

3.1 Ordinary Council Meeting M(8) held on 9 September 2025 .....	2
3.1.1 M(8) 9 September 2025 Minutes ( F).....	2
8.2.1 Adoption of Amendment C56alpi to the Alpine Planning Scheme.....	105
8.2.1.1 Amendment C56alpi - Delegate's Report Consideration of Submissions.....	105
8.2.1.2 Amendment C56alpi - Amendment Documentation .....	113
8.3.1 Finance Committee Charter Revocation .....	143
8.3.1.1 Finance Committee Charter V 3 - adopted 20210706.....	143
8.3.2 Audit and Risk Committee - Minutes of Meeting No.2025/26-1, 15 August 2025	151
8.3.2.1 Audit and Risk Committee Minutes of Meeting No.2025-26-01 UNCONFIRMED ....	151
8.3.3 Approval in Principle - 2025/26 Financial Statements and Performance Statement .....	198
8.3.3.1 Draft - 2024/25 Annual Financial Statements 25 Sep 2025 .....	198
8.3.3.2 Draft - 2024/25 Performance Statement 25 Sep 2025 .....	259
9.1 Informal Meetings of Councillors.....	283
9.1.1 Informal Meeting of Councillors 20250826 .....	283
9.1.2 Informal Meeting of Councillors 20250902 .....	285
9.1.3 Informal Meeting of Councillors 20250909 .....	287
9.1.4 Informal Meeting of Councillors 20250916 .....	289
9.1.5 Informal Meeting of Councillors 20250923 .....	291



M(8) – 9 SEPTEMBER 2025

# Ordinary Council Meeting

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Minutes

Notice is hereby given that the next **Ordinary Council Meeting** of the **Alpine Shire Council** was held in the Bright Council Chambers, 2 Churchill Avenue, Bright on **9 September 2025** commencing at **5:00 pm**.

**PRESENT**

**COUNCILLORS**

Cr Sarah Nicholas - Mayor  
Cr Peter Smith - Deputy Mayor  
Cr John Andersen  
Cr Dave Byrne  
Cr Gareth Graham  
Cr Jean-Pierre Ronco  
Cr Noah Tanzen

**OFFICERS**

Will Jeremy - Chief Executive Officer  
Sarah Buckley - Director Assets  
Nathalie Cooke – Director Corporate and Community

## Minutes

1	Recording and livestreaming of Council meetings.....	5
2	Acknowledgement of Traditional Custodians and recognition of all people .....	5
3	Confirmation of minutes .....	5
3.1	Ordinary Council Meeting M(7) held on 29 July 2025.....	5
4	Apologies.....	5
5	Obituaries / Congratulations .....	5
6	Declarations by Councillors of Conflict of Interest .....	5
7	Public Questions.....	6
8	Presentation of reports by officers .....	7
8.1	Chief Executive Officer - Will Jeremy .....	7
8.1.1	Native Title Claim .....	7
8.2	Director Assets - Sarah Buckley.....	10
8.2.1	Draft Asset Plan 2025 - 2035 .....	10
8.2.2	Lease of land at the Myrtleford Bowls Club.....	15
8.2.3	Safe Local Roads and Streets Program.....	18
8.2.4	Draft Alpine Shire Neighbourhood Character Strategy 2025.....	26
8.2.5	Bright Valley Development - Road Deviation and Land Exchange .....	30
8.2.6	Partial Road Closure - parts of Martley and Nicholson Streets in Porepunkah .....	35
8.3	Director Corporate and Community - Nathalie Cooke .....	39
8.3.1	Council Plan 2025 - 2029 Community Submissions.....	39
8.3.2	Alpine Shire Community Vision and Council Plan 2025-2029 (incorporating the Municipal Public Health and Wellbeing Plan) .....	46
8.3.3	Draft Financial Plan 2025 - 2035 .....	52
8.3.4	P.2025.002 - Great Alpine Road, Bright.....	56
8.3.5	P.2024.068 - 12 Jubilee Street, Myrtleford .....	69



8.3.6 P.2025.017 - 13 McGeehan Crescent, Myrtleford .....	76
8.3.7 P.2025.062 - Development Plan - 12 Simmonds Creek Road, Tawonga South .....	82
8.3.8 Debtor Management Policy .....	94
8.3.9 Instruments of Delegation .....	97
9 Informal Meetings of Councillors.....	101
10 Presentation of reports by delegates .....	102
11 General business .....	102
12 Motions for which notice has previously been given .....	102
13 Reception and reading of petitions .....	102
14 Documents for signing and sealing .....	102
15 Closure of meeting .....	102

# 1 Recording and livestreaming of Council meetings

*The CEO read the following statement:*

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

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

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

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

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

# 2 Acknowledgement of Traditional Custodians and recognition of all people

*All to stand, the Mayor read the following statement:*

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

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

# 3 Confirmation of minutes

## 3.1 ORDINARY COUNCIL MEETING M(7) HELD ON 29 JULY 2025

Cr Smith

Cr Andersen

*That the minutes of M(7) 29 July 2025 as circulated be confirmed.*

Carried Unanimously

# 4 Apologies

# 5 Obituaries / Congratulations

Refer to Alpine Shire Council's website [www.alpineshire.vic.gov.au](http://www.alpineshire.vic.gov.au) for its YouTube live-streaming recording for responses to obituaries and congratulations.

## 6 Declarations by Councillors of Conflict of Interest

Nil

## 7 Public Questions

Public Question time will be held in accordance with the following provisions of Council's Governance Rules:

### G5 Public Question Time

GS3. Questions submitted to Council may be:

Submitted as a "Question on Notice" to the Chief Executive Officer in writing by 5pm on the day prior to the Council meeting, stating the name and contact details of the person submitting the question; or

During meetings held wholly in-person, at the Chairperson's discretion, asked directly by a member of the public gallery at the Council meeting during public question time.

GS4. No person may submit or ask more than two questions at any one meeting.

GS7. Questions should be limited to items of public interest, and are not intended to replace Council's ordinary Customer Request process. A question may be disallowed by the Chairperson if the Chairperson determines that it:

- is not related to an item on the agenda;
- relates to a matter outside the duties, functions and powers of Council;
- is defamatory, indecent, abusive, offensive, irrelevant, trivial or objectionable in language or substance;
- deals with a subject matter already answered;
- is aimed at embarrassing a Councillor or a member of Council staff;
- relates to confidential information as defined in s3 of the Act;
- relates to the personal hardship of any resident or ratepayer; or
- relates to any other matter which the Council considers would prejudice the Council or any person.

Refer to Alpine Shire Council's website [www.alpineshire.vic.gov.au](http://www.alpineshire.vic.gov.au); for its YouTube live-streaming recording for responses to questions.

## 8 Presentation of reports by officers

### 8.1 CHIEF EXECUTIVE OFFICER - WILL JEREMY

#### 8.1.1 Native Title Claim

##### INTRODUCTION

The purpose of the report is to seek Council's approval register as an interested party to the native title determination application to the Federal Court of Australia by the Dhudhuroa, Waywurru and Ngurai Illum People (native title claim group).

Cr Tanzen

Cr Byrne

*That Council:*

- 1. Provides authorisation for the Chief Executive Officer to register Alpine Shire Council to become an interested party to a native title determination application; and*
- 2. Notes that Council may choose to withdraw as an interested party at any time during the process.*

Carried Unanimously

##### BACKGROUND

The native title claim group is requesting determination that the Dhudhuroa, Waywurru and Ngurai Illum People hold native title of land across Central and North-Eastern Victoria including land within Alpine Shire. Becoming a party to the determination ensures Council remains informed about the determination.

The native title claim group have applied to the Federal Court of Australia seeking a determination that the group holds native title in the area highlighted blue as below.



Figure 1: Native Title Claim (Source: National Native Title Tribunal)

The native title claim group consists of the people known as the Dhudhuroa, Waywurru and Ngurai Illum People, being those Aboriginal people who, according to their traditional laws and customs, hold the common or group rights over Dhudhuroa, Waywurru and Ngurai Illum Country.

The application area covers approximately 24,315 sq km and impacts the following local government areas: Alpine Shire, Benalla Rural City, Campaspe Shire, East Gippsland Shire, Falls Creek Alpine Resort (Unincorporated), Greater Bendigo City, Greater Shepparton City, Indigo Shire, Mansfield Shire, Mitchell Shire, Mount Hotham Alpine Resort (Unincorporated), Murrindindi Shire, Strathbogie Shire, Towong Shire, Wangaratta Rural City, Wellington Shire and Wodonga City.

## ISSUES

There is benefit in Council becoming a party to the application in order to be kept informed throughout the process of all information relating to Council's interests.

This will further allow Council to participate in court proceedings, including mediations and hearings, raise objections, present evidence and negotiate outcomes and to be kept informed through the process should this be required.

There is no identified negative consequences of Council registering to become a party to this application.

## POLICY IMPLICATIONS

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

- 3.2 Stewardship and care of our natural environment
- 5.3 Bold leadership, strong partnerships and effective advocacy

## FINANCIAL AND RESOURCE IMPLICATIONS

There is no cost to Council to provide its notice of intention to become an interested party, should this notice be made before the 1 October 2025 deadline. Should Council wish to become an interested party after 1 October 2025 there would be an unspecified cost to do so.

Council can withdraw its registration as an interested party at any time and at no cost should Council determine to do so.

## RISK MANAGEMENT

Risk	Likelihood	Impact	Mitigation Action / Control
Council not exercising its due diligence by not filing a notice of intention and not being kept informed as to the outcome of the to the native title claim.	Possible	Moderate	<ul style="list-style-type: none"> <li>Becoming a party to the application will ensure that Council is kept informed as to the progress of the native title claim.</li> </ul>

## CONSULTATION

The native title claim has been publicly advertised by the National Native Title Tribunal.

## CONCLUSION

The *Native Title Act 1993* (Cth) provides a process through which Indigenous Australians can lodge an application to seek determination of native title.

The Officer's recommendation is that Council provide authorisation for the Chief Executive Officer to register Alpine Shire Council to become an interested party to a native title determination application.

## DECLARATION OF CONFLICT OF INTEREST

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

- Chief Executive Officer Executive
- Executive Assistant (CEO)

## ATTACHMENT(S)

- 8.1.1.1 VC 2023 001 Copy of Notice.pdf

## 8.2 DIRECTOR ASSETS - SARAH BUCKLEY

### 8.2.1 Draft Asset Plan 2025 - 2035

#### INTRODUCTION

This report relates to the endorsement of the draft Asset Plan 2025-2035 for public exhibition.

**Cr Andersen**

**Cr Byrne**

*That Council:*

- 1. Endorses the draft Asset Plan 2025-2035 for the purpose of seeking public submissions;*
- 2. Invites public submissions on the draft Asset Plan 2025-2035 for a period no less than 14 days; and*
- 3. Considers a recommendation to adopt the final document at a future Ordinary Council Meeting.*

**Carried Unanimously**

#### BACKGROUND

The Asset Plan is a legislated requirement introduced in the *Local Government Act 2020* that requires all Victorian councils to develop, adopt and keep in force an Asset Plan. It must be adopted by the 31 October following a general election. The Asset Plan is a strategic document that informs the community about how Council's infrastructure assets will be managed and maintained to support achieving the Community Vision and Council Plan objectives.

The Plan must cover a minimum period of at least the next 10 financial years, and include information about maintenance, renewal, acquisition, disposal and decommissioning in relation to each class of infrastructure asset under the control of the Council.

These asset classes include:

- Roads and car parks
- Buildings
- Pathways
- Open space
- Drainage
- Bridges.

In June 2022, Council adopted its first Asset Plan.

The Plan outlines how Alpine Shire Council will manage its assets responsibly to support community service delivery, now and into the future. It aims to:

- Demonstrate how assets will be maintained in a cost-effective and sustainable way.

- Define the services provided, the standards expected, and how performance will be measured.
- Summarise forecasted operating and capital investment needs.
- Ensure alignment between asset planning, the Council Plan, Financial Plan, and Budget.
- Align asset management practices with relevant local, regional, and state strategies and policies.
- Ensure compliance with legislative requirements.

## ISSUES

### *Asset Plan Review*

Council's current Asset Plan has been reviewed against the following documents:

- Valuation Report 2023-2024
- Asset condition assessments
- Customer Satisfaction Survey
- Community and stakeholder engagement
- Council Plan
- Financial Plan.

The review has been completed to meet the requirements of Section 92 of the *Local Government Act 2020*. The Victorian *Local Government Act 2020* states that the Asset Plan must:

- Include information about maintenance, renewal, acquisition, expansion, upgrade, disposal and decommissioning in relation to each class of infrastructure asset under the control of Council, and
- Be developed, adopted and kept in force in accordance with the Council's deliberative engagement practices.

The review of the Asset Plan ensures the continued sustainable management of Council's Assets and informs investment decisions that balance cost, risk and performance across the asset lifecycle. As a result of the review a draft Asset Plan has been completed with updates to reflect the most accurate asset data and retain consistency with Council's strategic goals and objectives.

## POLICY IMPLICATIONS

Council's draft Asset Plan has been prepared to meet the requirements of the *Local Government Act 2020*.

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

- 4.5     Assets for our current and future needs



## FINANCIAL AND RESOURCE IMPLICATIONS

The draft Asset Plan was developed in conjunction with the draft Financial Plan. As such, it provides a long-term view of the resources that are planned to be available, and how these will be allocated and prioritised, over the next ten years. The draft Financial Plan is also recommended to be endorsed for public exhibition at the August Ordinary Council Meeting.

Council's position on asset management will remain sustainable in the short to medium term and Council will continue to monitor and react to longer term issues in advance of any change requirements. Continued focus on lifecycle costs of infrastructure and alignment to services will assist in understanding the long-term implications of investment decisions.

## RISK MANAGEMENT

Risk	Likelihood	Impact	Mitigation Action / Control
Local, national, and global trends can all influence the future of our Shire	Possible	Moderate	<ul style="list-style-type: none"> <li>Understand these trends, adapt to challenges, and embrace opportunities that support our health, vibrancy, and long-term sustainability</li> </ul>
Aging assets: increasingly prone to failure, require more frequent and costly maintenance, and may no longer meet contemporary standards for safety, accessibility, or functionality.	Possible	Moderate	<ul style="list-style-type: none"> <li>Requires optimised asset spending and proactive renewal programs to prevent service disruption and asset failure.</li> </ul>

Risk	Likelihood	Impact	Mitigation Action / Control
Tourism is a key industry for the Alpine Shire, and growth in regional and domestic tourism can increase the seasonal and ongoing strain on local infrastructure, especially in areas with iconic natural or cultural attractions.	Possible	Moderate	<ul style="list-style-type: none"> <li>Asset management systems must plan for peak loads, prioritise resilience, and ensure timely maintenance. Service delivery must focus on enhancing visitor experience while protecting local amenity and environmental sustainability.</li> </ul>
Community expectations continue to evolve, with greater emphasis on quality of life, inclusion, and accessible public services	Possible	Moderate	<ul style="list-style-type: none"> <li>Investment in technology, modern amenities, and sustainability features. Agile and responsive service models. Development of strategic alliances with service delivery partners.</li> </ul>
Climate - related asset stress	Possible	Moderate	<ul style="list-style-type: none"> <li>Assess vulnerabilities and adapt maintenance and renewal schedules to account for environmental stressors.</li> </ul>

Risk	Likelihood	Impact	Mitigation Action / Control
Compliance and Regulatory changes at state and federal levels can influence funding allocations and asset compliance requirements	Possible	Moderate	<ul style="list-style-type: none"> <li>Asset planning remains flexible and responsive to government priorities. Review of asset strategies, service delivery models and funding frameworks to align with current policy settings and maintain funding eligibility.</li> </ul>

## CONSULTATION

In accordance with the requirements of the LGA 2020, the draft Asset Plan must be adopted in accordance with Council's Community Engagement Policy. The content is closely aligned with that of the draft Financial Plan, supports delivery of the Strategic Objectives of the Council Plan 2021-2025, and supports progress towards achieving the Community Vision 2040.

The draft Asset Plan was prepared with significant community engagement, including a deliberative engagement process as part of the development of Council's draft Council Plan 2025-29. A planned 14-day public exhibition period now provides an opportunity for the community to review and provide feedback on the draft Asset Plan. The draft Asset Plan must be reviewed in accordance with Council's deliberative engagement practices and an update adopted by 31 October in the year following a general election.

## CONCLUSION

Council is legislated under LGA 2020 to develop and adopt an Asset Plan which includes information about maintenance, renewal, acquisition, expansion, upgrade, disposal, and decommissioning in relation to each class of infrastructure asset under the control of the Council. Council's Draft Asset Plan has been developed in line with this legislation, and this Plan is ready for public exhibition.

## DECLARATION OF CONFLICT OF INTEREST

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

- Director Assets
- Manager Assets and Waste
- Asset Management Coordinator

**ATTACHMENT(S)**

1. **8.2.1.1** ASC Draft Asset Plan 2025-2035

## 8.2.2 Lease of land at the Myrtleford Bowls Club

### INTRODUCTION

This report relates to a new lease for part of the land known as Crown Allotment 20D Section E, Parish of Myrtleford. This lease seeks to document the terms and conditions under which the property has been used to date, ensuring clarity on obligations and legal compliance for Council and the proposed lessee, Myrtleford Bowls Club Inc.

Cr Byrne

Cr Graham

*That Council:*

- 1. Approves and executes a lease for part of Crown Allotment 20D Section E, Parish of Myrtleford; and*
- 2. Signs and seals the lease for part of Crown Allotment 20D Section E, Parish of Myrtleford at the appropriate stage of the meeting.*

Carried Unanimously

### BACKGROUND

Alpine Shire Council, as committee of management, is the appointed land manager for Crown Allotment 20D Section E, Parish of Myrtleford. This lease seeks to correct the absence of a binding agreement for the land on which this facility is located.

### ISSUES

The Myrtleford Bowls Club has been located on this parcel of land since 1947, and the building on the site was built by the proposed lessee, Myrtleford Bowls Club Inc. There was limited ability for Council to go to market seeking expression of interest over this parcel of land.

### POLICY IMPLICATIONS

The process adopted by Council for the awarding a lease was in accordance with obligations under the *Local Government Act 2020* and Alpine Shire Council's Community Engagement Policy 2024.

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

- 4.5 Assets for our current and future needs
- 5.2 A responsible, transparent and responsive organisation

## FINANCIAL AND RESOURCE IMPLICATIONS

The annual lease fee is \$250 plus GST, which is in accordance with the fees published in the Alpine Shire Council 2025-26 Budget. As the building is deemed a tenant improvement, Council will not bear the costs of maintaining it. The proposed lessee has managed the site successfully to date for the benefit of the community and with minimal impact to Council's resources. Given the capital investment by the occupant, the proposed lease is for a twenty (20) year period.

## RISK MANAGEMENT

Risk	Likelihood	Impact	Mitigation Action / Control
Lessee is unable to fulfill their obligations	Rare	Minor	<ul style="list-style-type: none"> <li>Council may inherit the building and nominate a suitable operating model to manage the facility.</li> </ul>

## CONSULTATION

Section 115 of the *Local Government Act 2020* states:

'(1) A Council's power to lease any land to any person is limited to leases for a term of 50 years or less.

(2) Subject to any other Act, and except where Section 116 applies, if a Council leases any land to any person subject to any exceptions, reservations, covenants and conditions, it must comply with this section.

(3) A Council must include any proposal to lease land in a financial year in the budget, where the lease is—

(a) for one year or more and

(i) the rent for any period of the lease is \$100 000 or more a year; or

(ii) the current market rental value of the land is \$100 000 or more a year; or

(b) for 10 years or more.

(4) If a Council proposes to lease land that is subject to subsection (3) and that was not included as a proposal in the budget, the Council must undertake a community engagement process in accordance with the Council's community engagement policy in respect of the proposal before entering the lease.'

In July 2025, in accordance with Council Policy, notice was given to inform the public that Council intended to enter into a lease over part of the land known as Crown Allotment

20D Section E, Parish of Myrtleford with the current occupant and operator of the bowls club: Myrtleford Bowls Club Inc.

The intent of the notice was to inform the community and provide them with the opportunity to comment prior to the lease being executed. No submissions were received.

The Department of Energy, Environment and Climate Action was consulted and is supportive of the issuing of the lease.

## CONCLUSION

Council has met its obligations under Section 115 of the *Local Government Act 2020* and further community engagement is not required. This lease can now be considered by Council.

## DECLARATION OF CONFLICT OF INTEREST

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

- Director Assets
- Manager Growth and Future
- Property and Contracts Coordinator

## ATTACHMENT(S)

Nil

## 8.2.3 Safe Local Roads and Streets Program

### INTRODUCTION

The purpose of this report is to note that Council officers have prepared a grant application under the Transport Accident Commission (TAC)'s Safe Local Roads and Streets Program for the construction of the Bright to Wandiligong Trail (Stage 1 - Centenary Park to Pioneer Park) and the Kiewa River Trail (Damms Road Link) in Mount Beauty.

Cr Tanzen

Cr Ronco

*That Council notes that Council officers have applied for grant funding under the Transport Accident Commission, and Department of Transport and Planning's Safe Local Roads and Streets Program for the following projects:*

- a. Merriang Speed Limit Reductions*
- b. Mountain Creek Road Speed Limit Reduction*
- c. Bright to Wandiligong Trail (Stage 1 - Centenary Park to Pioneer Park)*
- d. Kiewa River Trail (Damms Road Link).*

Carried Unanimously

### BACKGROUND

The Victorian Government seeks to halve road deaths and reduce serious injuries by 2030. This target aligns with the Transport Accident Commission (TAC) 2025 Strategy including TAC's interest in 'evidence based, targeted and significant investments in pursuit of our vision and the State Strategy.'

The TAC, in partnership with the Department of Transport and Planning (DTP), has developed the Safe Local Roads and Streets Program to support the development and delivery of road safety infrastructure projects on local roads. The program will seek to assist local councils in delivering safety improvements on the highest risk local roads, intersections and precincts. The grant seeks to support management and infrastructure improvements that align with the Victorian Government's Safe Systems principles.

Victoria's local road network covers approximately 132,000 kilometres. Local Government Authorities (LGAs) are responsible for designing, building, and maintaining the local roads and streets within their municipalities. Alpine Shire Council is responsible for approximately 660 kilometres of the state-wide network.

