will be lived streamed via the Council's website and an audio recording will be made of the proceedings of the meeting.

Members of the public are encouraged to watch the live broadcast of the meeting at www.benalla.vic.gov.au

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Agenda

Chair	Cr 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
	Tom Arnold	Acting Manager Community
	Nilesh Singh	Manager Development
	Stephanine Brack	Acting Community Development Coordinator
	Joel Ingham	Planning Coordinator
	Jess Pendergast	Governance Coordinator

Opening and Acknowledgment of Country:

The Chair will open the meeting and recite the following Acknowledgement 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.

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.

Confirmation of the previous Meeting Minutes

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 Finance and Planning Committee Meeting held on Wednesday 23 August 2023 be confirmed as a true and accurate record of the meeting.

Business

1. Planning Application P0095/22 – To Use And Develop Land For A Dwelling And Native Vegetation Removal – Depot Road/ Eversley Street Crown Allotments 66, 66A, 67,67A Baddaginnie Township And Lot 1 TP109143, Baddaginnie

DA7396

Joel Ingham – Planning Coordinator
Nilesh Singh – Manager Development

PURPOSE OF REPORT

This report assesses a planning application received for the use and development of land for the purpose of a dwelling at Depot Road in Baddaginnie.

BACKGROUND

Site Address:	Depot Road/ Eversley Street, CA66, CA66A, CA67, CA67A and Lot 1 TP109143, Baddaginnie
Existing Use:	Agricultural land used for grazing purposes with some outbuildings and detritus scattered in the smaller lot (66A)
Proposal:	To use and develop the land for a dwelling and native vegetation removal
Applicant:	Oxley & Co
Zone:	Farming Zone (FZ)
Overlays:	Nil
Referrals:	<ul style="list-style-type: none"> ▪ Goulburn Broken Catchment Management Authority ▪ Goulburn Murray Water ▪ Environmental Health ▪ Engineering

PROPOSAL

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

- The dwelling will be single storey and will contain two bedrooms, bathroom, Living/ kitchen area and verandah.
- The dwelling will be located in a 20 metres x 23 metres building envelope setback 41 metres from the Eversley Street, Baddaginnie boundary (east) and 10.5 metres off the northern boundary.
- Access will be via Smith Lane, Baddaginnie (east). It is proposed to formalise an existing dirt track from Smith Lane, Baddaginnie to access the dwelling.
- Access will include two creek crossings.
- Five lots are to be consolidated as part of the proposal.
- Two trees may be required to be removed to facilitate the access and are presumed lost.

Plans of the proposed development are provided in **Appendix 1**.

SITE AND SURROUNDS

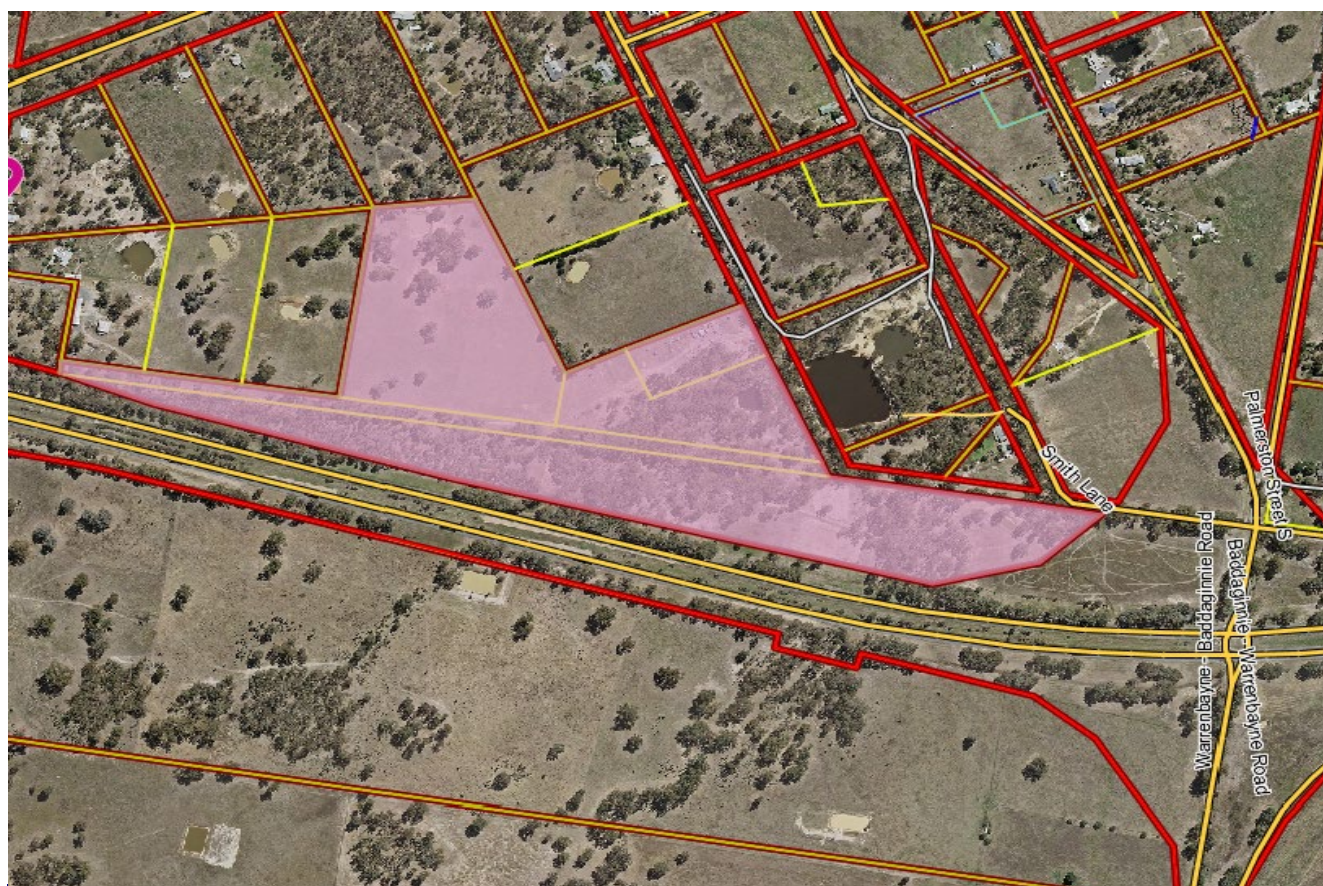
The subject site is located directly north of the Hume Freeway approximately 185 metres west of the Warrenbayne-Baddaginnie Road/Palmertson Street, Baddaginnie and Hume Freeway intersection. The Baddaginnie Township is approximately 400 metres north of the proposed dwelling site, comprising of smaller residential development lots.

The land directly surrounding the site to the north, east and west is in the Farming Zone, with most lots being significantly smaller than the proposed consolidated lot, having an area of 3-5 hectares on average. Many of these lots are used for rural lifestyle purposes, with a single dwelling and small scale grazing/animal keeping on the land.

A small area of land to the east of the site is located within a Public Conservation and Resource Zone. This area is the site of the Baddaginnie Water Co-operative, privately owned water source for the Township. The land comprises of substantial vegetation and large dam areas to the southwest, with informal access through the site. The landowner for this application is currently utilizing this road for access to their site.

The site has access from Smith Lane, Baddaginnie to the east via an unmade dirt track. The southern area of the land is relatively heavily vegetated, with clearer areas to the north of CA67 and 66A (proposed house site), currently used for grazing. There is an area to the north of CA66A that currently contains a cluster of outbuildings and various detritus currently used by the landowner. There are two dams located across the lots.

Locality Map



PLANNING SCHEME PROVISIONS

Planning Policy Framework

Clause 12.01-1S Protection of biodiversity seeks to *protect and enhance Victoria's biodiversity.*

Clause 12.01-2S Native vegetation management seeks to *ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation.*

Clause 14.01-1S Protection of agricultural land seeks to *protect the state's agricultural base by preserving productive farmland.*

Clause 15.01-6S Design for rural areas seeks to *ensure development respects valued areas of rural character.*

Clause 14.01-1L Rural dwellings and subdivision policy applies to applications for dwellings in the Farming Zone.

The following relevant strategies apply:

- *Discourage dwellings on existing small lots except where either:*
 - *Substantial services and infrastructure works have been completed;*
 - *The site has no agricultural potential and native vegetation will be retained;*
 - *It will not inhibit the agricultural practices of existing farms.*
- *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.*

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 permit is required for the use and development of a dwelling on the land as the lot size is less than 40 hectares in area.

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
Goulburn Broken Catchment Management Authority	No objection subject to conditions in relation to the finished floor level of any dwelling constructed and design details for any crossing over Folly Creek.
Goulburn-Murray Water	No objection subject to conditions in relation to treatment of effluent on site.

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 frontage of the site (towards Eversley Street, Baddaginnie).

A total of three objections were received. The grounds of objection can be summarised as follows:

- Access is not to be via Baddaginnie Bush Reserve (must be via Smith Lane, Baddaginnie).
- The location of development, including access is inappropriate as it will increase flooding on neighbouring properties and to the development site itself.
- The proposed accessway from Smith Lane, Baddaginnie is not appropriate.
- The applicant does not have a current postal address and is currently camping on the site.
- Existing development on site is unsightly and will be exacerbated by proposal.
- Will result in additional native vegetation removal not approved as part of any planning permit issued.
- Site is currently being used as abattoir and for commercial sale of firewood.
- The landowners have a history of illegal acts on the land and this will be exacerbated if they are allowed to permanently reside on the land.
- The development will bring additional intervention to the land that will contribute to run off and contaminants to the nearby waterways and basins.

The issues raised within the objections were given to the applicant to respond in writing. The applicant submitted a written response to the issues raised within the objections.

OBJECTORS CONCERNS

Access is not to be via Baddaginnie Bush Reserve (must be via Smith Lane, Baddaginnie).

Access will be off Smith Lane, Baddaginnie which is an appropriate outcome. Formal access to the site via the Bush Reserve is not supported and does not form part of this planning permit.

The location of development, including access is inappropriate as it will increase flooding on neighbouring properties and to the development site itself.

The application was referred to Goulburn Broken Catchment Management Authority (GBCMA) as part of Council's assessment. GBCMA advised that the subject site was part of the area included in the Granite Creeks Regional Flood Study (2019). The dwelling is located outside of the floodplain area, however, the GBCMA recommended that any development is elevated appropriately. In terms of the access, the GBCMA and Council's Engineer advised that access off Smith Lane, Baddaginnie is appropriate and any design can mitigate impacts from inundation. There is no suggestion that the proposed access will increase the rate and flow of the water across the land and to neighbouring properties.

The proposed accessway from Smith Lane, Baddaginnie is not appropriate.

The proposal will include the consolidation of all five lots in the same ownership, and allow for safe all-weather access from a designated road reserve.

The applicant does not have a current postal address and is currently camping on the site.

The lack of a postal address is not a valid planning consideration. However, any proposal for development and consolidation on the site will allow for a new address to be registered. The landowner first sought permission to develop the land for a dwelling in May 2022. Difficulties with the planning consultant first used caused unforeseen delays in the processing of the application. It is considered the applicant has demonstrated an intention to formerly reside on the property and can be afforded some leeway while due process is followed. Should Council determine that a planning permit is refused, follow up action will be undertaken in relation to camping on the site.

Existing development on site is unsightly and will be exacerbated by proposal.

There is no indication that the proposed development will lead to an increase in detritus on the site. It is proposed to require a Land Management Plan as part of any planning permit granted, which will include conditions in relation to the current management of the land.

Will result in additional native vegetation removal not approved as part of any planning permit issued.

The application includes the removal of two native trees to facilitate the construction of the driveway and appropriate offsets have been provided for in the supporting documentation. These will be secured via a condition on any planning permit issued. There is no correlation between a dwelling on the site and any further native vegetation removal outside of what is proposed as part of the application.

Site is currently being used as abattoir and for commercial sale of firewood.

There is no indication that the site is currently being used as an abattoir or for the sale of firewood on a commercial basis. The application under assessment is for a dwelling and native vegetation removal.

The landowners have a history of illegal acts on the land and this will be exacerbated if they are allowed to permanently reside on the land.

The proposal is for the use and development of the land. Any planning permit issued will include conditions relating to the construction of the dwelling and the ongoing use of the land that will be enforceable via statutory processes.

The development will bring additional intervention to the land that will contribute to run off and contaminants to the nearby waterways and basins.

There is no current evidence that the proposal has contributed to contamination events off site. Any planning permit issued will include conditions for the management of the land, including in relation to stormwater and wastewater management. Further, a condition on any planning permit issued will also require the preparation and implementation of a Land Management Plan, to provide for the going maintenance of the land in accordance with relevant environmental standards. This will better regulate any impacts of development on the land.

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 Guidelines of Clause 35.07-6

Decision Guideline	
General Issues	Response
The Municipal Planning Strategy and the Planning Policy Framework.	<p>Planning Policy Framework: The subject land is not considered productive agricultural land, being a relatively small site with much of the land covered by native vegetation. The proposal will allow for the consolidation of the five lots and the preparation and implementation of a land management plan that will ensure better long term management of the environment, consistent with state policy. The proposed dwelling is considered to be adequately located on the land to reduce amenity impacts to adjoining property land uses and will not have an unreasonable impact to the streetscape and rural character of the area.</p> <p>Local Planning Policy Framework: An objective to the agricultural clause is to protect agricultural areas from inappropriate and unsustainable housing development. In this instance the proposal will result in the consolidation of five small lots to a single, useable lot of 23ha. The subject land has large areas of native vegetation that make any significant agricultural activities unlikely.</p>

	<p>The development will be located on an already disturbed area of the land outside of the floodplain. The area is not used for farming and will not remove a portion of the land from production.</p> <p>The proposal is not expected to have an unreasonable impact on the small scale agricultural uses on adjoining properties and will not have an unreasonable impact on the rural character of the surrounding area.</p>
Any Regional Catchment Strategy and associated plan applying to the land	The land formed part of the area included in the Granite Creeks Regional Flood Study (2019). Advice from the GBCMA states the dwelling is to be located outside of the floodplain and the proposed access and driveway can be adequately constructed to mitigate any flood risk.
The capability of the land to accommodate the proposed use or development, including the disposal of effluent.	The land is capable of providing for a dwelling including the disposal of effluent. The effluent disposal area can be located away from the nearest dams and waterways. Subject to conditions road access and drainage can also be accommodated on the land without unduly impacting on soil or water quality.
How the use or development relates to sustainable land management.	<p>The consolidation of the lots will provide a single landholding with legal formal access that will allow for better management of the site. The development of a dwelling will allow for better on-site maintenance and upkeep with regard to land management practices including but not limited to weed/pest control, fencing, fire prevention and planting trees which will in turn increase agricultural (grazing) production and environmental management of the land. This will be ensured via the preparation of a Land Management Plan.</p> <p>The need for a dwelling on the land has not been properly established to support any agricultural activities on the land. However the use of the land for small scale agriculture (grazing) and management of remaining native vegetation is consistent with the pattern of development and use in the surrounding properties and reflects the rural lifestyle development of the area.</p>
Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses	<p>It is considered that the application does not actively seek to establish agricultural activities on the land.</p> <p>The proposal is considered to be compatible with adjoining and nearby land uses which also provide for single dwellings on small agricultural parcels of land generally averaging smaller than 20ha in area.</p>
How the use and development makes use of existing infrastructure and services	<p>The proposed dwelling will make use of the existing Smith Lane for access, while power is available to the site.</p> <p>Water can be provided on the land in the form of tank water or bore water (if available).</p>

<i>Agricultural issues and the impacts from non-agricultural uses</i>	Response
Whether the use or development will support and enhance agricultural production.	A dwelling on the land may well allow for the owner or occupier to be readily available on site to maintain and upkeep the land in accordance with best practice, however it is considered that the size of the land and the scale of the agricultural use does not warrant the use and development of a dwelling to achieve this outcome.
Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production.	<p>The dwelling and access is to be located on an already disturbed area of land and it is unlikely it will impact the soil quality. Conditions of any permit can require appropriate access and drainage provision to ensure that the proposal does not affect the land adversely with regard to soil erosion and land degradation.</p> <p>The proposal is on land with limited agricultural productivity, being largely vegetated. It is likely the consolidation of the lots may allow for some agricultural activity currently not viable on the smaller lots. However the proposal will not significantly impact the agricultural productivity of the land, given it is already in an area utilised as rural lifestyle with small lots incapable of supporting any significant scale of farming activity.</p>
The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.	The surrounding land comprises of rural lifestyle lots, with average lot size around 3.5ha. The proposal will lead to a single, consolidated lot more capable of providing passive agricultural income (grazing) while allowing for ongoing environmental management of the land. It is not expected to impact on the rural lifestyle type use of the surrounding land.
The capacity of the site to sustain the agricultural use.	The site can sustain a small scale agricultural grazing use that is unlikely to be a significantly viable agricultural activity.
The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure	The subject site has good access to electricity, road and the capacity for water infrastructure on the land to sustain the proposal. The land type is average agricultural land which can be used for small scale grazing in line with the surrounding land uses.
Any integrated land management plan prepared for the site.	The proposal does not include any support in terms of a Farm or Land Management Plan. It is considered appropriate to seek a Land Management Plan as a condition on any planning permit issued, to ensure environmental improvement and ongoing maintenance of the site.

<i>Dwelling Issues</i>	Response
Whether the dwelling will result in the loss or fragmentation of productive agricultural land.	The proposal currently includes five separate lots, all of relatively small lot size. The surrounding land also comprises of small lots, most of which are utilised for rural lifestyle type development. The proposal will consolidate smaller lots into a larger, more useable landholding, however it is unlikely that the agricultural productivity of the land or surrounding area will be anything other than secondary to the lifestyle living.
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.	Adjoining properties generally contain single dwellings on small agricultural parcels of land averaging approximately 4ha in area. The small scale agricultural use of these properties is not expected to have an unreasonable amenity impact to the proposed dwelling.
Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.	The adjoining land has limited opportunity to expand any agricultural uses, given the small lot size and topography of these sites and agricultural uses are unlikely to be affected by the proposal. No objections received related to the impact of the proposal on agricultural activities.
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.	The proposed dwelling will lead to an additional dwelling on a lot in an area currently developed for rural lifestyle living. The consolidation of lots will allow for a larger lot than all surrounding lots, most of which are already developed with a dwelling.
<i>Environmental Issues</i>	Response
The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality	It is expected that the proposed dwelling will not have an unreasonable impact to soil or water quality. The proposal has been referred to Council’s Engineering and Environmental Health Unit who advise of no objection subject to conditions. The conditions will ensure that soil erosion is minimised and the effluent disposal is undertaken on the site in accordance with EPA regulation.
The impact of the use or development on the flora and fauna on the site and its surrounds	The proposed dwelling and associated access will require the removal of two native trees. The application has nominated appropriate offsets that will be included on any planning permit issued and is considered appropriate. The dwelling will be located in cleared area of the site.
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.	As above the proposed dwelling is located in a cleared area of the site and the access has been sited to minimise the removal of native vegetation. The dwelling is also located at least 70m to the north of an existing dam on the land and there is sufficient space to provide appropriate drainage and effluent on the site.

The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.	There is sufficient space setback from waterways and adjoining properties to provide an effluent disposal area.
Design and siting issues	Response
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.	The proposal has been designed to ensure that dwellings and any associated outbuildings are located in one area on the land.
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.	The single storey scale of the proposed dwelling is not expected to have an adverse impact on the streetscape character and surrounds. The dwelling also has sufficient setbacks from surrounding dwellings and the road frontage to reduce its prominence to the surrounds.
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.	As above it is considered that the proposed dwelling be appropriately sited and will have a modest built form so as not to have an unreasonable impact on the character or appearance of the area.
The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.	The proposed dwelling will have appropriate access to power, water and road infrastructure.
Whether the use and development will require traffic management measures.	The proposal for a single dwelling will not warrant the need for additional traffic management measures. The proposal has been referred to Engineering who have no objection subject to conditions to be placed on any planning permit issued.

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 AND 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 and Local Planning Policy Framework and zone provisions. The location of the dwelling is not expected to have an unreasonable amenity impact to adjoining properties or to the surrounding area.

The dwelling can be accommodated on the land without impacting on the land or environmental assets.

The proposal is in keeping with the rural lifestyle living on surrounding land and will not remove productive agricultural land, rather it will consolidate existing lots to allow for a larger, more useable area of land. A condition on the planning permit will require the preparation and implementation of a land management plan for the site, to ensure the environmental improvement and ongoing maintenance of the land.

The proposal is therefore consistent with the objectives and strategies of the Benalla Planning Scheme and should be supported.

Recommendation:

That council having considered all the matters required under Section 60 of *the Planning and Environment Act 1987* decides Grant a Permit under the provisions of the Benalla Planning Scheme in respect of the land known and described as Deport Road/ Eversley Street, CA66, CA66A, CA67, CA67A and Lot 1 TP109143, Baddaginnie for the use and development of land for a dwelling and the removal of native vegetation in accordance with the endorsed plans, submitted with the application on 30 May 2022, subject to the following conditions:

1. Prior to buildings and works commencing, plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three (3) copies must be provided. The plans must show:
 - a) A schedule of materials, including external cladding, roofing and colours.
2. The layout of the development as shown on the endorsed plan(s) must not be altered or modified (for any reason) unless it is to the satisfaction of the Responsible Authority.
3. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.
4. Prior to the occupation of the dwelling hereby approved, titles CA66, CA66A, CA67, CA67A, Township of Baddaginnie and Lot 1, TP109143 must be consolidated under the *Subdivision Act 1988*.

Land Management Plan

5. Before the occupancy of the dwelling starts, a land management plan for the management and operation of the land must be approved and endorsed by the responsible authority. The land management plan must:
 - a) be prepared to the satisfaction of the responsible authority
 - b) be prepared by a suitably qualified person
 - c) include the following details:
 - i. overall environmental objectives for management of the land and techniques to achieve these objectives
 - ii. techniques to protect and enhance the biodiversity of the land, 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 areas.
 - iii. methods for the control and eradication of weeds
 - iv. methods for the control of pest animals
 - v. improving the condition of waterway frontages with vegetation
 - vi. preventing stock access to waterways
 - vii. maintaining onsite wastewater treatment systems such as septic tanks
 - viii. preventing soil erosion
 - ix. using and managing nutrients wisely

- x. practices and procedures to ensure that no significant adverse environmental impacts occur as a result of the use
- xi. practices and procedures to ensure no significant proliferation of structures, rubbish or other man made waste as a result of the use

The responsible authority may consent in writing to vary any details in the land management plan.

External materials

6. The external materials of the building(s) including the roof must be constructed of materials of muted colours to enhance the aesthetic amenity of the area. No materials having a highly reflective surface shall be used. For the purpose of this clause "highly reflective" shall include unpainted aluminium, zinc or similar materials.

Native vegetation

7. Before works start, the permit holder must advise all persons undertaking the vegetation removal or works on site of all relevant permit conditions and associated statutory requirements and approvals.
8. Access must be constructed at ground level without excavation. Gravel should be placed on the existing dirt track so the tree roots are not damaged.
9. The trees along the proposed access are to be protected during construction as per prescribed measures in AS 4970 – 2009 Protection of trees on development sites (Australian Standard, 2009), via the erection of temporary fencing and other measures as required.
10. Lopping or pruning native vegetation for maintenance only may be permitted, provided no more than 1/3 of the foliage of each individual plant is lopped or pruned.

Offset requirement

11. To offset the removal of 0.84 hectares of native vegetation, as identified in Native Vegetation Removal Report VLQ-921, the permit holder must secure a native vegetation offset, in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (DELWP 2017) as specified below:

General offset

A general offset of 0.028 general habitat units:

- a) located within the Goulburn Broken Catchment Management Authority boundary
- b) with a minimum strategic biodiversity score of at least 0.672

12. Before any native vegetation is removed, evidence that the required offset for the project has been secured must be provided to the satisfaction of the responsible authority. This evidence is one or both of the following:

- a) credit extract(s) allocated to the permit from the Native Vegetation Credit Register and/or

- b) an established first party offset site including a security agreement signed by both parties, and a management plan detailing the 10 year management actions and ongoing management of the site.

A copy of the offset evidence must be endorsed by the responsible authority and will form part of this permit.

Environmental Health condition

13. All sewage and sullage waste water from the proposed development must be discharged into a new onsite septic tank system which is approved by the Environment Protection Authority and retains all wastes within the boundaries of the land, and is located to the satisfaction of the Responsible Authority. A Land Capability Assessment (LCA) must be accompanied with a permit to install a wastewater system on the land.

Engineering conditions

14. Prior to the commencement of the development allowed under this permit, the owner of the land must enter into an agreement with the responsible authority pursuant to Section 173 of the Planning and Environment Act to provide:
- a) The owners acknowledge that only 20 metres of Smith Lane is maintained by Benalla Rural City Council and the balance of the road reserve is not maintained in accordance with the Benalla Rural City Council Road Management Plan;
 - b) The future maintenance past the 20 metres as stated in the Benalla Rural City Council Road Management Plan of Smith Lane is the responsibility of adjoining owner/s and not Benalla Rural City Council;
 - c) Smith Lane must be maintained at all times as an all-weather standard capable of servicing emergency vehicles, to the satisfaction of the responsible authority.

This agreement must be registered on title with all costs associated with the preparation and registration of the agreement to be borne by the owner/s of the land.

15. Prior to the development commencing appropriate plans must be provided in accordance with the Infrastructure Design Manual to show;
- a) the legal point of discharge;
 - b) designed ingress/egress for the site;
 - c) all drawings must be provided to show the design of the access road meeting the requirements to provide all-weather road with dimensions to accommodate emergency vehicles.
 - d) any table drains required for the access road are to be connected to a legal point of discharge without impacting on the adjoining land or without impeding on the flow path across the property.
16. Prior to the commencement of buildings and works associated with the dwelling, an all weather two wheel drive access capable of servicing emergency vehicles and construction vehicles must be constructed to the dwelling site to the satisfaction of the Responsible Authority.

17. Appropriate measures must be implemented throughout the construction stage of the development to rectify and/or minimise mud, crushed rock or other debris being carried onto public roads from the subject land, to the satisfaction of the Responsible Authority.
18. Before the use begins and the building is occupied all internal access roads must be constructed, formed and drained to avoid erosion and to minimise disturbance to natural topography of the land to the satisfaction of the Responsible Authority.
19. Before the use begins and the building is occupied all stormwater and surface water discharging from the site, buildings and works must be retained on site or conveyed to the legal point of discharge drains to the satisfaction of the Responsible Authority. No effluent or polluted water of any type will be allowed to enter the stormwater drainage system.
20. The approved works must not cut off natural drainage from adjacent properties.
21. No earthworks shall be permitted to restrict the flow of water entering or leaving the depression and low lying land indicated on the plan.
22. Any damage to Council assets (i.e. roads, table drains etc) shall be repaired at the cost of the applicant to the satisfaction of the Responsible Authority.
23. No additional vehicle crossing may be constructed apart from those endorsed on the approved plan.

Conditions 24 and 25 required by Goulburn Broken Catchment Management Authority

24. The finished floor level the proposed dwelling must be constructed at least 300 millimetres above the highest existing ground level underneath the building footprint.
25. A Works on Waterway Permit is required from the Goulburn Broken CMA for the access crossing over Folly Creek. The approaches and the top of deck of the access crossing must be set no lower than 187.5 metres AHD.

Conditions 26 to 28 required by Goulburn Murray Water

26. All construction and ongoing activities must be in accordance with sediment control principles outlined in 'Construction Techniques for Sediment Pollution Control' (EPA, 1991).
27. All wastewater from the dwelling must be treated and disposed of using an approved system. The system must have a certificate of conformity issued by the Conformity Assessment Body (or equivalent approval) and be installed, operated and maintained in accordance with the relevant Australian Standard and EPA Code of Practice.
28. The wastewater disposal area must be located at least: 60m from any waterways (including dams on a waterway), 40m from any drainage lines, 60m from any dams, and 20m from any bores.

Permit Expiry

29. This permit will expire if one of the following circumstances applies:
 - The development is not started within two years of the date of this permit.

- The use is not commenced within two years of the date of this permit.
- The development is not completed within four years of the date of this permit.

The Responsible Authority may extend the commencement date if a request is made in writing by the owner or the occupier of the land to which the permit applies before the permit expires or within 6 months afterwards.

The Responsible Authority may extend the time within which the development is to be completed if the development has commenced and a request in writing is made by the owner or the occupier of the land to which it applies within 12 months after the permit expires.

Notes:

1. The granting of this permit does not obviate the necessity for compliance with the requirements of any other authority under any act, regulation or local law.
2. This permit does not authorise the commencement of any building construction works. Before any such development may commence, the applicant must apply for and obtain appropriate building approval.
3. A road opening/crossing permit must be obtained from the Responsible Authority prior to the carrying out of any vehicle crossing works.
4. The design and installation of any waste water disposal system for any building on the land must comply with the *Septic Tanks Code of Practice*, (On-site Domestic Wastewater Management), March, 1996, (Publication No. 451) published by the Environment Protection Authority, State Government of Victoria.
5. This permit does not authorise the removal of any native vegetation on the road reserve. The applicant must apply for and obtain necessary permits if any removal is required.



LEGEND

- FZ ZONING
- OVERLAY
- SITE BOUNDARY - SEE NOTES
- EASEMENT
- NOMINAL DCMB BOUNDARY
- EXISTING DIRT TRACK
- EXISTING WATERWAY

LEGEND | SERVICES

- T --- EXISTING UNDERGROUND TELECOMMUNICATIONS CABLE
- P --- EXISTING UNDERGROUND ELECTRICITY CABLE
- EXISTING OVERHEAD ELECTRICITY CABLE

NOTATIONS

SEE TITLE FOR BOUNDARY AND EASEMENT DETAILS

DIMENSIONS AND AREAS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY

UNDERLYING AERIAL PHOTOGRAPHY LOCATION IS APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY

THE PROPOSAL SHOWN IS SUBJECT TO COUNCIL & AUTHORITY APPROVAL (AS APPROPRIATE)

LOCATION OF TITLE BOUNDARIES IS APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY

OXLEY + CO
 SURVEYORS ENGINEERS PLANNERS
 DEVELOPMENT CONSULTANTS
 45 OVENS STREET, WANGARATTA 3677
 (03) 5721 6255 | oxleyco.com.au | admin@oxleyco.com.au

REFERENCE:	S9260
VERSION:	4
DATE:	02/05/2023

PROPOSED DEVELOPMENT- EXISTING TITLES
 DEPOT ROAD, BADDAGINNIE

SUBJECT LAND:

TITLE DETAILS	VOL 5316 FOL 179	VOL 9690 FOL 301	VOL 12272 FOL 543	VOL 12272 FOL 544	VOL 8085 FOL 809
PLAN	TP273896T (CA86A)	TP109143J (LOT 1)	TP761955A (CA66)	TP761955A (CA67)	TP325066T (67A)
PARISH	WARRENBAYNE	WARRENBAYNE	WARRENBAYNE	WARRENBAYNE	WARRENBAYNE
TOWNSHIP	BADDAGINNIE	BADDAGINNIE	BADDAGINNIE	BADDAGINNIE	BADDAGINNIE
SECTION	66A	35 (PART)	66	67	67A
CROWN ALLOTMENT	1,214ha	9,956ha	3,080ha	6,4ha	2,98ha
AREA					

SHEET 1 OF 3 SHEETS

SCALE
 0 50 100 150
 LENGTHS ARE IN METRES

SCALE SHEET SIZE
 1:5000 A3

FILE PATH: \$FILES



- LEGEND**
- FZ ZONING
 - OVERLAY
 - SITE BOUNDARY - SEE NOTES
 - EASEMENT
 - NOMINAL DCMB BOUNDARY
 - █ BUILDING ENVELOPE
 - ACCESS 4m WIDE
 - EXISTING WATERWAY
 - █ CREEK CROSSINGS
THIS SECTION OF PROPOSED ACCESS WILL BE SUBJECT TO A "WORKS ON A WATERWAY PERMIT" AND WILL BE CONSTRUCTED IN ACCORDANCE TO THE RELEVANT MANAGEMENT AUTHORITY
 - ⊗ EXISTING TREE TO BE REMOVED AND OFFSET

- LEGEND | SERVICES**
- T — EXISTING UNDERGROUND TELECOMMUNICATIONS CABLE
 - P — EXISTING UNDERGROUND ELECTRICITY CABLE
 - EXISTING OVERHEAD ELECTRICITY CABLE

NOTATIONS

SEE TITLE FOR BOUNDARY AND EASEMENT DETAILS

DIMENSIONS AND AREAS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY

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REFERENCE:	S9260
VERSION:	4
DATE:	02/05/2023

PROPOSED DEVELOPMENT AND CONSOLIDATION-NEW BOUNDARIES

DEPOT ROAD, BADDAGINNIE

TITLE DETAILS	VOL.5316 FOL.179	VOL.9690 FOL.301	VOL.12272 FOL.543	VOL.12272 FOL.544	VOL.8085 FOL.809
PLAN	TP273696T (CA66A)	TP109143J (LOT 1)	TP761955A (CA66)	TP761955A (CA67)	TP325066T (67A)
PARISH	WARRENBAYNE	WARRENBAYNE	WARRENBAYNE	WARRENBAYNE	WARRENBAYNE
TOWNSHIP	BADDAGINNIE	BADDAGINNIE	BADDAGINNIE	BADDAGINNIE	BADDAGINNIE
SECTION	66A	35 (PART)	66	67	67A
CROWN ALLOTMENT AREA	1.214ha	9.956ha	3.080ha	6.4ha	2.98ha

SHEET 2 OF 3 SHEETS

SCALE

0 10 20 30

LENGTHS ARE IN METRES

SCALE SHEET SIZE
1:5000 A3

NORTH
MGA2020

FILEPATH: \$FILES\$



LEGEND

FZ	ZONING
---	OVERLAY
=====	SITE BOUNDARY - SEE NOTES
-----	EASEMENT
=====	NOMINAL DCMB BOUNDARY
[Pink Box]	BUILDING ENVELOPE
[Yellow Dashed Line]	ACCESS 4m WIDE
[Blue Line]	EXISTING WATERWAY
[Blue Box]	CREEK CROSSING

LEGEND | SERVICES
NO SERVICES WITHIN PLAN AREA

NOTATIONS
SEE TITLE FOR BOUNDARY AND EASEMENT DETAILS
DIMENSIONS AND AREAS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY
UNDERLYING AERIAL PHOTOGRAPHY LOCATION IS APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY
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REFERENCE:	S9260
VERSION:	4
DATE:	02/05/2023

PROPOSED DEVELOPMENT AND CONSOLIDATION-NEW BOUNDARIES
DEPOT ROAD, BADDAGINNIE

SUBJECT LAND:

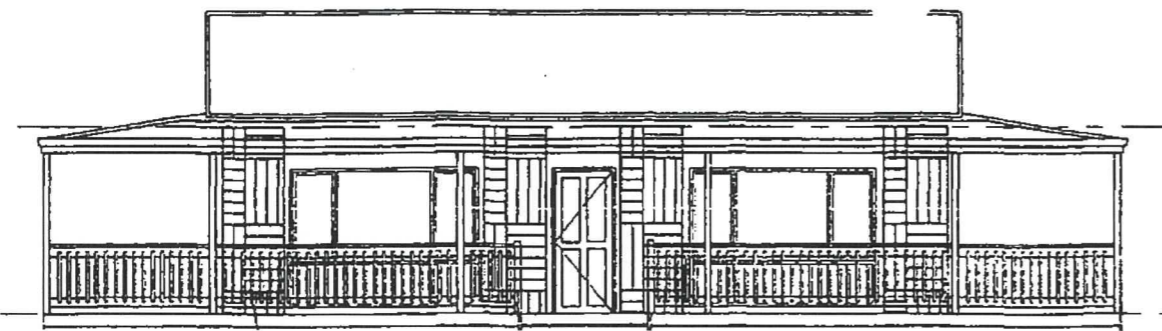
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PARISH	WARRENBAYNE	WARRENBAYNE	WARRENBAYNE	WARRENBAYNE	WARRENBAYNE
TOWNSHIP	BADDAGINNIE	BADDAGINNIE	BADDAGINNIE	BADDAGINNIE	BADDAGINNIE
SECTION	---	---	---	---	---
CROWN ALLOTMENT	66A	35 (PART)	66	67	67A
AREA	1.214ha	9.956ha	3.080ha	6.4ha	2.98ha

SHEET 3 OF 3 SHEETS

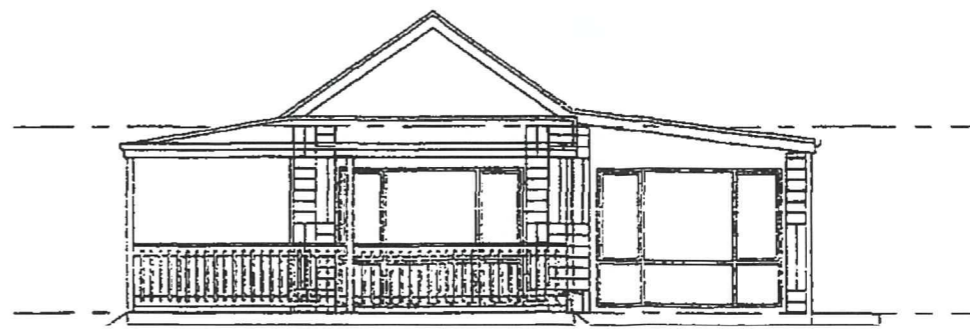
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SCALE SHEET SIZE
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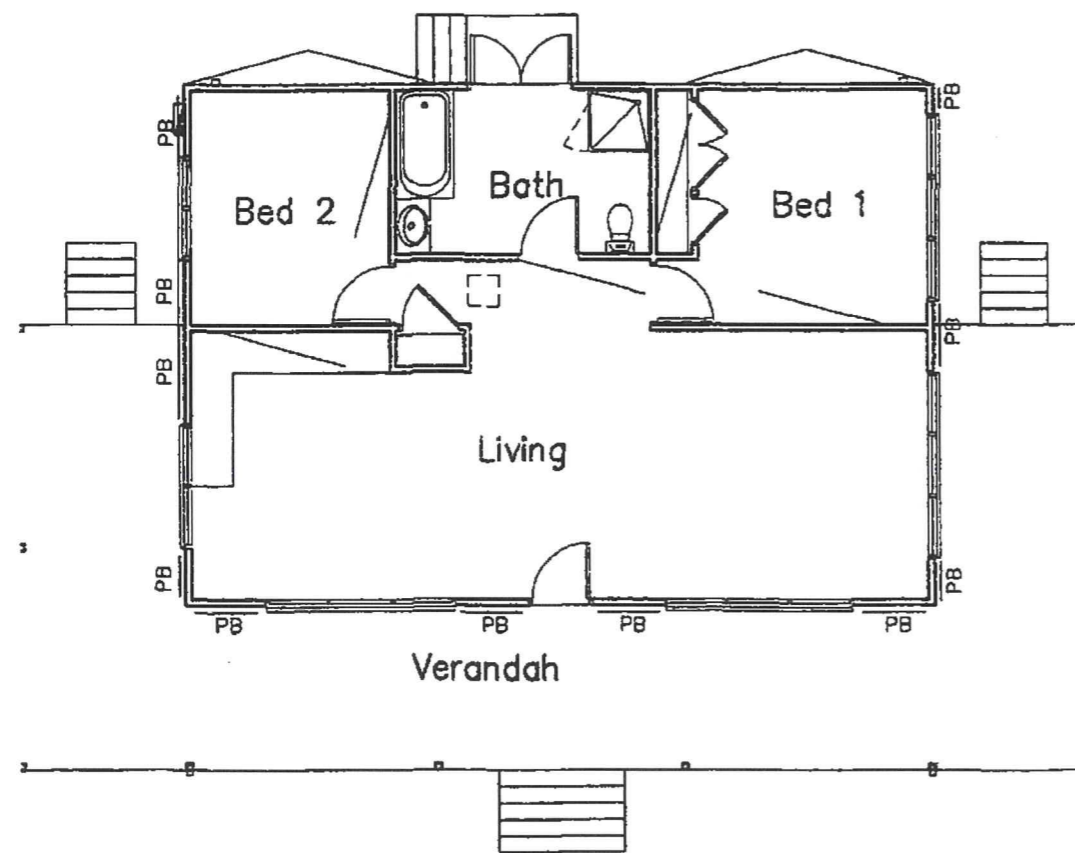
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SOUTH



EAST

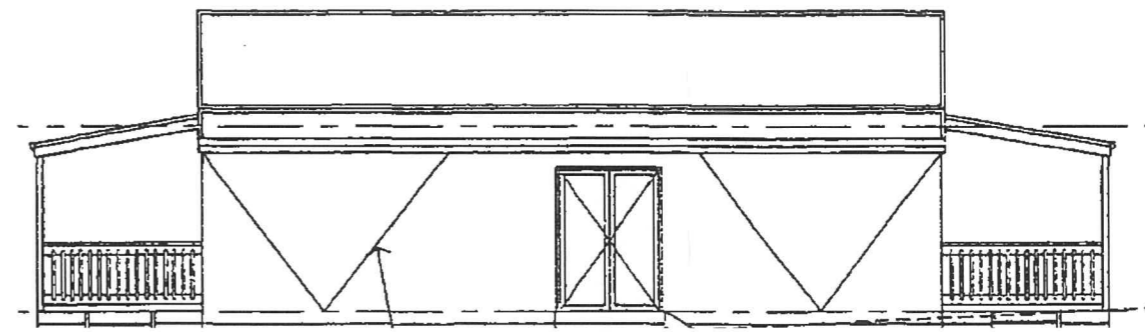


GROUND FLOOR BRACING PLAN

BRACING & TIE DOWN TO N2 CLASSIFICATION
AS PER AS1684.2-2006

ANGLE BRACING TYPE 'A' UNIT

PB PLY BRACING



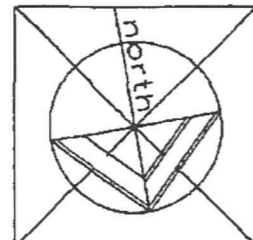
NORTH



WEST

Alternate Dwellings
Designs with a difference

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FOR INFORMATION PURPOSES



ISSUE	DATE	DESCRIPTION
C	4/6/13	VERANDAH AMMENDED & BAL RATING
B	14/5/13	VERANDAH AMMENDED
A	22/4/13	WORKING DRAWINGS

These plans form part of your contract.
Please check, sign and date each sheet
to confirm your approval of these
construction drawings. Any variations
during construction will incur an on cost.

SIGNED _____
SIGNED _____
DATE _____

ALTERNATE DWELLINGS PTY LTD
ABN 19 006 245 307 DP-AD 15736
DPD, D1-3366 & DB U6061
PO.Box 3442 GMC VICTORIA 3841
(03) 51 530 799

FILE:
DRAFTED: MG
CHECKED: -
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JOB NUMBER
-
ISSUE: C

DO NOT SCALE OFF
ALL DIMENSIONS
TO BE CHECKED
BEFORE WORK
COMMENCES

2. Building and Planning Approvals – August 2023

SF/255

Sarah Ford – Building Coordinator
 Joel Ingham – Planning Coordinator
 Nilesch Singh – Manager Development

PURPOSE OF REPORT

The report details planning permit applications and building approvals for August 2023.

Planning Permit Applications Determined under Officer Delegation

File No	Description	Property Address	Decision
1 DA7512	Use and development of land for group accommodation	253 Baddaginnie-Benalla Road, Benalla	Approved
2 DA7512	Use of land for a store (temporary dwelling storage)	253 Baddaginnie-Benalla Road, Benalla	Approved
3 DA6684	Removal of vegetation	54 Eleven Mile Creek Road, Glenrowan West	Approved
4 DA7541	Construction of a dwelling and outbuilding	22 Mayfair Drive, Benalla	Approved
5 DA7179	Two lot subdivision	270 Emu Bridge Road, Benalla	Approved
6 DA1775	Use and development of an extension of a dwelling for Rural Workers Accommodation	315 Boweya – St James Road, Boweya	Approved
7 DA3918	Two lot subdivision	52 Moore Lane, Lurg	Approved
8 DA4073	Construction of a dwelling and carport	25-29 Gillies Street, Benalla	Approved
9 DA7530	Use and development of a replacement dwelling	868 Kelleher Road, Goomalibee	Approved
10 DA284/6	Consent to end a Section 173 Agreement	184 Williams Road, Lima South	Approved

Planning Permit Amendments Determined Under Officer Delegation

File No	Description	Property Address	Decision
1 DA5217	Construction of a dwelling	1-5 Byrne Street, Benalla	Approved
2 DA6828	Use and development of land for a dwelling	94 Clarendon Street, Baddaginnie	Approved

Planning Permits Issued Under VicSmart

There were no VicSmart planning permit applications issued during the month of August 2023.

Planning Permit Applications Determined by the Council

File No	Description	Property Address	Decision
1 DA4461/3	A multi-lot subdivision, the creation of easements and the removal of native vegetation	17 and 37 Olivers Road, Benalla	Approved (Notice of Decision)

Planning Permit Amendments Determined by the Council

There were no planning permit amendments determined by Council during August 2023.

Planning Permit Applications Withdrawn or Lapsed

File No	Description	Property Address	Status
1 DA6873	198 lot subdivision and the removal of native vegetation	52 Hairs Lane, Benalla	Withdrawn
2 DA151/6	Three lot subdivision	25 Arundel Street, Benalla	Withdrawn

Notices of Decision

File No	Description	Property Address
1 DA4461/3	A multi-lot subdivision, the creation of easements and the removal of native vegetation	17 and 37 Olivers Road, 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.

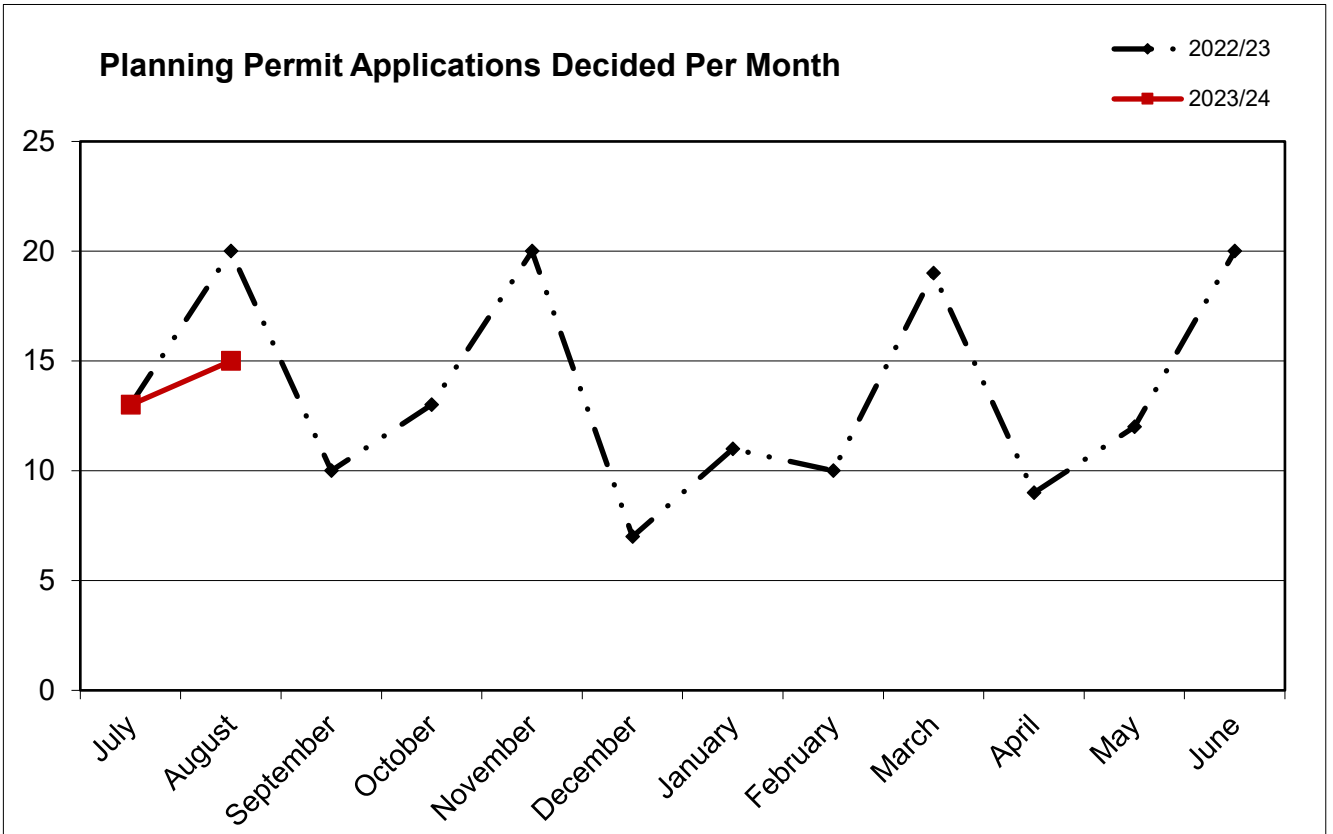
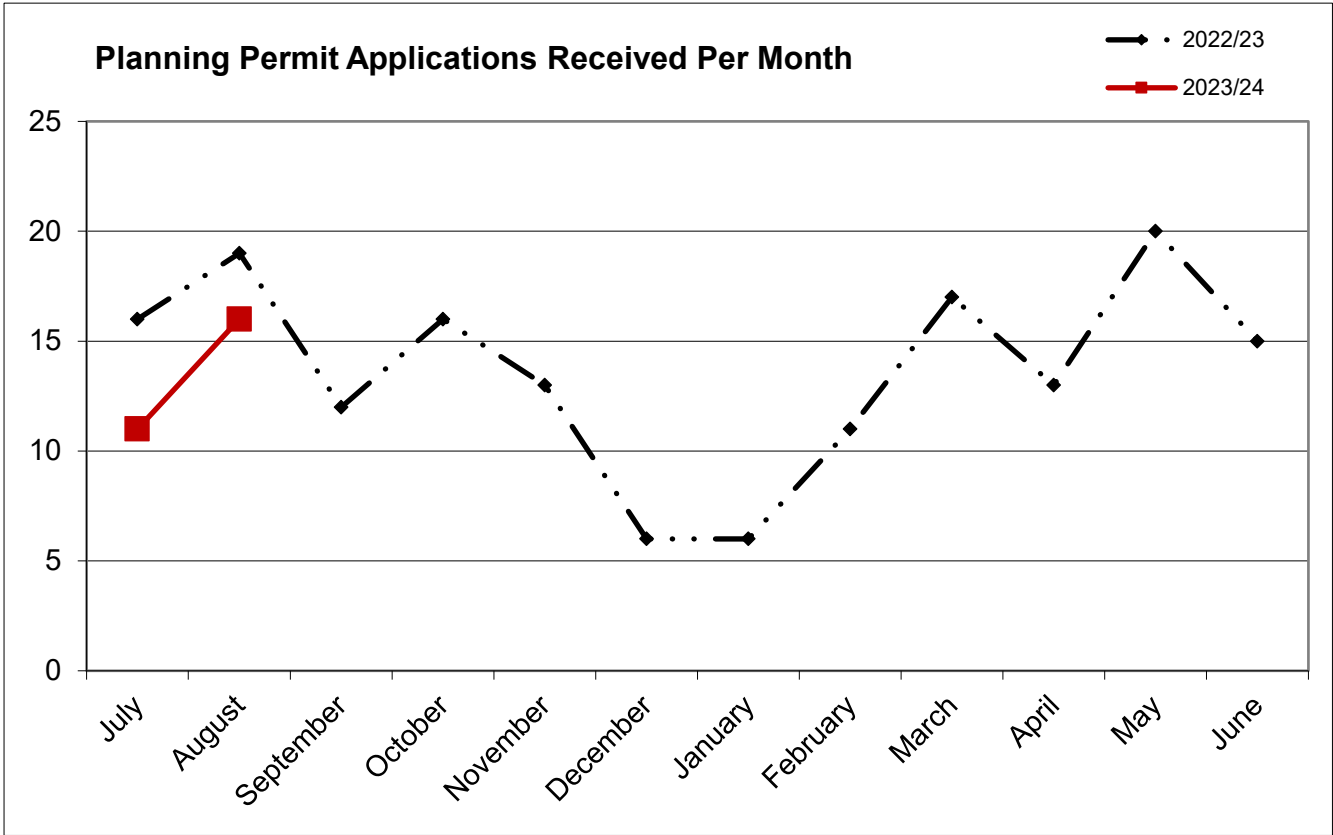
Planning Permit Applications Determined by VCAT