### ISSUES

Council officers, the TAC and DTP have taken part in two intervention workshops to discuss a list of speed reduction and traffic control projects that may meet the eligibility criteria for the program. Following these workshops, it was agreed that two speed reduction projects and three shared paths met the criteria to be considered for this grant program and that these projects could proceed to further design. These are:



Speed limit reductions:

- Speed limit reductions in the Merriang area
- Mountain Creek Road, Tawonga

Shared Path Projects:

- Bright to Wandiligong Trail (Stage 1 - Centenary Park to Pioneer Park) - Off Road Links
- Kiewa River Trail (Damms Road Link) - Off Road Trail in Mount Beauty
- Camp Street Off Road Trail and Crossing in Bright

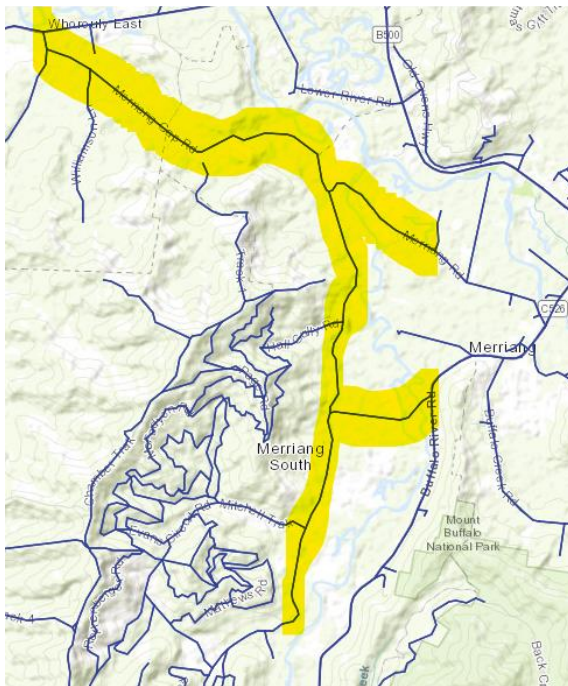
Camp Street in Bright was later removed for consideration due to the complexity of issues that any final design would need to take into account, which would have required extensive consultation and engagement with a variety of stakeholders including local businesses, that would not have met the construction deadlines for the program.

### ***Speed Limit Reductions***

The speed limit reductions in Merriang are proposed to apply to sections of Merriang Road, Merriang South Road, Merriang Homestead Road, and Merriang Gap Road. They seek to reduce the speed limits from 100kph to 80kph, extend the existing 60kph speed limit on Merriang Road from the Buffalo River to the Merriang Gap Road/Merriang Homestead Road intersection, and install guideposts and warning signs at high-risk locations. The extent of speed limit reductions is listed in figure one.

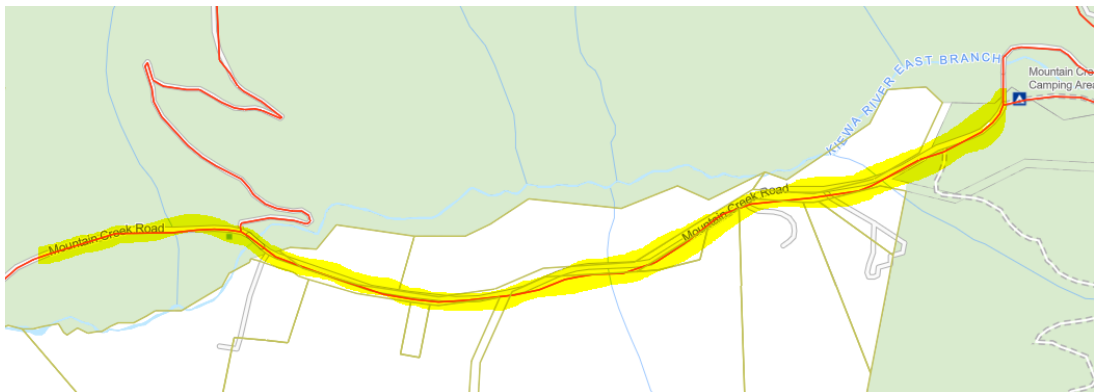
Merriang Gap Road has been identified as one of the highest risk local roads in the municipality with five crashes having occurred on this road between 2013 and 2024 possibly caused by, narrow road width, narrow shoulder width, hilly terrain with limited visibility, and sharp curves. Merriang Homestead Road and Merriang South Road have each had one crash in 2013 and 2021 respectively.

It is estimated that the speed limit reductions will cost \$50,000 excl GST to implement.



**Figure One: Extent of speed limit reductions in Merriang highlighted in yellow.**

It is proposed to reduce the speed limit on Mountain Creek Road, Tawonga from 100kph to 80kph between the transmission lines and the Mountain Creek campground, as shown in figure two.



**Figure Two: Extent of speed limit reductions on Mountain Creek Road highlighted in yellow.**

Mountain Creek Road has issues with high-speed limits, narrow lane width, narrow shoulder width, curve alignment, and moderate to high level roadside. It is a popular road with tourists (including those with larger vehicles and caravans) accessing the Mountain Creek Campground and Mount Bogong.

It is estimated that the speed limit reductions will cost \$25,000 excl GST to implement.

### *Shared Path Projects*

The Bright to Wandiligong Trail (Stage 1 - Centenary Park to Pioneer Park) will construct a new shared path along Morses Creek between the Caravan Park to Coronation Avenue through Pioneer Park. The Caravan Park to Pioneer Park section will be built on a new alignment north of Morses Creek along an existing informal dirt track to the pedestrian bridge at Pioneer Park. The Pioneer Park to Coronation Avenue section will seal an existing gravel path on the south side of Morses Creek. The alignment of the project is listed in below in figure three.



Figure Three: Extent of the Bright to Wandiligong Trail (Stage 1 - Centenary Park to Pioneer Park) outlined in yellow. This project is estimated to cost \$979,000 excl GST to construct.

The Kiewa River Trail (Damms Road Link) will seek to construct a shared path between Embankment Drive and the Kiewa River East Branch in Mount Beauty, below as shown in figure four.



Figure Four: Kiewa River Trail (Damms Road Link) identified by the red dotted line.

This project is estimated to cost \$890,000 excl GST to construct.

Alpine Shire is unique in the volume of pedestrians and cyclists that come to the area to utilise spaces that encourage a higher uptake of walking, hiking, cycling, and riding compared to other rural municipalities.

Both projects align with the objectives of the Safe Local Roads and Streets Program, and the Safe Systems principles. These two projects are in locations with high cyclist and pedestrian usage that are forced to currently share the road with vehicular traffic. These projects would remove the conflict between road vehicles and cyclists/pedestrians.

The current on road cyclist and pedestrian links have medium infrastructure risk ratings with issues including high speeds, narrow lane widths and shoulders, and high roadside hazards. Parts of Morses Creek Road, Centenary Avenue and Damms Road have a risk rating of 1.98-1.99, which is close to the threshold of medium-high risk.

There have been nine crashes along the on-road alignment of the Bright to Wandiligong Trail (Stage 1) between 2014 and 2024; four of which involved cyclists.

Both projects have undergone preliminary design. Council officers recently submitted grant applications for these projects to be funded under the program. If successful, engagement with surrounding landowners, occupiers of land and residents will be carried out as required.

**POLICY IMPLICATIONS**

These projects are consistent with adopted Council policies, including the Alpine Shire Land Development Strategy 2024 through Strategic Direction 7, which aims to deliver appropriate utility, transport, and community infrastructure when and where it is needed to support growth, and the Alpine Shire Cycling Safety Strategy 2019.

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

- 4.2 Planning and development that reflects the aspirations of the community
- 4.5 Assets for our current and future needs

**FINANCIAL AND RESOURCE IMPLICATIONS**

The estimated cost to deliver each of the identified projects is as follows:

Project	Cost Estimate (excl GST)
Merriang Speed Limit Reductions	\$50,000
Mountain Creek Road Speed Limit Reduction	\$25,000
Bright to Wandiligong Trail (Stage 1 - Centenary Park to Pioneer Park)	\$979,000
Kiewa River Trail (Damms Road Link)	\$890,000
<b>Total</b>	<b>\$1,944,000</b>

Should Council be successful in obtaining grants, the cost for construction will be fully funded by TAC/DTP. The ongoing costs to Council of the new assets will comprise of:

- Maintenance - approximately \$4,000 (excl GST) per year to maintain the new trails, including any weed or tree maintenance along the trails.
- Renewal - based on the useful life of 42 years an annual commitment of \$9,000/yr. This is a high-level estimate using a m2 rate for asphalt.

## RISK MANAGEMENT

Risk	Likelihood	Impact	Mitigation Action / Control
The projects run into unexpected delays or approvals during the design and construction phase.	Possible	Moderate	<ul style="list-style-type: none"> <li>Allocate sufficient staff resourcing to expedite the design and construction of the projects.</li> </ul>
The listed projects are unsuccessful in obtaining grant money.	Possible	Moderate	<ul style="list-style-type: none"> <li>The projects have undergone workshops with TAC/DTP and have in-principle support.</li> <li>Council officers have a list of alternative projects that could be considered for design and construction within the program timeframe.</li> </ul>

## CONSULTATION

Council officers have undertaken initial engagement with business owners along Camp Street in Bright to discuss the Camp Street Off Road Trail and Crossing project through a letter drop and in-person discussions. Given the complexities along this route, it was agreed that this project could not meet the timelines for this grant program, and it was removed from the proposed infrastructure list.

If the grants for the shared paths and speed limit reduction projects are successful, Council officers will undertake targeted engagement with nearby landowners, occupiers of land and residents on the design of these projects, as required.

## CONCLUSION

This report recommends that Council note Council officers have applied for two speed limit reduction projects and two shared path projects to be funded under the TAC/DTP Safe Local Roads and Streets Program. If one or all of these projects is funded, Council officers will undertake a community engagement process to inform a final design for these projects, as required.

### **DECLARATION OF CONFLICT OF INTEREST**

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

- Director Assets
- Manager Growth and Future
- Senior Strategic Planner

### **ATTACHMENT(S)**

Nil



## 8.2.4 Draft Alpine Shire Neighbourhood Character Strategy 2025

### INTRODUCTION

The draft Alpine Shire Neighbourhood Character Strategy is a proactive initiative aimed at guiding future residential development while preserving and enhancing the distinct identity and liveability of Alpine Shire's townships.

This report recommends that Council endorses an engagement process for community consultation. Once consultation is complete, Council will consider any feedback received ahead of adopting a final Alpine Shire Neighbourhood Character Strategy.

**Cr Andersen**

**Cr Ronco**

*That Council:*

- 1. Endorses an engagement process to seek community feedback on the draft Alpine Shire Neighbourhood Character Strategy 2025 for a period of four weeks; and*
- 2. Notes that Council officers will consider community feedback and report back to Council at a future ordinary council meeting.*

**Carried Unanimously**

### BACKGROUND

The Alpine Planning Scheme Review 2023 recommended that Council prepares a neighbourhood character strategy for the municipality with the desired outcome to assist with achieving sustainability and neighbourhood character objectives, while identifying preferred character for future development.

Council engaged Mesh Liveable Urban Communities Pty Ltd in 2024 to develop the Alpine Shire Neighbourhood Character Strategy, which will comprise a neighbourhood character assessment, implementation plan, and design guidelines to support the protection and enhancement of Alpine's neighbourhood character, and to guide future residential development.

The goal of this document is to provide diversity to Alpine's housing offering while upholding the character values that attract residents and visitors to Alpine's four service towns – Bright, Mount Beauty–Tawonga South, Myrtleford and Porepunkah.

The purpose of the draft Alpine Shire Neighbourhood Character Strategy is to:

1. Identify the existing neighbourhood character of residential areas of Alpine's four service towns.
2. Identify the valuable elements of Alpine's landscape and streetscape character.
3. Define a preferred future character for residential areas that have commonalities, identified as neighbourhood character typology areas.
4. Set design guidelines to provide certainty to the community and development industry of intended built form and landscape outcomes for residential development.



5. Set an implementation plan for neighbourhood character and support Council decision-making for future residential development.

The strategy provides an opportunity to shape and support residential development by acknowledging the existing character of Alpine Shire's service towns, identifying preferred character outcomes and how they can be interpreted through the process of redevelopment.

## ISSUES

Alpine Planning Scheme Review 2023 identified that guidance regarding neighbourhood character was absent from the Alpine Planning Scheme. The Review recommended that future strategic work should be undertaken to identify and realise the preferred neighbourhood character and valued landscape characteristics of the Shire.

Recent state planning reforms may impact how a final neighbourhood character strategy is implemented into the Alpine Planning Scheme; however, Council officers have been advised by the Department of Transport and Planning to continue with the completion of this already commenced work to help guide future development in and inform future structure planning for the four service towns.

## POLICY IMPLICATIONS

Further to recommendations of the Alpine Planning Scheme Review 2023, the recommendation is in accordance with the following Strategic Objective of the Council Plan 2021-2025:

- 4.1 Conservation and promotion of the distinct character across the Shire
- 4.2 Planning and development that reflects the aspirations of the community

## FINANCIAL AND RESOURCE IMPLICATIONS

The draft Alpine Shire Neighbourhood Character Strategy has been fully funded by Council. Mesh Liveable Urban Communities Pty Ltd (Mesh) completed, amongst other things, a Draft Bright Neighbourhood Character Assessment in 2022/2023 for \$46,470 excl GST.

Given how important neighbourhood character is to inform future structure plans for each of the four service towns, Council subsequently undertook a public procurement exercise to engage a consultant to prepare a neighbourhood character study for Mount Beauty–Tawonga South, Myrtleford and Porepunkah. Mesh was also the successful consultant and was awarded the contract for \$86,166 excl. GST for this further work.

Undertaking community engagement on the draft strategy, and the preparation of a final Alpine Shire Neighbourhood Character Strategy, will not result in any financial implications for Council.

**RISK MANAGEMENT**

Risk	Likelihood	Impact	Mitigation Action / Control
Lack of community feedback on the draft Alpine Shire Neighbourhood Character Strategy 2025.	Possible	Minor	<ul style="list-style-type: none"> <li>Create an engagement plan with appropriate tools for the community to provide feedback.</li> </ul>
Community opposition to the draft Alpine Shire Neighbourhood Character Strategy 2025.	Possible	Minor	<ul style="list-style-type: none"> <li>Manage community expectations during the engagement process in accordance with the engagement plan.</li> <li>Council officers will consider all feedback received.</li> </ul>

**CONSULTATION*****Pre-draft Consultation***

Council officers undertook pre-draft engagement for the draft Alpine Shire Neighbourhood Character Strategy 2025 in August 2024. Across the 28-day engagement period, four pop-ups were conducted in the key service towns of Bright, Mount Beauty–Tawonga South, Myrtleford and Porepunkah. An online survey was made available via Engage Alpine, which utilised interactive mapping for the first time on this platform.

Engagement was designed to directly inform the draft strategy, specifically whether defined neighbourhood characteristics had been described and mapped correctly. Online survey results via Engage Alpine showed that Council had 530 page views, 470 visits, 331 visitors and 30 submissions.

The majority of feedback, both online and in-person, supported the preliminary findings. Feedback with opposing suggestions informed description and mapping changes seen in the draft Alpine Shire Neighbourhood Character Strategy 2025.

***Draft Consultation***

Council officers are proposing to undertake a further community engagement process requesting feedback on the draft Alpine Shire Neighbourhood Character Strategy 2025. Engagement will be undertaken over a 28-day period, and will include a digital survey via Engage Alpine, with the opportunity for in-person feedback to be arranged by appointment.

Following engagement, Council officers will consider feedback and update the strategy, where appropriate. Community feedback and the final Alpine Shire Neighbourhood Character Strategy 2025 will be considered by Council at a future council meeting.

## CONCLUSION

It is recommended that Council notes the draft Alpine Shire Neighbourhood Character Strategy 2025 and supports proceeding to community consultation.

## DECLARATION OF CONFLICT OF INTEREST

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

- Director Assets
- Manager Growth and Future
- Graduate Strategic Planner

## ATTACHMENT(S)

1. **8.2.4.1** [Draft Alpine Shire Neighbourhood Character Strategy 2025](#)

## 8.2.5 Bright Valley Development - Road Deviation and Land Exchange

### INTRODUCTION

The purpose of this report is for Council to:

1. commence the statutory procedures to consider carrying out the Road Deviation and Land Exchange (as those terms are defined in the "Issues" section of this report);
2. advertise and invite public submissions on the proposed Road Deviation and Land Exchange under sections 207A and 223 of the *Local Government Act 1989* (LGA1989) and section 114 of the *Local Government Act 2020* (LGA2020).

Cr Byrne

Cr Andersen

*That Council:*

1. *Commences the statutory procedures in respect of the proposed road deviation of the government road between Great Alpine Road and Stackey Gully Road, Bright, which comprises the:*
  - a. *road shown hatched on the plan attached to this report as Attachment 2 - Plan of Road Deviation (Unused Road), which will be discontinued and vest in Council; and*
  - b. *road shown cross-hatched on the plan attached to this report as Attachment 2 - Plan of Road Deviation (New Road), which will be designated as a "road" and vest in Council, (together, the Road Deviation); and*
2. *Commences the statutory procedures in respect of the transfer of the Unused Road to the adjoining owner (Land Exchange), subject to Council carrying out the necessary statutory procedures required by Council to proceed with the proposed Road Deviation and Land Exchange;*
3. *Authorises the Chief Executive Officer to:*
  - a. *give public notice of the proposed Road Deviation and Land Exchange, pursuant to sections 207A and 223 of the LGA1989 and section 114 of the LGA2020; and*
  - b. *undertake the administrative procedures necessary to enable Council to carry out its functions under section 223 of the LGA1989 and section 114 of the LGA2020 in relation to this matter.*
4. *Considers any public submissions received in respect of the proposed Road Deviation and Land Exchange at a future Council meeting with a date and time to be determined, pursuant to section 223 of the LGA1989 and Council's Community Engagement Policy.*

Carried Unanimously

## BACKGROUND

In 2005, the subject site, along with land on the northern side of the Great Alpine Road was identified through the Alpine Residential Land Review as the preferred area for the urban growth of Bright to facilitate additional residential development.

On 20 January 2011, Amendment C15 to the Alpine Planning Scheme was approved by the Minister for Planning and included in the Victoria Government Gazette.

The Bright Western Gateway Development Plan was approved by Council on 5 July 2022. Stage 1 and 2 Planning Permit was approved by Council on 28 November 2023.

A Plan of Sub-division was lodged 19 December 2023 but could not include Stage 2 due to the existing Government Road alignment.

In order to align with the Bright Western Gateway Development Plan, it is required that the existing unused government road traversing through the freehold land is deviated to the necessary alignment.

The reason for the proposed deviation is to improve the connection angle at Great Alpine Road intersection, avoid various constraints preventing the construction of a road within the existing Road Reserve, notably the gradient at several points along the reserve, and to avoid a cluster of native vegetation and gradient at the southern end of reserve.

## ISSUES

### *Road*

The existing government road (**Road**) is:

- a. Crown land set aside as a government road.
- b. not currently constructed as a road.

A copy of the manual title search of the Road is attached to this report as Attachment 1.

It is proposed that the Road be deviated as follows:

- a. to discontinue those parts of the Road which are shown hatched on the plan attached to this report as Attachment 2 - Plan of Road Deviation (Unused Road); and
- b. to designate the land shown cross-hatched on the plan attached to this report as Attachment 2 - Plan of Road Deviation as a "road", comprising parts of the land contained in certificates of title volume 12344 folios 348 and 350 (New Road), (together, the **Road Deviation**).

Council has agreed to consider undertaking the Road Deviation by exercising its power under clause 2 of Schedule 10 of the *LG1989*.

Council's power to deviate roads under clause 2 of Schedule 10 of the *LGA1989* is subject to Council complying with its statutory obligations under section 223 of the *LGA1989* in respect of the Road Deviation.

As the Roads are government roads (which if the Road Deviation is completed would result in the vesting of former Crown land in Council pursuant to section 207B(2A) of the *LGA1989*, Council is required to obtain the consent of the Minister administering the *Land Act 1958*, pursuant to clause 2(2) of Schedule 10 to the *LGA1989*.

Council has obtained the consent of the Department of Environment, Energy and Climate Action (**DEECA**), as delegate for the Minister for Environment, to the Road Deviation. A copy of the letter of consent is attached to this report as Attachment 3 - Ministerial Consent.

If the Road Deviation is completed, its effect will be to:

- a. designate the New Road as a "road" for the purpose of the *LGA1989*, which will vest in Council at law; and
- b. vest the Unused Road in Council at law, pursuant to section 207B(2A) of the *LGA1989*.

Subject to Council making a decision to undertake the Road Deviation, the parties have agreed to realign the title boundaries of the adjoining properties, so that they are consistent with the location of the New Roads, as follows:

- a. the Unused Road will be transferred from Council to the owner of the adjoining properties (**Adjoining Owner**);
- b. the title to the New Road will be registered in Council's name; and
- c. the parties will submit an application in a form required by the Land Registry with effect that the title boundaries of the Adjoining Owner's properties will be realigned to reflect the new boundaries between the Adjoining Owner's properties and the New Road,

(together, the **Land Exchange**).

A copy of the proposed survey plan which shows the Road Deviation and Land Exchange is attached to this report as Attachment 2.

Council has the power to complete the Land Exchange, subject to complying with its statutory obligations under section 114 of the *LGA2020*.

### ***Licence***

There is currently an 'unused road license' held for the Government Road that the Road Deviation and Land Exchange is proposed. A request has been forwarded to DEECA's State Transaction Centre for cancellation. The licence cancellation process may take a period of 3 to 4 months before the cancelation can be finalised.

The road deviation will be subject to the cancelation of the 'unused road license'.

## POLICY IMPLICATIONS

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

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

- 4.2 Planning and development that reflects the aspirations of the community

## FINANCIAL AND RESOURCE IMPLICATIONS

Council and the Adjoining Owner have agreed that no monetary consideration is payable for the transfer of the Unused Road to the Adjoining Owner on the basis that the:

- a. value of the New Road is \$970,250.
- b. value of the Unused Road is \$970,125; and
- c. consideration payable for the transfer of the Unused Road to the Adjoining Owner is the Adjoining Owner agreeing to the New Road vesting in Council under the Road Deviation.

The Adjoining Owner has agreed to bear the following costs in connection with the Road Deviation and Land Exchange:

- a. stamp duty;
- b. surveying;
- c. lodging and PEXA fees; and
- d. valuation fees in connection with any land which is the subject of the Road Deviation and Land Exchange.

The resources required to carry out the discontinuation of the road and carry out a road deviation and land exchange have been sourced internally and externally.

## RISK MANAGEMENT

No risks to report.

## CONSULTATION

Council has entered into an agreement with the adjoining landowners to document the 'in principle' agreement between Council and the adjoining owners regarding the Land Exchange, which is subject to Council carrying out the necessary statutory processes required by Council to proceed with the proposed road deviation and land exchange.

Council must give public notice of the proposed Road Deviation and Land Exchange in accordance with section 207A of the LGA1989 and section 114 of the LGA2020, and consider any submissions received in accordance with section 223 of the LGA1989 and Council's community engagement policy.

Council will consider any public submissions at a future Council meeting.

## CONCLUSION

For the reasons set out in this report, it is recommended that Council proceeds with the Road Deviation and Land Exchange as set out in the Recommendation.

## DECLARATION OF CONFLICT OF INTEREST

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

- Director Assets
- Manager Assets and Waste
- Project Officer

## ATTACHMENT(S)

1. **8.2.5.1** Manual Title Search ( Status Road Bright)
2. **8.2.5.2** Plan of Road Deviation V07
3. **8.2.5.3** DEECA Ministerial Consent



## 8.2.6 Partial Road Closure - parts of Martley and Nicholson Streets in Porepunkah

### INTRODUCTION

The purpose of the report is to seek Council concurrence to the partial road closure of the western part of Martley Street and part of Nicholson Street in Porepunkah to incorporate the land into the adjoining Porepunkah Recreation Reserve.

Cr Graham

Cr Tanzen

*That Council:*

- 1. Resolves to give its concurrence to Department of Energy, Environment and Climate Action to the closure of a portion of Martley Street, Government road (CA 2008) adjoining Crown Allotments 10 & 11, Section 1A and Crown Allotment 2009, in the Township and Parish of Porepunkah, as shown on OP127244Y (Attachment 1);*
- 2. Resolves to give its concurrence to Department of Energy, Environment and Climate Action to the closure of a portion of Nicholson Street, Government road (CA 2006) adjoining Crown Allotments 2009 & 13 (in part), Section 1A, in the Township and Parish of Porepunkah, as shown on OP127244Y (Attachment 1);*
- 3. Notes that the resolution of Crown Allotment 2007, will be subject to further consideration by Council officers and, possibly, consideration at a future council meeting; and*
- 4. Signs and seals the 'Consent to Closing of Road' (Attachments 2 and 3) for Crown Allotments 2006 and 2008 under Section 349 of the Land Act 1958, as its written concurrence to the closing of the road, at the appropriate stage of this meeting,*

Carried Unanimously

### BACKGROUND

On 15 August 2025, the Department of Energy, Environment and Climate Action (DEECA) advised Alpine Shire Council that Council approval is required to amend the boundary between the Porepunkah Recreation Reserve, and the Martley Street and Nicholson Street road reserves.

The boundary amendment was requested by the Porepunkah Public Hall and Recreation Reserve Committee of Management Inc. to enable a proposed multi-purpose clubhouse to be developed in a location to the south of the Porepunkah Recreation Reserve, and for the existing Porepunkah Public Hall and tennis courts to be located entirely within the Porepunkah Recreation Reserve.

This would require a partial road closure of the western half of the Martley Street road reserve (Crown Allotment 2008) and of the northern half of the Nicholson Street road reserve (Crown Allotment 2006), see Figure One.

It would also require the removal of a small area of land (Crown Allotment 2007 outlined in Attachment 3) from the Porepunkah Recreation Reserve and proclaimed as road.

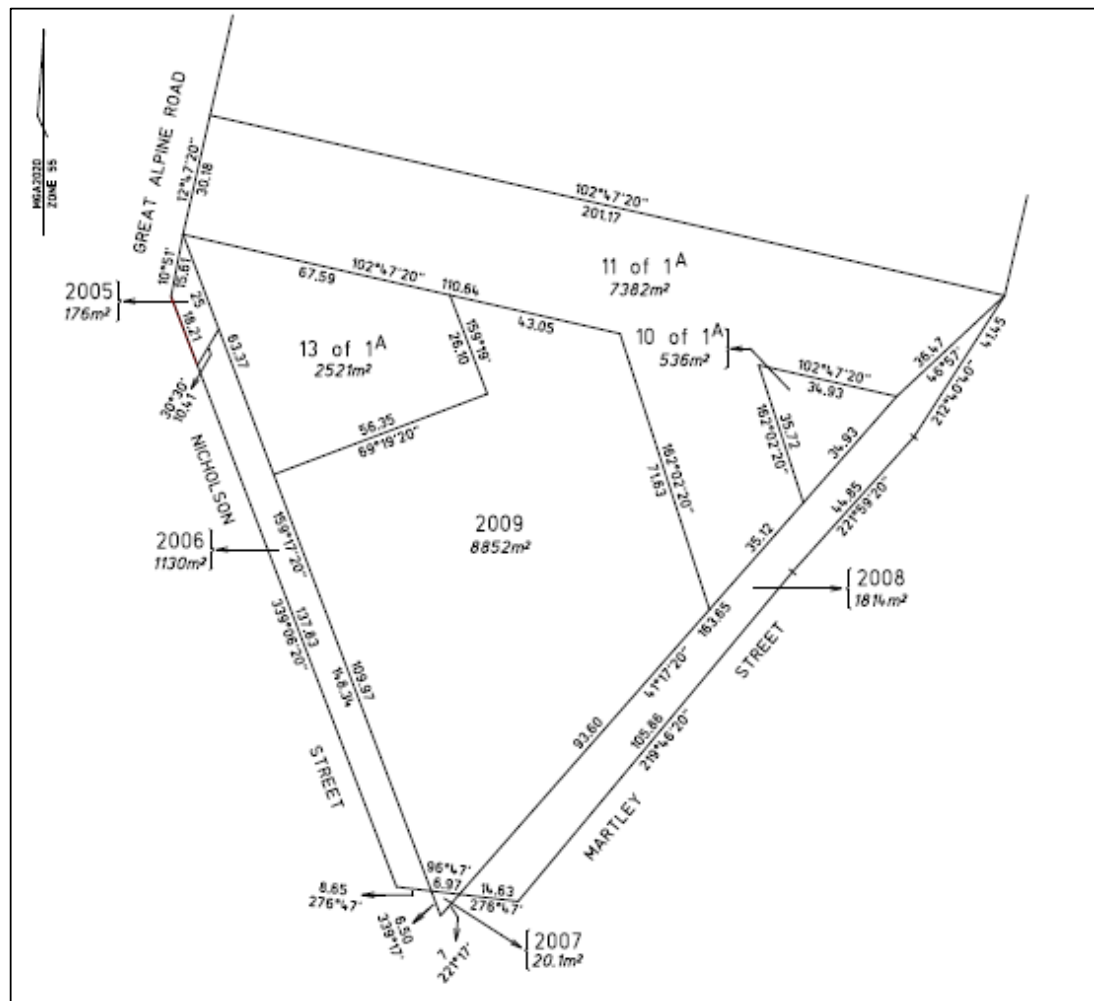


Figure One: Partial Road Closure crown allotment 2006 And 2008

## ISSUES

Council officers have undertaken an assessment of the proposal, and can confirm that this partial road closure is supported owing to the fact that it would effectively align the lot boundaries with the physical boundaries evident on the land, it would resolve the issue of part of the hall and tennis courts being within part of the road reserve, and the land is already effectively being used as part of the recreation reserve. As a result, this part of the road is not reasonably required to serve as a road.

During the assessment it was noted that the Porepunkah Recreation Reserve was identified as a potential site for a future childcare facility in a 2020 study, however, was ranked lowest among the five locations which were assessed for suitability. As such, the proposed partial road closure is not expected to materially affect future planning for a childcare facility.

If both road closures are completed, the existing infrastructure and assets in the road reserve would form part of the Porepunkah Recreation Reserve and become the responsibility of the Porepunkah Public Hall and Recreation Reserve Committee of Management Inc.

### **POLICY IMPLICATIONS**

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

4.2 Planning and development that reflects the aspirations of the community

### **FINANCIAL AND RESOURCE IMPLICATIONS**

There are no financial or resourcing implications for Council associated with the recommendations in this report. However, in the instance that the boundaries move and the partial road closures occur on the western part of Martley Street and the northern part of Nicholson Street, then all assets located within the increased footprint of the Porepunkah Recreation Reserve would become responsible assets of the Porepunkah Public Hall and Recreation Reserve Committee of Management Inc.

### **RISK MANAGEMENT**

Council Officers have assessed the risk of requiring the section of road reserve into the future for the operation of the existing road. It has been determined that there is no risk of requiring these roads as part of future road operations. The sections of road closure for Martley and Nicholson Street are located in an area that has been historically utilised as part of the Recreation Reserve.

### **CONCLUSION**

It is recommended that Council resolves to give its concurrence to the partial road closure of the western part of Martley Street and the northern part of Nicholson Street road reserves in Porepunkah, and to incorporate the land into the adjoining Porepunkah Recreation Reserve. The closure of this portion of road provides a practical outcome for the future management of the Porepunkah Recreation Reserve, without detrimental impact on Council's current or future ability to discharge its responsibilities to manage the road network under the Road Management Act

### **DECLARATION OF CONFLICT OF INTEREST**

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

- Director Assets
- Manager Growth and Future

### **ATTACHMENT(S)**

1. **8.2.6.1** O P 127244 Y Plan - Porepukah Recreation Reserve
2. **8.2.6.2** Martley Street Porepukah\_-\_ Section 349 of the Land Act 1958 Council  
Consent 1 CGSEQ J 2 y Uq G 37
3. **8.2.6.3** Nicholson Street Section\_-\_ Section 349 of the Land Act 1958 Council  
Consent P Eu 1 jzlt 00 SRKA Ykz

## 8.3 DIRECTOR CORPORATE AND COMMUNITY - NATHALIE COOKE

### 8.3.1 Council Plan 2025 - 2029 Community Submissions

#### INTRODUCTION

The purpose of this report is to respond to the submissions received on the draft Alpine Shire Community Vision, Council Plan and Municipal Public Health and Wellbeing Plan 2025-2029.

Cr Tanzen

Cr Andersen

*That Council:*

- 1. Considers written submissions received for the draft Alpine Shire Council Community Vision, Council Plan and Municipal Public Health and Wellbeing Plan 2025-2029;*
- 2. Adopts the proposed amendments to the draft Community Vision, Council Plan and Municipal Public Health and Wellbeing Plan as detailed in this report; and*
- 3. Notifies in writing each person or organisation who made a submission to the draft Council Plan, explaining how their submission has been considered in the final Plan.*

Carried Unanimously

#### BACKGROUND

Council has prepared a Community Vision, Council Plan and Municipal Public Health and Wellbeing Plan ("the Plan") as required by the *Local Government Act 2020* and the *Public Health and Wellbeing Act 2008*.

The draft Plan was exhibited for a period of 28 days from 29 April 2025. This report details submissions received and how they have been considered in finalising the Plan.

#### ISSUES

##### *Community Consultation for the Plan*

The Community Vision, Council Plan, and Municipal Public Health and Wellbeing Plan have been prepared with extensive consultation and involvement of our communities, starting in July 2024.

In addition to broad community engagement, Council undertook a deliberative engagement process, which brought a representative group of community members from across Alpine Shire together with Councillors. This group met over a series of six workshops to review, consider, and provide direction on wider community feedback and respond to the key challenges facing Council.

The following points summarise the consultation and responses received in the preparation of the Plan:

- Surveys: Council received 141 completed surveys, providing a broad range of community feedback.
- Market pop-ups: Council undertook market pop-ups in Bright, Myrtleford, Mount Beauty, and Harrietville.
- Youth engagement: Council received feedback from The Lighthouse in Bright, with community members aged 12-17, ensuring that the voices of our younger residents were included in the planning process.
- Community Panel: The Community Panel consisted of 13 members who responded to our public Expression of Interest. They participated in six two-hour, in-person sessions alongside Councillors and managers, as well as engaging through an online hub where members could contribute digitally. These sessions gathered perspectives from across the Shire. One of these sessions was held in conjunction with local health services, ensuring a holistic approach to community well-being. An additional workshop was held just with health services to assist in preparing the MPHWP.
- One-on-one sessions: Council consulted with a wide range of staff to gather detailed input, ensuring that voices within our organisation were heard and considered.
- Workshops: Council conducted a number of workshops with our Executive team and Councillors to refine the Plan and consider the range of feedback.
- Traditional Owner engagement: Council engaged with Traditional Owners with the goal that their voices and aspirations were meaningfully reflected. Council received a formal submission from the Taungurung Land and Waters Council (TLaWC), outlining key recommendations for inclusion. Following the release of the draft Council Plan, TLaWC provided further feedback specific to our municipality.

***Draft Council Plan Submissions***

The draft Council Plan was adopted for public exhibition at the Ordinary Council Meeting on 29 April 2025. During the exhibition period, Council received nine submissions, and an internal (staff) submission.

The submissions, and the resulting changes to the draft document, are detailed in the table below.

Submission	Feedback	Council response / changes to Council Plan
1	<ul style="list-style-type: none"><li>• Organisational structure changes to be reflected in Plan.</li><li>• Typographical changes.</li><li>• Ensure Corporate Department is adequately reflected in Plan.</li><li>• Include disability in community snapshot.</li><li>• Other minor edits and changes.</li></ul>	<ul style="list-style-type: none"><li>• Updated organisational structure.</li><li>• Amended typographical / grammatical issues.</li><li>• Amended Priorities to reflect Corporate team role.</li><li>• Disability included in snapshot.</li><li>• Minor edits and changes throughout.</li></ul>

Submission	Feedback	Council response / changes to Council Plan
2	<ul style="list-style-type: none"> <li>Community Vision does not adequately reflect the unique 'place' value of Alpine Shire.</li> </ul>	<ul style="list-style-type: none"> <li>Inserted preamble to Community Vision to ensure it is reflective of our Shire.</li> </ul>
3	<ul style="list-style-type: none"> <li>Reflect community groups / organisations in the Plan.</li> <li>Include more detail on delivery of Plan (e.g. dates for major initiatives).</li> <li>Be more specific on economic development aims to guide future strategy development.</li> <li>Clearer linkages between the strategic elements of the Plan.</li> </ul>	<ul style="list-style-type: none"> <li>Volunteering participation has been included in Community Snapshot.</li> <li>Action Plan has been prepared to detail how the Major Initiatives will be delivered and provide clearer linkages between the strategic elements of the Plan.</li> <li>Economic Development - more specific economic development aims have not been incorporated into the Council Plan document, however key actions that support the economic development of the Shire have been detailed in the accompanying Action Plan.</li> </ul>
4	<ul style="list-style-type: none"> <li>Include measurable and specific indicators for 'key performance indicators'.</li> <li>A number of questions to clarify matters in the Plan and include more detail on dates for delivery of Major Initiatives.</li> <li>Concern about financial sustainability of Council.</li> <li>Feedback that many Council Plan initiatives are 'business as usual' and not a 'major initiative'.</li> </ul>	<ul style="list-style-type: none"> <li>Measures of success ('key performance indicators') have been reviewed and revised to ensure that each can be measured and is specific to tracking a performance target.</li> <li>Questions have in some instances resulted in changes to improve clarity or will be communicated to the submitter in Council's response. In many instances these questions are resolved through preparation of the Action Plan.</li> <li>Measure of success included on budget deficit performance.</li> <li>Council Plan major initiatives have been reviewed, and 'business as usual' initiatives have been retained where required to meet the criteria for acceptance</li> </ul>

Submission	Feedback	Council response / changes to Council Plan
		as a Municipal Public Health and Wellbeing Plan, and where community priorities have been strongly articulated.
5	<ul style="list-style-type: none"> <li>Policy framework / structure for Council to integrate reconciliation and indigenous engagement in Council activities going forward.</li> <li>Feedback on specific language and items within draft Council Plan.</li> </ul>	<ul style="list-style-type: none"> <li>The Council Plan acknowledges that further work is required to engage with traditional owners and see meaningful change reflected throughout Council's activities.</li> <li>The Plan includes specific actions to advance this process over its four-year timeline.</li> <li>Changes have been made to the Plan as suggested in the submission on the draft Plan.</li> </ul>
6	<ul style="list-style-type: none"> <li>More emphasis on housing for residents and controls on holiday rentals.</li> <li>Natural disasters and economic change are broad and should be considered separately.</li> <li>What does 'thrive' mean?</li> <li>Include LGBTQIA+ community.</li> <li>Endorse focus on access and inclusion.</li> <li>Greater focus on tracks / trails/ footpaths to reflect this as a key transport option for young people.</li> <li>Lack of mental health support (especially Mount Beauty), and general health / bulk billing.</li> <li>Better public transport services.</li> <li>Ensure plan colours / fonts / layout is accessible.</li> </ul>	<ul style="list-style-type: none"> <li>Advocacy item on housing notes the challenges relating to short stay accommodation. Council will continue to advocate for change to improve access to housing for residents.</li> <li>LGBTQIA+ included as suggested</li> <li>Walking accessibility included in Priorities.</li> <li>Mental health specifically included in advocacy items.</li> <li>Public transport specifically included in advocacy items.</li> <li>Review of document prior to publishing will ensure accessibility of colours, format and layout.</li> </ul>
7	<ul style="list-style-type: none"> <li>Seeking greater commitment to preserve and promote biodiversity within the Shire.</li> </ul>	<ul style="list-style-type: none"> <li>Council values biodiversity but is not currently planning an increased focus on preserving and promoting biodiversity in this Council plan term.</li> </ul>



Submission	Feedback	Council response / changes to Council Plan
8	<ul style="list-style-type: none"> <li>Detailed feedback on MPHWP initiatives.</li> </ul>	<ul style="list-style-type: none"> <li>Changes to MPHWP initiatives made to address feedback.</li> </ul>
9	<ul style="list-style-type: none"> <li>Positive feedback on draft Plan. No suggested changes.</li> </ul>	<ul style="list-style-type: none"> <li>No changes made.</li> </ul>
10	<ul style="list-style-type: none"> <li>Feedback is generic and does not relate to specific elements of the Plan.</li> </ul>	<ul style="list-style-type: none"> <li>Development of the Action Plan may address some of the matters raised in this submission.</li> </ul>

### POLICY IMPLICATIONS

The Community Vision, Council Plan and Municipal Public Health and Wellbeing Plan have been prepared in accordance with the *Local Government Act 2020* and the *Public Health and Wellbeing Act 2008*. Submission processes have been governed by Council's Community Engagement Policy.

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

5.2 A responsible, transparent and responsive organisation

### FINANCIAL AND RESOURCE IMPLICATIONS

The financial and resource implications of the Community Vision, Council Plan and Municipal Public Health and Wellbeing Plan are detailed in the Agenda item addressing those documents.

### RISK MANAGEMENT

Risk	Likelihood	Impact	Mitigation Action / Control
Incorrect, incomplete, ineffective and/or untimely information provided to a stakeholder.	Rare	Moderate	<ul style="list-style-type: none"> <li>Develop and implement a comprehensive engagement plan including seeking feedback prior to drafting the plan and on the draft plan</li> <li>Consider all submissions received</li> </ul>

Risk	Likelihood	Impact	Mitigation Action / Control
Delivery of a project/program that is outside budget, not fit for purpose, of poor quality or does not meet community expectations.	Possible	Minor	<ul style="list-style-type: none"> <li>• Develop the Plan through wide-ranging community engagement.</li> <li>• Work to balance the needs of the community with financial sustainability considerations.</li> <li>• Develop an Action Plan that addresses key community priorities and needs.</li> <li>• Develop an advocacy approach that supports the community by advocating for services, projects and resources that fall outside of Council's remit for delivery.</li> </ul>

## CONSULTATION

The draft Council Plan was released for public exhibition following the April Ordinary Council Meeting. Public submissions formally closed on Tuesday 27 May 2025.

Nine submissions were received. All submissions received were considered in the finalisation of the Council Plan 2025-2029.

## CONCLUSION

All submissions have been considered by Council. This report reflects the Officers' recommendations to Council following a review of each submission.

## DECLARATION OF CONFLICT OF INTEREST

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

- Director Corporate and Community

- Manager Customer Experience

**ATTACHMENT(S)**

Nil

## 8.3.2 Alpine Shire Community Vision and Council Plan 2025-2029 (incorporating the Municipal Public Health and Wellbeing Plan)

### INTRODUCTION

The purpose of this report is to recommend that Council adopts the Alpine Shire Community Vision and Council Plan 2025-2029 (incorporating the Municipal Public Health and Wellbeing Plan) and notes the Council Plan Action Plan 2025-2029.

Cr Ronco

Cr Tanzen

*That Council:*

1. *Adopts the Alpine Shire Community Vision and Council Plan 2025-2029, incorporating the Municipal Public Health and Wellbeing Plan;*
2. *Notes the Council Plan Action Plan 2025-2029, which supports the implementation of the Council Plan; and*
3. *Delegates authority to the Chief Executive Officer to make minor typographical corrections.*

Carried Unanimously

### BACKGROUND

Under the *Local Government Act 2020*, Council is required to adopt a Council Plan by 31 October in the year following a general election, for the period of the next four financial years. Council must also adopt a Community Vision for the next ten years. In addition, Council may incorporate the Municipal Public Health and Wellbeing Plan (prepared under the Public Health and Wellbeing Act 2008) within the Council Plan.

At its Ordinary Council Meeting on 29 April 2025, Council endorsed the draft Council Plan 2025-2029, inclusive of the Community Vision and Public Health and Wellbeing Plan ("the Plan"), to be placed on public exhibition. Following the period of public exhibition, and the receipt of internal and external submissions, amendments and refinements have been made to finalise the Alpine Shire Council Plan 2025-2029.

Council has also prepared a detailed Action Plan to support the implementation of the Plan. This document is separate from the Plan and is intended to be reviewed and updated on an annual basis throughout the four-year life cycle of the Plan.

### ISSUES

#### *Community Vision*

Council has prepared a Community Vision in accordance with Section 88 of the *Local Government Act 2020* (LGA 2020). The Community Vision covers the next ten years, with a further aspirational outlook to 2050. It has been derived from the community consultation undertaken and has been modified following community submissions.

***Council Plan incorporating the Municipal Public Health and Wellbeing Plan***

Council has developed the Council Plan for the period of four years after its general election in accordance with section 90 of the LGA 2020.

The Municipal Public Health and Wellbeing Plan (MPHWP) has been prepared in accordance with Section 26 of the *Public Health and Wellbeing Act 2008*. Section 27 of the Act allows for the MPHWP to be incorporated into the Council Plan, which is the approach taken by Council. On 24 April 2025, the Department of Health granted approval for Council to incorporate the MPHWP into the Council Plan.

***Public exhibition***

The Plan was prepared through a process of broad public consultation, deliberative engagement through a Community Panel, and stakeholder engagement with community and business groups, health services, government agencies and other key stakeholders.

The draft Plan was endorsed for exhibition at the Ordinary Council Meeting on 29 April 2025. A number of external and internal submissions were received on the draft Plan.

The consultation process, submissions and changes made to the document to reflect the submissions which were discussed in detail in the previous agenda report.

***Plan structure and supporting documents***

The Plan includes strategic directions, objectives, priorities, measures of success (indicators), and major initiatives. Collectively this structure provides direction to Council's activities during its term.

Separate to the Plan, a more detailed Action Plan has been prepared. It provides further detail on the Major Initiatives in the Plan. The Action Plan in turn supports more detailed departmental planning and delivery within Council. The Action Plan will be reviewed and updated (as required) on an annual basis.

The Council Plan, Action Plan, Financial Plan, annual budget, and other strategic documents have been prepared in a holistic and integrated way, consistent with Council's strategic planning requirements under the LGA 2020. Together, these documents provide transparency, accountability, and consistency across all Council's activities.