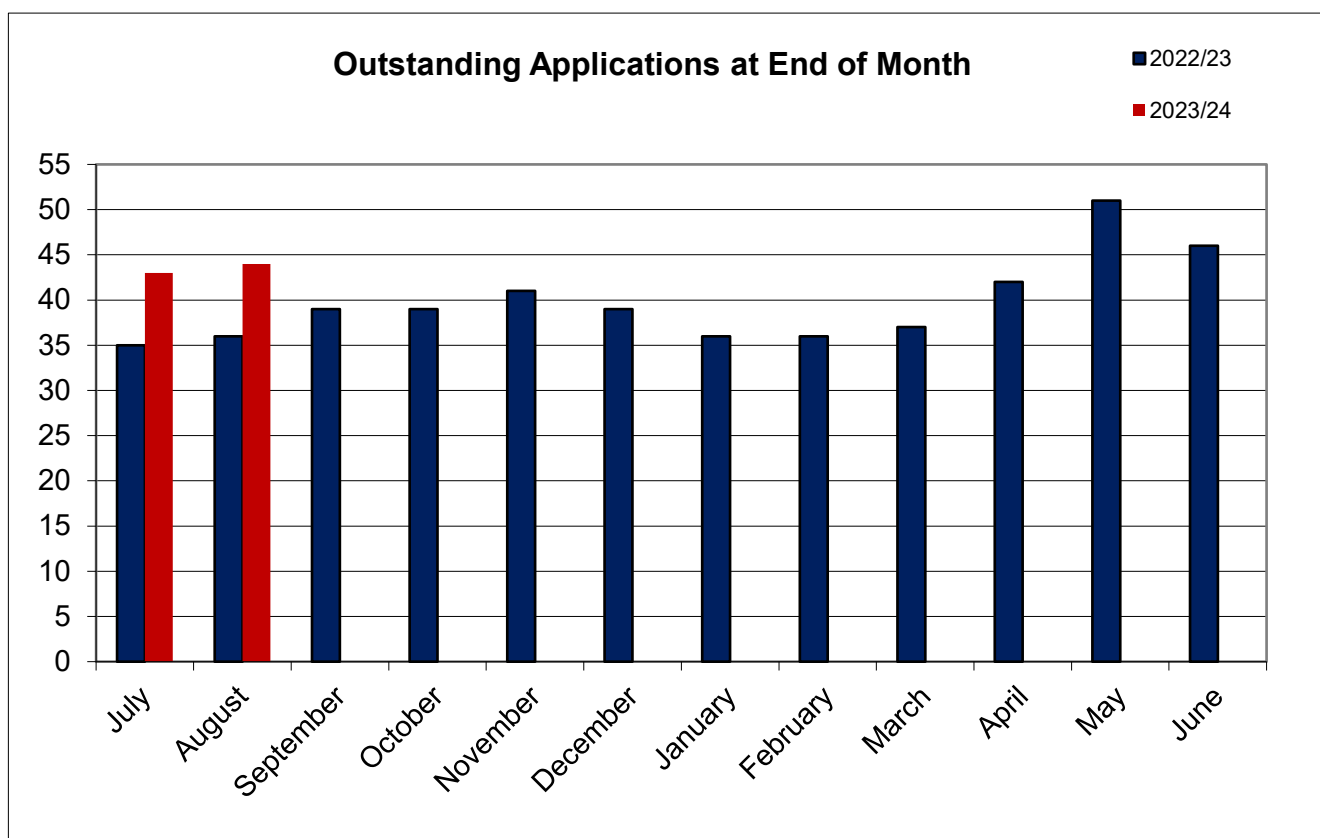
There were no planning permit applications determined by VCAT during August 2023.

Matters Before VCAT

DA7395	Use and development of land for extractive industry (Sand quarry) at 1726 Dookie Devenish Road, Devenish
Status	At a Council meeting on 19 April 2023 it was resolved that the Council refuse to grant a permit for the use and development of the land for extractive (sand quarry). The applicant has lodged an appeal to VCAT. The Tribunal hearing will be held between the dates of 23 to 26 October 2023.

Planning Permit Applications



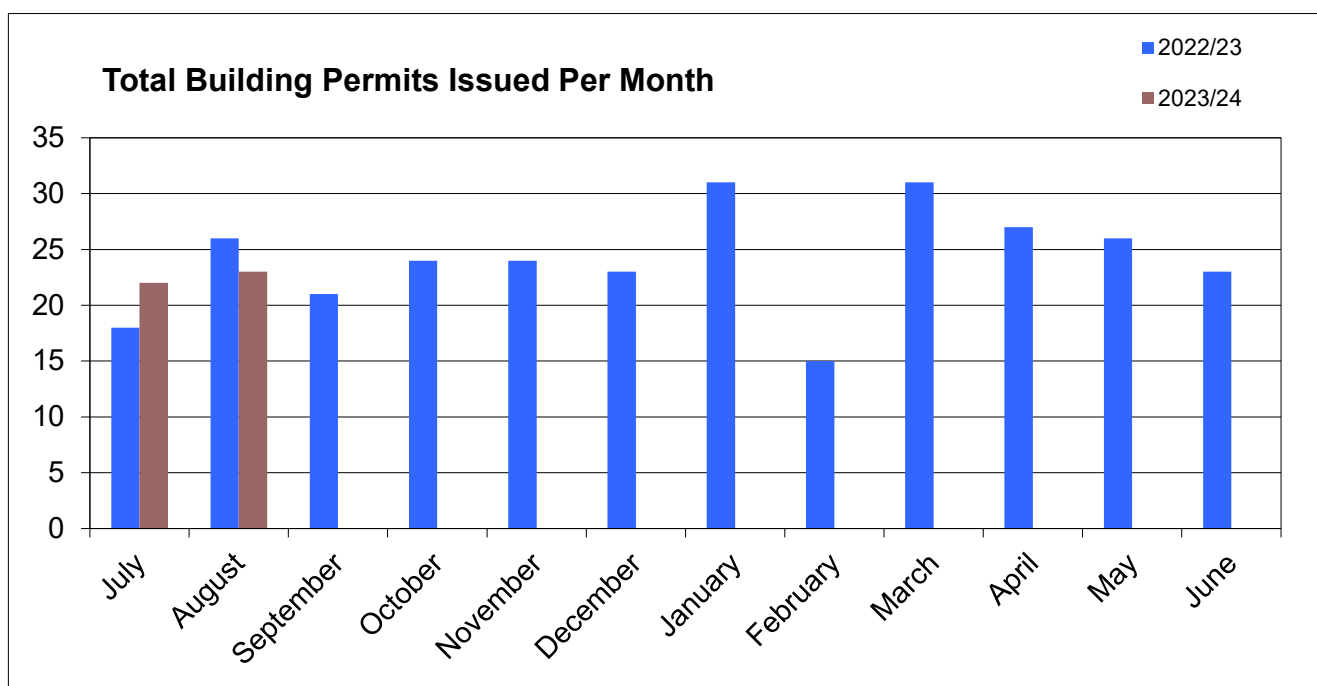


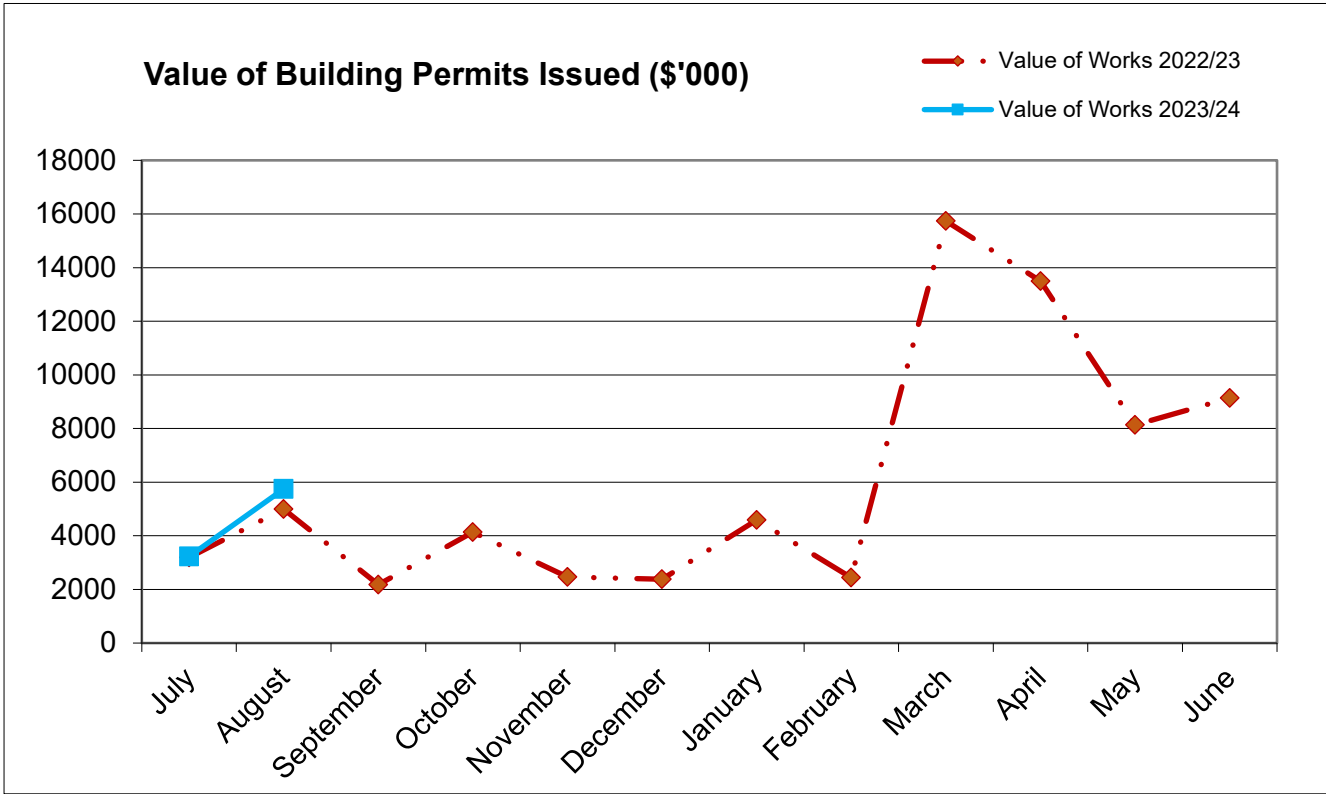
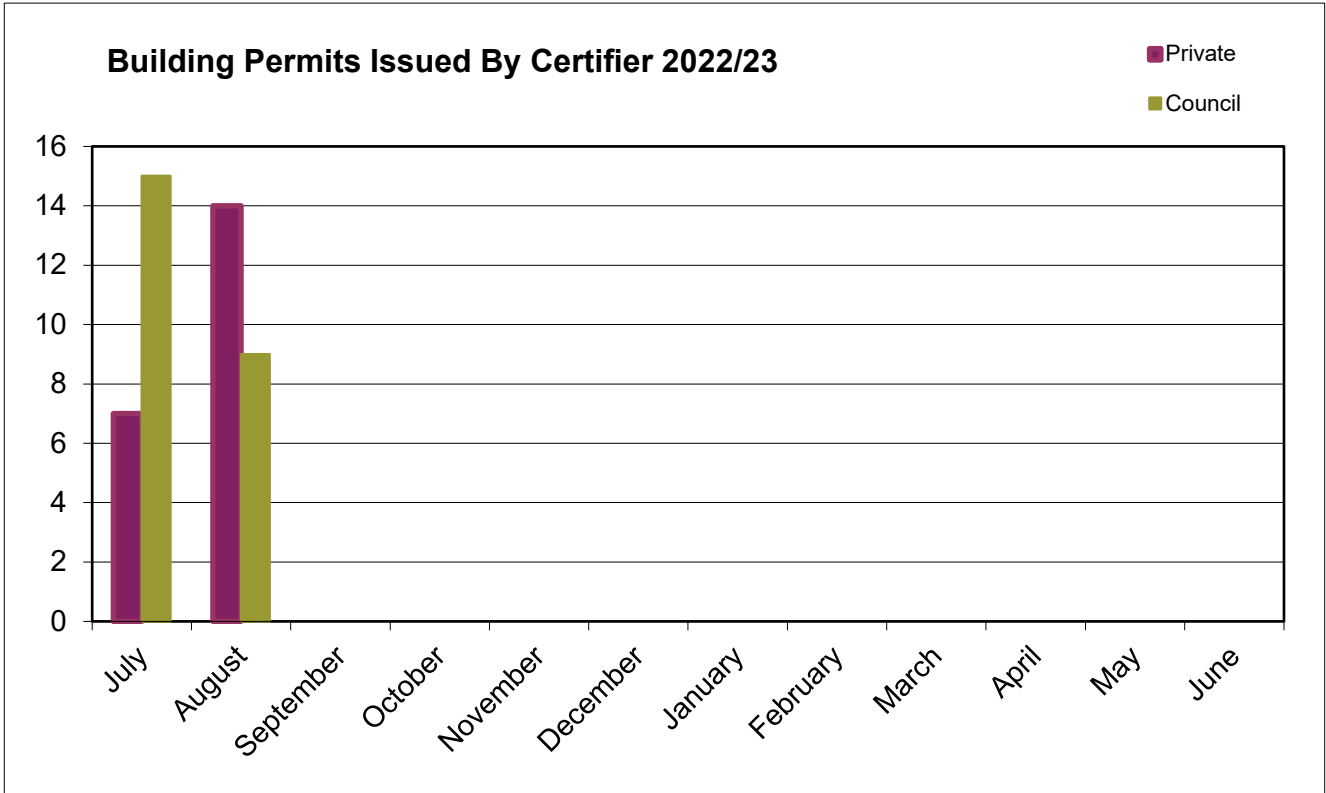
Building Approvals Issued by Council and Private Practitioners

File No	Description	Property Address	Value	
1	DA7187	Re-erection of building	1412 Stewarton Road, Stewarton	\$130,000
2	DA7476	Construction of a shed/warehouse	30 Lowens Lane, Benalla	\$472,520
3	DA5349	Construction of a shed	257 Kealy Road, Benalla	\$14,034
4	DA4402	Construction of a shed	366 Four Mile Road, Benalla	\$90,000
5	DA7464	Construction of a dwelling	33 Cecil Street, Benalla	\$710,000
6	DA7543	Construction of a shed	45 Wedge Street, Benalla	\$15,020
7	DA6763	Construction of a relocatable dwelling	7 Ferris Street, Thoona	\$80,000
8	DA4326	Construction of a shed	11 Tomkins Parade, Benalla	\$20,616
9	DA7538	Construction of a carport	1/12 Kurrajong Court, Benalla	\$10,605
10	DA1780	Construction of a shed	27 Ryan Street, Benalla	\$46,770
11	DA7405	Construction of a shed	361 Goorambat-Thoona Road, Goorambat	\$19,800

File No		Description	Property Address	Value
12	DA758/6	Demolition and alterations to classroom	20 Faithfull Street, Benalla	\$209,000
13	DA7539	Construction of a two storey dwelling and garage	14 Mayfair Drive, Benalla	\$812,123
14	DA7457	Construction of an alfresco	58 Hunter Road, Benalla	\$34,939
15	DA7555	Construction of a dwelling and garage	1 Meretz Avenue, Benalla	\$338,055
16	DA7531	Construction of a dwelling alteration and extension	18 Riverview Road, Benalla	\$650,000
17	DA7536	Internal tenancy fit out	90-94 Nunn Street, Benalla	\$529,069
18	DA2886	Toilet refurbishment to Benalla Flexible Learning Centre	50 Barkly Street, Benalla	\$376,059
19	DA7561	Construction of a dwelling and garage	26 Bourke Drive, Benalla	\$414,910
20	DA5217	Construction of a dwelling and garage	1-5 Byrne Street, Benalla	\$354,516
21	DA7568	Construction of a dwelling and garage	5 Meretz Avenue, Benalla	\$339,565
22	DA165/14	ASE replacement	1-35 Kilfeera Road, Benalla	\$2,000
23	DA6982	Construction of a swimming pool and safety barrier	3544 Midland Highway, Lima South	\$75,109
Total				\$5,744,710

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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3. Draft Fawckner Drive Precinct Masterplan – Consideration of Submissions

SF/5247

Stephanie Brack – Acting Community Development Coordinator
Tom Arnold – Acting Manager Community

PURPOSE OF REPORT

The report considers submissions received on the draft *Fawckner Drive Precinct Masterplan*.

BACKGROUND

The draft *Benalla Fawckner Drive Masterplan* was placed on public exhibition on 28 June 2023.

Feedback was sought via the Council’s website and promoted on social media.

The submission period closed Friday 11 August 2023.

DISCUSSION

At the close of the submission period 31 submissions were received.

In accordance with the Council's *Governance Rules 2020*, submitters were invited to address the Finance and Planning Committee on 23 August 2023.

Jud Kubeil spoke in support of the draft *Benalla Fawckner Drive Masterplan*.

The draft *Benalla Fawckner Drive Masterplan* is attached (refer **Appendix 1**).

Analysis of the submissions showed a favourable response to the draft *Fawckner Drive Masterplan*.

Many of the responses included suggestions, alterations or new ideas for consideration to be included in the draft *Benalla Fawckner Drive Masterplan*.

General themes of the submissions included:

Theme	Public Submissions	Officer comments
Grassed Library Area	<ul style="list-style-type: none"> ▪ <i>I fail to see any significant advantage to be gained which could offset the loss of these parking spaces and consequent inconvenience to library and other users.</i> 	<p>Further consultation will take place regarding the grassed area in the Library car park.</p> <p>The Masterplan has not detailed exactly how much space will be used if it were to become a shared space.</p>

Theme	Public Submissions	Officer comments
	<ul style="list-style-type: none"> ▪ <i>I have concerns about reducing the number of car parking spaces and converting it to additional lawn space. Reducing car space will disadvantage an ageing population that requires close parking.</i> ▪ <i>The parking area is well used in addition providing good close access for the disabled. Removal of this good access would be a retrograde step.</i> ▪ <i>Foolish move parking is hard at any rate in this town we enjoy the library so don't take the parking away.</i> ▪ <i>It is a mistake to reduce the parking at the Library and replace it with lawn.</i> 	<p>Redesign of this space could include relocating car spaces to improve accessibility for people with disabilities, parents with prams and Library deliveries. A redesign would prioritise an increase of accessible parking for the Library.</p> <p>The proposed new pathways from the lower carpark would improve access to the library, mitigating losses of general carparks.</p>
<p>Childrens bike area</p>	<ul style="list-style-type: none"> ▪ <i>A traffic school set up would be a great opportunity and would attract younger families to the area.</i> ▪ <i>My suggestion would be to put a 'kinder kids' bike path loop for them to practice their bike skills.</i> ▪ <i>I think a little traffic school set with signs and a smooth road etc would be so good for the younger ones learning how to ride.</i> ▪ <i>I feel this area would be a great spot to put a track for the younger kids, something similar to the traffic school in Wangaratta.</i> 	<p>The final design of the pump track will be accessible for people of all ages and abilities.</p> <p>A dedicated traffic school or kinder aged bike area could be considered in the future at an alternate site.</p>
<p>Natural landscape and environmental impact</p>	<ul style="list-style-type: none"> ▪ <i>This area provides a natural link to the Casey Island waterways which should be maintained. It contributes to the existing natural appeal that the Casey Island precinct offers. Over development of this area, and Casey Island itself, threatens the very appeal that the area offers.</i> ▪ <i>It is critical that every effort be made to preserve the natural beauty of this area along the banks of the Broken River.</i> 	<p>Protecting the natural landscape was a key consideration in the Masterplan design process and any materials and infrastructure will be sympathetic to the environment.</p> <p>No trees will be removed with the Masterplan suggesting additional planting to take place.</p>

Theme	Public Submissions	Officer comments
	<ul style="list-style-type: none"> ▪ <i>As a regular lake walker, I think the area of native phragmites at the lakes edge provides a lovely vista that will be spoiled by this kind of development.</i> ▪ <i>The Benalla lake and surrounding environment is what makes Benalla special. Slowly it is being eroded by unnecessary structures, lighting and paths.</i> 	<p>Majority of planned improvements occur within the existing footprint of current infrastructure.</p>
Pump track	<ul style="list-style-type: none"> ▪ <i>Disappointing to not see mountain bikes catered for. MTB mountain biking is the still one of the fastest growing recreational activities.</i> ▪ <i>We love the BMX pump track. Please keep the track user-friendly for all ages.</i> 	<p>Council to investigate the possibility of alternate locations of a dedicated space for mountain bikers such as the Reef Hills.</p> <p>User groups will be a key part of the design of the pump track that will allow it to be a space for people of all ages and abilities.</p>
Benalla Senior Citizens Centre	<ul style="list-style-type: none"> ▪ <i>I'm pleased to see that space has been left available for the future expansion of the Elderly Citizens Centre.</i> ▪ <i>The advantages of the outlook of the Senior Citizens building have been compromised. It is critical that any proposed new installations be considered recognising the landscape values of the site.</i> ▪ <i>No mention is made of the potential future development of the Senior Citizens facility to cater for current needs and this increased cohort in the future.</i> 	<p>The land around the Senior Citizens Centre will be minimally impacted by the precinct upgrades. This includes the outlook from the Centre as many of the upgrades are a part of existing infrastructure.</p> <p>Upgrades to Council owned facilities within the precinct such as the Benalla Senior Citizens Centre and Sir Edward 'Weary' Dunlop Learning Centre (Benalla Library) will be considered separately by the Council.</p>
Flooding	<ul style="list-style-type: none"> ▪ <i>Located in the flood plain in the centre of Benalla it not only forms part of the flood plain but also allows the natural river plain to extend into the heart of the City.</i> ▪ <i>My concerns are that we are building another amenity in a flood zone, how is this going to be mitigated.</i> 	<p>To avoid being substantially impacted by possible future flooding, the materials and equipment that is sourced for the precinct upgrades will be carefully considered with ongoing repairs and maintenance in mind.</p>

Theme	Public Submissions	Officer comments
RV Parking	<ul style="list-style-type: none"> There appears to be no RV site in the proposal. Has the RV site been deleted or removed. 	<p>Removal of the RV parking and vehicle access will eliminate the conflict of use between pedestrians and vehicles within the precinct, creating a safer space for all.</p> <p>RV parking will remain at the Showgrounds and other accommodation providers</p>

Other suggestions for consideration that were identified in submissions:

- Concrete chess tables.
- Four square spaces.
- Recruit local skateboarders, scooter riders to give input on skatepark upgrades.
- Frisbee Golf.
- Cover sports courts and skatepark with solar panels to create shade.
- Installation of a ‘graffiti wall’.

Submissions are attached as **Appendix 2**.

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.

Leadership

- Good governance.
- Engaged and informed community.

COMMUNITY ENGAGEMENT

In accordance with the Council's *Community Engagement Policy*, community engagement was undertaken at the 'Collaborate' level under the International Association for Public Participation's IAP2 public participation spectrum.

To promote and encourage community the following consultation activities were undertaken:

- Public notice of the draft Benalla Fawckner Drive Masterplan was given on the Council's website on 29 June 2023.
- The project was featured twice in the Benalla Ensign during July 2023 (including a full-page advertisement).
- Council staff presented the draft plan to members of Benalla U3A and Senior Citizens Club on Wednesday 19 July 2023.
- Council officers attended the Benalla Market on Saturday 22 July 2023.
- Three large signs were erected in key locations within the precinct and an additional sign located in the window of Council's Customer Service Centre.
- Promotion on Council's social media channels and targeted to young people through Council's youth networks.

FINANCIAL IMPLICATIONS

The draft *Benalla Fawckner Drive Masterplan Report* was developed at a cost of \$24,000, funded through an existing budget allocation.

A combination of external and internal funding will be required to deliver the Masterplan's proposed projects over the coming years. The *2023/24 Budget* allocates \$100,000 to upgrading the skate park and BMX track within the precinct.

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*.

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 *Benalla Fawckner Drive Masterplan* will be considered for adoption at the Council meeting on 11 October 2023.

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

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Benalla Fawcckner Drive

Masterplan Report

Concept Design Report
June 2023



TABLE OF CONTENTS.

WHAT IS INCLUDED IN THE DRAFT MASTERPLAN?

Introduction	03
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INTRODUCTION.

PROJECT BACKGROUND

Benalla Rural City (Benalla) is a small local government area (2,350 sq km) located in the north-eastern region of Victoria. It comprises the township of Benalla and the communities of Baddaginnie, Devenish, Goorambat, Swanpool, Tatong, Thoona and Winton. Only two hours from Melbourne along the Hume Freeway, the Rural City has a population of over 14,000, with 9,000 people living in the Benalla urban area.

Council's vision is to provide a sustainable, thriving and cohesive community where lifestyle, culture, health and wellbeing are supported by strong leadership and community partnership.

ABOUT THE DRAFT FAWCKNER DRIVE PRECINCT MASTERPLAN

The Draft Masterplan has been developed to ensure that Councils' objectives to ensure open space and public places in existing and developing communities are thoughtfully planned, connected, green, sustainable, accessible, engaging and inclusive and consider the needs of ageing community.

The Fawckner Drive Precinct is a highly valued community open space that is enjoyed by a broad cross-section of the community. The precinct is bordered by the Benalla CBD, Lake Benalla and hosts the monthly Benalla Market. The precinct is comprised of the Skatepark and BMX track, community event spaces, Lake Benalla walking track, RV Camping site, Sir Edward 'Weary' Dunlop Learning Centre (Benalla Library) and the Senior Citizens Centre.

WHAT IS THE PURPOSE OF THE DRAFT MASTERPLAN

- Future improvements are well planned
- Opportunities and challenges are identified
- Assist Council to advocate to other tiers of government for funding
- Incorporate community and user groups feedback
- To create a space that encourages use for all community members
- Enhance and protect natural assets
- To capitalise on tourism and economic development opportunities
- Improve pedestrian connections and link existing infrastructure
- Align recreational planning with other planning strategies and processes
- Establish priorities and costings for any improvements to the precinct

WHAT IS OUTSIDE THE SCOPE OF THE DRAFT MASTERPLAN?

The Draft Masterplan does not offer detailed design for proposed projects within it. Should the Council decide to pursue a project outlined in the Draft Masterplan, it would necessitate thorough design development and active involvement of the community through engagement initiatives.

Upgrades to Council owned facilities within the precinct such as the Benalla Senior Citizens Centre and Sir Edward 'Weary' Dunlop Learning Centre (Benalla Library) will be considered separately by the Council.

COMMUNITY CONSULTATION SUMMARY

This section outlines the result of the consultations undertaken for Benalla Fawckner Drive Masterplan. Working with Benalla Rural City Council, Playce conducted face-to-face community consultations, skate-focused consultation and events, Age Friendly group consultation, meetings with Council reference groups, and 3 weeks of an online survey, there were more than 100 participants engaged in the consultation process. Ideas and thoughts were collected from the community and a number of key needs and wants were identified.

This feedback was then used to inform the Masterplan design of the Benalla Fawckner Drive Precinct.

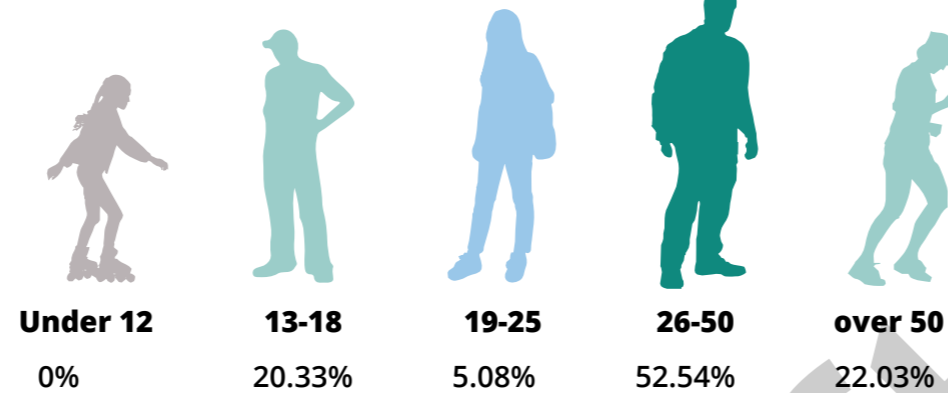
COMMUNITY CONSULTATION SUMMARY

PARTICIPANTS

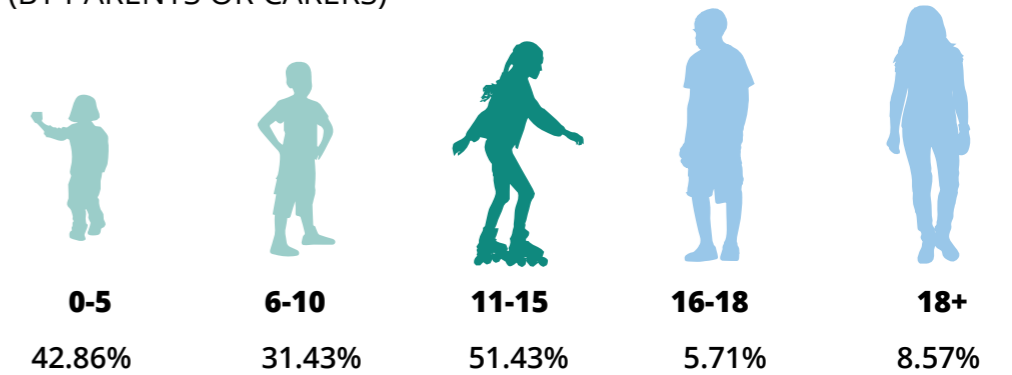
= 100+ People engaged

- + 58 survey responses
- + 3 weeks online consultation
- + 1 month community consultation
- + Council reference groups
- + Stall at Benalla farmers market
- + Benalla BMX, Skate, Scoot event

PARTICIPANTS AGE BREAKDOWN



CHILDREN REPRESENTED IN SURVEY (BY PARENTS OR CARERS)



WHICH IS MOST IMPORTANT TO YOU AND WOULD LIKE TO SEE DEVELOPED FIRST?



Upgraded Pump Track



Upgraded Skate Park



New Skate Plaza



Social and Active Play



Multi-functional Social Space



Lawn Space with Stage for large events



Multi-purpose Sports Court and Terraces

PREFERRED SOCIAL AND ACTIVE PLAY



Flying Fox



Mini Golf



Fitness Element

PREFERRED MULTI-FUNCTION SPACE FACILITY



Shade Structure



Picnic Spot



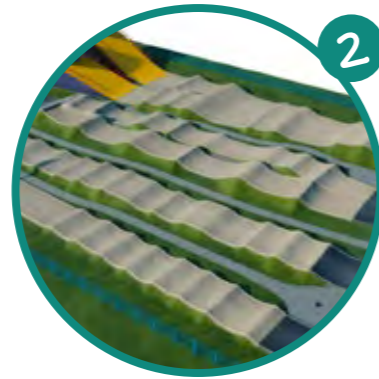
Lounging Space

COMMUNITY CONSULTATION SUMMARY

PREFERRED PUMP TRACK STYLE



1
Pump Track
For bikes, skate and scooters



2
BMX racing track
Competition level



3
Jumps Track
Tricks and jumps for BMX

WHAT SKILL LEVEL PUMP TRACK WOULD YOU LIKE TO SEE?

1 Intermediate pump track
51.35%

2 Beginner pump track
27.03%

3 Advanced pump track
21.62%

PREFERRED MULTI-PURPOSE COURT FACILITY



1
Rebound wall & climbing wall



2
Table Tennis / Foosball



3
Full court with Basketball & Netball hoops

PREFERRED STYLE



1
Park / Mixed
A combination of street and transition elements



2
Transition / Bowl
Transition / bowled elements, vert / extensions, & volcanoes



3
Street / Plaza
Ledges, rails, banks, stairs, & flat ground elements

PREFERRED FEATURES



1
Mini Ramp



2
Hips / Transition



3
Spine / Volcano



4
Bowl

OVERALL CONSULTATION SUMMARY

Over face-to-face community consultations, skate-focused consultation, Age Friendly group consultation, and 3 weeks of an online survey, there were more than 100 participants engaged in the consultation process. Ideas and thoughts were collected from the community and a number of key needs and wants were identified.

Overall, there was strong interest across the board in upgrading the pump track, upgrading the skate facility, having more social and active play, space for events, and multi-purpose courts. There were leading trends for the upgraded pump tracks, the upgraded skate parks, and social and active play; there was also a strong emphasis on a space with a shade structure, providing outdoor social and hangout space, sports court for multi-purposes.

Overall, it is a great outcome. The community embraced many ideas presented on the Dotmocracy board, and see it as an opportunity for a space that can be enjoyed by all residents of Benalla.

MASTERPLAN CONCEPT

The Masterplan for Benalla Fawckner Drive Reserve Precinct recognises the importance of enhancing connectivity within the area while identifying potential for community engagement through versatile event spaces, a community market area, sports courts, picnic spots, upgrades to the existing skate park and pump track, and fitness facilities.

The design objectives focus on establishing a well-connected, green, sustainable, and inclusive precinct that caters to diverse age groups and abilities. The masterplan aims to promote community participation by providing a wide range of recreational opportunities and fostering community engagement.

To ensure accessibility and functionality, the precinct features an interconnected network of accessible paths that connect various facilities such as swings, a flying fox, picnic tables, the skate park, the pump track, and other amenities. The design incorporates flexibility, prioritising multi-use spaces. For instance, the multi-sports court can be transformed into a community market area through the use of removable bollards. Additionally, the main social area, equipped with shelters, a stage, and modular furniture, enables the hosting of community events.

By unifying the reserve and offering flexibility, recreational value, and community activations, the precinct becomes an integral part of the Benalla community, providing a vibrant space for residents to enjoy.

MASTERPLAN CONCEPT



KEY ELEMENTS

- 01 **Stage/Events Space**
Stage for large community events such as festivals and concerts
 - 02 **Multi-sports Court**
Multi-purpose hard stand and sports court for small to medium community events and markets and well as sports for daily use
 - 03 **Rebound Wall / Climbing Wall**
Offering climbing and bouldering experiences
 - 04 **Shelter, Social Area and BBQ area**
Small stage with outdoor seating and BBQ facility for socialising, small events such as gigs and exhibitions
 - 05 **Table Tennis / Ping Pong Table**
 - 06 **Hammocks + Nets**
Hammocks and Net structure for social play and hanging out
 - 07 **Upgraded Skate Park**
Replacing the existing steel skate elements within the skatepark with a "park style" facility, potential inclusion of elements such as a mini ramp, banks, hips, transitions, volcano, manual pads, ledges, and rails.
 - 08 **Single Point Swing**
Accessible via rubber path
 - 09 **Pump Track**
Proposed intermediate pump track - asphalt
 - 10 **Fitness Station**
Fitness Area with varied equipments, Climbing bars, and all abilities options
 - 11 **Shelter with picnic seating and BBQ**
 - 12 **Flying Fox**
accessible via rubber path, offering all ability seats
 - 13 **Market Space**
Semi-Formalized gravel area with dedicated car parking spots. This space can also be closed off for market overflow, events bump in and bump out as well as food truck parking during large events
 - 14 **Picnic + Social area facing the Lake**
 - 15 **Lawn**
Reduce car park and provide additional lawn space for library
 - 16 **Terrace Seating**
Terrace seating utilising existing mound to create social seating and viewing of court and events
 - 17 **Improved Access**
Improve library access paths from car park and to new recreation spaces
 - 18 **Connection to the Island & Playground**
Path connection from Carrier St to the island and the Playground
 - 19 **Formalise Existing Car Park**
- * Note: all paths and pedestrian circulation are accessible

PRECEDENT IMAGERY

MULTI PURPOSE AREA

+

SOCIAL AREA

+

FITNESS AREA & CLIMBING WALLS

+

UPGRADED SKATE & PUMP TRACK

Draft

PRECEDENT - MULTI PURPOSE AREA

Key Plan



Multi-sports Court + Line Marking



Table Tennis



Rebound Wall with Line Marking



Terrace Seating for Events



Community Market Space



Terrace Seating and Stage



Seating integrated with Garden Bed

PRECEDENT - SOCIAL AREA

Key Plan



Shelter



Modular Seating



Nets for Social Play



Flying Fox



Hammocks



Single Point Swing

PRECEDENT - FITNESS AREA & CLIMBING WALL

Key Plan



Climbing Bars



Climbing Walls with Playful Elements



Outdoor Fitness Stations for all ages



Sculptural-like Climbing Walls



Fitness Bars and Exercise equipment

PRECEDENT - UPGRADED SKATE AND PUMP TRACK

Key Plan



Park / Mix style Skate Park



Mini Ramp



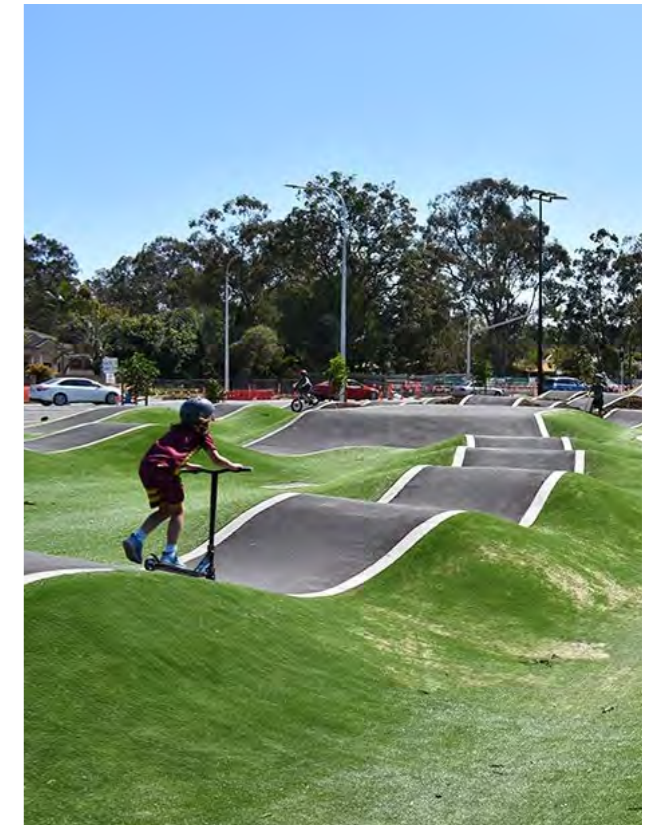
Hips / Transition



Pump Track for Bikes, Skate and Scooters



Pump Track - Berm feature



Pump Track - Rollers, Bank Turns

SUPPORTING INFORMATION

ZONING PLAN

+

MOVEMENTS & ACCESS PLAN

+

SITE ANALYSIS & CONSTRAINTS PLAN

+

SITE OPPORTUNITIES

SUPPORTING INFORMATION - ZONING PLAN



LEGEND

- SOCIAL PLAY AREA
- ACTIVE WHEEL SPORTS AREA
- RECREATIONAL AREA
- MULTI USE HARDSTAND / SPORTS COURT
- SEMI FORMALISED PARKING AND EVENT SPILL-OUT SPACE

The recreational areas are designed to be open and flexible. The lawn space can be utilized for picnics and community events, and a stage is proposed to the west of the Library for potential large festivals.

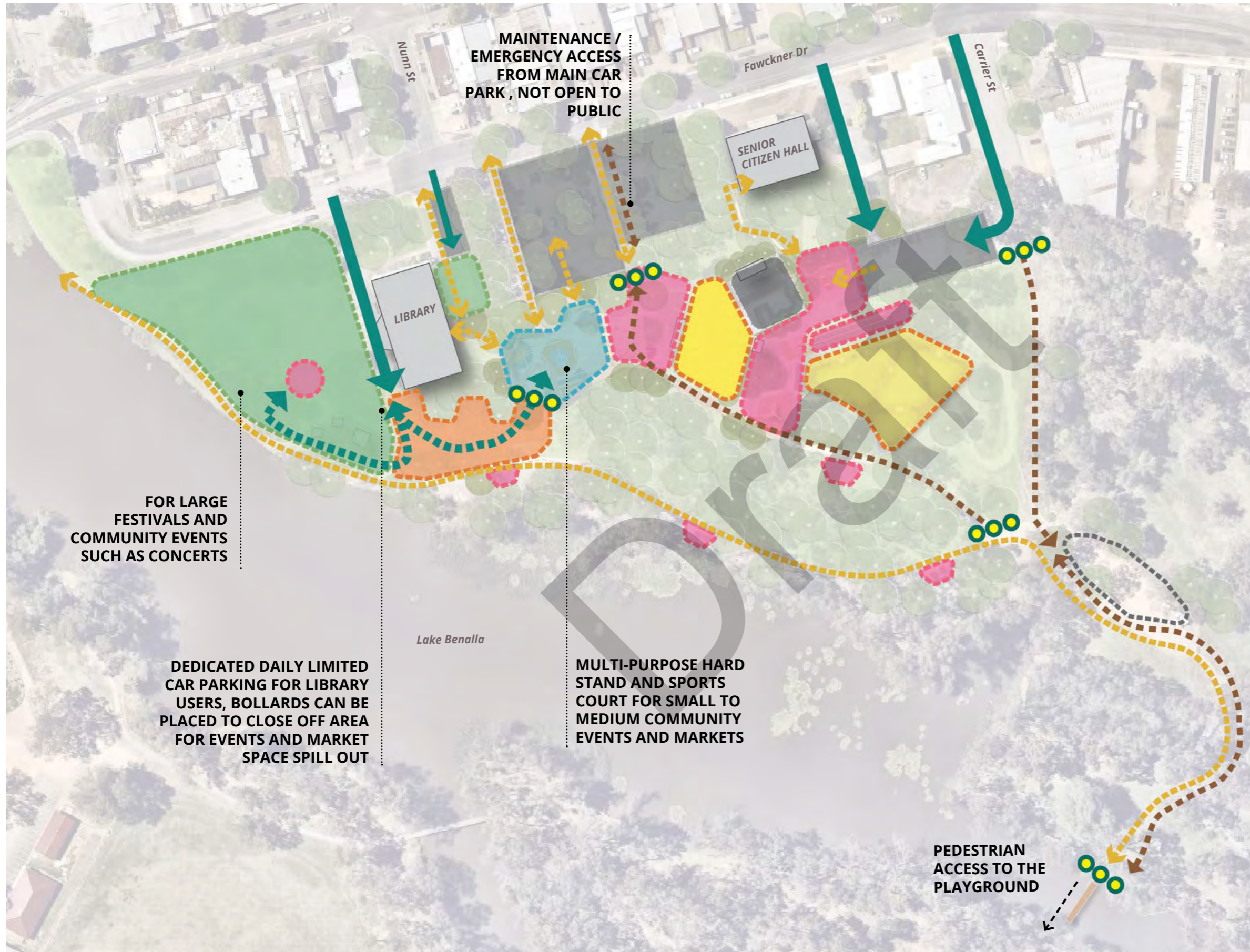
A semi-formal parking and events spill-out space is located to the south of the library.

The multi-purpose area consists of a hardstand surface primarily used as sports courts on a daily basis, but it can be transformed into a community market space during weekends. It also provides relevant facilities for hosting events.






The social area serves as a cohesive element for the entire precinct, offering shaded areas, various seating options, BBQ and picnic facilities, as well as fitness equipment. Social and motion play elements are considered, including a large single-point swing, hammocks, and a flying fox, are incorporated to promote a fun and relaxing social environment that caters to a diverse range of user groups.

The skate park and pump track are upgraded based on the community's preferred elements.

SUPPORTING INFORMATION - MOVEMENTS & ACCESS PLAN



LEGEND

-  REMOVABLE BOLLARDS
-  MAIN VEHICULAR ACCESS
-  LIMITED VEHICULAR ACCESS - FOR EVENT USE, NOT GENERAL PUBLIC
-  PEDESTRIAN ACCESS INTO RECREATIONAL AREAS FROM TOWN
-  MAINTENANCE VEHICULAR ACCESS - NOT FOR GENERAL PUBLIC

The masterplan aims to establish a well-connected precinct with different zones offering a variety of programs and functions.

Existing vehicular access to the car park will be enhanced, and stronger pedestrian connections will be formally established from Fawckner Drive to the northern part of the space.

Strategically placed removable bollards ensure the space's functionality on a day-to-day basis while providing flexibility for events and maintenance access.

Social areas also act as key gathering spaces, fostering connections between different zones along the west-east axis.

SUPPORTING INFORMATION - ANALYSIS & CONSTRAINTS PLAN



KEY ELEMENTS

- 01 Existing car park is both a visual and physical barrier to the site
- 02 Lack of clear connection to the main street no clear pedestrian priority of access from town centre
- 03 Lack of way-finding and awareness of existing facilities facility
- 04 Lawn space being utilised as event space, however missing other relevant amenities such as stage
- 05 Under utilised lawn space between library and recreational areas
- 06 Existing skate park - older facility opportunity to upgrade. Currently it is geared towards BMX, opportunity to include beginner level skaters and other styles of skating.
- 07 Existing 3 x half courts, currently under-utilised, no full court available for games. Opportunity for other sports and games
- 08 Existing pump track - not well maintained berms and pumps have overgrown and washed out. Opportunity to upgrade,
- 09 Existing active recreational facilities are disjointed are older facilities. Opportunity to provide linkages, social amenity and upgrade facilities.
- 10 Lawn Space and gravel path currently used as market space. This causes conflict with other pedestrians and dog walkers. Other issues include muddy and wet ground conditions after rainfall, making it an unpleasant user experience.
- 11 Back of the shops - less activated areas. Opportunity to increase passive surveillance via community activation of the precinct.
- 12 Current path used as road to access RV Parking. This is potential safety issue and promotes conflict between users. This will only increase as the precinct is redeveloped. RV parking location to be reviewed for better suited location,
- 13 Opportunity to increase safety for pedestrians by relocating RV parking, and providing clearer paths of travel for passive recreation, dog walking and nature walks to the islands and natural surrounds.

SUPPORTING INFORMATION - SITE OPPORTUNITIES PLAN



LEGEND

- Pump Track
- Upgraded Existing skate park
- New Skate Plaza
- Multi-purpose Court
- Active community space
- Picnic/ Social Areas
- Active Social Play Area
- Large space for events/ performances
- Possible stage for events
- Way-finding
- Way-finding Entry Feature
- Running track
- ↔ Pedestrian Connections / Key Paths
- ↔ Waterfront Promenade
- - - Extent of Works

KEY ELEMENTS

- 01 Upgraded Skate Park**
Upgrade of existing Skate park, this area is geared more towards BMX and other wheel play, upgrading of older steel elements to more contemporary style
- 02 New Skate Plaza**
Convert 3 existing half courts into a new skate plaza area with street style elements.
- 03 Multi-purposes Court**
Multi-purpose hard stand area featuring a full size court to replace half courts. This area converts to a space for markets and community events with a social space that includes a stage.
- 04 Terrace seating**
A back drop to the stage and community space/ sports court, terraces take advantage of the existing embankment to create viewing seats for games, events and concerts.
- 05 Multi-functional Active Social space**
Modular seating and shade structures combine to create a multi-functional space that acts as a frame work for many community events.
- 06 Running and walking track**
This track skirts all the active areas providing access and great running surface for the community.
- 07 Proposed Social + Play Area**
Older teen play - hangout modular seating, hammocks and nets, giant basket swing and other large play equipments
- 08 Pump Track**
Upgrade of run-down pump track to include pumps, berms and other elements.
- 09 RV Parking to be reconsidered**
This is to be reviewed as best location for RV parking. With proposed work and community spaces being introduced this becomes a conflict between pedestrians and vehicles
- 10 Large scale events**
Lawn space and possible stage for large scale concerts, events and performances.