**POLICY IMPLICATIONS**

The Alpine Shire Council Plan, Community Vision and Municipal Public Health and Wellbeing Plan have been prepared in accordance with the *Local Government Act 2020* and the *Public Health and Wellbeing Act 2008*.

The Plan covers a four-year period, including the budget year 2025/26, and the subsequent three financial years. The Community Vision covers a period of ten years to 2035, with a further aspirational outlook to 2050.

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

5.2 A responsible, transparent and responsive organisation

### FINANCIAL AND RESOURCE IMPLICATIONS

The Council Plan has been prepared in coordination with the Budget and longer-term financial planning, workforce planning and other strategic planning processes. A detailed Action Plan has also been prepared to guide Council's activities over the coming four years, which in turn is supported by more detailed departmental planning.

The Council Plan and Action Plan explicitly capture many of Council's activities and service provision over the coming four years. While there will be some activities that are not directly mentioned in the Council Plan, all actions undertaken by Council will be consistent with the objectives and directions defined in the Council Plan, Community Vision and Municipal Public Health and Wellbeing Plan. The Council Plan is integral to the financial and resource planning process for Council.

### RISK MANAGEMENT

Risk	Likelihood	Impact	Mitigation Action / Control
Delivery of a project/program that is outside budget, not fit for purpose or of poor quality	Possible	Major	<ul style="list-style-type: none"> <li>Develop Action Plan to ensure accountability for Major Initiatives.</li> <li>Allocate Ownership of Measures of Success (strategic indicators) to ensure accountability for progress.</li> </ul>

Risk	Likelihood	Impact	Mitigation Action / Control
Significant adverse impact on Councils financial sustainability	Possible	Major	<ul style="list-style-type: none"> <li>Review and refine service delivery to deliver within budgetary constraints.</li> <li>Implement appropriate financial management, financial control and reporting processes.</li> <li>Recognise challenges and appropriate analysis and planning in the Council Plan.</li> <li>Review and adjust Action Plan to reflect changes to budgetary environment.</li> </ul>
Operating outside legislative obligations	Rare	Moderate	<ul style="list-style-type: none"> <li>Develop and implement a project plan taking into account Council meeting/briefing schedule and engagement plan to achieve legislated timeframes.</li> </ul>

## CONSULTATION

The Community Vision, Council Plan, and Municipal Public Health and Wellbeing Plan have been prepared with extensive consultation and involvement of our community, starting in July 2024.

In addition to broad community engagement, Council undertook a deliberative engagement process, which brought a representative group of community members from across Alpine Shire, together with Councillors. This group met over a series of six workshops to review, understand, and provide direction on wider community feedback and respond to the key challenges facing Council.

### *Overview of Consultation*

- Surveys: Council received 141 completed surveys, providing a broad range of community feedback.
- Market pop-ups: Council undertook face-to-face market pop-ups in Bright, Myrtleford, Mount Beauty, and Harrietville.
- Youth engagement: Council received feedback from The Lighthouse in Bright, with community members aged 12-17, ensuring that the voices of our younger residents were included in the planning process.
- Community Panel: The Community Panel consisted of 13 members who responded to our public Expression of Interest. They participated in six two-hour, in-person sessions alongside Councillors and managers, as well as engaging through an online hub where members could contribute digitally. These sessions gathered perspectives from across the Shire. One of these sessions was held in conjunction with local health services, ensuring a holistic approach to community well-being. An additional workshop was held just with health services to assist in preparing the MPHWP.
- One-on-one sessions: Council consulted with a wide range of staff to gather detailed input, ensuring that voices within our organisation were heard and considered.
- Workshops: Council conducted a number of workshops with our Executive team and Councillors to refine the Plan and consider the range of feedback.
- Traditional Owner engagement: Council engaged with Traditional Owners with the goal that their voices and aspirations were meaningfully reflected. Council received a formal submission from the Taungurung Land and Waters Council (TLaWC), outlining key recommendations for inclusion. Following the release of the draft Council Plan, TLaWC provided further feedback specific to our municipality.

This process, and the community submissions to the Council Plan are detailed in the previous agenda report. Submitters will receive formal responses to their submissions following adoption of the Council Plan.

### **CONCLUSION**

All submissions received have been considered by Council. The Alpine Shire Council Plan 2025-2029 reflects the Officers' recommendations to Council following a review of each submission, and a process of detailed review of initiatives, to ensure that the Plan aligns with Council's ongoing activities and community needs.

The Community Vision and Council Plan are the outcome of a robust, detailed and highly consultative process. They ensure Council is acting transparently and with accountability to respond to community needs over the coming four-year Council term.



**DECLARATION OF CONFLICT OF INTEREST**

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

- Director Corporate and Community
- Manager Customer Experience

**ATTACHMENT(S)**

1. 8.3.2.1 [Council Plan 2025 - 2029](#)
2. 8.3.2.2 [Action Plan - Council Plan 2025 - 2029](#)

### 8.3.3 Draft Financial Plan 2025 - 2035

#### INTRODUCTION

Council is legislatively required to adopt a Financial Plan by 31 October in the year after a general election.

Cr Andersen

Cr Tanzen

*That Council:*

- 1. Endorses the draft Financial Plan 2025-2035 to be released for community consultation for a period of not less than 14 days;*
- 2. Notes that public feedback on the draft Financial Plan 2025-2035 will be presented back to Council for consideration at a future time; and*
- 3. Notes that Council is required to adopt the Financial Plan 2025-2035 by 31 October 2025.*

Carried Unanimously

#### BACKGROUND

The *Local Government Act 2020, s91(4)* states that a:

"A Council must develop or review the Financial Plan in accordance with its deliberative engagement practices and adopt the Financial Plan by 31 October in the year following a general election."

*LGA 2020 s91(2)* states that the "scope of a Financial Plan is a period of at least the next 10 financial years."

Council has developed a draft Financial Plan 2025-2035 for comment from the Community.

#### ISSUES

The Financial Plan 2025-2035 provides a financial projection to effectively support implementation of the Council Plan, and to achieve the Community Vision.

The Plan outlines the assumptions, policy and decisions of Council used to determine the allocation and management of Council resources over the next 10 years.

The Financial Plan shows an ongoing adjusted underlying deficit for Council for the term of the plan. This position was identified during the development and approval of the 2025/26 Budget. The Financial Plan also shows an increasing cash deficit position from 2027/28. This position is caused by the adjusted underlying deficit and the level of funding required to maintain Council's assets to the level identified in Council's asset plans.

Addressing Council's financial sustainability is included in the draft Council Plan as a major initiative, to ensure Council reports regularly on progress against this item.

A Financial Sustainability Strategy (the Strategy) will be drafted and presented to Council. This is a major initiative detailed in the Council Plan. The Strategy will set forward a series of actions required over the four-year period to address the adjusted underlying deficit position and return Council to a financially sustainable position. These actions will focus on reducing Council's expenditure, increasing revenue through targeted strategies, undertaking service reviews and putting in place greater financial control and reporting mechanisms.

Following development of the Strategy, a further review of the underpinning data within the Financial Plan will be undertaken as part of the 2026/27 Budget process. The Strategy is in development, and therefore at this stage has had no impact on the numbers reflected in the draft Financial Plan.

The draft Financial Plan 2025-2035 is ready for consultation with our community for a period of 14 days.

Councillors will be briefed on feedback received during the consultation period.

Council is required to endorse its Financial Plan 2025-2035 by 31 October 2025.

## POLICY IMPLICATIONS

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

5.2 A responsible, transparent and responsive organisation

## FINANCIAL AND RESOURCE IMPLICATIONS

The Financial Plan will support Council in meeting its obligations in accordance with Section 91 of *Local Government Act 2020*. Once adopted the Financial Plan will be used to guide the development of future budgets of Council, in conjunction with a Financial Sustainability Strategy and Asset Plans with a view to ensure Council's sustainability and ongoing financial viability.

## RISK MANAGEMENT

Risk	Likelihood	Impact	Mitigation Action / Control
Operating outside legislative obligation	Rare	Major	<ul style="list-style-type: none"> <li>Develop and implement a project plan taking into account Council meeting/briefing schedule and engagement plan to achieve legislated timeframes.</li> </ul>

Risk	Likelihood	Impact	Mitigation Action / Control
Significant adverse impact on Council's financial sustainability	Likely	Major	<ul style="list-style-type: none"> <li>Develop a financial sustainability strategy to address underlying deficit.</li> <li>Regular budget reporting to monitor actual expenditure against budget.</li> <li>Develop a sustainable Workforce Plan.</li> </ul>

## CONSULTATION

The following consultation processes are to be undertaken in line with the Community Engagement Policy, to inform development of the Financial Plan, and to ensure that feedback from relevant stakeholders has been sought and considered:

1. Draft Financial Plan informed by community engagement processes;
2. Draft Financial Plan placed on public exhibition at the August 2025 Council meeting calling for public submissions;
3. Community engagement conducted using Council's Engage Alpine online platform, local news outlets; social media and with hard copies available at Council facilities;
4. Draft Financial Plan, including any changes informed by feedback, presented to the October 2025 Council Meeting for adoption.

## CONCLUSION

The Financial Plan 2025-2035 provides a financial projection to effectively support implementation of the Council Plan, and to achieve the Community Vision.

The Plan outlines the assumptions, policy and decisions of Council used to determine the allocation and management of Council resources over the next 10 years.

The Financial Plan shows an ongoing adjusted underlying deficit for Council for the term of the plan, and strategic work will be undertaken and presented to Council in December 2025 to recommend actions to ensure an ongoing financially sustainable position.

The draft Financial Plan 2025-2035 is provided for community consultation which will be considered and a revised plan incorporating any changes will be presented to the October 2025 Council Meeting.

## DECLARATION OF CONFLICT OF INTEREST

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

- Director Corporate and Community
- Manager Corporate

**ATTACHMENT(S)**

1. **8.3.3.1** Alpine Shire Council Draft Financial Plan 2025-2035

## 8.3.4 P.2025.002 - Great Alpine Road, Bright

<b>Application number:</b>	<i>P.2025.002</i>
<b>Proposal:</b>	<i>Subdivision of land into 53 lots</i>
<b>Applicant's name:</b>	<i>Buffalo Valley Pty Ltd c/o Human Habitats</i>
<b>Owner's name:</b>	<i>Buffalo Valley Pty Ltd</i>
<b>Address:</b>	<i>Great Alpine Road, Bright 3471</i>
<b>Land size:</b>	<i>8 hectares</i>
<b>Current use and development:</b>	<i>Vacant Farmland</i>
<b>Site features:</b>	<i>Cleared for grazing with construction works for stages 1 and 2 of the Bright Valley Development</i>
<b>Why is a permit required?</b>	<i>Clause 32.08-3 – A permit is required to subdivide land</i> <i>Clause 44.04-2 – A permit is required to carry out road works within the Land Subject to Inundation Overlay, where the water flow path is redirected or obstructed</i> <i>Clause 44.04-3 – A permit is required to subdivide land</i> <i>Clause 44.06-2 – A permit is required to subdivide land</i> <i>Clause 52.29 – A permit is required to subdivide land adjacent to a Transport Zone 2</i>
<b>Zoning:</b>	<i>Clause 32.08 – General Residential Zone Schedule 1</i>
<b>Overlays:</b>	<i>Clause 44.04 – Land Subject to Inundation Overlay</i> <i>Clause 44.06 – Bushfire Management Overlay</i> <i>Clause 43.04 – Development Plan Overlay</i>
<b>Restrictive covenants on the title?</b>	<i>Clause 52.29 – Land Adjacent to Principal Road Network</i> <i>Clause 53.02 – Bushfire Planning</i> <i>Clause 56 – Subdivision Clause 55 – Two or More Dwellings on a Lot and Residential Buildings</i>
<b>Date received:</b>	<i>18 December 2025</i>
<b>Statutory days:</b>	<i>97 days</i>
<b>Planner:</b>	<i>Rebecca Mouy, Manager Regulatory Services</i>

Cr Andersen

Cr Byrne

*That Council determines to issue a planning permit for the 53 lot subdivision of land at Great Alpine Road, Bright subject to the conditions contained in the attachment to this report.*

Carried

## PROPOSAL

The application proposes the subdivision of land into 53 lots and associated works which comprises of stage 3 of the Bright Valley Development. The subdivision will be a sequential continuation of Stages 1 and 2 which were approved under P.2022.150 and provides for lots to the north and east of these earlier stages. The road network contained within these earlier stages will also be extended to cater for the new lots created. The area for stage three comprises of 2.25 ha.



Figure 1 - Stage 3 Layout Plan

A varied lot mix is proposed with lots sizes ranging from 198 sqm to over 632 sqm. A breakdown of the lot configuration is as follows:

Area	Number of lots	%
100 sqm - 200 sqm	1	2%
200 sqm - 300 sqm	2	4%
300 sqm - 400 sqm	19	36%
400 sqm - 500 sqm	15	28%
500 sqm - 600 sqm	13	25%
600 sqm - 700sqm	3	6%

Stage 3 will also incorporate pedestrian and bicycle connections with the earlier stages.

## SUBJECT LAND AND SURROUNDS

The land known as the Bright Valley Development comprises nine parcels, formally known as Lot 1 and 2 on Plan of Subdivision 613866, and Lots 1, 2, 4, 5, 7, and 9 on Title Plan 859376, which together have an area of approximately 35ha.

The subject land that is the subject of this Council Report comprises four parcels formally known as Lot 2 on Plan of Subdivision 613866 and Lot 7 on Title Plan 859376. It is noted the approved area for Stages 1 and 2 is approximately 8ha, while Stage 3 will comprise of 2.25ha.

Prior to development, the land was predominantly cleared for grazing, with the exception of two perpendicular rows of Cottonwood Poplars through the centre of the site and the south-eastern boundary. The land falls from the south-west to the north-east and features a steep monocline through the centre that runs from east to west across the land. Development of Stages 1 and 2 has commenced on the land and is visible through extensive earthworks having occurred on the northern portion of the site to accommodate the development of roads, services and drainage.

Vehicle access to the land is provided via an access point which has been created near the corner of Stackey Gully Road and Great Alpine Road.

The land is located approximately 2km to the north-west of the Bright town centre along the Great Alpine Road/Gavan Street. Land surrounding the subject land to the north and west is within the Farming Zone while the land to the east is within the General Residential and Low Density Residential Zones (refer to Figure 2). The land immediately to the south/south-west is a timber plantation owned by HVP Plantations



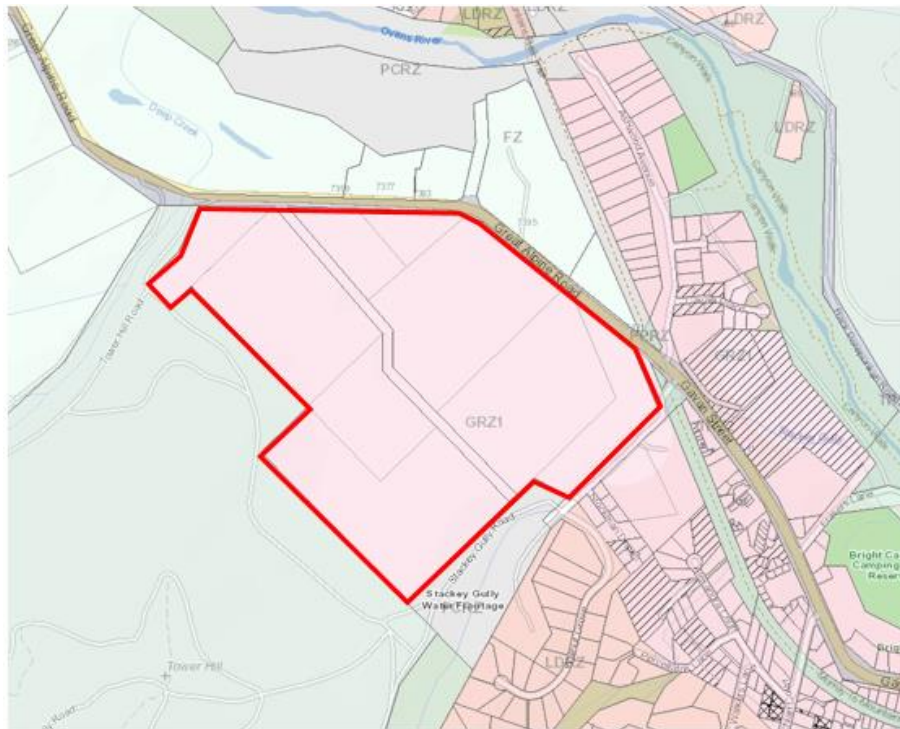


Figure 2: Zoning of subject site and surrounding land

## ABORIGINAL CULTURAL HERITAGE

Regulation 7 of the Aboriginal Heritage Regulations 2018 states:

*A cultural heritage management plan is required for an activity if—*

- a. all or part of the activity area for the activity is an area of cultural heritage sensitivity and*
- b. all or part of the activity is a high impact activity.*

The subject site is within an area of cultural heritage sensitivity and subdivision is classified as a High Impact Activity. There are no exemptions that apply and as such, a Cultural Heritage Management Plan (CHMP) is required to be provided prior to the issue of a Planning Permit in accordance with Section 52 of the *Aboriginal Heritage Act 2006*. The applicant provided Cultural Heritage Management Plan No. 13768 by Red-Gum Environmental Consulting which was approved by Aboriginal Victoria on 17 May 2016.

## PUBLIC NOTIFICATION

Pursuant to Clause 43.04-3 of the Alpine Planning Scheme, an application under any provision of the planning scheme is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act if a development plan has been prepared.

The Bright Western Gateway Development Plan (V06 June 2022) was adopted by Council in July 2022; therefore, this application is exempt from the notice requirements.

Notwithstanding the above, the application has been made available in accordance with the public availability requirements of the *Planning and Environment Act 1987* (Section 197A(2)(c)) by placing a copy on Council's website.

## REFERRALS

Referrals / Notice	Advice / Response / Conditions
Section 55 referrals:	<ul style="list-style-type: none"> <li>• North East Water (NEW) – Conditional Consent dated 16 July 2025</li> <li>• Country Fire Authority (CFA) – Conditional consent dated 4 June 2025</li> <li>• Department of Transport and Planning (DTP) – Conditional Consent received 6 February 2025</li> <li>• North East Catchment Management Authority (NECMA) – Conditional Consent dated 21 January 2025</li> <li>• SP AusNet- Condition Consent dated 24 June 2025</li> <li>• Goulburn Murray Water (GMW) – Conditional Consent dated 21 January 2025</li> </ul>
Internal referrals:	<ul style="list-style-type: none"> <li>• Engineering Department – Required additional information which can be addressed through conditions.</li> </ul>

## PLANNING ASSESSMENT

### MUNICIPAL PLANNING STRATEGY AND PLANNING POLICY FRAMEWORK

The relevant Clauses from the Municipal Planning Strategy and Planning Policy Framework are listed below.

#### ***Clause 02.03-1 Settlement***

This clause identifies Bright's role in servicing the surrounding settlements in the Shire. It states that opportunities for development within the Shire are influenced by the surrounding land, proximity to road infrastructure, and community, health and recreational opportunities.

The application provides the opportunity to increase the lot yield in an area which is proximate to road infrastructure as well as the community, health and recreational facilities which are located in and around the Bright township.

#### ***Clause 02.03-2 Environmental and Landscape Values***

The protection of biodiversity, native vegetation and waterways is a key objective of this clause. The proposed subdivision is designed to respond to the environmental and landscape values in the surrounding area.

The application provides a site responsive design that has a diverse range of lots sizes in an area where the land features only a gentle fall. The proposed lots are located in an

area which is clear of vegetation. The layout also provides an appropriate interface to the trees which line the Great Alpine Road and the drainage basin to the west.

***Clause 02.03-5 Built Environment and Heritage***

Strategic directions for built environment and heritage within the Shire ensure that new development is consistent with the existing township character and responds to built and natural landscapes. This includes an emphasis on aesthetics, liveability and environmentally sustainable development. This clause states that residential land within the Alpine Shire is characterised by a variety of lot sizes and shapes including irregular battle axe type allotments.

The proposed development provides a range of lot sizes which range from 199 sqm to 610sqm which will allow for a diversity of dwelling types while also protecting and enhancing the surrounding natural landscapes.

The development offers a design featuring convenient road networks and safe and attractive spaces for walking and cycling.

***Clause 11 Settlement & Clause 11.01-1L-02 Bright***

The objective of Clause 11 is to anticipate and respond to the needs of existing and future communities through the provision of zoned and serviced land for housing.

The proposed subdivision creates a unique and site responsive residential development that offers a diversity of lot sizes therefore opportunity for a range of housing types.

Under Clause 11.01-1L-02, local policy aims to maintain and enhance the character of Bright as a vibrant place to visit and live.

The proposed subdivision responds to the established and valued character of Bright, through a subdivision design that has considered the topography and features of the land, landscaping, and the provision of a network of shared pathways.

***Clause 11.02-S Supply of Urban Land***

Clause 11.02-S includes the objective to ensure there is sufficient land available to meet forecast demand.

The proposal responds to the current and future residential demand, providing 53 residential lots in a variety of sizes, located within the Bright township.

***Clause 11.03-2S Growth Areas***

This clause includes the objective to locate urban growth close to transport corridors and services and provide efficient and effective infrastructure to create sustainability benefits while protecting primary production, major sources of raw materials and valued environmental areas.

The proposed internal layout provides safe and convenient access and site permeability, with connections to the surrounding road network.

***Clause 11.03-6S Regional and Local Places***

This clause includes the objective to facilitate integrated place-based planning, along with the following strategies:

- Integrate relevant planning considerations to provide specific direction for the planning of sites, places, neighbourhoods and towns.
- Consider the distinctive characteristics and needs of regional and local places in planning for future land use and development.

The proposal responds to the existing physical environment and local character using a place-based planning and design approach. The proposal offers landscaping and an internal layout that ensures the future development respects and enhances the aesthetic context of Bright while corresponding with the existing built environment and natural values.

***Clause 12.05-2S & Clause 12.05-2L – Landscapes***

These clauses seek to protect and enhance significant landscapes and open spaces that contribute to character, identity and sustainable environments.

The Development Plan allows for a layout which responds to the surrounding landscape environment, with larger allotments on the hillside while smaller lots are proposed closer to the Great Alpine Road. Stage 3 of the development provide for a range of small to mid-sized allotments which are configured to in mitigating potential bushfire risk and subsequent environmental impacts.

***Clause 13.02 Bushfire***

The objective of this Clause is *“To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.”* The policy seeks to protect life and community well-being from bushfire, as well as ensuring that development does not exacerbate the risk of environmental hazards.

The subject site is within a Bushfire Prone Area and is affected by the Bushfire Management Overlay. The site is within the General Residential Zone and accordingly Clause 52.03 AM5.2 applies.

The proposal appropriately responds to and reduces bushfire risk. This is addressed in greater detail below in response to the Bushfire Management Overlay (BMO). It has been demonstrated that the proposed subdivision can comply with the requirements of AM5.2.

***Clause 13.03-1S Floodplain Management***

This clause includes the objective to assist the protection of life, property and community infrastructure from flood hazard, including coastal inundation, riverine and overland flows. It also assists the protection of flood carrying capacity and storage function of waterways, as well as environmentally significant floodplain areas.

While a Land Subject to Inundation Overlay (LSIO) does apply to the land, the proposed residential development that forms part of this permit application area is not within the area covered by the LSIO. The application was referred to NECMA who gave conditional consent to the proposal.

***Clause 15.01-3S & Clause 15.01-4S - Subdivision Design and Healthy Neighbourhoods***

Clause 15.01-3S and Clause 15.01-4S seek to ensure the design of subdivisions achieves attractive, safe, accessible and diverse and sustainable neighbourhoods that foster healthy and active living.

The proposed subdivision achieves this objective by providing a range of lot sizes that allow for development of a variety of dwelling sizes while also protecting the natural landscapes on the land. Furthermore, a convenient road network and public open space will facilitate walking and cycling throughout the subdivision and connection with the Bright township.

***Clause 15.01-5S Neighbourhood Character***

The objective of Clause 15.01-5S is to recognise, support and protect neighbourhood character, cultural identity and sense of place by ensuring development responds to its context and reinforces the valued features and characteristics of the local environment.

The proposal is considered to respond to this clause by utilising the existing features of the land to determine lot size and road layout. The pattern of subdivision and open spaces are responsive to the growing community and will allow for housing products and open spaces that have the ability to contribute to Bright's existing neighbourhood character.

***Clause 15.03-2S Aboriginal Cultural Heritage***

The objective of Clause 15.03-2S is to ensure the protection and conservation of places of Aboriginal cultural heritage significance.

The subject land is within an area of Cultural Heritage Sensitivity and subdivision is classified as a High Impact Activity. An approved CHMP No. 13768 by Red-Gum Environmental Consulting has been provided to address the objectives of this clause.

***Zoning and land use***

***Clause 32.08 General Residential Zone – Schedule 1***

The land is within the General Residential Zone – Schedule 1 (GRZ). The purpose of the General Residential Zone is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To encourage development that respects the neighbourhood character of the area.*
- *To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.*

- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

Pursuant to Clause 32.08-3, a permit is required to subdivide land and must meet the requirements of all the objectives and requirements of Clause 56 except for 56.03-5. An assessment of the subdivision against the provisions of Clause 56 demonstrates a high level of compliance with both the objectives and standards. The assessment is provided as an attachment to this report.

### ***Overlays:***

#### ***Clause 43.04 Development Plan Overlay Schedule 3***

The land is affected by the Development Plan Overlay Schedule 3 (DPO3) The purpose of the DPO is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To identify areas which require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land.*
- *To exempt an application from notice and review if a development plan has been prepared to the satisfaction of the responsible authority.*

Pursuant to Clause 43.04-2 a permit must not be granted to use or subdivide land or construct or carry out works until a Development Plan has been prepared. As a Development Plan was adopted by Council in July 2022, a permit granted must be generally in accordance with the approved Development Plan and include any conditions or requirements specified in a schedule to the overlay.

The proposed stage 3 of the subdivision is considered to be generally in accordance with the approved Development Plan.

The proposal is consistent with these requirements and the strategic intent for the land as it:

- Integrates the existing and proposed land uses, road networks and intersections;
- Provides a range of lot sizes;
- Demonstrates that landscaping can be delivered and maintained in accordance with the relevant bushfire mitigation requirements;
- Has the ability to comply with the Bushfire Mitigation requirements of DPO3;
- Works within the LSIO have the consent of NECMA;
- Continues to add to the expansive path network with provision for pedestrians and cyclists;
- Respects the views of the land from the Great Alpine Road, including the 50 metre amenity buffer within the site which will be subject to conditions on permit requiring landscape master planning.

The overall proposal and subdivision design is considered to be generally in accordance with the Development Plan.

***Clause 44.06 – Bushfire Management Overlay***

The site is included in the Bushfire Management Overlay which has the purpose:

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

Pursuant to Clause 44.06-2, a permit is required to subdivide land. An application must be accompanied by a bushfire hazard site assessment, a bushfire hazard landscape assessment and a bushfire management statement. The applicant supplied a Bushfire Development Report which addressed the application requirements of Clause 44.06-3.

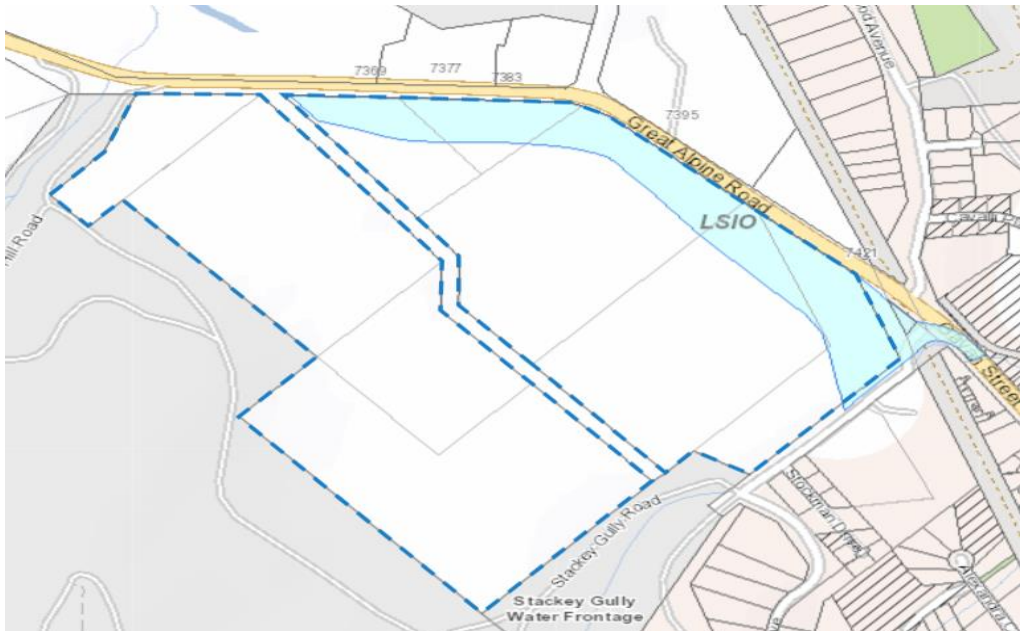
The mandatory condition listed under Clause 44.06-5 will be included on any permit issued. The application was referred to the CFA and conditional consent was provided in June 2025 which includes a number of conditions that will be included on the permit. The application has been considered against the decision guidelines of Clause 44.06-8 and can be supported as the proposal positively responds to the Municipal Planning Strategy and the Planning Policy including bushfire provisions.

***Clause 44.04 Land Subject to Inundation Overlay***

A portion of the subject site is affected by the Land Subject to Inundation Overlay (LSIO). The purpose of the LSIO is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To identify flood prone land in a riverine or coastal area affected by the 1 in 100 (1 per cent Annual Exceedance Probability) year flood or any other area determined by the floodplain management authority.*
- *To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, responds to the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.*
- *To minimise the potential flood risk to life, health and safety associated with development.*
- *To reflect a declaration under Division 4 of Part 10 of the Water Act, 1989.*
- *To protect water quality and waterways as natural resources by managing urban stormwater, protecting water supply catchment areas, and managing saline discharges to minimise the risks to the environmental quality of water and groundwater.*

- *To ensure that development maintains or improves river, marine, coastal and wetland health, waterway protection and floodplain health.*



**Figure 3: Subject site and LSIO**

Pursuant to Clause 44.04-3, a permit is required to subdivide land as well as roadworks if the water flow path is redirected or obstructed. While no residential lots are proposed within the LSIO, the access road into the subject site will extend into the area affected by the overlay.

Pursuant to Clause 44.04-7 the application was referred to NECMA who consented to the grant of a planning permit, subject to conditions being included on any permit issued.

## **PARTICULAR PROVISIONS**

### ***Clause 52.29 Land Adjacent to the Principal Road Network***

The purpose of this clause is to ensure appropriate access to the Principal Road Network and appropriate subdivision of land adjacent to the Principal Road Network.

Pursuant to Clause 52.29-2 a permit is required to create or alter access to a road in a Transport Zone 2 and to subdivide land adjacent to a road in a Transport Zone 2.

The application was referred to the DTP as the relevant road authority for the Great Alpine Road, pursuant to Section 55 of the *Planning and Environment Act 1987*. DTP have consented to the application subject to conditions.

### ***Clause 53.02 Bushfire Planning***

Clause 53.02 applies to an application under Clause 44.06 – Bushfire Management Overlay. The purpose of this clause is to ensure development is only permitted where the



risk to life, property and community infrastructure from bushfire can be reduced to an acceptable level.

Clause 53.02-4.4 – Subdivision Objectives specifies bushfire protection measures to develop on land zoned for residential purposed to be implemented at the subdivision stage.

The Bushfire Development report submitted as part of this application includes a *Bushfire Management Statement* which details how the proposal responds to the requirements and objectives of Clause 53.02. The subject land is within the General Residential Zone, therefore AM5.2 applies, and it has been demonstrated that the proposed subdivision can comply with the requirements of AM 5.2. The CFA have provided condition consent which includes the requirement for dwellings to be constructed to a BAL 29.

### ***Clause 56 Subdivision***

The purpose of Clause 56 is to create liveable and sustainable neighbourhoods with character and identity and achieve residential subdivision outcomes that appropriately respond to the site and its context.

Pursuant to Clause 32.08-3, an application to subdivide land must meet the requirements of all the objectives and requirements of Clause 56.

- A Clause 56 assessment is provided as an attachment to this report.

### **GENERAL PROVISIONS:**

#### ***Clause 65.01 and Clause 65.02 - Decision Guidelines***

For all planning permit applications made under the Alpine Planning Scheme, consideration must be given, as appropriate, to the decision guidelines at Clause 65.01 and 65.02.

The assessment of the application has included an assessment against these guidelines and found that the proposal is consistent with relevant zones, overlays, provisions and policy in the Planning Scheme and should be supported.

### **CONCLUSION**

The proposed subdivision provides for the creation of 53 allotments of varying sizes and provides for the logical and sequential expansion of the residential development which form stages 1, 2a and 2b of the Bright Valley Development.

The layout has been assessed and is considered to be consistent with the policies contained within the Planning Policy Framework, and the purpose and decision guidelines of the General Residential Zone Bushfire Management Overlay and Land Subject to Inundation Overlay; and is considered to be generally in accordance with the approved Development Plan.

In summary, stage 3 of the Bright Valley Development supports the continued and appropriate increase in lot yield within a developing and serviced area of the Bright township and on this basis can be supported.

#### **DECLARATION OF CONFLICT OF INTEREST**

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

- Director Corporate and Community
- Manager Regulatory Services

#### **ATTACHMENTS**

1. **8.3.4.1** P.2025.002 Stage 3 - Urban Design Master Plan
2. **8.3.4.2** P.2025.002 Stage 3 - Conditions

## 8.3.5 P.2024.068 - 12 Jubilee Street, Myrtleford

<i>Application number:</i>	<i>P.2024.068</i>
<i>Proposal:</i>	<i>Use and development of the land for industry; construction of a shed; reduction to car parking requirements.</i>
<i>Applicant's name:</i>	<i>Amandah Downie, Vic Permit Applications</i>
<i>Owner's name:</i>	<i>K &amp; M Golden</i>
<i>Address:</i>	<i>12 Jubilee Street, Myrtleford</i>
<i>Land size:</i>	<i>779m2</i>
<i>Current use and development:</i>	<i>Vacant</i>
<i>Site features:</i>	<i>Nil</i>
<i>Why is a permit required?</i>	<i>Clause 33.03-1 - Use land for Industry (due to being within 30m of a residential zone) Clause 33.01-4 - Construct a building or construct or carry out works Clause 52.06-3 - Reduce the number of car parking spaces required</i>
<i>Zoning:</i>	<i>Industrial 1 Zone (IN1Z)</i>
<i>Overlays:</i>	<i>Nil</i>
<i>Restrictive covenants on the title?</i>	<i>Nil</i>
<i>Date received:</i>	<i>8 July 2024</i>
<i>Statutory days:</i>	<i>271 days</i>
<i>Planner:</i>	<i>Matt Novacevski, Statutory Planning Coordinator</i>

Cr Graham

Cr Byrne

*That a Notice of Decision to grant a planning permit be issued for use of the land for the purpose of Industry, construction of a shed and reduction to car parking requirements in accordance with the conditions outlined in as per the Attachment - Condition and for the following reasons:*

- 1. The proposal demonstrates broad compliance with the relevant provisions of the Alpine Planning Scheme, including*
  - a. Clause 02.03-7 (Economic Development) of the Municipal Planning Strategy.*

- b. Clauses 17.01-1L (Diversified Economy), 17.02-1S (Business) and 17.03-2L (Sustainable Industry) of the Planning Policy Framework and the Industrial 1 Zone.*
- c. The purpose of the Industrial 1 Zone.*
- 2. The proposed reduction to car parking requirements is appropriate given the nature of the use. Of note:**
  - a. The Applicant has provided a Car Parking Demand Assessment which adequately outlines the operational requirements of the business and associated vehicle movements.*
  - b. The reduction of five spaces is unlikely to have any impact on local amenity, nor on the character of the area.*

Carried Unanimously

## PROPOSAL

The application seeks approval to use the land for the purpose of Industry with associated construction of a shed and reduction to car parking requirements. The use and construction will support an electrician's business, essentially being a 'base' for tradespeople associated with the business. The building will provide a space for the business owners to store tools and vehicles, carry out repair works and minor activities such as welding, as well as provision for a staff lunchroom and carrying out administrative work.

The premises will not be accessible to the general public and will only be used by the business owners and occasional sub-contractors.

Finished in Slate Grey Colorbond, the building will measure 32 metres long by 13 metres wide, with a maximum height of 6.16 metres. Access will be provided via two roller doors and a pedestrian door on the north-west (front) elevation.

In regard to the reduction to car parking requirements, the use will provide 7 spaces within the shed structure. Pursuant to Clause 52.06, 12 spaces are required based on the floor area of the building. A reduction of 5 spaces is thus sought and given this is greater than a 20% reduction the application is required to be decided by Council in line with the 2023 Alpine Shire Better Planning Approval Guidelines. The application included a Car Parking Demand Assessment which provided detail about the operational nature of the business and its parking requirements, and officers view is that the assessment justifies the proposed reduction in car parking spaces onsite.

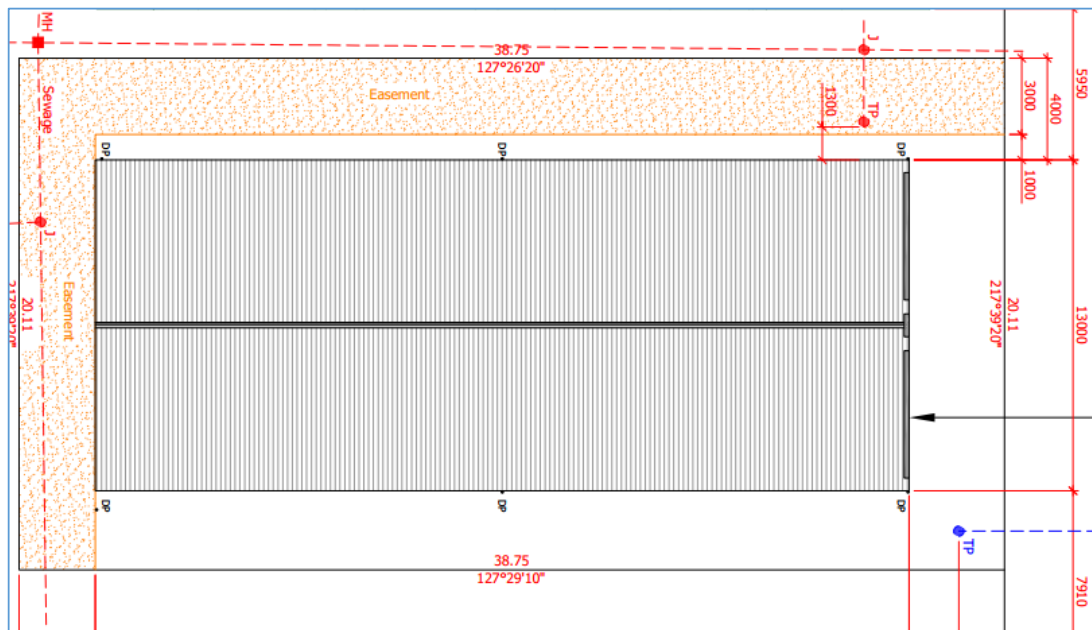


Figure 1: Development layout on site.

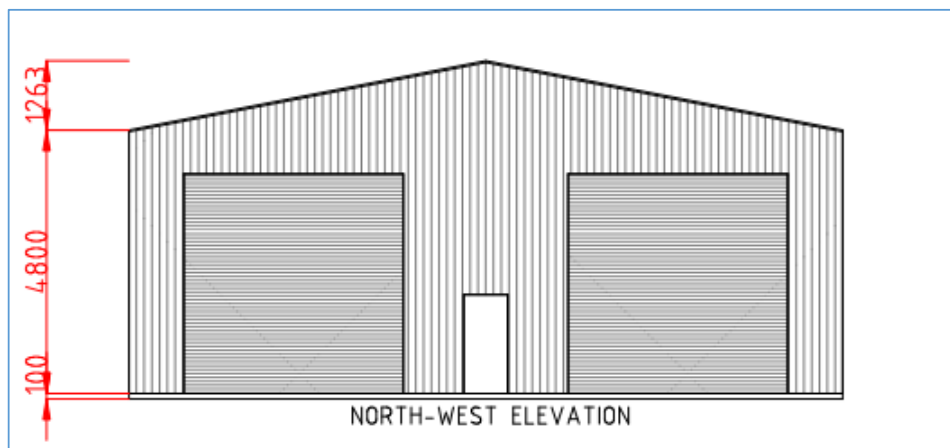


Figure 2: Front elevation facing Jubilee St

## SUBJECT LAND AND SURROUNDS

The subject site is located on the south-east side of Jubilee Street. The site is regular in shape with a frontage to Jubilee Street of just over 20 metres, and a depth of 38.75 metres. The land is currently vacant.

Many allotments in the vicinity of the site are developed with warehouse-type buildings similar to what is currently proposed, while others appear to be used for vehicle storage or other industrial uses.

Properties to the rear of the subject site contain dwellings in Toner Avenue, which falls under the General Residential Zone.

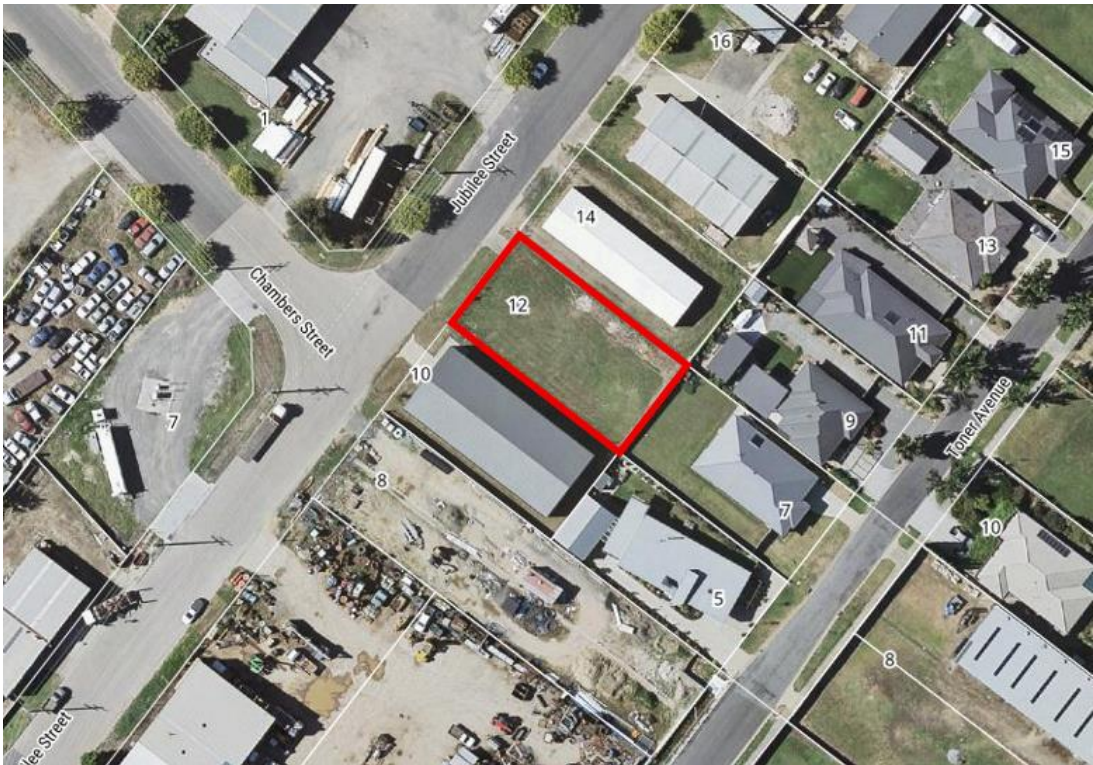


Figure 3: Aerial image of subject site and surrounding properties.

PUBLIC NOTIFICATION

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

One submission was received from a nearby resident, raising the following matters:

- No objection to the construction of the shed and activity relating to its use.
- Flooding occurs to the rear of submitter's property during heavy rain events, with concern that adding further development will exacerbate the flooding issue.

REFERRALS

Referrals / Notice	Advice / Response / Conditions
Section 55 referrals:	Goulburn Murray Water: No objection subject to inclusion of standard conditions on permit.
Internal / external referrals:	ASC Engineering: No objection subject to inclusion of standard conditions on permit, including some relating to drainage.

## PLANNING ASSESSMENT AND RESPONSE TO GROUNDS OF OBJECTION

All applicable policy and decision guidelines can be found below.

### STATE AND LOCAL PLANNING POLICY FRAMEWORK

The Municipal Planning Strategy (MPS) and Planning Policy Framework (PPF) give support to the proposal with the following relevant objectives and policy listed:

#### Clause 02.03-7: Economic Development

In regard to business, this clause identifies that most commercial operators are retail and service businesses in the large townships, with a key strategic direction being to 'encourage economic diversity and emerging shifts in economic activity.

In regard to industry, the policy notes that existing industrial precincts within the Shire are close to capacity, with some also located in close proximity to residential uses.

#### Clause 17.01-1L: Diversified Economy

Key strategies of this policy are to:

- Reinforce the important commercial, service and employment roles played by large townships.
- Facilitate the growth of existing businesses.

#### Clause 17.02-1S: Business

The objective of this policy is to encourage development that meets the community's needs for retail, entertainment, office and other commercial services.

#### Clause 17.03-2L: Sustainable Industry

The policy seeks to ensure that the use and development of sites within industrial precincts are for industrial uses.