FAWCKNER DRIVE MASTERPLAN SUBMISSIONS

No.	Name:	Submission:
1	Anonymous	<p>Disappointing to not see Mountain bikes catered for. MTB Mountain biking is still one of the fastest growing recreational activities. A pump track is not a BMX track. Pump tracks are designed for dirt jump style bikes. Most bikes seen around town ridden by all age groups are Mountain bikes.</p> <p>I have spoken to Wangaratta riders and visited the pump track there, it doesn't get used by bike riders as kids on scooters are always on it.</p> <p>Look it places similar to:</p> <ul style="list-style-type: none"> ▪ The Railyard Arkansa USA. ▪ Spring Gully skills park Bendigo. ▪ Red Hill South, Vic MTB skills park. ▪ Fox Creek South Australia. ▪ Small skills park at Beechworth.
2	Anonymous	Looks great, but are there public toilets?
3	Catherine	I would love to see tracks and bike riding opportunities for young children to be able to ride their bikes. Due to the lack of footpath areas in the community we are having to have 3yo-6yo on roads to learn how to ride. A traffic school set up would be a great opportunity and would attract younger families to the area.
4	Loki Finnigan	<p>I do feel that a lockable "shed" or smth along those lines should be implemented, stocked with, a couple brooms and dustpan & brush. To be used when the park is covered in debris from storms, general public use or mistreatment or the park, an example being the bowl used as a bin for beer bottles, i personally have spent money purchasing a broom more then once to clean up the park, and left it there hoping that ppl would understand it's purpose. Sadly they don't and by the next week the broom is gone. An example I've had on my mind is having the key/shed being put somewhere in/on the senior citizen building and users of the park can just ask for the brooms and then put them back when finished.</p>
5	Josh	Pump track
6	Kelly	<p>We love the bmx pump track. Please keep the track user-friendly for all ages. Our young boys would be disappointed if it was made for teenagers/adults only. Seating around the track would be helpful for parents.</p> <p>Don't reduce parking - if anything increase it!!!</p> <p>I love the idea of the flying fox.</p>

No.	Name:	Submission:
7	Andrew Hick	<p>Can I ask for some concrete/stone chess tables as part of this design?</p> <p>There are plenty of designs online, and anyone who has travelled to American or European cities is likely to have seen them.</p>
8	Debbie Higgins	<p>Love the plan, I like the multi layer use of the space. My suggestion would be to put a 'kinder kids' bike path loop for them to practice their bike skills, ie a loop around the basket ball court with bike lanes and possibly 2 'four square' courts if possible near the multiple purpose sports court.</p>
9	Coral Challenger	<p>These are great ideas and I think they will be utilised by majority of the older age group.</p> <p>But what about the younger ones.</p> <p>They need somewhere to play when going there as a whole family without the older kids possibly scaring them or injuries.</p> <p>I think a little traffic school set up with signs and a smooth road etc would be so good for the younger ones learning how to ride.</p> <p>I know as a Mum of 3 I always try to make sure wherever we go there is something for all 3 of them to play on and do.</p> <p>I think if there's nothing for the younger ones it won't be utilised as families will not be able to cater or enjoy it as a whole family or go as a whole family.</p> <p>We need this to be able to enjoy but also you need to make sure all age groups are thought of.</p>
10	Anthony Jenkins	<p>Hello I would like to suggest a skateboard bowl and a calisthenics workout area.</p> <p>I have during this school holidays been skateboarding with my son at the skate park. He is 7 and I am 50. He's learning I used to skateboard. A bowl with a shallow and deep end would bridge the gap between beginner and experienced.</p> <p>Skateboarding in a bowl is quite fluid and one naturally moves from beginner to advanced. I also believe it's safer than the big metal ramps. (which are great fun, but can be daunting for new board riders). (I tried to upload pictures but file to large for a screen shot).</p> <p>I would also like to suggest a calisthenics style work out section. This I believe will attract young 20-40 year olds that are really into their fitness. It would also be good to have more ppl working out around the young skateboarders for safety. I believe both would attract ppl from town and surrounding areas.</p> <p>And I know skateboarders will travel a long way to ride a good bowl. I also noticed the mountain bike riders using the large quarter pipes to jump off.</p> <p>I bet they would love a trail winding thru the trees with jumps and all that sort of stuff (not my area) but I know mountain biking and bike riding in general is huge on north east Vic so we could attract the ppl riding in the highlands to stay or camp in town.</p>

No.	Name:	Submission:
11	Lisa Hind	<p>1) terrible location for stage. When the stage is here during the festival it destroys the view of Lake Benalla. Having the stage positioned closer to Fawkner Drive or Library and leave the lake view beautiful</p> <p>2) so disappointed to see the new basketball courts will be wasted -poor planning. Surely activating the space will increase the use of the already existing asset.</p> <p>3 & 6) switch location- have a chill out / hammock space in the vicinity of the library and terrace seating (space to rest will visiting the market) move the climbing wall to the activity space near the skate park and pump track</p> <p>5 & 10) did the community feedback support a table tennis/ ping pong table and another fitness station???</p> <p>11) move to position 10.</p> <p>15) not required</p> <p>18) very much required</p>
12	David Blore	<p>I am pleased to see this much-improved version of plans for the Fawkner Drive Precinct. There are two areas on which I would like to make specific comments, as follows.</p> <p>1. Changes to parking immediately adjacent to the Library: This change seems to be simply to generate some grassed area. Several questions arise:-</p> <ul style="list-style-type: none"> - What assessment was made of utilisation of the existing parking spaces? - Who was consulted about this change? <p>My perception (confirmed with a number of other residents) from frequently passing this area and past personal usage patterns is that the parking outside the library is one of the most heavily utilised areas in the CBD. I fail to see any significant advantage to be gained which could offset the loss of these parking spaces and consequent inconvenience to library and other users.</p> <p>2. A Significant Gap in the Masterplan: Despite the data on age profiles and the fact of Benalla being a town with a significant older age profile than many other municipalities, no mention is made of the potential future development of the Senior Citizens facility to cater for current needs and this increased cohort into the future. Whilst it is accepted that there is a specific focus on greening (and the lack of tree removal, with additional planting proposed, is applauded), there are numerous other infrastructure projects included. The need for such an upgrade of the building now, let alone into the future, was part of submissions to the proposal, so should have been included.</p> <p>A final comment: The proposal to formalise the parking behind the CFA building is supported, but there should be vehicle access (as at present) from the southward extension of Carrier Street for this parking space rather than relying on all parking traffic passing the Senior Citizens building on the existing narrow access. The proposal for a proper pathway between the lake walking track and Carrier Street (Item 18) is however strongly supported.</p>

No.	Name:	Submission:
13	Millicent Lang	<p>It's an absurd adult playground. More "fluff" as someone described it. Firstly it will be flooded. Secondly it consists of various eyesores. Thirdly it will require ongoing maintenance at a cost. Fourthly the lakeshore should be left as a lakeside. Fifthly how much more can they jam in? Sixthly people don't always need to be 'entertained' - enjoy the natural environment. Seventhly the measure of a Council is not how much fluff it can build during their tenure. Anyone can spend money.</p>
14	Tom Yates	<p>The proposed pathway (18) is adjacent to a substantial quiet natural waterway , and bird nesting area .</p> <p>A wide path in this locality would significantly alter this naturally attractive area , as would the sealing and upgrading of the existing bmx track (9)</p> <p>A new pathway , and a sealed pump track , is an over development of this area , and would further detract from the natural appeal that this area offers.</p> <p>There is no demonstrated need for an additional wide path from Carrier St as access is already good . The current gravel bike track is situated between large river gums and has minimal environmental impact in its current form .</p> <p>This bike track could be relocated to a more suitable position , and the area maintained as a buffer zone to the natural waterway and bird nesting area.</p> <p>This area provides a natural link to the Casey island waterways , which should be maintained. It contributes to the existing natural appeal that the Casey island precinct offers.</p> <p>Over development of this area, and Casey Island itself, threatens the very appeal that the area offers .</p>
15	Anonymous	<p>I wish not to have my name printed or identified in the public record.</p> <p>My husband and I have looked at the proposal. It looks great. Minor suggestions would be a fenced off play section for toddlers or young children. The skate park to have beginner friendly options. That play areas have appropriate shading for summer. Overall the proposal is very exciting!</p>
16	Anonymous	<p>Do not delete any of the old skatepark especially the half pipe I've done this for 20+ years and that is by far the best half pipe I've ever seen</p> <p>It is the craziest skatepark.</p> <p>Before you make a call go ask some professional bmx's skateboarders and scooter riders that not hard to find and ask them about there opinion your upgrade will never match what's already there.</p>

No.	Name:	Submission:
17	Anonymous	<p>RE reduced car parking- Library car park No 15.</p> <p>As a regular user of the Library, I have concerns about reducing the number of car parking spaces and converting it to additional lawn space.</p> <p>Reducing car space will disadvantage an ageing population that requires close parking.</p> <p>Parents taking children to the library will be disadvantaged if they cannot park close to the library. It could become a safety issue for young children who do not have good traffic awareness or common sense near cars. Families should be encouraged to use the library without any unnecessary obstacles.</p> <p>Parking is already an issue on busy days and especially on market days and for any events that are held in Benalla on the foreshore area.</p> <p>I believe that there is ample lawn space on the lakeside of the library for activities.</p>
18	Craig Robinson	<p>My concerns are that we are building another amenity in a flood zone, Hoe is this going to be mitigated? What coatings are in place to repair the facility after being flooded. Total agree that it's needed as our youth need amenities and it will bring families to Benalla at a minimum as a stop over but at what cost .</p>
19	Max Richards	<p>I have had the opportunity to peruse the Benalla Fawkner Drive Master Plan Report.</p> <p>As a resident of Benalla for 36 years, concerned with the previous additions to the lakeside amenity, I bring to attention the following issues for consideration.</p> <p>In Item 15 of the Concept it is proposed to remove car parking and provide a lawn area in front of the Library. The parking area is well used. in addition providing good close access for the disabled.</p> <p>Removal of this good access would be a retrograde step!</p> <p>The area adjoining the Senior Citizens building. This building has extensive windows overlooking the natural bush land to the South. This outlook is enjoyed by the users of this Community Centre and is a vital element for enjoyment of those using it. Every effort should be made to retain outlook as much as possible.</p> <p>Consideration should be given to muted colours and landscape screening of existing and proposed installations. It should also be noted that skateboard activities seem to be a fading fad and that the area receives only limited use. The earthen bike track does not appear to be used at all.</p> <p>Whilst probably outside the scope of the project no consideration has been given to attempting to improve the eyesore of the rear of businesses facing Fawkner Drive This area sorely needs landscaping along Fawkner Drive including nature strip planting etc. Business owners should be encouraged to improve their "back door"</p>

No.	Name:	Submission:
		<p>In summary it is critical that every effort be made to preserve the natural beauty of this area along the banks of the Broken River. The Masterplan has been prepared to guide development of the Broken River Fawkner Drive Precinct. The action in preparing the Masterplan will hopefully avoid ad-hoc poorly considered proposals in such an important precinct.</p> <p>This area is of prime importance to Benalla. Located in the flood plain in the centre of Benalla it not only forms part of the flood plain but also allows the natural river plain to extend into the heart of the City. Past Councils have recognised the importance of the precinct and have sited important civic structures, the Library {former Council Offices} and the Senior Citizens buildings to take maximum advantage of the site. It is imperative that the function and surrounds of these buildings are not compromised!! Both the Library and the Senior Citizens benefit from the natural riverine landscape. This statement especially applies to the Senior Citizens where the outlook forms an important part of the buildings function.</p> <p>The precinct is already overdeveloped and progressively new ad hoc elements have been added. The skate park can be seen as an attraction when used by skilful participants. However bins, shelters, tables and other unsightly furniture have been added resulting in a “dogs breakfast”.</p> <p>Thus the advantages of the outlook of the Senior Citizens building have been compromised. It is critical that any proposed new installations be considered recognising the landscape values of the site, and if necessary incorporating appropriate landscaping.</p> <p>What is required?</p> <ol style="list-style-type: none"> 1 A Landscape Plan, aimed at restoring the riverine plain values, be prepared for the area to provide guidance should any future furniture be considered. 2 Existing furniture should also receive landscape treatment to mitigate harsh conflicting elements. [The landscaping of the children’s garden adjacent to the Benalla Gardens show what can be achieved]. 3 The old earthen BMX track is no longer used and can be returned to natural bush land [with appropriate landscaping]. 4. Colours of any new paintwork should camouflage any furniture. [Unless high visibility is required e.g. rubbish bin] 5 Proposals for <u>ANY</u> new development be carefully considered to ensure existing uses are not compromised. <p>Other Matters</p> <p><u>Library Car Park</u></p> <p>The plan shows the park significantly reduced in area. This is a retrograde step as often the existing park is well occupied and any unwarranted proposal to make life more difficult for the disabled is ridiculous.</p> <p>Access Roads and Paths Layout</p> <p>The orderly layout arrangements are considered highly desirable.</p>

No.	Name:	Submission:
20	Michele Lee	Maybe a Frisbee golf course/game we played on one while travelling in Charleville and it was great fun. I took a photo but it's too large to upload 🙄
21	Rosie Moulday	All looks exciting but for heavens sake do not take away the parking at the library. Foolish move Parking is so hard at any rate in this town We enjoy the library so dont take the parking away.
22	Briana	I feel this area would be a great spot to put a track for the younger kids, something similar to the traffic school in Wangaratta. I am aware that many of the kindergardens in Benalla take their students to Wangaratta to the Traffic School to teach them basic road rules. How good would it be for them to not have to leave the town to do so! Also allows families with different ages of children to all be able to participate riding their bikes/scooters etc in the one area. Kids could progress from a traffic school style track then on to a pump track or the bmx track once they have gained the confidence.
23	Damian	<p>As a long time benalla citizen and growing up using the skatepark facilities I highly recommend a more bmx/scooter focused skate park rather than mainly skateboard features.</p> <p>Benalla has always had more bmx/scooter riders than skateboard. Of course there needs to be some skateboard features incorporated but the council should be looking to improve the park for the majority of user's.</p> <p>As for the pump track I believe we should be following in the footsteps of Wangaratta, thus having multiple levels of difficulty in the course or having a few different sections. This will help the development and growth of our youth and also every member wanting to use the facilities.</p> <p>The idea of having one track at an intermediate difficulty will soon become outdated like the current bmx track.</p>
24	Robert Bird	<p>Congratulations on proposing a plan. Some thoughts. A walk in covered water feature like the one in the Parliament Gardens in Melbourne called Cole's fountain or the Mildura Water Play park.</p> <p>Some car parks and the multiple sports courts and skate park need to be covered and solar panels placed on top. The staged events place covered with solar panels and excellent place for a summer outdoor film/theatre. Car charges in car parks. More imaginative play areas than just swings and slides like Royal Park in Parkville or Bollygum Park in Kinglake. The plans need to embrace climate change and it's effects.</p>

No.	Name:	Submission:
25	Peter Reid	<p>There are a number of issues re this proposal</p> <ol style="list-style-type: none"> 1. There appears to be no RV site in the proposal. Has the RV site been deleted or relocated? We stopped at Jugiong NSW one night and about 100 vans also at their RV site. The economic boost to Jugiong was clear to see at the cafe and hotel. Does the road access to Jaycee Island and the car park there remain. There are issues associated with the proposed plan eg the proposed BBQ no. 11 has no car parking associated with it. 2. The removal of the b/ball goals and replaced with a fitness station/s flies in the face of current trends for youth participation. The b/ball goals are used on a regular basis. 3. no. 18 the link path is a good idea however the solution to the sewerage smell /leak at the end of Carrier St should be the priority before the path is constructed. The reed ponds established do not solve the issue. 4. I am of the view that a number of activities would be better at the splash park site eg. flying fox, single point swing and rebound climbing wall. 5. no. 02 the multi purpose crt may be located where the current b/ball goals are currently. 6. the current BBQ facilities near the library and car park are not mentioned. Have they been removed. 7. I am bemused by the proposal and I would ask for answers to some questions <ul style="list-style-type: none"> a) What is the overriding goal of this proposal? b) What is the budget for the overall plan? c) Was the consultant made aware of the projected demographics 2030 for Benalla. This proposal does not reflect the projected demographics nor does it reflect the activity trends or participation in outdoor activities for youth in Australia
26	Anonymous	<p>It's good to see planning for improved facilities for Benalla's young people. However, there seems to be a lot packed into the area, making it feel very crowded. I hope the final plan will allow clear pedestrian access through the area and ensure safety for those using the flying fox. I am concerned that development shouldn't spill out beyond the path immediately south of item 8. Items 11 and 14 are moving into the riverine parkland area, impinging on the lake surrounds. The seating areas (14) are particularly problematic. As a regular lake walker, I think the area of native phragmites at the lakes edge provides a lovely vista that will be spoiled by this kind of development. The Benalla Riverine Trail and Waterway Management Plan prepared in around 2001 is still very worthy of consideration in planning future improvements.</p>
27	Lisa Linke	<p>Hi. I would like to propose a 10 Mt long x 1.5 Mt high concrete wall somewhere at the Fawcner Drive precinct. It would specifically be a "graffiti wall" for the people of the town who feel the need to tag everything in sight. If we had a purpose built wall for them to display their "art" it may help to discourage them to put it elsewhere. When the wall is full, it could just be respected white and they could start over. Of course profanities would be unacceptable but it may help to curb the problem with graffiti in the town.</p>

No.	Name:	Submission:
28	Kerryn Amery	<p>Thank you for the opportunity to comment on the revised plan. I'm pleased to see that space has been left available for the future expansion of the Elderly Citizens' Centre. It is a mistake to reduce the parking at the Library and replace it with lawn. Library staff are opposed to this proposal. The carpark is conveniently located for the many patrons carrying resources (books, toys, DVDs, etc) to and from the library. These patrons include parents with prams and small children, older patrons, mobility reduced patrons and other community members. The stairs down to the carpark are difficult to safely negotiate when carrying library resources. I returned a large bag of books this morning and appreciated being able to find a park close to the library. The current carpark has adequate parking to meet patrons' needs. I continue to disagree with the centralisation of the proposed sporting and fitness resources at Fawkner Drive. These resources should be located where Benalla is growing and where most families reside, on the west side of Benalla. I agree with the expansion of the skate park but the fitness station (there is one on Jaycee Island), flying fox, multipurpose court, climbing wall, table tennis table, pump track, etc, should be located closer to new housing estates and those areas of Benalla where the bulk of our families and younger people live. Churchill Park would be a great location or the large empty park off Ackerly Street. I am opposed to the pump track in the Fawkner precinct. It destroys a valuable green space. Landscape this space instead and plant more trees to encourage the return of the echnidnas that once grazed on the grass behind the library. Council needs to value and improve our green spaces. Churchill Park is a better location for the pump track. I encourage Council to put this project on hold. I urge Council to carefully study Benalla's demographics and select a more suitable location for these initiatives, close to where people live.</p>
29	Judy Amery	<p>I fail to understand why the council wants to reduce the car park at the library to provide more lawn. There is enough lawn around the library without adding more. Reducing the number of car parks particularly close to the library discriminates against the elderly, disabled and parents with young children who have to park further away and also removes the ability to drop off people such as the disabled or elderly at the front of the library. If any of these groups have to park in the big car park then the council will have to put a ramp between the car park and the library as the existing steps are too steep. What happens to the ramp? Where does it then go? What happens to the beautiful Library sign? Talk about looks over requirements. I wonder why the council is concentrating everything in this area. There are so many new estates opening and there are no facilities or parks in any of them. Why can't we have two skate parks? One over the other side of town where it is more accessible to local youth. Why can't elements of this plan be spread around Benalla so that they can easily be enjoyed by all the residents instead of making kids ride to this area or force parents to have to drop them off and pick them up again.</p>

No.	Name:	Submission:
30	Elizabeth Lang	<p>The Benalla lake and surrounding environment is what makes Benalla special. Slowly it is being eroded by unnecessary structures, lighting and paths. It's gradually becoming a fun park rather than a beautiful natural environment with open space. The community does not want any additional development. If the council feels the need to spend grant money it could focus on enhancing the natural environment by managing the weeds including angled weed, oxalis and Chilean needle grass. Or further developing other areas away from the lake such as the Mackella st playground. The community needs basic services that are not being provided such as meals on wheels and childcare. Paths are also absent in many streets and would improve public safety if provided. Please save our beautiful lakeside precinct from further development.</p>
31	Louisa Marston	<p>It is great to see Benalla Council taking an active long term planning role in key community connecting areas in town. This area will play an incredible role in engaging youth.</p> <ul style="list-style-type: none"> - Love there is another bouldering wall! - Move the fitness station a little further away from the skatepark, people in their late 20's, 30's and more can get intimidated by lots of youth (so supportive of them, but they can be intimidating). - Possibility to include an area to roller skating, outdoor dance etc? Roller skating is increasing in popularity. - The Table tennis tables seem to be in an awkward position. A little too close to the carpark. - For no. 18 the walking track needs to use the current worn in track. I am a garden designer, and a key rule is always using tracks people have already made. This is formalising natural flow. - This plan needs a place of last resort/resilience hub/safe place for emergencies (heat waves, floods, power outages) and day to day for people in need, especially youth. A kitchen could provide meals through volunteer programs to people in need during emergencies and daily as homelessness and DV increases. The building could have free hot showers & toilets for people in need daily and during emergencies. Charging points for people to charge their devices. Indoor social hang out areas for days over 35 degrees and colder days when people cannot afford heating/cooling. The senior citizens hall is in such a prime location for this. This building could be refit to provide a key community service that is missing from this town. Thank you for coordinating.

4. 2023/2024 Quick Response Grants

SF/2857

Stephanine Brack – Acting Community Development Coordinator

Tom Arnold – Acting Manager Community

PURPOSE OF REPORT

The report presents funding applications for 2023/24 Quick Response Grants.

BACKGROUND

The Quick Response grant program enables local community groups, clubs and organisations to seek funding to increase their capacity to work in partnership with the Council and others to address local needs and enhance the local community.

The program distributes grants up to \$500 allowing local clubs, groups and organisations the opportunity to seek funds when the need arises.

DISCUSSION

Applications for consideration under the 2023/24 Quick Response Grant program are detailed in the table below.

Applicant	Details	Amount Requested	Proposed Assistance
Tatong Market & More	<p>Previously known as the Tatong Community Great Big Garage Sale, the Tatong Market & More are seeking funding to provide live music during its market being held on Sunday 5 November 2023.</p> <p>A community market that will offer stalls, community group information stands, CFA demos and children’s activities, they are hoping by offering live music it will increase visitors who will also stay longer.</p> <p>This funding will cover the cost of the band ‘Rattler’.</p>	\$400	\$400
Total		\$400	\$400

COUNCIL PLAN 2021-2025 IMPLICATIONS

Community

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

Leadership

- *Engaged and informed community.*

COMMUNITY ENGAGEMENT

In accordance with the Council's *Community Engagement Policy*, it is proposed that community engagement be undertaken at the 'Inform' 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
Inform	We will provide information	<ul style="list-style-type: none"> ▪ Promotion of program via media, website and social media. ▪ Program presented in public reports to the Council. ▪ Outcomes advised directly to applicants. ▪ Outcomes detailed in Annual Report.

FINANCIAL IMPLICATIONS

The *2023/24 Budget* allocates \$15,000 to the Quick Response Grant program. To date, \$1,000 in Quick Response Grant funding has been allocated.

To ensure transparency and accountability, where assistance is provided in meeting the cost of Council facility hire, the payment is reflected in relevant ledger accounts via an internal transaction.

For example, if the Council agrees to meet the hire cost of the Benalla Town Hall a credit would be made to the Town Hall income ledger account and a debit made to the Annual Grant Program expense ledger account.

In addition, recipients of support throughout the financial year are detailed in the Annual Report.

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 a \$400 grant from the 2023/2024 Quick Response Grant program be allocated to Tatong Market & More.

5. Assets and Infrastructure Department Activity Report For The Quarter Ended 30 June 2023

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 30 June 2023.

Assets and Infrastructure

Assets and Infrastructure department continued to provide maintenance throughout the municipality and undertake capital works projects, as well as continuing to provide emergency asset restoration works throughout the municipality following the Flood and Storm events over the past 18 months.

Highlights for the quarter are detailed below.

Operations

- Completed grading of approximately 64 kilometers of sealed road shoulders.
- Completed grading of 49 kilometers of gravel roads.
- Replaced 26 square metres of concrete footpath between Gaskin Street and Ballintine Street, Benalla.
- Replaced 14 square metres of concrete footpath in Gaskin Street, Benalla.
- Replaced 11 square metres of concrete footpath in Church Street, Benalla.
- Replaced 11 square metres of concrete footpath in Dawn Street, Benalla.
- Replaced 5 square metres of concrete footpath in Waller Street, Benalla.
- Replaced 3 square metres of concrete footpath in Ross Court, Benalla.
- Provided traffic management for the HD/HR Holden Nationals.
- Carried out routine carriageway clearance work.
- Carried out routine maintenance on the sealed road network with the jet patcher.
- Carried out annual leave pick up and numerous requests for leaf pickup.
- Completion of more than \$5.6 Million Flood Emergency Works related to the October 2022 Flood Events.

Parks and Gardens and Open Spaces

- Installed shade sails and grandstand seating at the Benalla Skatepark as part of the Outdoor Activation Fund projects.
- Installed 12 LED lights at the Benalla Botanical Gardens as part of the Building Safer Communities grant.

- Collaboration with other Council departments to deliver the Fawckner Drive, Benalla Strategic Plan.
- Removed eight trees and performed maintenance of trees uplifting roads and footpaths throughout Benalla and the rural townships.
- Commenced street tree planting program of 71 trees.
- Commenced procurement for the Provision of Tree Services panel.
- Carried out various building maintenance on sporting facilities and attended three Committee of Management meetings.
- Completed leaf collection for the deciduous trees in the Benalla Botanical Gardens, including pathway maintenance.
- Procurement of Kubota front deck mower.