The above policy gives clear support to the proposal. The following response can be provided:

- The proposal facilitates the growth of a service business within a large township, but which will likely provide service across the Shire.
- The use will contribute to the service and employment roles played by large townships and will facilitate the growth of an existing business.
- The use and development will contribute to meeting the community's needs for relevant service businesses.
- The use and development of an industrial-type business within a designated industrial precinct is entirely appropriate and supported by the policy.

### ZONING AND LAND USE

The subject land is zone Industrial 1. The use and development are consistent with the purpose and decision guidelines for the following reasons:

- They facilitate an industry-type use which includes storage of goods and vehicles and carrying out of repairs associated with a trade business.
- The use does not incorporate any manufacturing activities, thus is unlikely to have any impact on the safety or amenity of the surrounding area, nor would the use itself be impacted by other uses in the vicinity.
- The site has full access to reticulated services.
- The application has indicated that there would be no visitors to the site - it would only be used by the owners and some sub-contractors of an electrician business as their 'base'. Consequently, there would be limited traffic movement to and from the site.
- The dimensions, colours and materials of the building are consistent with other developments in the surrounding industrial area and are therefore considered appropriate within this context.
- While some concerns have been raised by a nearby property owner around drainage, it is considered the recommended permit conditions are sufficient to mitigate these concerns.

## **TRAFFIC MANAGEMENT**

Council's Engineering Coordinator reviewed the development and granted consent subject to conditions. In particular, they noted in consideration of the operational nature of the use that the proposed reduction to car parking requirements is reasonable.

A key purpose of Clause 52.06 is to 'provide an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality'. The car parking rate for an industrial use is 2.9 spaces to each 100 square metres of floor area which, in this case, equates to 12 spaces. A total of 7 spaces are to be provided within the building, equating to a shortfall of 5 spaces.

The unique nature of the use and the demand assessment supplied demonstrate that a reduction is appropriate. The building will not be open to the general public and will typically only be attended by the two owners of the business along with occasional sub-contractors. Consequently, vehicle movements to and from the site will be low. The application explains that the owners' private vehicles will be parked in the building during business hours while they utilise the work vehicles, meaning the work vehicles will be stored on site after hours. This arrangement means it is unlikely any vehicles associated with the business will be parked on the street.

Given this context, it is reiterated that the proposed reduction to car parking is acceptable.

## **NOISE POLLUTION**

It is not expected that the use of the building would result in any unreasonable noise impacts.

## **WASTE POLLUTION**

The subject site is able to be connected to reticulated services.



## CONCLUSION

The application is considered to be consistent with the Alpine Planning Scheme and should be approved for the following reasons:

- The proposed use and development are consistent with the purpose of the zone and with surrounding land uses.
- A reduction to car parking requirements by five spaces is acceptable given the operational nature of the use.
- Permit conditions around drainage matters are considered appropriate to mitigate concerns raised by a nearby property owner.
- The use will facilitate the ongoing operation of a local business, contributing to employment within the local area.

## DECLARATION OF CONFLICT OF INTEREST

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

- Director Corporate and Community
- Manager Regulatory Services
- Statutory Planning Coordinator

## ATTACHMENTS

1. **8.3.5.1 P.2024.068** - Conditions

## 8.3.6 P.2025.017 - 13 McGeehan Crescent, Myrtleford

<i>Application number:</i>	<i>P.2025.017</i>
<i>Proposal:</i>	<i>Construction of an industrial shed for the purpose of heavy machinery repairs and a reduction in the parking requirements.</i>
<i>Applicant's name:</i>	<i>Habitat Planning</i>
<i>Owner's name:</i>	<i>Alpine Heavy Machinery</i>
<i>Address:</i>	<i>Lot 37 on LP216262 (6 Chambers Street, Myrtleford)</i>
<i>Land size:</i>	<i>2026sqm (0.501acres)</i>
<i>Current use and development:</i>	<i>Vacant</i>
<i>Site features:</i>	<i>Flat, cleared land.</i>
<i>Why is a permit required?</i>	<i>Clause 33.01-4 – to construct a building or construct or carry out works. Clause 52.05-2 - to construct or put up for display a sign in Section 2. Clause 52.06-3 – To reduce (including reduce to zero) the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay.</i>
<i>Zoning:</i>	<i>IN1Z</i>
<i>Overlays:</i>	<i>None</i>
<i>Restrictive covenants on the title?</i>	<i>None</i>
<i>Date received:</i>	<i>5 March 2025</i>
<i>Statutory days:</i>	<i>61 days</i>
<i>Planner:</i>	<i>Matt Novacevski, Statutory Planning Coordinator</i>

Cr Andersen

Cr Graham

*That a Notice of Decision to grant a planning permit be issued for Construction of an industrial shed for the purpose of heavy machinery repairs and a reduction in the parking requirements, in accordance with the Conditions outlined in the Attachment - Conditions for the following reasons:*

- 1. The proposal broadly aligns with the objectives and provisions of the Industrial 1 Zone.*
- 2. The proposed buildings and works align with the purpose of the Industrial 1 Zone, Planning Policy Framework and are an acceptable response to the streetscape character, pursuant to Clause 33.01 of the Alpine Planning Scheme.*
- 3. The proposed signage is appropriate for the proposed operation and the location, in line with 52.05 of the Alpine Planning Scheme.*
- 4. The reduction in car parking requirements has been assessed and is considered appropriate for the proposed use, pursuant to Clause 52.06 of the Alpine Planning Scheme.*
- 5. With an amendment to condition 23 a) so that this condition reads: Surfaced with an appropriate bituminous surface (asphalt or spray seal) applied over an appropriate standard crushed rock pavement or plain grey concrete, or alternative subject to the Council's satisfaction. Details of bituminous surface and pavement construction detail must be submitted and approved by the Alpine Shire Council prior to work commencing.*

Carried Unanimously

## PROPOSAL

The application seeks approval for the development of an industrial building to be used for motor repairs, comprising a workshop area, parts store, storage area, reception lunchroom, toilet and a mezzanine level storage and office area. The proposal includes a 2100mm Colorbond boundary fence to the eastern, southern and western boundaries; Colorbond roller doors, Colorbond cladding and roof in monument and shale grey respectively.

The total floor area of the development is 696m<sup>2</sup>, comprising of 522m<sup>2</sup> on the ground floor and 174m<sup>2</sup> on the mezzanine level.

The proposal includes ten (10) outdoor parking spaces, three (3) service bays, a new crossover and vehicle accessway from Chambers Street Avenue. Vehicle accessways and car spaces on site are to be provided with all-weather seal. The aggregate total of 13 car parking spaces is less than the standard rate specified at Clause 52.06 for this type and floor area of development, which would be 22. The parking space provision is more than 20% below the standard set in the Alpine Planning Scheme, hence the proposal being referred to Council in accordance with the Alpine Shire Council Better Planning Approval Guidelines (2023).

The development also involves a north-facing, non-illuminated business identification sign 2.35m high by 4.95m wide and depth of 2 mm with an area of 11.8m, for which a permit is required under Clause 52.05 of the Alpine Planning Scheme.

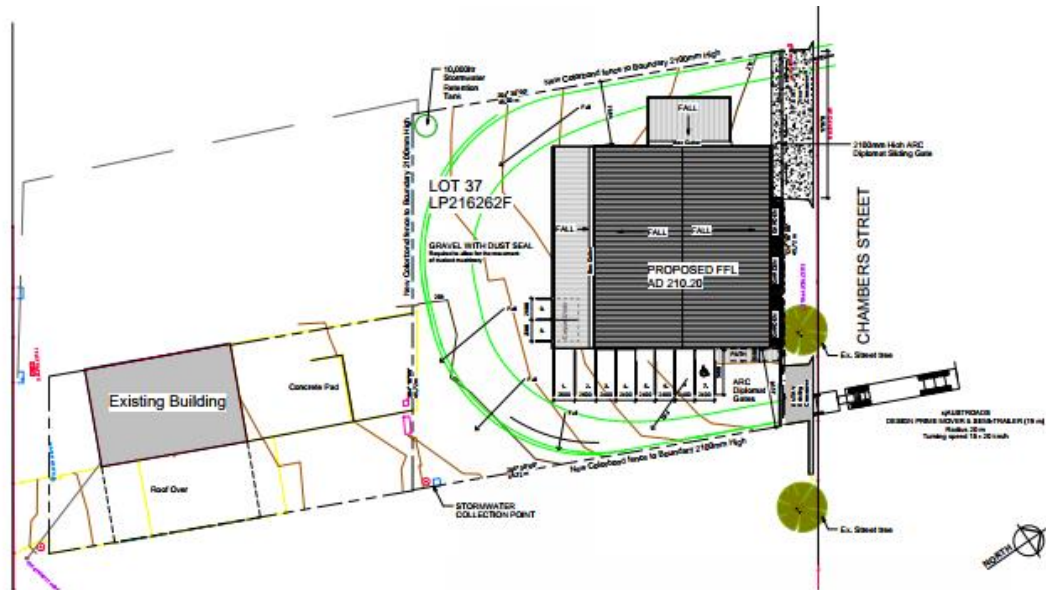


Figure 4: Shows the development layout on site.

SUBJECT LAND AND SURROUNDS

The subject site is located on the southern side of Chambers Street. The site is generally square in shape with a frontage to Chambers Street of 46m and a depth of 45m with an area of 2026m2. The site, known as 37\LP216262, adjoins industrial properties on either side, to the rear and opposite. The site is cleared and vacant. The street address on title is 13 McGeehan Crescent, however this lot has no frontage to McGeehan Crescent.

PUBLIC NOTIFICATION

This permit application was exempt from any public notification requirements or third-party appeal rights under the Alpine Planning Scheme as follows: Pursuant to Clause 33.01-4, 52.05-7 and 52.06-4 of the Alpine Planning Scheme, applications to construct or carry out works are exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

REFERRALS

The application was required to be referred to GMW Water under Section 55 of the *Planning and Environment Act (1987)*, and to Council's Engineering department. Both provided no objection subject to conditions, as follows:

Referrals / Notice	Authority	Advice / Response / Conditions
Section 55 referrals:	Goulburn Murray Water	Consent with conditions

Referrals / Notice	Authority	Advice / Response / Conditions
Internal/external referrals:	Engineering	Consent with conditions

## PLANNING ASSESSMENT

### STATE AND LOCAL PLANNING POLICY FRAMEWORK

The State Planning Policy Framework (SPPF) and Local Planning Policy Framework (LPPF) give support to the proposal with the following objectives and policy listed: Clause 02.03-1 (Settlement), Clause 02.03-7 (Economic development), Clause 11.01-1L-03 (Myrtleford) and Clause 15.01-1L-03 (Design of Industrial Development). The proposal supports the provision appropriately designed and located industrial development in Myrtleford.

### ZONING AND LAND USE

The subject land is zoned Industrial 1. The development is consistent with the zone's purpose and decision guidelines. A key purpose of this zone is to provide for manufacturing industry, the storage and distribution of goods and associated uses in a manner which does not affect the safety and amenity of local communities. The proposed buildings and works satisfy this purpose.

The proposed buildings and works are proposed to be used for motor vehicle repairs. This is classified as a form of Light Industry in the Alpine Planning Scheme, and this use is exempt from planning permit requirements in the scheme where the following is met:

- Must not be a purpose listed in the table to Clause 53.10 with no threshold distance specified.
- The land must be at least the following distances from land (not a road) which is in an Activity Centre Zone, Capital City Zone, Commercial 1 Zone, Docklands Zone, residential zone or Rural Living Zone, land used for a hospital, an education centre or a corrective institution or land in a Public Acquisition Overlay to be acquired for a hospital, an education centre or a corrective institution:
  - a. The threshold distance, for a purpose listed in the table to Clause 53.10.
  - b. 30 metres, for a purpose not listed in the table to Clause 53.10.
- Must not:
  - a. Exceed a fire protection quantity under the Dangerous Goods (Storage and Handling) Regulations 2022.
  - b. Require a notification under the Occupational Health and Safety Regulations 2017.
  - c. Require a licence under the Dangerous Goods (Explosives) Regulations 2011.
  - d. Require a licence under the Dangerous Goods (HCDG) Regulations 2016.

- Must not adversely affect the amenity of the neighbourhood, including through the:
  - a. Transport of materials, goods or commodities to or from the land.
  - b. Appearance of any stored goods or materials.
  - c. Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.

The proposed development complies with the above requirements.

### **SIGNAGE**

Pursuant to Clause 52.05-2, the site is located within a Category 2 area, whereby a permit is required to display a business identification sign. The proposed sign complies with the decision guidelines at Clause 52.05-8, in that it integrates with the existing and desired character of the area and is appropriate in relation to the site, building and proposed activities.

### **TRAFFIC MANAGEMENT**

Council's Engineering Coordinator reviewed the development and granted consent subject to conditions.

### **CAR PARKING REQUIREMENTS**

A permit is required to reduce (including reduce to zero) the number of car parking spaces required under Clause 52.06-5.

The application provides for ten (10) off street car spaces and an additional three (3) for vehicles being serviced. The applicant assessed the application as "motor repairs" which is nested in the scheme within "service industry".

For motor repairs, the car parking required is three (3) spaces per 100sqm (648sqm) of net floor area plus one (1) for each vehicle being serviced, repaired or fitted with accessories, including vehicles waiting to be serviced, repaired, fitted with accessories or collected by owners. Based on these calculations, 22 car parking spaces would be required to meet the standards specified at Clause 52.06, and therefore a waiver of car parking requirements is sought. As the waiver sought involves a more than 20% reduction in car parking, the application has been referred to Council for decision.

The initial plans proposed nine (9) car parks (including three (3) for vehicles being serviced). Following feedback around the parking requirements, revised plans were submitted allowing for a total of 13 spaces. The revised plans have been taken into consideration in conjunction with the submitted Car Parking Demand Assessment when assessing the application to waive the requirements of Clause 52.06. In this instance, the parking provision on site is considered appropriate to service the operation.

## CONCLUSION

The application is considered to be consistent with the Alpine Planning Scheme and should be approved for the following reasons:

- The proposed use is "as of right" use in the Industrial 1 Zone, pursuant to Clause 33.01-1 of the Alpine Planning Scheme.
- The proposed buildings and works align with the purpose of the Industrial 1 Zone, Planning Policy Framework and are an acceptable response to the streetscape character, pursuant to Clause 33.01 of the Alpine Planning Scheme.
- The proposed business identification sign is appropriate for the proposed operation and the location, pursuant to Clause 52.05 of the Alpine Planning Scheme.
- The reduction in car parking requirements has been assessed and is considered appropriate for the proposed use, pursuant to Clause 52.06 of the Alpine Planning Scheme.

## DECLARATION OF CONFLICT OF INTEREST

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

- Director Corporate and Community
- Manager Regulatory Services
- Statutory Planning Coordinator

## ATTACHMENT(S)

1. **8.3.6.1** P. 2025.017 - Conditions

### 8.3.7 P.2025.062 - Development Plan - 12 Simmonds Creek Road, Tawonga South

<i>Application number:</i>	<i>P.2025.062</i>
<i>Proposal:</i>	<i>Approval of Development Plan</i>
<i>Applicant's name:</i>	<i>Oxley and Co.</i>
<i>Address:</i>	<i>12 Simmonds Creek Road, Tawonga South</i>
<i>Land size:</i>	<i>48.53ha</i>
<i>Current use and development:</i>	<i>Vacant land</i>
<i>Why is a permit required?</i>	<i>43.04-2 - Development plan approval required before land is subdivided.</i>
<i>Zoning:</i>	<i>Low Density Residential Zone (LDRZ)</i>
<i>Overlays:</i>	<i>Development Plan Overlay Schedule 2 (DPO2), Bushfire Management Overlay (BMO)</i>
<i>Restrictive covenants on the title?</i>	<i>None</i>
<i>Date received:</i>	<i>8 July 2025</i>
<i>Statutory days:</i>	<i>63 days</i>
<i>Planner:</i>	<i>Rebecca Mouy, Manager Regulatory Services</i>

Cr Tanzen

Cr Andersen

*That the Development Plan be approved subject to the following notations being provided on the plan:*

- a. The Development Plan will expire ten years from the date of approval.*
- b. A Traffic Impact Assessment Report will be required to be submitted to the satisfaction of Council and the Head, Transport for Victoria covering the whole development, before a permit is issued for any subdivision stage proposed in the Development Plan.*
- c. A Water and Sewer Servicing Strategy must be submitted to and approved by North East Water before a permit is issued for any subdivision stage proposed in the Development Plan.*
- d. The Development Plan is conceptual and may be subject to minor change following further detailed design in relation to stormwater treatment, in*



*particular conveyance and detention; creation of access; and the need to retain where appropriate existing street trees. Any subsequent plan of subdivision must be generally in accordance with the approved Development Plan.*

Carried Unanimously

## PROPOSAL

Council has received an application to approve a Development Plan for land at 12 Simmonds Creek Road, Tawonga South, otherwise known as Lot 1, PS538191. The Development Plan presents a high-level plan that would facilitate future subdivision of land with public infrastructure and facilities. Broadly, the plan sets out:

- A four-staged approach to developing the site.
- Drainage reserves and an open space path corridor along the eastern boundary of the site, fronting the Kiewa River.
- Connections to the existing road network including Glenbourn Drive to the south and west.
- How interfaces, including to the Alpine National Park and the Kiewa River, would be addressed.

The four stages of development would be sequenced and allow for different lot sizes in accordance with the Low Density Residential Zone that applies to the site:

- Stage one involves lots between 2000m<sup>2</sup> and 3500m<sup>2</sup> across 6.38ha.
- Stage two involves lots between 2000m<sup>2</sup> and 4500m<sup>2</sup> across 8.11ha.
- Stage three involves lots between 2000m<sup>2</sup> and 4500m<sup>2</sup> across 5.23ha.
- Stage four involves lots between 2000m<sup>2</sup> and 3500m<sup>2</sup> as well as a single lot over 14ha that includes an interface to the south of the site and an area as having potential for landslide risk. This is seen as an appropriate response to development constraints in the south of the site.

The lot yield across the development will depend on the final subdivision design.

The process to approve a development plan under the *Planning and Environment Act (1987)* is different from the process by which Council considers and approves planning permits. The remainder of this report steps through the specifics of the site, what the Development Plan entails and what Council must consider in its decision-making. The recommendation for Council to approve the Development Plan would allow for future planning permit applications to be submitted for subdivision or other activities, and these applications would need to generally accord with the approved Development Plan in order for a permit to be granted.

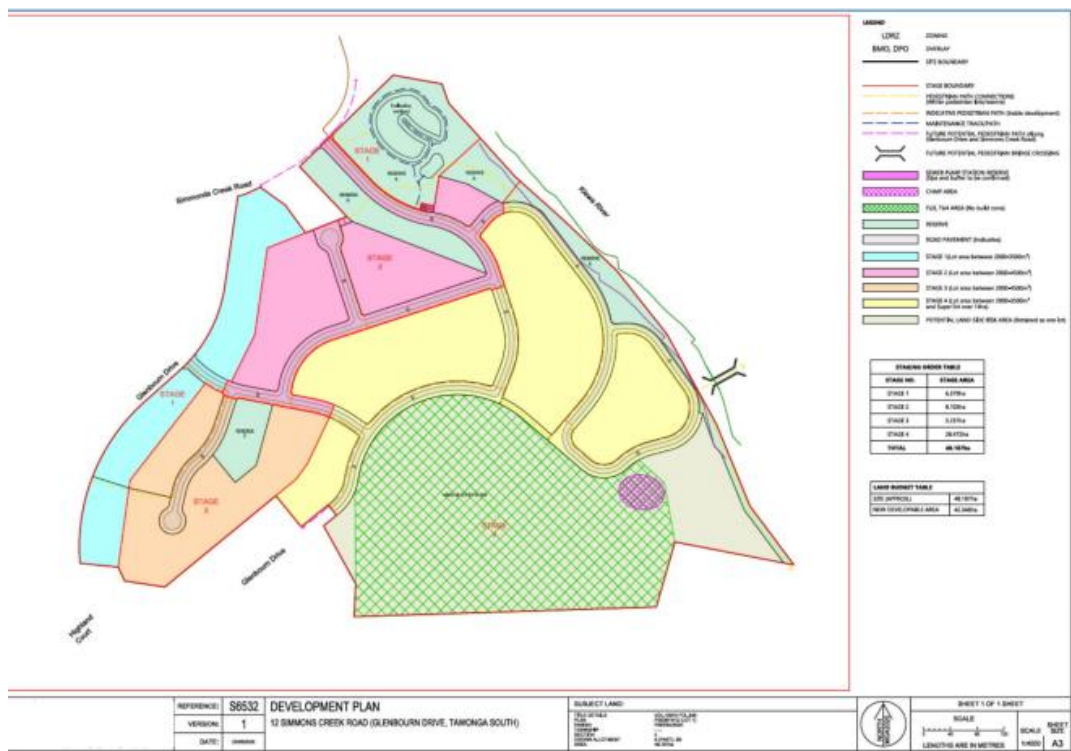


Figure 5: Shows the development layout on site including the road network, pathways along the eastern edge and stages of development in yellow, orange and pink with reserves/no build areas in green.

## SUBJECT LAND AND SURROUNDS

The site is a 48.19ha allotment that is currently used for intermittent grazing. Glenbourn Drive, a sealed all-weather road, fronts the west and south west of the site and Simmonds Creek Road runs along the north.

The site is mostly cleared with sparse vegetation that becomes more dense towards the southern boundary that interfaces with forested areas in the Alpine National Park and an area with potential for land slide risks in the south-east of the site. Topography varies, with the south-west of the site a high point that slopes downward toward the Kiewa River in the east. The centre of the site is the flattest area, and a dam is located along the northern boundary.



Figure 6: Subject site overlaid in red. Source: Proponent's planning report/AIMS 2021 Imagery.

## MUNICIPAL PLANNING STRATEGY AND PLANNING POLICY FRAMEWORK

### *Clause 02.03-1 Settlement*

This clause identifies Mount Beauty and Tawonga South as a large township which provides a range of community, health and recreational facilities and employment opportunities.

Further the policy directs the 'focus urban land use and development in the townships of Bright, Mount Beauty-Tawonga South and Myrtleford, and Porepunkah.

### *Clause 02.03-2 Environmental and Landscape Values*

The protection of biodiversity, native vegetation and waterways is a key objective of this clause. The proposed subdivision is designed to respond to the environmental and landscape values in the surrounding area.

### *Clause 02.03-5 Built Environment and Heritage*

Strategic directions for built environment and heritage within the Shire ensure that new development is consistent with the existing township character and responds to built and natural landscapes. In particular, it is noted that Mount Beauty and Tawonga South

as distinct townships nestled in the foothills of the Alpine National Park. This includes an emphasis on aesthetics, liveability and environmentally sustainable development. This clause states that residential land within the Alpine Shire is characterised by a variety of lot sizes and shapes including irregular battle axe type allotments.

#### ***Clause 02.03-9 Infrastructure***

In relation to infrastructure, it is recognised that the major towns in the shire are well serviced by way of civil infrastructure. This policy also seeks to ensure that development is avoided in areas where infrastructure is limited.

#### ***Clause 11 Settlement & Clause 11.01-1L-04 Mount Beauty – Tawonga South***

The objective of Clause 11 is to anticipate and respond to the needs of existing and future communities through the provision of zoned and serviced land for housing.

Under Clause 11.01-1L-04, local policy aims to maintain and enhance the significant environmental, heritage, landscape and recreational qualities of the Mount Beauty – Tawonga South townships.

Strategies within this clause seek to facilitate public riverside access and ensuring that lot sizes and density within subdivisions are appropriate.

#### ***Clause 11.02-S Supply of Urban Land***

Clause 11.02-S includes the objective to ensure there is sufficient land available to meet forecast demand.

#### ***Clause 11.03-2S Growth Areas***

This clause includes the objective to locate urban growth close to transport corridors and services and provide efficient and effective infrastructure to create sustainability benefits while protecting primary production, major sources of raw materials and valued environmental areas.

#### ***Clause 11.03-6S Regional and Local Places***

This clause includes the objective to facilitate integrated place-based planning, along with the following strategies:

- Integrate relevant planning considerations to provide specific direction for the planning of sites, places, neighbourhoods and towns.
- Consider the distinctive characteristics and needs of regional and local places in planning for future land use and development.

#### ***Clause 12.05-2S & Clause 12.05-2L – Landscapes***

These clauses seek to protect and enhance significant landscapes and open spaces that contribute to character, identity and sustainable environments. In particular these policies reflect the needs to ensure that development does not detract from the qualities or values associated with the natural landscape.

***Clause 13.02 Bushfire***

The objective of this Clause is *"To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life."* The policy seeks to protect life and community well-being from bushfire, as well as ensuring that development does not exacerbate the risk of environmental hazards.

***Clause 15.01-3S & Clause 15.01-4S - Subdivision Design and Healthy Neighbourhoods***

Clause 15.01-3S and Clause 15.01-4S seek to ensure the design of subdivisions achieves attractive, safe, accessible and diverse and sustainable neighbourhoods that foster healthy and active living.

***Clause 15.01-3S - Aboriginal Cultural Heritage***

This policy includes strategies to *"provide for the protection and conservation of pre-contact and post-contact Aboriginal cultural heritage places"*.

***Clause 19.03 - Infrastructure***

This policy seeks to ensure that infrastructure is planned for and appropriately meets the requirements of the current and future needs of the community.

It also seeks for physical infrastructure should enable it to be provided in a way that is efficient, equitable, accessible and timely.

**ZONING AND OVERLAYS**

The subject land is zoned Low Density Residential Zone (LDRZ) and is covered by a Bushfire Management Overlay and Development Plan Overlay.

***Clause 32.03 - Low Density Residential Zone***

The purpose of the Low Density Residential Zone is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide for low-density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all wastewater.*

There are no triggers under the zone for the approval of a Development Plan.

***Clause 43.04 Development Plan Overlay***

The land is affected by the Development Plan Overlay. The purpose of the DPO is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To identify areas which require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land.*

- *To exempt an application from notice and review if a development plan has been prepared to the satisfaction of the responsible authority.*

Pursuant to Clause 43.04-2 a permit must not be granted to use or subdivide land or construct or carry out works until a Development Plan has been prepared.

Policy at Clause 43.02 requires Council to consider the Planning Policy Framework, as above, when assessing Development Plans. Clause 43.04-4 also sets out parameters for the preparation of a development plan, which must include the proposed use and development for each part of the land.

The Development Plan is being considered under these provisions.

#### ***Clause 44.06 – Bushfire Management Overlay***

The site is affected by the Bushfire Management Overlay (BMO). The purpose of the BMO is:

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

While the risk of bushfire will be considered in the assessment of the Development Plan, there are no triggers under there provision for the approval of a Development Plan.

#### **PROCESS CONSIDERATIONS**

As stated in this report, a Development Plan is a high level document that is produced in locations where a Development Plan Overlay applies, to set out an outline for future development that allows for permit applications to be considered.

Council received a previous Development Plan for the site along with a planning permit application for subdivision (P.2021.58). This matter was referred by the permit applicant to VCAT. In VCAT Practice Day hearings earlier this year, preliminary deliberations determined that it would be preferable for the Development Plan itself to be determined before any subdivision application was considered, and that the matter be returned to Council for determination. VCAT subsequently issued an order on 23 May 2025 that returned the permit application P.2021.58 to Council for decision.

The application now before Council (P.2025.062) only involves determining the development plan, in accordance with VCAT's order. Should the development plan submitted under P.2025.062 be approved, future subdivision applications would be assessed against the approved Development Plan.

## PUBLIC NOTIFICATION

There is no statutory process for dealing with public input into the consideration and adoption of Development Plans. Further, after Development Plans are adopted, they remove third party appeal rights from subsequent planning applications which are in accordance with an approved Development Plan. Notwithstanding this, Council sent letters to adjoining property owners and occupiers inviting comments in relation to the proposed Development Plan. Submissions received are then duly considered and where appropriate the development Plan amended prior to a final decision being made on the merits or otherwise of the Development Plan. This is consistent with the VCAT decision *Block & Ors v Indigo Shire & Ors [2002] VCAT 199* (28 December 2000).

Two submissions have been received to the application which raised the following concerns:

- Lack of infrastructure to service the development and future residents
- Risk of bushfire
- Risk of landslip
- Lot sizes are inconsistent with existing area of Glenbourn Drive
- Impact on flora and fauna
- Traffic and carparking
- Other issues - economic development, noise pollution, property values and crime

## REFERRALS

Similarly, there are no statutory referral requirements applicable for the consideration of a Development Plan. Council has sent a copy of the application to the relevant authorities for comments for consideration in the assessment of the application.

The responses are as follows:

Authority	Advice / Response / Conditions
Transport for Victoria (Department of Transport and Planning)	Seeking a Transport Impact Assessment before approval of any Development Plan. Under the Planning and Environment Act, Council cannot seek a Transport Impact Assessment before approving a Development Plan. As part of the approval, Council can place a condition requiring a Transport Impact Assessment Report for the whole proposed development be submitted before any permit is granted under the Development Plan. This is reflected in the recommendation before Council.
North East Water	No objection, subject to a notation confirming that "a water and sewer servicing strategy must be submitted to North East Water for review and acceptance". The recommendation before Council reflects this and requires that the requested strategy be approved by North East Water before any permit is granted under the Development Plan.

Authority	Advice / Response / Conditions
Goulburn-Murray Water (GMW)	<p>No objection subject to the following notations being included on the development plan:</p> <ul style="list-style-type: none"> <li>The developer must contact Goulburn-Murray Water's Diversions Operations (Eastern) to determine if a waterway determination is required to be carried out to establish whether there is a waterway which intersects the site and continues as groundwater, prior to discharging into the Kiewa River.</li> <li>The developer must be able to clearly demonstrate that any water to be captured and managed as stormwater is only water captured from works associated with the management of runoff from built surfaces and not flow from a waterway or the broader catchment.</li> <li>Drilling or excavation in close proximity to waterways is to be avoided. Should the applicant need to excavate on a waterway (non-registered or designated) or alter a waterway to enable excavation to occur, contact will need to be made with GMW to discuss the Waterway Determination process and the relevant Catchment Management Authority to discuss if a Works on a Waterway would be required.</li> </ul>
Country Fire Authority (CFA)	Provided conditions which are not applicable to the consideration of a Development Plan.
Department of Energy, Environment and Climate Action (DEECA)	No objection.

## PLANNING ASSESSMENT AND RESPONSE TO SUBMISSIONS

Like planning permit applications, the assessment of a Development Plan must be undertaken against relevant planning policies including the Planning Policy Framework, the zone of the land and applicable overlays including the Development Plan Overlay policy at Clause 43.04 of the Alpine Planning Scheme. An assessment against these provisions now follows.

### ***ASSESSMENT***

The application provides the opportunity to increase the lot yield in an area which is proximate to road infrastructure as well as the community, health and recreational facilities which are located in and around the Mount Beauty and Tawonga township which is consistent with the policy direction set out in Clause 02.03-2 of the Municipal Planning Strategy.



The Development Plan provides a responsive design density that will provide for a diverse range of lots sizes in an area where the land features only a gentle fall and is clear of vegetation. The Development Plan provides for areas of public open space along the Kiewa River which provides an appropriate interface and response to sensitivities of the waterway and adjoining environs. This is considered to be consistent with the strategies contained within Clause 11.01-1L-04.

The southern portion of Stage 4 is characterised by steep topography which adjoins forested areas adjacent to the southern boundary. This area has to the has been identified as a 'no build area' which is an appropriate design response given the terrain and interface. The restriction on built form in this elevated area will also ensure that view lines towards the vegetated hills remain unobstructed. It will also enable any future development to be setback from the vegetated area which will assist within mitigating the potential impacts of bushfire which is consistent with Clause 13.02-1S.

Overall, it is considered that the development plan provides an appropriate response to the natural features and constraints of the site which is consistent with the policy objectives of Clauses 02.03-2 and 02.03-5 of the Municipal Planning Strategy as well as Clauses 12.05-2S, 12.05-2L, 15.013S and 15.01-4S of the Planning Policy Framework.

The Development Plan identifies an internal road layout which provides safe and convenient access within the site with connections to the surrounding road network consistent with Clause 11.03-2S.

The Development Plan achieves the objectives of Clause 15.01-3S and Clause 15.01-4S by providing a range of densities across the site as well as an indicative transport connections and areas of public open space.

The area in which the Development Plan applies has been identified as having challenges in relation to the current capacity of water and sewer. This matter was also raised in the submissions received by nearby property owners/occupiers.

The application was referred to North East Water who sought to have a notation included on the Development Plan requiring that the proponent provide a 'Water and Server Servicing Strategy' prior to any subsequent subdivision applications being approved. Conditionally, the proposed Development Plan is considered to be consistent with the objectives of Clauses 02.03-9 and 19.03 of the Alpine Planning Scheme.

The Development Plan has been assessed against the purpose and decision guidelines of the Low Density Residential Zone and is considered to demonstrate capacity for future subdivision of lots that meet the zones lot sizes for subdivision specified at Clause 32.03-3 of the Alpine Planning Scheme. The Development Plan also presents a response to site context that reflects to local open space and community infrastructure opportunities.

## ***RESPONSE TO SUBMISSIONS***

### Lack of infrastructure to service the development and future residents

The provision, delivery and connection to infrastructure and services will form part of the application requirements for any subsequent subdivision. North East Water have noted that there are servicing issues with current their current infrastructure and as such require a notion to be included on the Development Plan.

### Bushfire risk

The application for the subdivision will need to address the requirements of Clause 44.02 and 53.02.

### Risk of landslides

The Development Plan provides for a 'no build area' to the south of the site. A geotechnical report can also be requested and form part of the assessment process for any future subdivision application.

### Lot sizes are inconsistent with existing area of Glenbourn Drive

The Development Plan gives an indicative indication of proposed lot density and size. The size of the lots will be more formally determined through a planning application for the subdivision. The size of any lots will be determined according to the requirements of the zone and overlays as well as any physical constraints of the land.

### Impact on flora and fauna.

As the land does not exhibit any significant native vegetation, there is no requirement for an ecological assessment to accompany the Development Plan. This can be considered in more detail though any future planning application for a subdivision.

### Traffic and carparking

The Development Plan provides a conceptual layout for the road network to service any future subdivision. The Department of Transport and Planning have identified the need for a Traffic Impact Assessment to be submitted, and this will need to form part of any future planning permit application or the subdivision. This requirement will be included as a notation of the Development Plan.

### Other issues

Other issues were raised in relation to economic development, noise pollution, property values and crime. These are not relevant in the consideration of the Development Plan.

## **CONCLUSION**

The proposed Development Plan provides for a conceptual layout for a future Low Density Residential subdivision which supports the continued and increase of lot yield within are area which is adjacent to an established area of Tawonga South. The site and any future development will also benefit from the services which exist in the Mount Beauty and Tawonga South area. While there are challenges by way of infrastructure servicing and bushfire risk, these details of these would be more appropriately addressed

through a subdivision application process. On this basis it is considered appropriate that the Development Plan be approved.

#### **DECLARATION OF CONFLICT OF INTEREST**

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

- Director Corporate and Community
- Manager Regulatory Services

#### **ATTACHMENT(S)**

1. **8.3.7.1** Council Report Attachment - Development Plan

## 8.3.8 Debtor Management Policy

### INTRODUCTION

The Debtor Management Policy is an important means of ensuring that Council manages monies owed appropriately, fairly and consistently, and provides an overarching position on debt management.

**Cr Andersen**

**Cr Byrne**

*That Council:*

- 1. Adopts the reviewed Debtor Management Policy (V5);*
- 2. Revokes the Debtor Management Policy (V4); and*
- 3. Signs and seals the Debtor Management Policy (V5) at the appropriate stage of this meeting,*

**Carried Unanimously**

### BACKGROUND

Council last formally adopted the Debtor Management Policy (the Policy) in 2023. A review of the Policy has been undertaken, and the reviewed policy is presented to Council for adoption.

The Debtor Management Policy provides a process for Council staff to:

- Raise invoices, including the circumstances they can do this;
- Manage invoices which are not paid within the allocated time; and
- Establish payment arrangements and forgoing money owed.

The Policy does not address processes and support available to customers experiencing financial hardship, which is covered by the Financial Hardship Policy (available on Council's website).

### ISSUES

A review of the Debtor Management Policy was undertaken with only minor amendments proposed. The proposed updates are:

- Cross referenced the Financial Hardship Policy for debtors requiring additional support in paying rates and charges;
- Clarified and strengthened the process for debt write-off;
- Provides for a consistent approach to the processes for payment arrangements and debt write-off requests;
- Completed Human Rights Charter and Gender Impact Assessments;
- Updated Council officer roles and transfer limits;
- Updated related legislation references;
- Updated definitions; and
- Corrected general typographical and grammatical errors.

During the review, Officers identified that there were no set templates for debtors to complete to seek a payment plan or to request Council to write a debt off. These forms are being finalised to support the Policy and will be available on Council's website by the end of September 2025.

Council's Financial Hardship Policy will be reviewed in 2025/26, public consultation on this policy will be undertaken and the reviewed policy will be presented to Council for consideration.

## POLICY IMPLICATIONS

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

5.2 A responsible, transparent and responsive organisation

## FINANCIAL AND RESOURCE IMPLICATIONS

The Policy does not have any financial implications related to implementation. Getting debtor management right is imperative for the sustained financial health of any business.

The operation of the Policy allows for payment delay or debt written off processes which could impact revenue in line with the approval thresholds detailed in the Policy.

## RISK MANAGEMENT

Risk	Likelihood	Impact	Mitigation Action / Control
Adverse impact on Council's financial sustainability.	Possible	Moderate	<ul style="list-style-type: none"> <li>Training with relevant managers and staff on debt management/recovery policy and process obligations</li> </ul>
Operating outside policy obligations.	Possible	Moderate	<ul style="list-style-type: none"> <li>Training with relevant managers and staff on debt management/recovery policy and process obligations</li> <li>Make debt management/recovery policy, procedure and templates available to staff</li> </ul>

## CONSULTATION

The Audit and Risk Committee was provided the proposed updates to the Policy at the May 2025 meeting. No feedback was received from the Committee.

## CONCLUSION

Council is being asked to adopt the updated Debtor Management Policy, noting the updates made to the Policy as listed earlier in this report.

## DECLARATION OF CONFLICT OF INTEREST

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

- Director Corporate and Community
- Manager Corporate

## ATTACHMENT(S)

1. **8.3.8.1** Debtor Management Policy

## 8.3.9 Instruments of Delegation

### INTRODUCTION

Instruments of Delegation are an important means of Council ensuring its officers hold the appropriate legislative powers for the various Acts and Regulations that Council administers. This report refreshes delegations to the Chief Executive Officer, and to members of Council staff.

Cr Ronco

Cr Andersen

*That Council:*

1. *Exercises the powers conferred by section 11(1)(b) of the Local Government Act 2020, so that:*
  - a. *There be delegated to the person holding the position, acting in or performing the duties of Chief Executive Officer the powers, duties and functions set out in attachment "S5 - Instrument of Delegation from Council to the Chief Executive Officer" (instrument S5), subject to the conditions and limitations specified in that instrument;*
  - b. *Instrument S5 be signed and sealed at the appropriate stage of this meeting;*
  - c. *Instrument S5 comes into force immediately the common seal of Council is affixed to the instrument;*
  - d. *On the coming into force of instrument S5, the previous version of instrument S5 dated 24 June 2025 be revoked; and*
  - e. *The duties and functions set out in instrument S5 must be performed, and the powers set out in the instruments must be executed, in accordance with any guidelines or policies of Council that it may from time to time adopt.*
2. *Exercises the powers conferred by the legislation referred to in attachment "S6 - Instrument of Delegation from Council to Members of Council Staff" (instrument S6), so that:*
  - a. *There be delegated to the members of Council staff holding, acting in or performing the duties of the offices or positions referred to in instrument S6, the powers, duties and functions set out in that instrument, subject to the conditions and limitations specified in that Instrument;*
  - b. *Instrument S6 be signed and sealed at the appropriate stage of this meeting;*
  - c. *Instrument S6 comes into force immediately the common seal of Council is affixed to the instrument;*
  - d. *On the coming into force of instrument S6, the previous version of instrument S6 dated 24 June 2025 be revoked; and*
  - e. *The duties and functions set out in instrument S6 must be performed, and the powers set out in the instruments must be executed, in accordance with any guidelines or policies of Council that it may from time to time adopt.*

3. *Exercises the powers conferred by the legislation referred to in attachment "S18 - Instrument of Sub-Delegation from Council to Members of Council Staff (EPA 2017)" (instrument S18), so that:*
- a. *There be delegated to the members of Council staff holding, acting in or performing the duties of the offices or positions referred to in instrument S18, the powers, duties and functions set out in that instrument, subject to the conditions and limitations specified in that Instrument*
  - b. *Instrument S18 be signed and sealed at the appropriate stage of this meeting*
  - c. *Instrument S18 comes into force immediately the common seal of Council is affixed to the Instrument*
  - d. *On the coming into force of instrument S18, the previous version of instrument S18 dated 24 June 2025 be revoked; and*
  - e. *The duties and functions set out in instrument S18 must be performed, and the powers set out in the instruments must be executed, in accordance with any guidelines or policies of Council that it may from time to time adopt.*

Carried Unanimously

## BACKGROUND

Council operates under more than 110 different pieces of legislation, each of which provides specific powers, duties or functions either to Council as the governing body, or directly to the Chief Executive Officer. To enable Council as an organisation to run smoothly, and to avoid the need for every legislative decision to be presented to a Council meeting, many of these powers, duties and functions are passed on by Instruments of Delegation from Council to the Chief Executive Officer (CEO) and members of Council staff.

The delegation of Council's powers, duties, and functions is a routine process presented to a Council meeting, which was most recently presented to the Ordinary Council meeting held in June 2025. Changes in legislation and staff titles are key reasons that Instruments of Delegation must be kept up to date.

### *Legislative powers, duties, and functions*

Council's S5 Instrument of Delegation to the CEO passes on Council's powers directly to the CEO. For instances where decisions are required that are not within the CEO's delegation, these must be presented directly to Council - for example, where a purchase exceeds the CEO's financial delegation.

Where legislation allows it, the CEO then sub-delegates specific legislative duties to staff, via a separate Instrument. Some legislation does not allow sub-delegation via the CEO, so Council must delegate these powers directly to staff using the S6 Instrument of Delegation to Council Staff.

The Environment Protection Authority (EPA) delegates several of its powers to Council, which must then be sub-delegated to Council staff. The S18 Instrument of Sub-Delegation to Members of Council Staff ensures this occurs.



## ISSUES

### *Legislative updates*

#### S5 Instrument of Delegation to the Chief Executive Officer

The S5 Instrument of Delegation has been updated to reflect the introduction of the Essential Services and Volunteer Funding Levy, which replaces the previous Fire Services Property Levy. This is required to ensure that the CEO has the ability to transfer the levy to the State Revenue Office at the scheduled time. Updating the S5 Instrument of Delegation also ensures that all the legislative powers available at the time of this meeting are passed on the CEO.

#### S6 Instrument of Delegation to members of Council staff

There have minor updates to the legislative powers, duties, and function in the S6 Instrument of Delegation since it was last adopted in June 2025, affecting on the *Cemeteries and Crematoria Act 2003*, *Cemeteries and Crematoria Regulations 2025*, and *Planning and Environment Act 1987*. These have been included in the document, with the appropriate members of Council staff delegated to those legislative provisions.

#### S18 Instrument of Delegation to members of Council staff (EPA 2017)

There have been no legislative changes to the S18 Instrument, however the Instrument is being updated to ensure continuity with the entire delegations package.

### *Staff members with delegated duties*

No changes to staff titles have been made in this update.

## POLICY IMPLICATIONS

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

5.2 A responsible, transparent and responsive organisation

## FINANCIAL AND RESOURCE IMPLICATIONS

Council allows for a delegations and authorisations template service in the annual Budget to ensure that all relevant legislative provisions are included in Council's Instruments. Council officers are responsible for ensuring that the appropriate members of staff are provided with delegations and authorisations to undertake their duties.

**RISK MANAGEMENT**

Risk	Likelihood	Impact	Mitigation Action / Control
Delegations are not in place or are out of date	Possible	Moderate	Ensure that all Council approved delegations are up-to-date to ensure that staff can undertake their statutory duties.

**CONSULTATION**

No external consultation is required. Delegations have been discussed with the relevant Manager, Director, and CEO.

**CONCLUSION**

A review and update of the S5 Instrument of Delegation to the CEO, S5 Instrument of Delegation to members of Council staff, and S18 Instrument of Delegation to members of Council staff (EPA 2017) will ensure that the CEO and Council officers can undertake the legislative powers, duties and functions related to their role.

**DECLARATION OF CONFLICT OF INTEREST**

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

- Director Corporate and Community
- Manager Corporate
- Governance Officer

**ATTACHMENT(S)**

1. **8.3.9.1** S5 - Instrument of Delegation - Council to CEO - September 2025
2. **8.3.9.2** S6 - Instrument of Delegation - Council to members of Council staff - September 2025
3. **8.3.9.3** S18 - Instrument of Delegation - Council to members of staff (EPA 2017) - September 2025

## 9 Informal Meetings of Councillors

### INTRODUCTION

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

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

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

**Cr Ronco**

**Cr Byrne**

*That the summary of informal meetings of Councillors for July / August 2025 be received.*

**Carried Unanimously**

### BACKGROUND

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

Date	Meeting
29 July	Briefing Session
12 August	Briefing Session
19 August	Briefing Session

### ATTACHMENT(S)

1. **9.1.1** Informal Meeting of Councillors 20250729
2. **9.1.2** Informal Meeting of Councillors 20250812
3. **9.1.3** Informal Meeting of Councillors 20250819

## 10 Presentation of reports by delegates

Refer to Alpine Shire Council's website [www.alpineshire.vic.gov.au](http://www.alpineshire.vic.gov.au) for its YouTube live streaming recording for responses to reports by delegates.