Waste

- Transfer Station was opened to the public on 1 May 2023.
- Completed quarterly leachate and ground water testing and quarterly gas monitoring.
- Placed the soil protection layering on the exposed batter in Cell 3A.
- Carried out repairs to various infrastructure from regular break ins.
- Carried out repairs to leachate and storm water pumping onsite.
- Processed green waste and processed timber.
- **Capital Projects**
- Completion of second package of footpath projects.
- Hanger Lane works progressing out at the Benalla Airport with finalisation of sealing after winter period.
- Witt Street, Benalla asphalt patch at rail crossing deferred until the second quarter of 23/24.
- Cowan Street, Benalla Basin works completed.
- Public tender for construction of Devenish drain works to be undertaken in September 2023.
- Midland Highway footpath to racecourse consultation ongoing. Designs options are currently being prepared.
- Resealing Procurement commenced via Procurement Australia Portal.
- Commencement of reseal preparation for 23/24 program.
- Scoping of gravel resheet and shoulder resheet projects for 23/24.
- Davies Road, Warrenbayne reinstatement of road pavement and culverts, adjacent to flood recovery works completed.
- Visitor Information Centre, History, Cinema Redevelopment nearing completion.
- Benalla Art Gallery Stage 1 Redevelopment designs continuing.

Asset Management

The following table outlines requests for works received through the *Asset Edge - Reflect* program of inspection and *Customer Request Management System*.

Task	September 2022	December 2022	March 2023	June 2023
Defects overdue on roads and drains - safety only:				
Link roads	3	1	14	1
Collector roads	1	2	15	0
Access roads	2	1	12	2
Defects overdue on footpaths - safety only	1	0	0	0
Defects rectified - routine maintenance and safety – road, footpath and parks	432	407	209	461
Defects and maintenance - items outstanding - road, footpath and parks	354	298	346	197
Unsealed roads graded (km)	99	132	188	141
Sealed road shoulders graded (km)	0	12	66	45

COUNCIL PLAN 2021-2025

Livability

Vibrant public spaces and places		
Strategy	Action	June Quarter Update
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>Deliver <i>Benalla Ceramic Mural Precinct Upgrade project</i>.</p> <p>Deliver <i>Mitchell Street Lakeside Park project</i>.</p> <p>Progress the <i>Benalla Indoor Recreation Centre Redevelopment Project</i>.</p>	Mural Precinct upgrade Project, path works to be undertaken with the Mair Street Footpath Upgrade works. Works expected to commence in June.

Vibrant public spaces and places		
Strategy	Action	June Quarter Update
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.	Deliver the Playground Renewal Program.	New Playgrounds installed and completed.
Beautify streetscapes, landscaping, signage and town entrances.	Deliver the Bridge Street Streetscape project.	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.

Connected and accessible roads, footpaths, transport and parking		
Strategy	Action	June Quarter Update
Deliver and maintain accessible and safe footpaths and cycle paths in existing and new neighbourhoods.	<ul style="list-style-type: none"> ▪ Deliver Kerb and Channel Replacement program. ▪ Deliver Lakeside Walk Boardwalk Renewal project. ▪ Deliver new footpath works ▪ Review and update <i>Pathways to the Future – Shared Path Project strategy</i>. 	<ul style="list-style-type: none"> ▪ Program commenced and will continue into the 2023/2024 Financial year. ▪ Sustainable material currently being sought – project postponed to second quarter of 23/24. ▪ 2022/2023 Program completed. New footpath projects ongoing into 2023/2024 and beyond. ▪ Remaining priorities from strategy have been identified and expected to be delivered within current financial year
Maintain and improve drainage, bridges, parking and road networks to meet the needs of the current and future population.	<ul style="list-style-type: none"> ▪ Deliver Fawckner Drive, Benalla Upgrade project. ▪ Develop and adopt a <i>Benalla Rural City Council Asset Plan</i>. ▪ Implement <i>Benalla Rural City Council Drainage Strategy</i>. 	<ul style="list-style-type: none"> ▪ Project complete. ▪ Benalla Rural City Council Asset Plan Adopted. ▪ Priority projects from the strategy identified and planning and scoping commenced.

Environment

High quality, efficient and sustainable waste management		
Strategy	Action	June Quarter Update
Actively promote responsible behaviours to reduce waste.	Review and update <i>Waste Management Policy</i> , considering the introduction of hard waste collection and ‘tip vouchers’.	Review and Adoption of Waste Policy complete
Provide efficient and sustainable waste management services.	Bring Benalla Landfill and Resource Recovery Centre Transfer Station into operation.	Transfer Station expected to open in early 2023/24.

Recommendation:
That the report be noted.

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6. 2023 Local Government Community Stratification Survey

SF/2083

Robert Barber – General Manager Corporate

PURPOSE OF REPORT

The report presents results from the *2023 Local Government Community Satisfaction* surveys.

BACKGROUND

Each year, Local Government Victoria coordinates and auspices the Local Government Community Satisfaction Survey throughout Victoria. This coordinated approach allows for more cost-effective surveying than would be possible if councils commissioned surveys individually.

Participation in the survey, which is conducted by JWS Research, is optional and participating councils have a range of choices as to the content of the questionnaire and the sample size to be surveyed, depending on their individual strategic, financial and other considerations.

In 2023, 66 councils (67 in 2022) participated in the survey. Where relevant, Benalla Rural City Council's results have been compared against 17 other councils in the 'Small Rural' council grouping.

The Small Rural Council group comprises: Alpine, Ararat, Benalla, Buloke, Central Goldfields, Gannawarra, Hepburn, Hindmarsh, Indigo, Loddon, Mansfield, Murrindindi, Northern Grampians, Pyrenees, Queenscliffe, Strathbogie, West Wimmera and Yarriambiack.

The main objectives of the survey were to assess the performance of the Council across a range of measures and to seek insight into ways to provide improved or more effective service delivery.

The survey also provides the Council with a means to fulfill some of its statutory reporting requirements as well as acting as a feedback mechanism to the State Government.

The survey was conducted between 27 January 2023 and 19 March 2023 by Computer Assisted Telephone Interviewing as a representative random probability survey of residents aged 18+ years across Benalla Rural City.

Survey sample matched to the Benalla Rural City Council was purchased from an accredited supplier of publicly available phone records, including up to 60 per cent of mobile phone numbers to cater to the diversity of residents, particularly younger people.

A total of 400 completed interviews were conducted.

Minimum quotas of gender within age groups were applied during the fieldwork phase. Post survey weighting was then conducted to ensure accurate representation of the age and gender profile in the Benalla Rural City.

Snapshots and extracts from the *2023 Local Community Satisfaction Survey Benalla Rural City Council* and the *Local Community Satisfaction Survey Benalla Rural City Council 2023 Tailored Questions* have been included in the report.

Key findings and recommendations from *the 2023 Local Government Community Satisfaction Survey* are attached as **Appendix 1**.

The entire *Local Government Community Satisfaction Survey Benalla Rural City Council 2023 Tailored Questions* is attached as **Appendix 2**.

Both reports and State-wide survey results can be viewed in the Councillors' MS Teams group.

DISCUSSION

The survey includes a base set of questions designated as 'core' and therefore compulsory inclusions for all participating councils. A summary of the Council's core performance results can be found in Table 1 below.

Table 1: Summary of Benalla Rural City Council core measures

Measure	2023	2022	2021	2020	2019	Small Rural Shires 2023
Overall Performance	50	53	61	57	61	55
Customer Service	66	66	70	71	75	65
Waste management	62	64	66	68	66	59
Overall Council Direction	44	46	54	51	58	47
Value for money	44	45	55	NA	NA	49
Making Community Decisions	43	48	57	54	56	52

Overall Performance

The overall performance index score of 50 for Benalla Rural City Council represents a three-point (not significant) decline on the 2022 result. Overall performance is at its lowest level in 10 years.

The Council's overall performance is rated statistically significantly lower (at the 95 per cent confidence interval) than the average rating for councils in the Small Rural group and the State-wide average for councils (index scores of 55 and 56 respectively).

No demographic or geographic cohorts in Benalla report any significant change in their perceptions of Council’s overall performance in the past 12 months, nor do views differ significantly compared to the average.

Individual Service Areas

In addition to the core questions above, a series of optional questions were available for selection. Respondents were asked to rate the performance of Benalla Rural City Council over the past 12 months in the areas of responsibility as set out in Table 2 below.

Table 2: Summary of Benalla Rural City Council individual service areas (questions not asked in 2020)

Service	Index score 2023	Index score 2022	Index score 2021	Index score 2019	Index score 2017	Small Rural Shires 2023
Appearance of public areas	70	69	75	76	73	72
Emergency and disaster management	68	66	70	74	71	66
COVID-19 response	64	65	NA	NA	NA	69
Recreational facilities	63	65	70	67	65	67
Parking facilities	62	66	69	69	70	60
Family support services	57	62	64	70	67	62
Environmental sustainability	55	55	62	58	59	59
Tourism development	52	56	60	65	58	61
Population Growth	48	48	56	57	N/A	44
Slashing and weed control	46	45	51	57	48	46
Advocacy – lobbying on behalf of the community	46	48	53	55	56	52
Condition of local streets and footpaths	43	42	50	53	48	52
Community consultation and engagement	42	47	52	55	56	53
Sealed Local Roads	42	45	53	49	54	44
Unsealed roads	38	36	48	47	40	38



Focus areas for the next 12 months

Overview	<p>Benalla Rural City Council's overall performance index score of 50 is down a (not significant) three points from last year. Perceptions of Council's overall performance have declined for two years running, from a peak index score of 61 two years ago, to a 10 year low this year. There are some significant declines in the index scores for individual service areas, but far fewer than in 2022 (when nearly all service area performance scores declined). Perceptions in other areas have not changed significantly compared to last year.</p>
Key influences on perceptions of overall performance	<p>Two key influences on overall performance, emergency and disaster management, and waste management, performed relatively well in 2023. Attention in the first instance should be directed to the service areas that have influence and are performing less well, namely sealed local roads, and local streets and footpaths, as well as community consultation and decisions made in the interest of the community. The latter two performance areas reported a significant decline in perceptions in the last year.</p>
Comparison to state and area grouping	<p>On overall performance and in the majority of the service areas evaluated, Council continues to rate significantly lower than both the State-wide and Small Rural group averages. In the areas of the appearance of public areas, emergency and disaster management, and parking facilities, Council performs in line with the Small Rural group average and higher than the State-wide average. In the area of population growth, Council performs significantly higher than the Small Rural group average.</p>
Maintain and shore up stronger performing areas	<p>Perceptions of Council's performance on waste management and customer service have been relatively stable over time and remain among Council's strongest performing areas. Historically (back in 2019), Council has performed more strongly in both of these areas – suggesting there is potential to further improve in these areas. The tangible nature of waste management makes it possible for changes to be noticed, thus positively impacting perceptions of Council performance in this service area, and overall.</p>

J W S R E S E A R C H 10

Council performance compared to group average

Top 3 performing areas		
	Appearance of public areas	= on par
	Emergency & disaster mngt	= on par
	COVID-19 response	▼ lower
Lowest 3 performing areas		
	Unsealed roads	= on par
	Sealed local roads	= on par
	Consultation & engagement	▼ lower
	Customer service	= on par



Influences on perceptions of overall performance

The individual service area that has the strongest influence on the overall performance rating (based on regression analysis) is:

- Community consultation and engagement.

Ensuring that residents feel they have a say on key local issues and Council activities provides the greatest opportunity to drive up overall opinion of Council’s performance. Currently, this is one of Council’s poorest performing areas (index score of 42).

Following on from that, other individual service areas with a moderate to strong influence on the overall performance rating are:

- Waste management
- The condition of local streets
- Decisions made in the interest of the community
- Tourism development
- Emergency management
- The condition of sealed local roads.

Looking at these key service areas only, emergency management has a high performance index (68) and a moderate influence on the overall performance rating. Council also performs relatively well on the stronger influence of waste management (index of 62).

Maintaining these positive results should remain a focus – but there is greater work to be done elsewhere.

Council performs less well on the more moderate influence of tourism development (performance index of 52).

It will be important to engage with residents on the issue of local tourism to help shore up positive opinion of Council.

However, in addition to its community consultation, most in need of attention are Council’s decision making and its maintenance of local streets and sealed roads, which are rated as poor (performance index of 43, 43 and 42 respectively) and are a moderate to strong influence on overall community opinion.

Improving communication and transparency with residents in Council decision making and attending to their concerns about local streets and sealed roads can also help improve overall ratings of Council performance.

Tailored Questions

The 2023 survey also comprised six tailored questions asked on behalf of the Council.

Table 3: Summary of Benalla Rural City Council tailored questions

Area of responsibility	2023	2021	2019	2017	2016
Providing libraries	79	80	84	82	81
Providing arts centres	74	75	79	77	73
Tourism promotion and support	55	61	66	58	57
Community development	57	62	63	58	55
Economic or business development	46	58	59	48	43
Providing Youth Services and Activities	51	55	54	51	47

Results from the 2023 survey were disappointing given the achievements of the Council in 2023/24, including:

- Redevelopment of the Benalla Visitor Information Centre was a highlight. However, the temporary relocation of the Visitor Information Centre created challenges in servicing visitors to Benalla Rural City.
- The Council's partnership with other agencies to implement the *Benalla Rural City Municipal Health and Wellbeing Plan*.
- Delivery of successful youth initiatives such as the *Live for Life* youth mental health and youth suicide reduction program, and L2P learner driver mentor program.
- Successful community engagement programs associated with the development of an off-leash dog park, the Fawckner Drive Precinct masterplan and the review of the *Environment* strategy.
- Delivery of new footpath works.
- Upgrade of Fawckner Drive, Benalla.
- Completion of the Benalla Landfill and Resource Recovery Centre transfer station.
- Response to the October 2022 Flood Event. However, this event did negatively impact the delivery of the 2022/23 Capital Works program, including important planned drainage and road works.
- The Council's successful advocacy for external funding for a range of services, including on-going funding for the Social Inclusion Action Group to support local mental health and wellbeing and \$483,000 for 14 community driven projects across the municipality.
- Council input into key external projects such as the redevelopment of the Benalla Station precinct.
- Completion of the Cowan Street, Benalla basin project to unlock more land for development in west Benalla.

Focus Areas

The survey report recommends a focus on service areas that have influence but are performing less well, namely sealed local roads, local streets and footpaths and community consultation to ensure decisions are made in the interests of the community.

To this end, over the coming four years, the *2023/24 Budget* allocates \$9.073 million to road works (non-flood repairs related), \$3.059 million to drainage and \$585,000 to footpaths.

Better ways of repairing and maintaining the Council's unsealed road network have also been introduced, including the use of better road material and increasing pavement depth.

Community engagement will continue to be a focus with a significant community engagement program to be undertaken in relation to the redevelopment of the Benalla Indoor Recreation Centre.

COUNCIL PLAN 2021-2025 IMPLICATIONS

Leadership

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

COMMUNITY ENGAGEMENT

In accordance with the Council’s *Community Engagement Policy*, it is proposed that community engagement be undertaken at the Inform level under the International Association for Public Participation’s IAP2 public participation spectrum as detailed in the table below:

Level of Public Participation	Promise to the community	Techniques to be used
Inform	We will provide information	<ul style="list-style-type: none"> ▪ Report to the Council ▪ Survey made available to the community on the Council’s website. ▪ Results reported via Local Government Performance Reporting Framework and Annual Report.

FINANCIAL IMPLICATIONS

Every participating council contributes to the cost of the survey. Pricing is based on the number and type of questions asked. The cost to participate in the 2023 survey was \$15,427 (ex. GST).

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 Community Satisfaction Survey offers a cost-effective mechanism for gaining insights into community perceptions of performance and ensures the Council’s compliance with the *Local Government (Planning and Reporting) Regulations 2020*.

In 2024 interviews for Local Government Community Satisfaction Survey will be conducted quarterly to ensure single issues at a particular time do not dominate survey results.

Recommendation:
That the report be noted.

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2023 Local Government Community Satisfaction Survey

Benalla Rural City Council

Coordinated by the Department of
Government Services on behalf of
Victorian councils



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Background and objectives

The Victorian Community Satisfaction Survey (CSS) creates a vital interface between the council and their community.

Held annually, the CSS asks the opinions of local people about the place they live, work and play and provides confidence for councils in their efforts and abilities.

Now in its twenty-fourth year, this survey provides insight into the community's views on:

- councils' overall performance, with benchmarking against State-wide and council group results
- value for money in services and infrastructure
- community consultation and engagement
- decisions made in the interest of the community
- customer service, local infrastructure, facilities, services and
- overall council direction.

When coupled with previous data, the survey provides a reliable historical source of the community's views since 1998. A selection of results from the last ten years shows that councils in Victoria continue to provide services that meet the public's expectations.

Serving Victoria for 24 years

Each year the CSS data is used to develop this State-wide report which contains all of the aggregated results, analysis and data. Moreover, with 24 years of results, the CSS offers councils a long-term measure of how they are performing – essential for councils that work over the long term to provide valuable services and infrastructure to their communities.

Participation in the State-wide Local Government Community Satisfaction Survey is optional.

Participating councils have various choices as to the content of the questionnaire and the sample size to be surveyed, depending on their individual strategic, financial and other considerations.



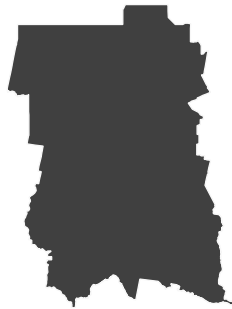
Key findings and recommendations



Benalla Rural City Council – at a glance

Overall council performance

Results shown are index scores out of 100.



Benalla 50



Small Rural 55



State-wide 56

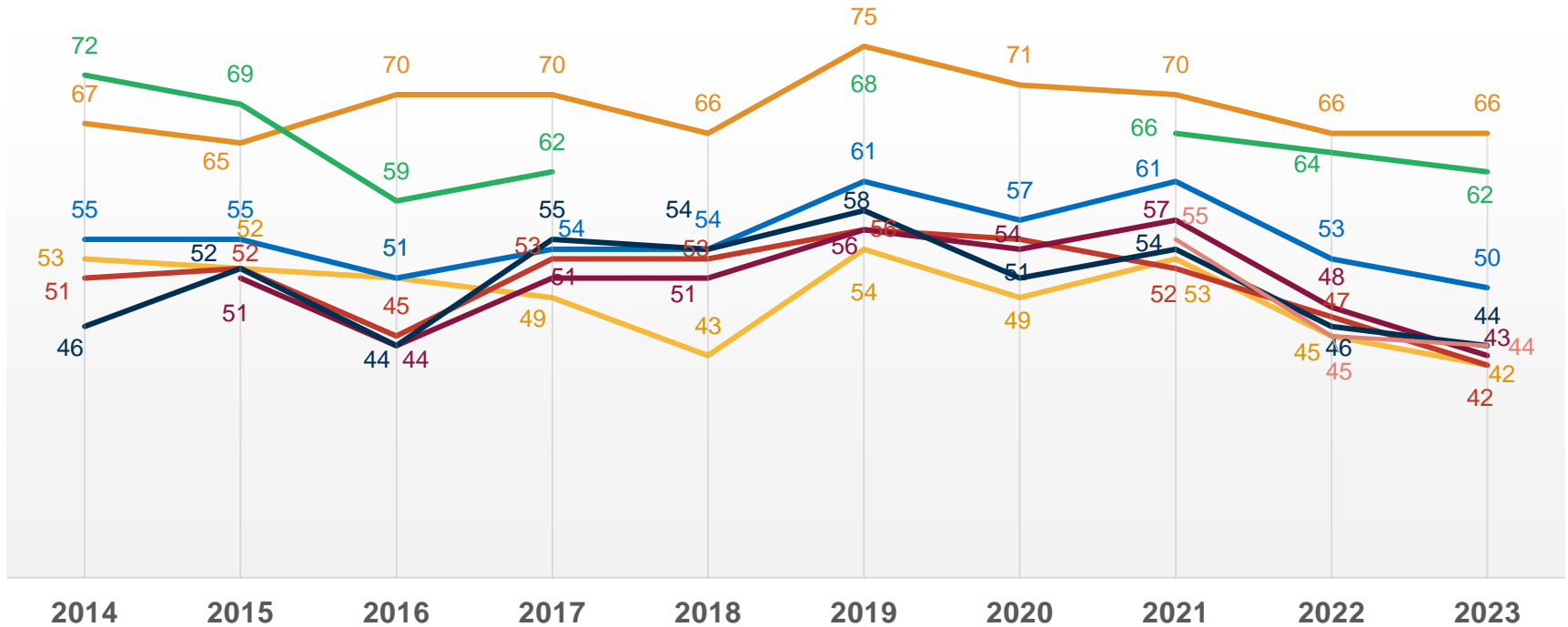
Council performance compared to group average

Top 3 performing areas		
	Appearance of public areas	≡ on par
	Emergency & disaster mngt	≡ on par
	COVID-19 response	▼ lower
Lowest 3 performing areas		
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	Sealed local roads	≡ on par
	Consultation & engagement	▼ lower
	Customer service	≡ on par



Summary of core measures

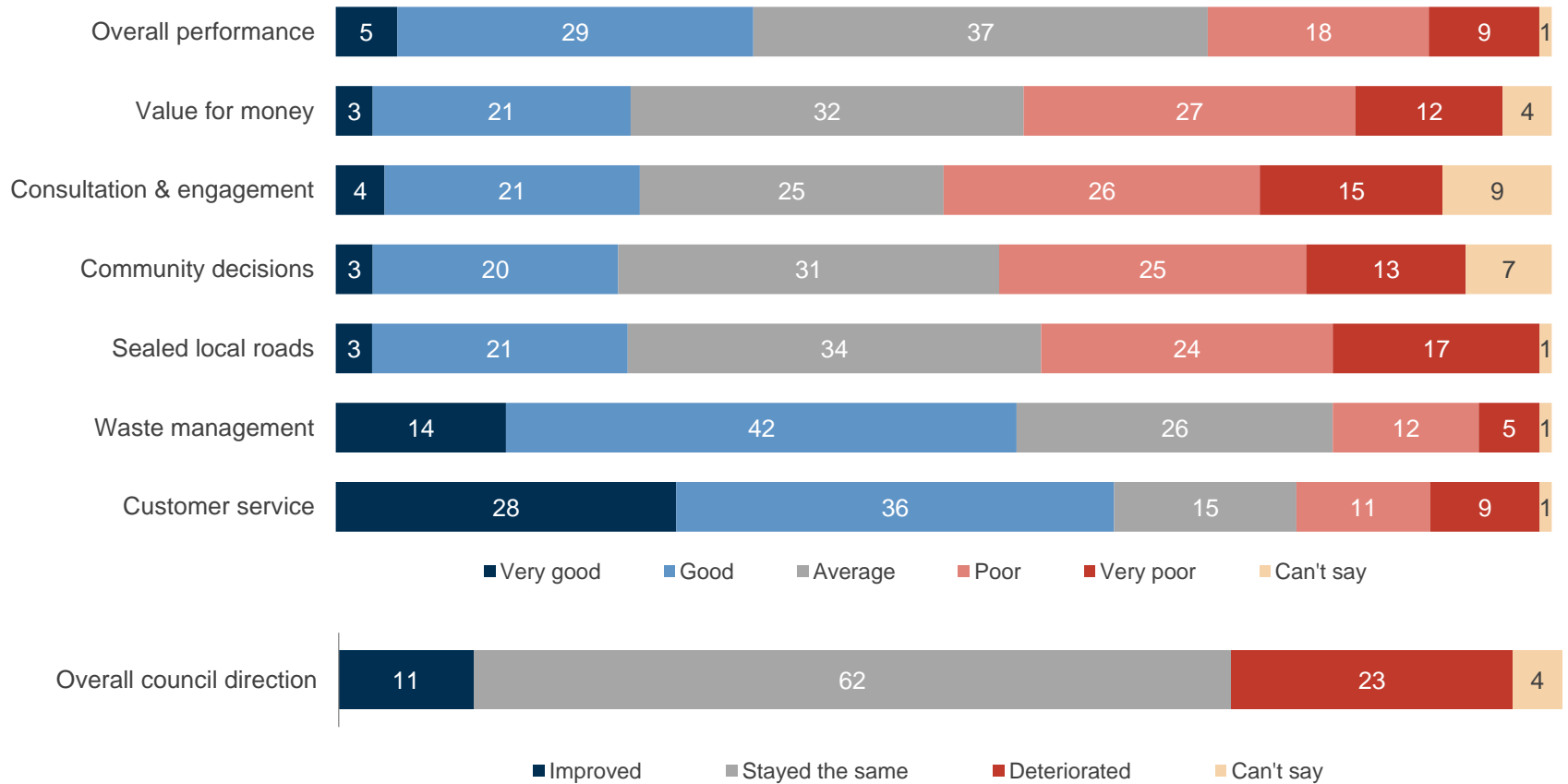
Index scores















Summary of core measures

Core measures summary results (%)














Summary of Benalla Rural City Council performance

Services		Benalla 2023	Benalla 2022	Small Rural 2023	State-wide 2023	Highest score	Lowest score
	Overall performance	50	53	55	56	Aged 65+ years	Aged 50-64 years, Aged 18-34 years
	Value for money	44	45	49	49	Aged 18-34 years	Aged 35-49 years
	Overall council direction	44	46	47	46	Women, Aged 50-64 years	Men, Aged 35-49 years
	Customer service	66	66	65	67	Aged 50-64 years	Aged 35-49 years
	Appearance of public areas	70	69	71	67	Aged 35-49 years	Aged 50-64 years
	Emergency & disaster mngt	68	66	66	65	Aged 18-34 years	Men, Rural residents
	COVID-19 response	64	65	69	67	Aged 65+ years	Aged 50-64 years
	Recreational facilities	63	65	67	68	Aged 65+ years	Aged 18-34 years
	Parking facilities	62	66	60	55	Aged 35-49 years, Aged 65+ years	Aged 50-64 years
	Waste management	62	64	66	66	Aged 65+ years	Aged 18-34 years



Summary of Benalla Rural City Council performance

Services		Benalla 2023	Benalla 2022	Small Rural 2023	State-wide 2023	Highest score	Lowest score
	Family support services	57	62	62	63	Women, Aged 35-49 years	Men, Aged 50-64 years
	Environmental sustainability	55	55	59	60	Aged 35-49 years	Aged 50-64 years
	Tourism development	52	56	61	61	Women	Men
	Population growth	48	48	44	48	Men	Aged 35-49 years
	Slashing & weed control	46	45	47	46	Aged 18-34 years	Rural residents
	Lobbying	46	48	52	51	Aged 65+ years, Urban residents	Rural residents
	Community decisions	43	48	52	51	Aged 18-34 years	Aged 35-49 years
	Local streets & footpaths	43	42	52	52	Aged 35-49 years	Aged 18-34 years
	Consultation & engagement	42	47	53	52	Aged 18-34 years	Aged 35-49 years
	Sealed local roads	42	45	44	48	Aged 65+ years	Aged 50-64 years
	Unsealed roads	38	36	38	37	Aged 65+ years, Urban residents	Aged 35-49 years



Focus areas for the next 12 months

Overview

Benalla Rural City Council's overall performance index score of 50 is down a (not significant) three points from last year. Perceptions of Council's overall performance have declined for two years running, from a peak index score of 61 two years ago, to a 10 year low this year. There are some significant declines in the index scores for individual service areas, but far fewer than in 2022 (when nearly all service area performance scores declined). Perceptions in other areas have not changed significantly compared to last year.

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Comparison to state and area grouping

On overall performance and in the majority of the service areas evaluated, Council continues to rate significantly lower than both the State-wide and Small Rural group averages. In the areas of the appearance of public areas, emergency and disaster management, and parking facilities, Council performs in line with the Small Rural group average and higher than the State-wide average. In the area of population growth, Council performs significantly higher than the Small Rural group average.

Maintain and shore up stronger performing areas

Perceptions of Council's performance on waste management and customer service have been relatively stable over time and remain among Council's strongest performing areas. Historically (back in 2019), Council has performed more strongly in both of these areas – suggesting there is potential to further improve in these areas. The tangible nature of waste management makes it possible for changes to be noticed, thus positively impacting perceptions of Council performance in this service area, and overall.

Local Government Community Satisfaction Survey

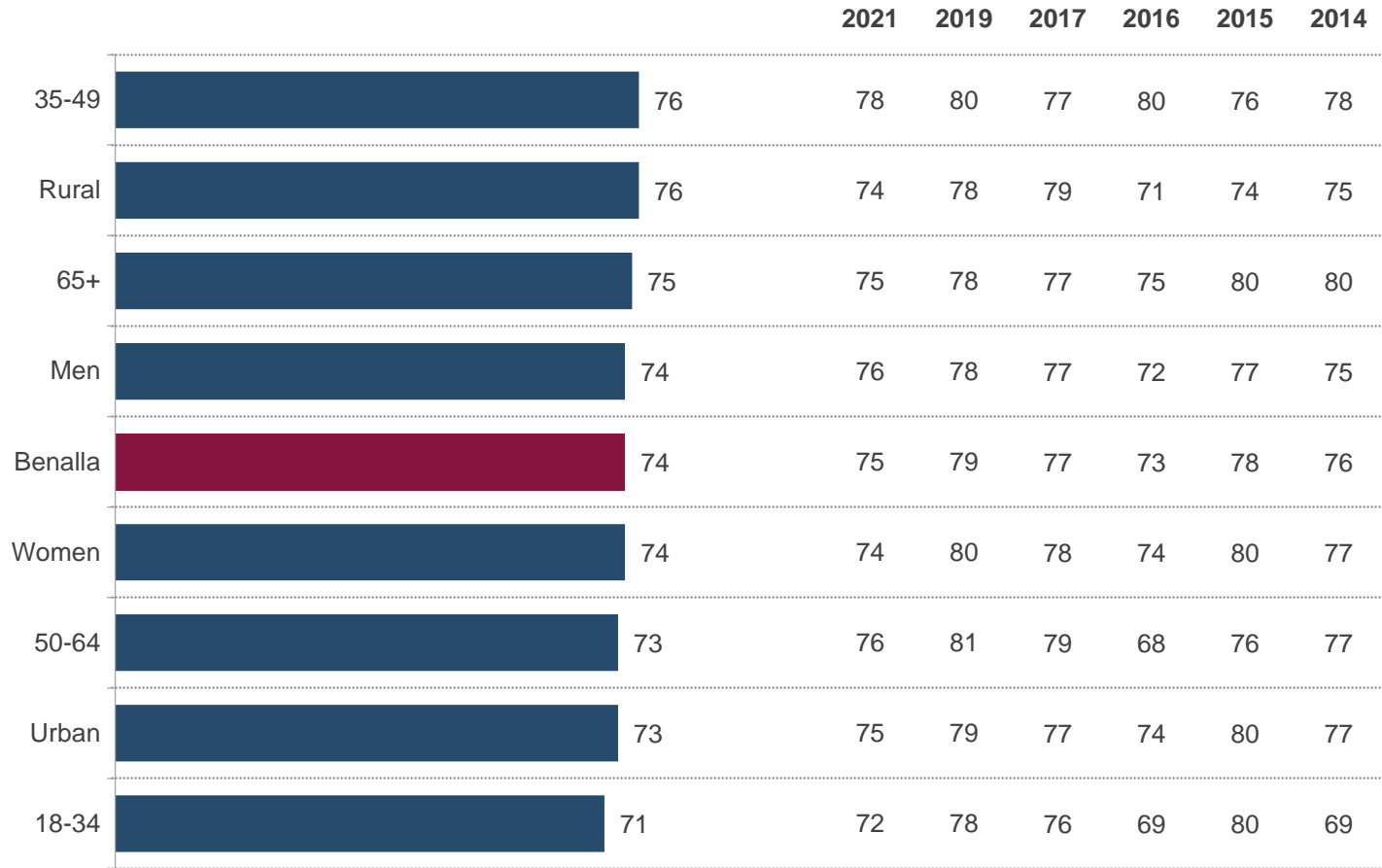
Benalla Rural City Council 2023 Tailored Questions

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Providing art centres

2023 Providing art centres performance (index scores)

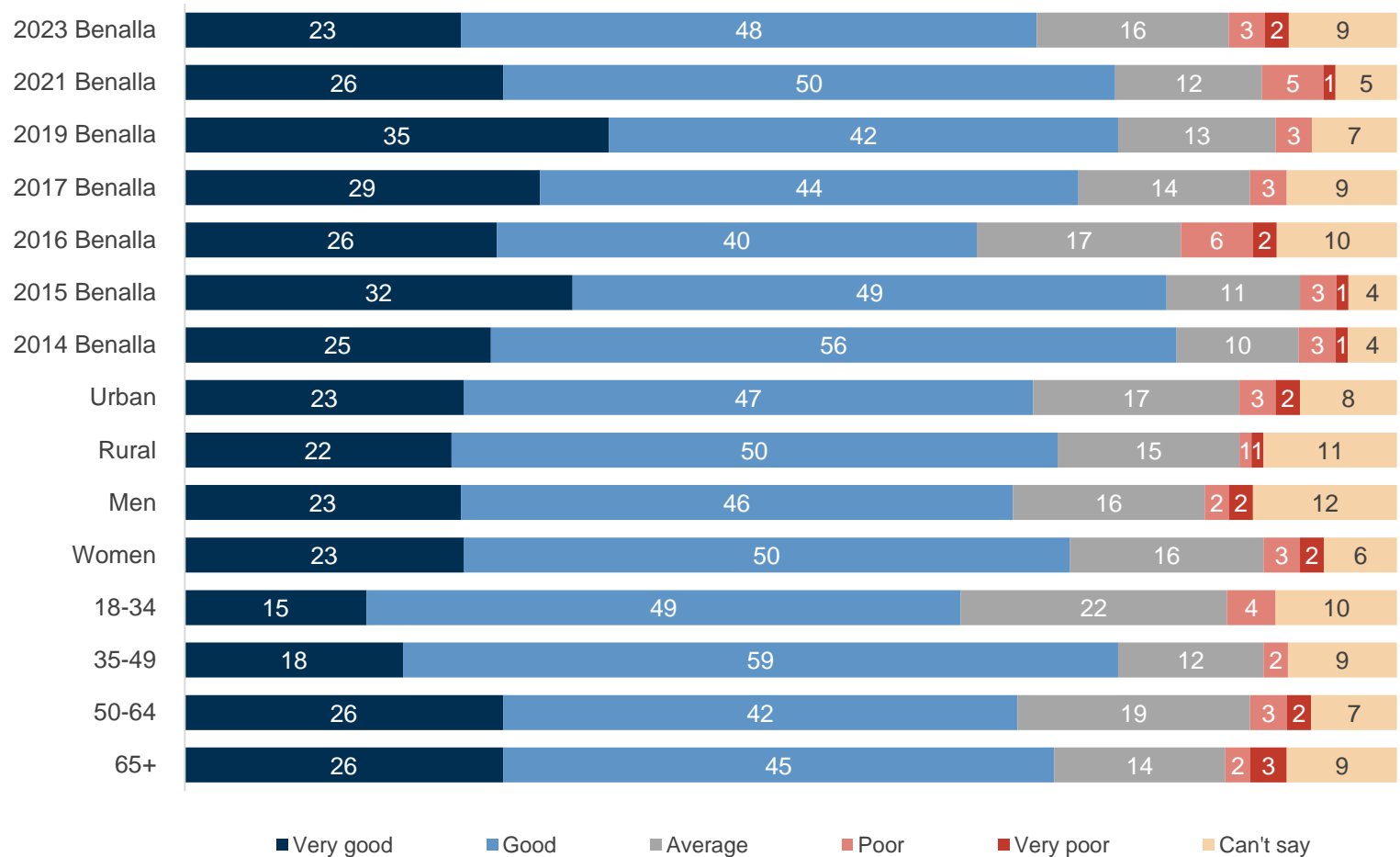


BN1. How has Benalla Rural City Council performed on providing arts centres over the last 12 months? Would you say that their performance on this has been Very Good, Good, Average, Poor or Very Poor?
 Base: All respondents (n=400).



Providing art centres

2023 Providing art centres performance (%)

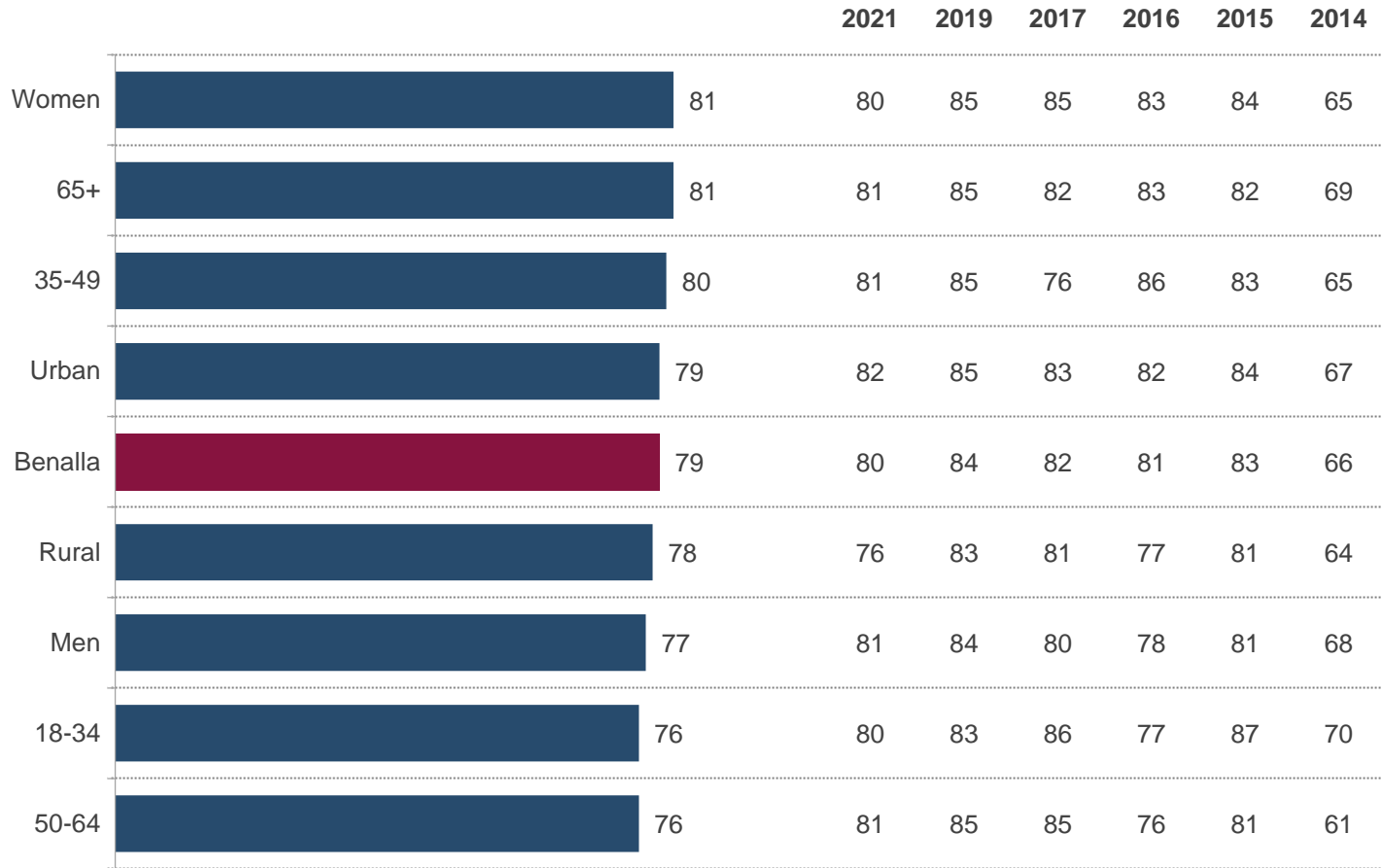


BN1. How has Benalla Rural City Council performed on providing arts centres over the last 12 months? Would you say that their performance on this has been Very Good, Good, Average, Poor or Very Poor?
 Base: All respondents (n=400).



Providing libraries

2023 Providing libraries performance (index scores)

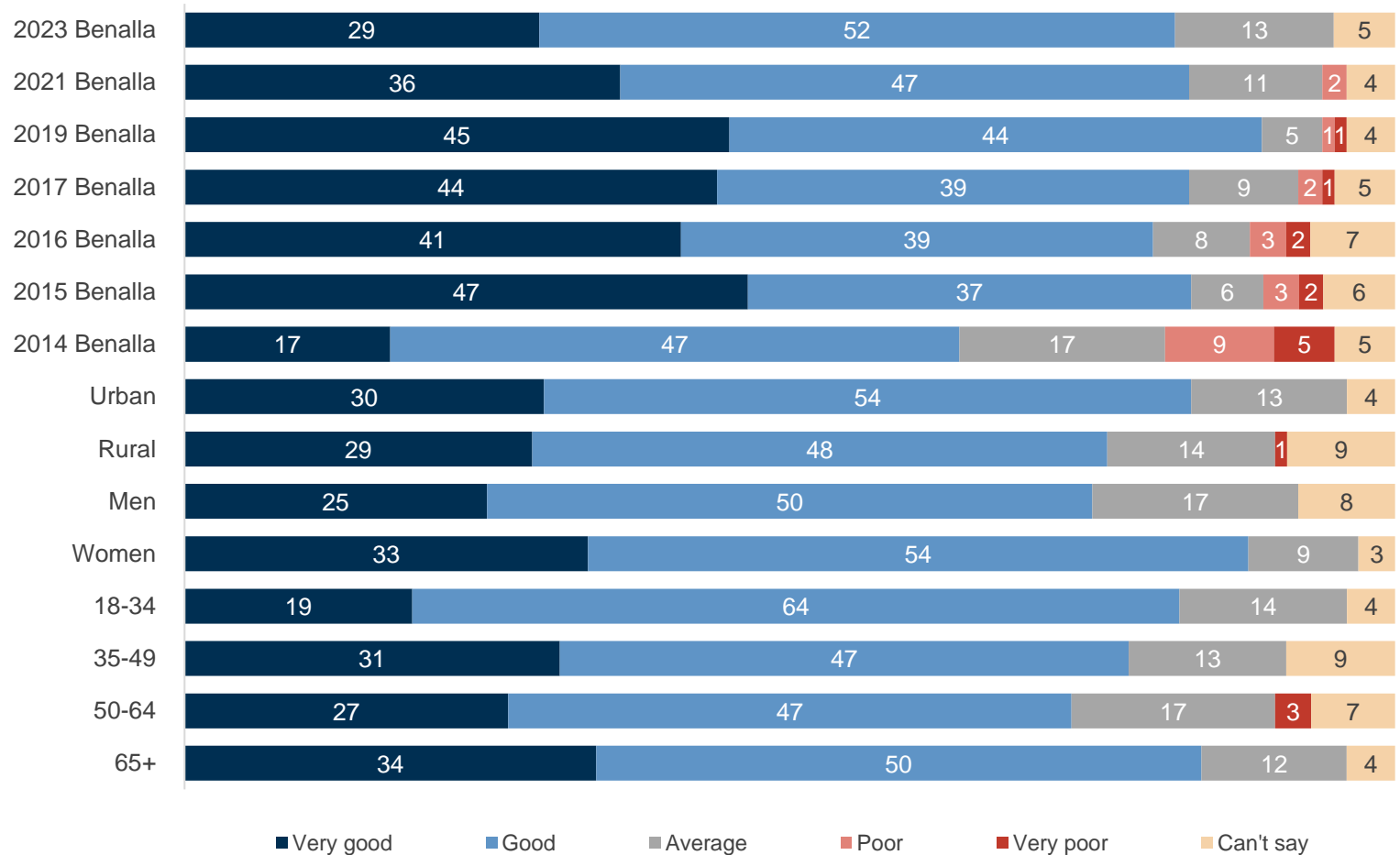


BN2. How has Benalla Rural City Council performed on providing libraries over the last 12 months? Would you say that their performance on this has been Very Good, Good, Average, Poor or Very Poor?
 Base: All respondents (n=400).



Providing libraries

2023 Providing libraries performance (%)

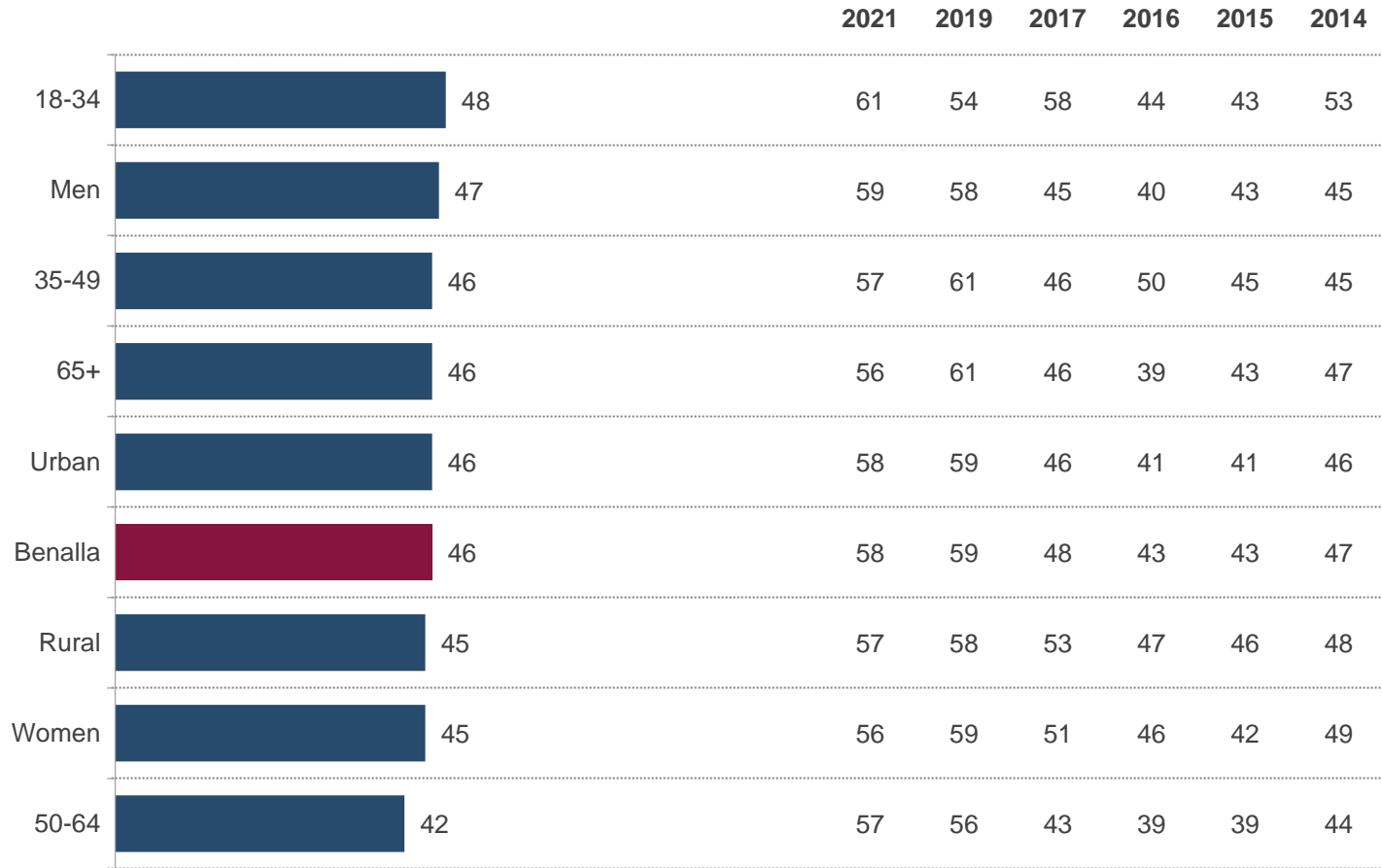


BN2. How has Benalla Rural City Council performed on providing libraries over the last 12 months? Would you say that their performance on this has been Very Good, Good, Average, Poor or Very Poor?
 Base: All respondents (n=400).



Economic or business development

2023 Economic or business development performance (index scores)

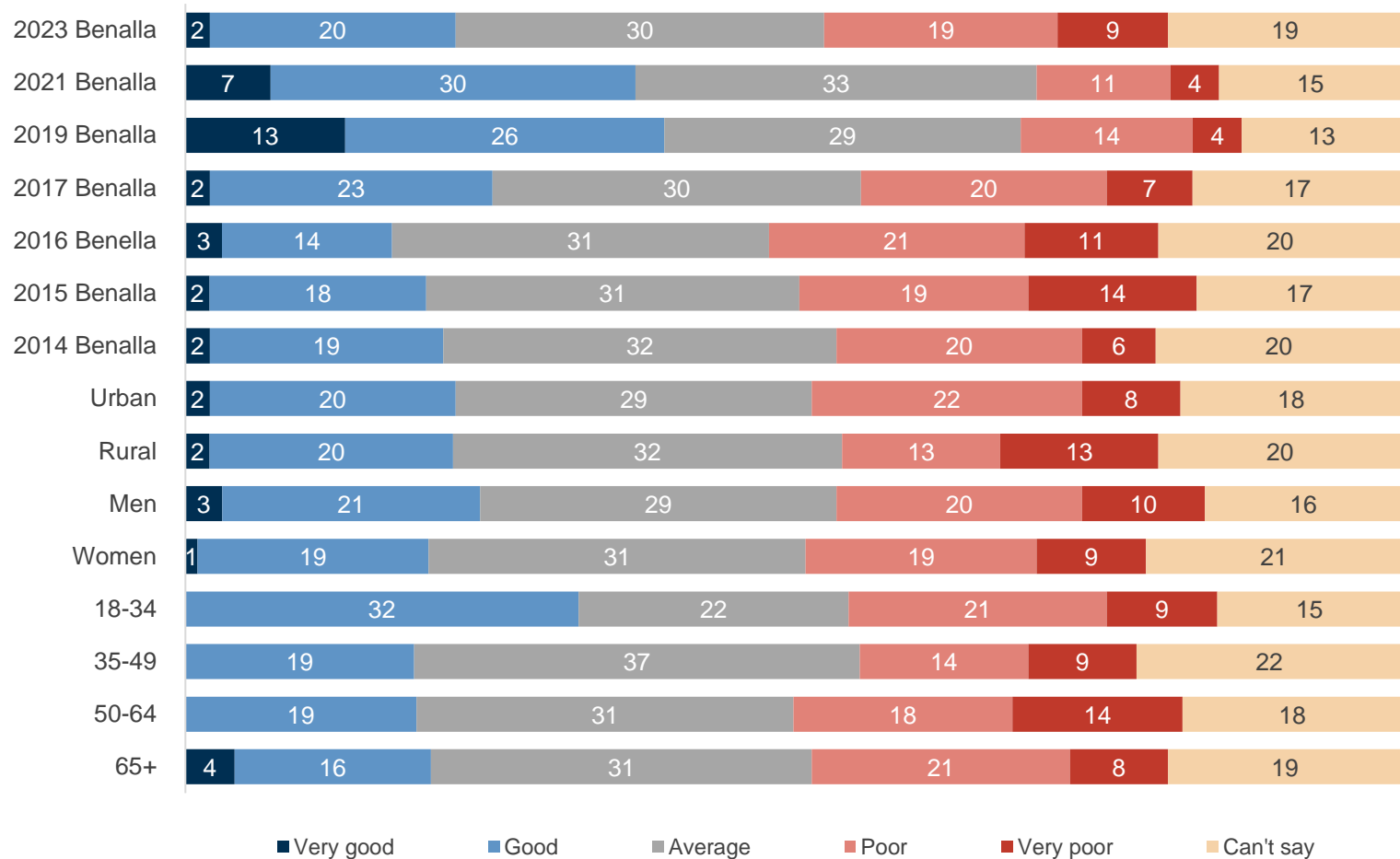


BN3. How has Benalla Rural City Council performed on economic or business development over the last 12 months? Would you say that their performance on this has been Very Good, Good, Average, Poor or Very Poor?
 Base: All respondents (n=400).



Economic or business development

2023 Economic or business development performance (%)

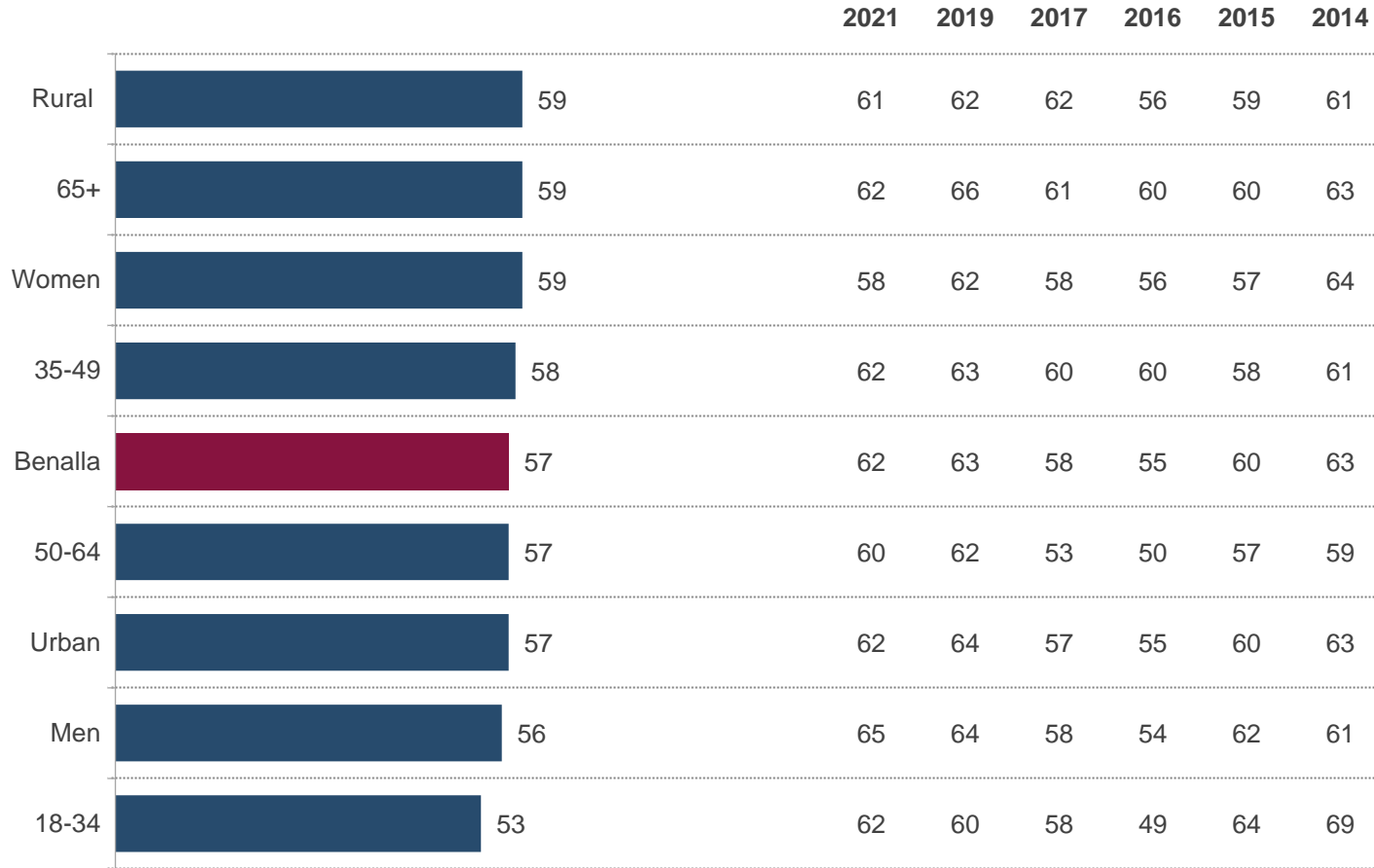


BN3. How has Benalla Rural City Council performed on economic or business development over the last 12 months? Would you say that their performance on this has been Very Good, Good, Average, Poor or Very Poor?
 Base: All respondents (n=400).



Community development activities

2023 Community development activities performance (index scores)

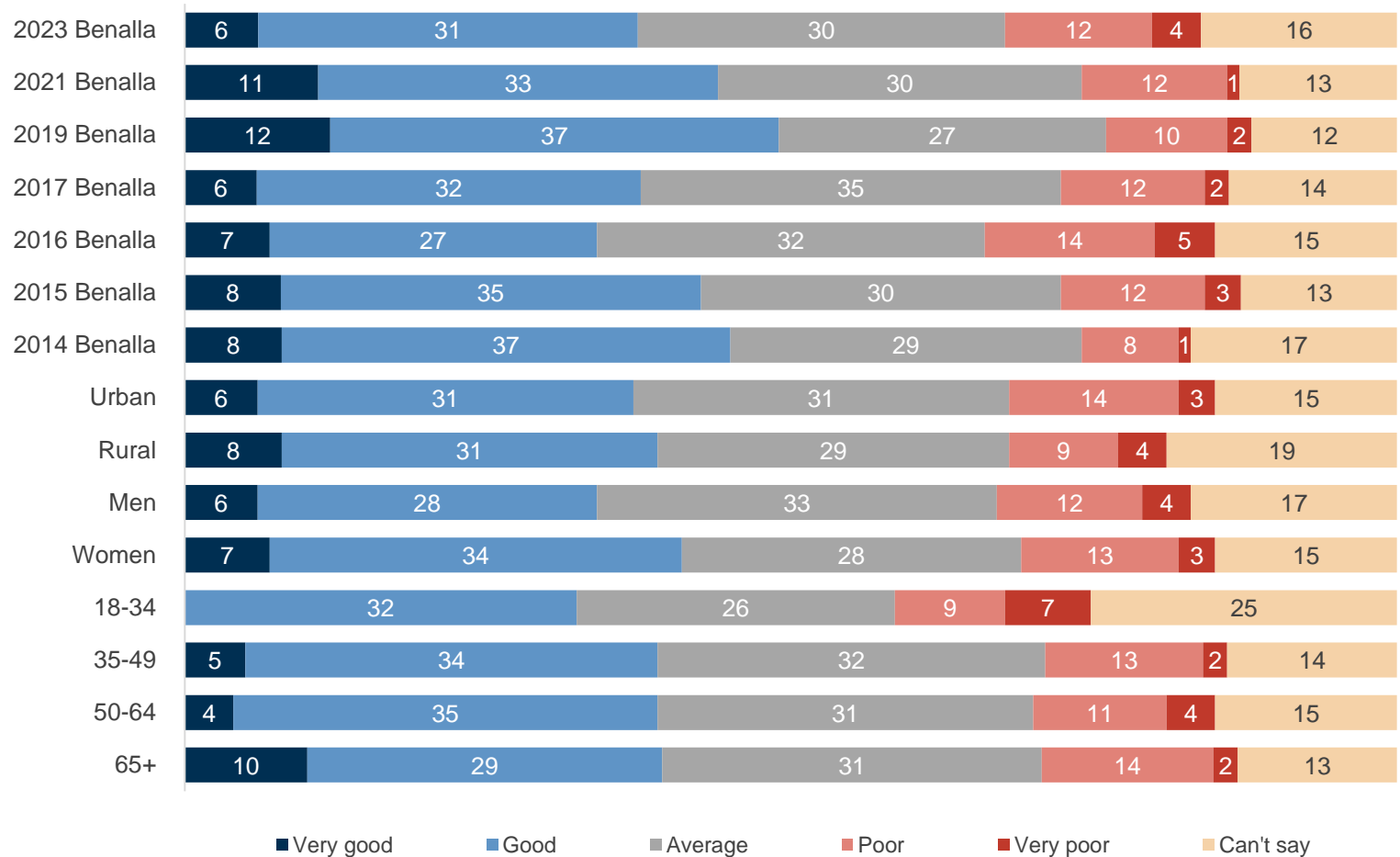


BN4. How has Benalla Rural City Council performed on community development activities over the last 12 months? Would you say that their performance on this has been Very Good, Good, Average, Poor or Very Poor?
 Base: All respondents (n=400).



Community development activities

2023 Community development activities performance (%)

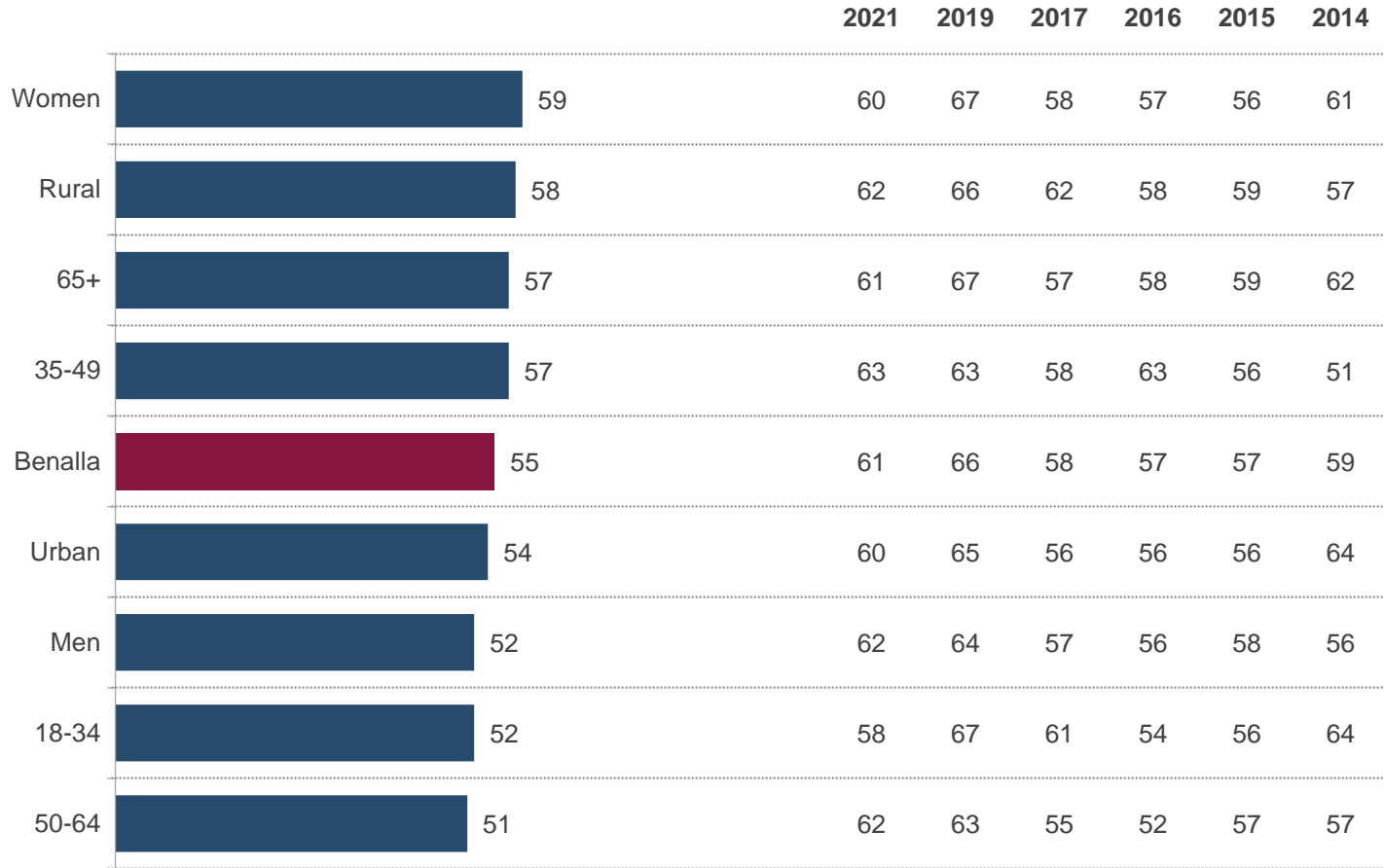


BN4. How has Benalla Rural City Council performed on community development activities over the last 12 months? Would you say that their performance on this has been Very Good, Good, Average, Poor or Very Poor?
 Base: All respondents (n=400).



Tourism promotion and support

2023 Tourism promotion and support performance (index scores)

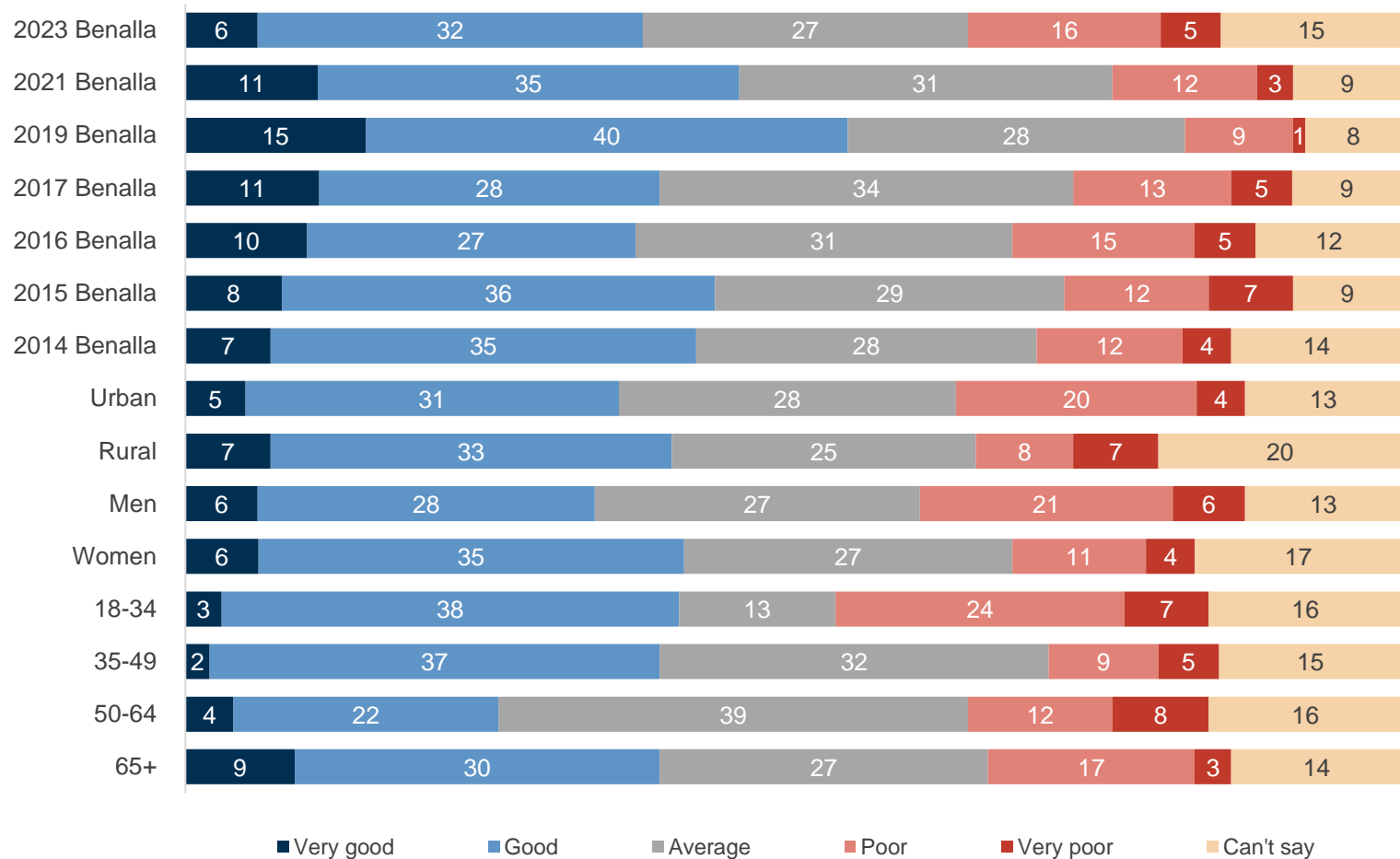


BN5. How has Benalla Rural City Council performed on tourism promotion and support over the last 12 months? Would you say that their performance on this has been Very Good, Good, Average, Poor or Very Poor?
 Base: All respondents (n=400).



Tourism promotion and support

2023 Tourism promotion and support performance (%)

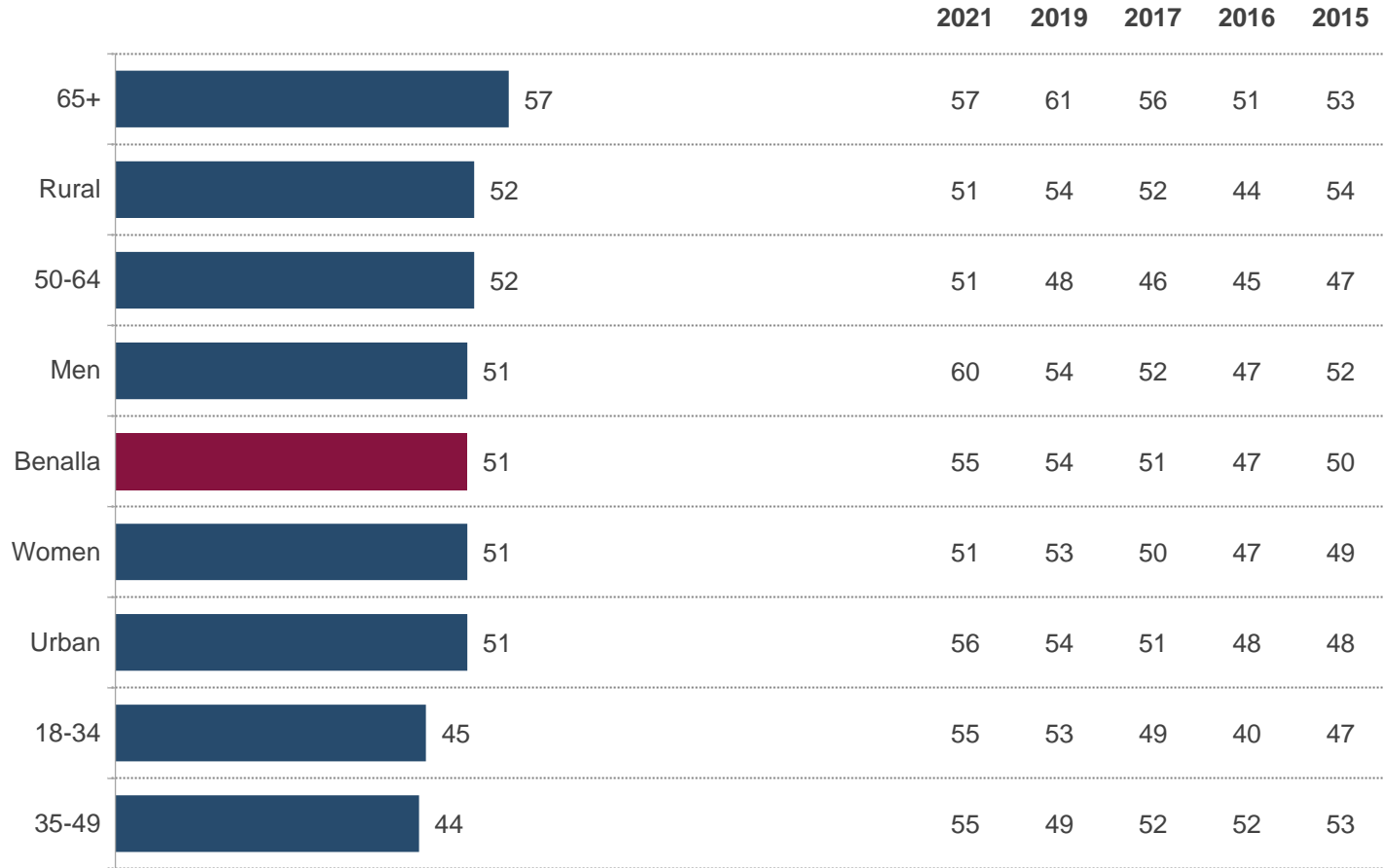


BN5. How has Benalla Rural City Council performed on tourism promotion and support over the last 12 months? Would you say that their performance on this has been Very Good, Good, Average, Poor or Very Poor?
 Base: All respondents (n=400).



Providing youth services and activities

2023 Providing youth services and activities performance (index scores)

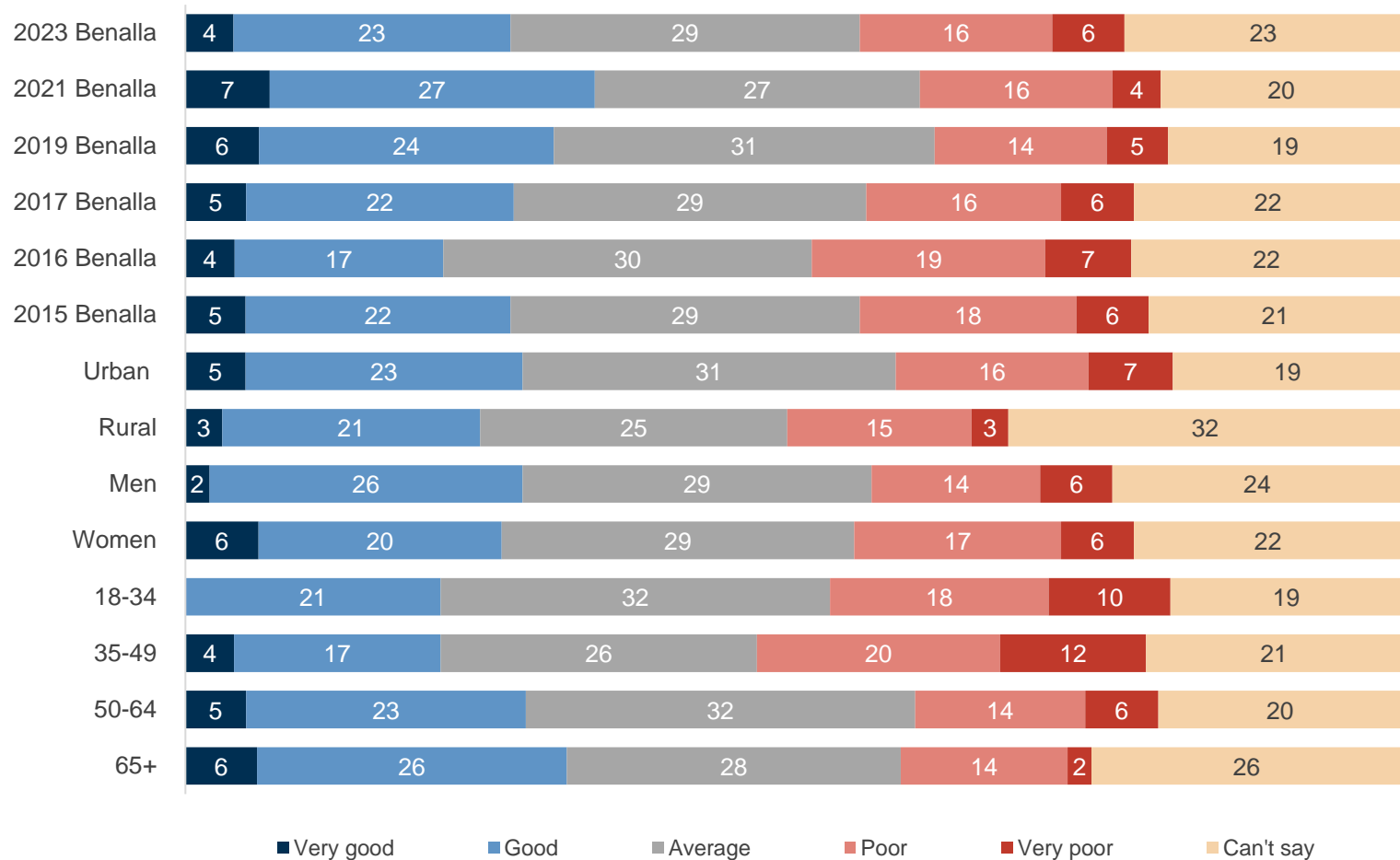


BN6. How has Benalla Rural City Council performed on providing youth services and activities over the last 12 months? Would you say that their performance on this has been Very Good, Good, Average, Poor or Very Poor?
 Base: All respondents (n=400).



Providing youth services and activities

2023 Providing youth services and activities performance (%)



BN6. How has Benalla Rural City Council performed on providing youth services and activities over the last 12 months? Would you say that their performance on this has been Very Good, Good, Average, Poor or Very Poor?
 Base: All respondents (n=400).

**THERE ARE
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6 MILLION
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Closure of Meeting