## 11 General business

Refer to Alpine Shire Council's website [www.alpineshire.vic.gov.au](http://www.alpineshire.vic.gov.au) for its YouTube live streaming recording for responses to reports by delegates.

## 12 Motions for which notice has previously been given

Nil.

## 13 Reception and reading of petitions

Nil.

## 14 Documents for signing and sealing

Cr Tanzen

Cr Andersen

*That the following documents be signed and sealed.*

1. *S5 - Instrument of Delegation from Council to CEO - August 2025*
2. *S6 - Instrument of Delegation from Council to members of Council Staff - August 2025*
3. *S18 - Instrument of Delegation from Council to members of staff (EPA 2017) - August 2025*
4. *Myrtleford Bowls Club lease for part of Crown Allotment 20D Section E, Parish of Myrtleford*
5. *Debtor Management Policy (V5)*
6. *Partial Road Closure – parts of Martley and Nicholson Streets in Porepunkah. 'Consent to Closing of Road' for Crown Allotments 2006 and 2008 under Section 349 of the Land Act 1958.*

Carried Unanimously

## 15 Closure of meeting

There being no further business the Chairperson declared the meeting closed at 6.45pm

**AMENDMENT C56ALPI**

**To:** Cliff Bostock – Strategic Planning Coordinator  
**From:** Alex Smith – Senior Strategic Planner  
**Subject:** Consideration of submissions for Amendment C56alpi under delegation  
**File number:** C56alpi

**Purpose**

This report considers submissions to Amendment C56alpi and recommends that a planning panel is not required to be appointed to consider submissions received and that the amendment should be adopted by Council.

**Summary**

- Amendment C56alpi is required to implement the findings of the heritage assessment prepared by GML Heritage Victoria Pty Ltd (GML), which recommends the inclusion of the avenue planting of Pin Oak, Dutch Elm and Scarlet Oak, along the Great Alpine Road (western gateway, Bright) in the Heritage Overlay (HO) as an individually significant heritage place.
- At the Ordinary Council Meeting held on 30 July 2024, Council resolved to adopt the detailed assessment and to prepare and exhibit a planning scheme amendment to implement the findings of the detailed assessment to apply the Heritage Overlay to the avenue planting of Pin Oak, Dutch Elm and Scarlet Oak, along the Great Alpine Road (western gateway, Bright).
- Amendment C56alpi proposes to apply the Heritage Overlay (HO215) to the avenue planting of Pin Oak, Dutch Elm and Scarlet Oak, along the Great Alpine Road (western gateway, Bright), and makes associated changes to mapping and ordinances to give effect to this Heritage Overlay.
- The Amendment was exhibited between 29 May and 30 June 2025. Letters were sent to landowners, referral authorities, and prescribed ministers, public notices were placed in local newspapers and the Victoria Government Gazette, and on Council's website.
- The Amendment received seven submissions from landowners, individuals, and referral agencies during the exhibition period. All submitters either supported or did not object to the Amendment. One submission requested that clear criteria for the future assessment of trees within the Heritage Overlay should be established. Council officers have provided a response to this submitter who has subsequently withdrawn their submission to the Amendment.
- Council officers received a late submission from the Head, Transport for Victoria, which was subsequently resolved.
- In accordance with sections 22 and 23 of Planning and Environment Act, Council officers must consider and decide on submissions to the Amendment.
- Given that no submissions objected to, or requested changes to the Amendment, and that Council officers have resolved all outstanding matters raised in submissions, Council officers have determined that the Amendment does not need to be heard by an independent planning panel, and will refer the Amendment to Council to be formally adopted.

## Recommendation

Council officers recommend that a planning panel is not required to be appointed to consider submissions received for proposed Amendment C56alpi to the Alpine Planning Scheme, and that the Amendment should be adopted by Council.

## Background

Amendment C56alpi is required to implement the findings of the heritage assessment prepared by GML Heritage Victoria Pty Ltd (GML), which recommends the inclusion of the avenue planting of Pin Oak, Dutch Elm and Scarlet Oak, along the Great Alpine Road (western gateway, Bright) in the Heritage Overlay (HO) as an individually significant heritage place.

In mid-2023, Council engaged GML to undertake a preliminary landscape and heritage assessment of the avenue of trees along the Great Alpine Road (Western Gateway) in Bright. The Great Alpine Road (western gateway), Bright: Landscape and Heritage Preliminary Assessment Report October 2023 (preliminary assessment) identified that Section 1 of the avenue planted between 1963 – 1966 has the potential to meet the threshold of local heritage significance, noting that this section of the avenue is highly intact; forming a picturesque and distinctive entry feature into the township, and was deliberately designed and planted in association with the promotion of tourism in Bright.

In October 2023, Council engaged GML to undertake the Great Alpine Road (western gateway), Bright: Landscape and Heritage Detailed Assessment Methodology Report July 2024 (detailed assessment) for Section 1 of the avenue. This detailed assessment found that Section 1 of the avenue (Pin Oaks and Dutch Elms) is of local historical, representative, aesthetic and social significance to the township of Bright and the wider Alpine Shire, and that this section of the avenue meets the threshold for local heritage significance to the Alpine Shire. The detailed assessment recommended that the Heritage Overlay should apply to this section of the avenue as an individually significant place.

In accordance with *Planning Practice Note 1: Applying the Heritage Overlay*, the avenue was assessed and meets the following HERCON criteria:

- **Criterion A;** importance to the course or pattern of our cultural or natural history (historical significance).

The avenue is of historically significant for the evidence it provides of an important phase in the early postwar history of the town which saw aspirations for a more attractive entry point into the town and concerted attempts to reinvigorate the tourism appeal of Bright. These efforts echoed important phases of earlier activity to beautify and promote Bright as a tourist destination which occurred in the 1880s, the early twentieth century, and in the 1920s and 1930s.

- **Criterion E;** Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

The avenue is aesthetically significant as a designed planting at the entry into the town from the west, which utilises contrasting autumnal foliage colours. It is a unique planting pattern in the Bright township, while the avenue form, selection of species with showy autumn colours, and purpose reflect broader aims for planting street trees associated

with beautification and tourism. The avenue is significant as evidence of a conscious effort by the town to define an entrance to the town and dramatic arrival experience. The avenue planting contributes to the overall aesthetic qualities of the Bright township's cultural landscape, which have long been highly regarded, derived from the many and varied deciduous and evergreen trees planted as street trees and throughout the town and valley since the 1880s, and set against a backdrop of farmland and the surrounding evergreen hills.

- **Criterion G;** strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to indigenous peoples as part of their continuing and developing cultural traditions (social significance).

The street trees on the Great Alpine Road West are part of a larger, important and early collection of street trees in Bright that have social significance both to residents and long-term visitors to Bright. Great popular affection is held for these trees, especially for their striking autumnal displays, which has been evident and constant since the early twentieth century, and especially from the 1930s, and has been the main drawcard for the annual Bright Autumn Festival (held since 1963) and the long-established tradition among many Victorians of holidaying in Bright during Easter.

At the Ordinary Council Meeting held on 30 July 2024, Council resolved to adopt the detailed assessment and to prepare and exhibit a planning scheme amendment to implement the findings of the detailed assessment to apply the Heritage Overlay to the avenue planting of Pin Oak, Dutch Elm and Scarlet Oak, Great Alpine Road (western gateway, Bright).

After requesting authorisation to prepare and exhibit the Amendment, the Minister's delegate provided authorisation on 7 April 2025 with the following conditions:

- That the Explanatory Report be amended to include:
  - An explanation of how the amendment makes proper use of the Victoria Planning Provisions (specifically the Heritage Overlay and interactions with other Overlays such as the Neighbourhood Character Overlay, Significant Landscape Overlay, or Vegetation Protection Overlay).
  - A response to Clause 13.02 Bushfire planning as it relates to the proposed amendment.
  - Further explanation of the pre-amendment feedback provided by the Department of Transport and Planning (DTP) under delegation of the Head, Transport for Victoria.
- That the Schedule to Clause 43.01 Heritage Overlay be amended to include the Statement of Significance in accordance with the Ministerial Direction on the Form and Content of Planning Schemes.
- That notice of the amendment be given to the Head, Transport for Victoria.

Council officers fulfilled these conditions to the Amendment prior to exhibition.

### **What The Amendment Proposes**

Amendment C56alpi proposes to apply the Heritage Overlay (HO215) to the avenue planting of Pin Oak, Dutch Elm and Scarlet Oak, along the Great Alpine Road (western gateway, Bright) on a permanent basis as an individually significant place. Specifically, the amendment proposes to:

Overlay Maps

1. Amends the Planning Scheme Map Nos. 07HO and 09HO to apply the Heritage Overlay (HO215) to the avenue planting of Pine Oak, Dutch Elm and Scarlet Oak, Great Alpine Road (western gateway, Bright).

Planning Scheme Ordinance

2. Amends the Schedule to Clause 43.01 (Heritage Overlay) to apply the Heritage Overlay to the avenue planting of Pin Oak, Dutch Elm and Scarlet Oak, Great Alpine Road (western gateway, Bright).
3. Amends the Schedule to Clause 72.04 (Incorporated Documents) to introduce the Avenue Planting, Great Alpine Road (western gateway), Bright: statement of significance (GML Heritage, July 2024) as an incorporated document.
4. Amends the Schedule to Clause 72.08 (Background Documents) to introduce the Avenue Planting, Great Alpine Road (western gateway), Bright: citation (GML Heritage, July 2024) as a background document.

**Exhibition**

Amendment C56alpi was exhibited between 29 May and 30 June 2025 in accordance with the requirements of the *Planning and Environment Act 1987*. Notice included:

- Letters to adjacent landowners to the Heritage Overlay, referral authorities (including to Head, Transport for Victoria), and prescribed ministers.
- A public notice in the Alpine Observer and Myrtleford Times on the 28 May 2025.
- A public notice in the Victorian Government Gazette on 29 May 2025.
- A media release distributed on 30 May 2025.
- Setting up a webpage on Engage Alpine which allowed people to view the Amendment documentation and write a submission.
- Social media posts on Facebook.

**Submissions**

Exhibition of Amendment C56alpi resulted in eight submissions. Three submissions were received from individual residents. Subsequent submissions were received from the following organisations:

4. North East Catchment Management Authority
5. Goulburn-Murray Water
6. Human Habitats Pty Ltd, on behalf of Buffalo Valley Pty Ltd
7. North East Water
8. Head, Transport for Victoria (late submission)

All submissions received from individuals supported the Amendment. Submissions from North East Catchment Management Authority, Goulburn Murray Water, and North East Water did not object to the amendment. The submission from North East Water advises Council of the close proximity of its assets, including new assets serving the adjacent Bright Valley Development. The submission from Human Habitats Pty Ltd was written on behalf of Buffalo Valley Pty Ltd, which is the developer of the Bright Valley Development that is adjacent to the avenue of trees where the Heritage Overlay proposes to be applied. The submission supports the application of the Heritage Overlay to the avenue of trees, noting that the trees make a significant contribution to the character and landscape of Bright. The submission requests that clear criteria for future assessment of trees within the Heritage Overlay should be established.



A late submission from the Department of Transport and Planning on behalf of Head, Transport for Victoria was received on 13 August 2025. The submission requested that the proposed heritage listing must not compromise safety or maintenance requirements and must not increase the burden of costs of maintenance on the Great Alpine Road.

A summary of the submissions received and Council officers' response to submissions can be found in Appendix One.

### **Council Officers' Response**

Council officers note the submissions that either support or did not object to the Amendment.

#### Assessment guidelines

The Heritage Overlay contains decision guidelines that assist in the decision making of applications, including:

- The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.
- Any applicable statement of significance (whether or not specified in the schedule to this overlay), heritage study and any applicable conservation policy.
- Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.
- Whether the proposed works will adversely affect the significance, character or appearance of the heritage place.
- Whether the lopping or development will adversely affect the health, appearance or significance of the tree.

Applications to remove or prune protected vegetation in the future will be assessed on the merits of the individual case, as is the case now, although with the need to also consider the guidelines above.

It is expected that any application for removal, lopping, or buildings and works that may impact the trees would be supported by an arboricultural assessment that indicates the vegetation will not be impacted, or, if there is an established impact, will need to be weighed against heritage guidelines and advice from Council's Heritage Adviser.

In terms of replacing lost vegetation that may erode the integrity of the heritage place, there are two options to address this:

- Replacement planting may be a condition of any planning permit should one be required and issued.
- Council has recently commenced the Street Tree Master Plan project. The project will recognise the importance of street trees to Alpine Shire and is an appropriate space to discuss senescence, maintenance and replacement programs for street trees across the shire. An initial information gathering community consultation will commence in the second half of 2025.

#### Maintenance Requirements

Clause 43.01 Heritage Overlay of the Alpine Planning Scheme triggers the need for a planning permit to remove, destroy or lop a protected tree within the avenue. As part of an application, the proponent would need to demonstrate how the proposal would impact the significance of the identified heritage values or, in this case, the impact to the tree's health or appearance of

the avenue.

However, a planning permit is not required if:

- The tree is lopped to keep clear of an electric line.
- The tree presents an immediate risk of personal injury or damage to property.

In addition, Clause 43.01-1 Permit requirement of the Alpine Planning Scheme does not trigger the need for a planning permit for:

- Roadworks that do not change the appearance of a heritage place or are undertaken with the same details, specifications and materials.
- Installing street furniture such as traffic signals and traffic signs (including speed limit signs).

It is expected that future works undertaken on this stretch of road would enjoy the exemptions listed above.

In terms of general maintenance, Council officers understand that Council is responsible for the management of the road verge on a road zoned Transport Zone 2 where the speed limit is 60km/h or less; therefore, the burden for any general maintenance would be on Council.

All submitters received an acknowledgement letter for their submission. The following additional correspondence were held with submitters:

#### Submitter 6

- 1 July 2025, letter of response sent to the submitter.
- 7 August 2025, a phone conversation with the submitter discussing the submission.
- 26 August 2025, email from submitter confirming that they are withdrawing their submission.

#### Submitter 8

- 22 August 2025, letter of response sent to the submitter.
- 22 August 2025, email from submitter confirming that they are not seeking any changes to the Amendment and that they do not wish for the submission to be referred to a planning panel.

### Conclusion

The Amendment proposes to implement the findings of the heritage assessment prepared by GML Heritage Victoria Pty Ltd, which recommends the inclusion of the avenue planting of Pin Oak, Dutch Elm and Scarlet Oak, Great Alpine Road (western gateway, Bright) in the Heritage Overlay as an individually significant heritage place.

The Amendment was exhibited in accordance with the *Planning and Environment Act 1987*. Eight submissions were received by Council, which supported or did not request changes to the Amendment. Council received two submissions that required further clarification, which have been responded to by Council officers and subsequently resolved. As a result, Council officers have resolved all submissions to the Amendment.

A planning panel is not required to consider submissions.

Alpine Shire Council  
Delegated Authority Report

22 August 2019

Page 7

### Appendix 1: Amendment C56alpi Summary of Submissions and Response

*Note: refer to the 'discussion' section of the report for a full response to submissions*

No	Submitter	Summary of Submission	Officer Response
1	Individual #1	Supports the Amendment	Council officers note the support for the Amendment.
2	Individual #2	Supports the Amendment	Council officers note the support for the Amendment.
3	Individual #3	Supports the Amendment	Council officers note the support for the Amendment.
4	North East Catchment Management Authority	Does not oppose the Amendment.  The Amendment would make no material difference to the development flood risk at this location.	Council officers note the submission.
5	Goulburn Murray Water	Does not oppose the amendment.	Council officers note the submission.
6	Human Habitats Pty Ltd on behalf of Buffalo Valley Pty Ltd	Supports the Amendment.  Requests that clear criteria for future assessment regarding individual tree status that would assist in clarifying how trees should be considered in any future application.  Does not request any changes and does not wish to be heard at a Planning Panel.	The Heritage Overlay contains decision guidelines that assist in the decision making of applications.  Applications to remove or prune protected vegetation in the future will be assessed on the merits of the individual case, as is the case now, although with the need to also consider the guidelines listed in the Heritage Overlay.  It is expected that any application for removal, lopping, or buildings and works that may impact the trees would be supported by an arboricultural assessment that indicates the vegetation will not be impacted, or, if there is an established impact, will need to be weighed against heritage guidelines and advice from Council's Heritage Adviser.
7	North East Water	Does not oppose the Amendment.  The submission advises Council of the close proximity of	Council officers note the submission.

Record Number: D19-383049

Alpine Shire Council  
Delegated Authority Report

22 August 2019

Page 8

		their assets, including new assets serving the adjacent Bright Valley Development.	
8	Head, Transport for Victoria	<p>The application of the proposed heritage listing must not compromise safety or maintenance requirements, and must not increase the burden of costs of maintenance on the Great Alpine Road.</p> <p>Does not request any changes and does not wish to be heard at a Planning Panel.</p>	<p>A planning permit under the Heritage Overlay is not required for:</p> <ul style="list-style-type: none"> <li>• Lopping a tree to keep clear of an electric line,</li> <li>• removing, destroying or lopping a tree if it presents an immediate risk of personal injury or damage to property.</li> <li>• Roadworks that do not change the appearance of a heritage place or are undertaken with the same details, specifications and materials.</li> <li>• Installing street furniture such as traffic signals and traffic signs (including speed limit signs).</li> </ul>

*Planning and Environment Act 1987*

**ALPINE PLANNING SCHEME**

**AMENDMENT C56alpi**

**EXPLANATORY REPORT**

**Overview**

The amendment seeks to apply the Heritage Overlay (HO215) to the avenue planting of Pine Oak, Dutch Elm and Scarlet Oak, Great Alpine Road (western gateway, Bright) on a permanent basis as an individually significant place.

**Where you may inspect this amendment**

The amendment can be inspected free of charge at:

- Alpine Shire Council's website at <https://www.alpineshire.vic.gov.au/>
- During office hours at Alpine Shire Council's offices, 2-6 Churchill Avenue, Bright
- Department of Transport and Planning website at <http://www.planning.vic.gov.au/public-inspection>.

**Submissions**

Any person may make a submission to the planning authority about the amendment. Submissions about the amendment must be received by:

A submission must be sent to:

Strategic Planning. Alpine Shire Council:

By post: PO Box 139, Bright VIC 3741

In person: Alpine Shire Council's offices, 2-6 Churchill Avenue, Bright

By email: [info@alpineshire.vic.gov.au](mailto:info@alpineshire.vic.gov.au)

**Panel hearing dates**

In accordance with Clause 4(2) of Ministerial Direction No.15, the following panel hearing dates have been set for this amendment:

- directions hearing: week commencing 15 September 2025.
- panel hearing: week commencing 13 October 2025.

## **Details of the amendment**

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

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

The amendment has been made at the request of the Alpine Shire Council.

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

The amendment applies to land on the Great Alpine Road in Bright that covers the avenue planting of Pine Oak, Dutch Elm and Scarlet Oak trees adjacent to 7395 and 7421 Great Alpine Road, Bright, as shown in Figure 1 below:



### **What the amendment does**

The Amendment proposes to apply the Heritage Overlay (HO215) to the avenue planting of Pin Oak, Dutch Elm and Scarlet Oak, Great Alpine Road (western gateway, Bright) on a permanent basis as an individually significant place. Specifically, the amendment proposes to:

#### **Overlay Maps**

1. Amends the Planning Scheme Map Nos. 07HO and 09HO to apply the Heritage Overlay (HO215) to the avenue planting of Pine Oak, Dutch Elm and Scarlet Oak, Great Alpine Road (western gateway, Bright).

#### **Planning Scheme Ordinance**

2. Amends the Schedule to Clause 43.01 (Heritage Overlay) to apply the Heritage Overlay to the avenue planting of Pin Oak, Dutch Elm and Scarlet Oak, Great Alpine Road (western gateway, Bright).
3. Amends the Schedule to Clause 72.04 (Incorporated Documents) to introduce the Avenue Planting, Great Alpine Road (western gateway), Bright: statement of significance (GML Heritage, July 2024)

as an incorporated document.

4. Amends the Schedule to Clause 72.08 (Background Documents) to introduce the Avenue Planting, Great Alpine Road (western gateway), Bright: citation (GML Heritage, July 2024) as a background document.

#### **Strategic assessment of the amendment**

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

Amendment C56alpi is required to implement the findings of the heritage assessment prepared by GML Heritage Victoria Pty Ltd (GML), which recommends the inclusion of the avenue planting of Pin Oak, Dutch Elm and Scarlet Oak, Great Alpine Road (western gateway, Bright) in the Heritage Overlay (HO) as an individually significant heritage place.

In mid-2023, Council engaged GML to undertake a preliminary landscape and heritage assessment of the avenue of trees along the Great Alpine Road (Western Gateway) in Bright. The Great Alpine Road (western gateway), Bright: Landscape and Heritage Preliminary Assessment Report October 2023 (preliminary assessment) identified that Section 1 of the avenue planted between 1963 – 1966 has the potential to meet the threshold of local heritage significance, noting that this section of the avenue is highly intact; forming a picturesque and distinctive entry feature into the township, and was deliberately designed and planted in association with the promotion of tourism in Bright.

In October 2023, Council engaged GML to undertake the Great Alpine Road (western gateway), Bright: Landscape and Heritage Detailed Assessment Methodology Report July 2024 (detailed assessment) for Section 1 of the avenue. This detailed assessment found that Section 1 of the avenue (Pin Oaks and Dutch Elms) is of local historical, representative, aesthetic and social significance to the township of Bright and the wider Alpine Shire, and that this section of the avenue meets the threshold for local heritage significance to the Alpine Shire. The detailed assessment recommended that the Heritage Overlay should apply to this section of the avenue as an individually significant place.

In accordance with *Planning Practice Note 1: Applying the Heritage Overlay*, the avenue was assessed and meets the following HERCON criteria:

- **Criterion A;** importance to the course or pattern of our cultural or natural history (historical significance).

The avenue is of historically significant for the evidence it provides of an important phase in the early postwar history of the town which saw aspirations for a more attractive entry point into the town and concerted attempts to reinvigorate the tourism appeal of Bright. These efforts echoed important phases of earlier activity to beautify and promote Bright as a tourist destination which occurred in the 1880s, the early twentieth century, and in the 1920s and 1930s.

- **Criterion E;** Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

The avenue is aesthetically significant as a designed planting at the entry into the town from the west, which utilises contrasting autumnal foliage colours. It is a unique planting pattern in the Bright township, while the avenue form, selection of species with showy autumn colours, and purpose reflect broader aims for planting street trees associated with beautification and tourism. The avenue is significant as evidence of a conscious effort by the town to define an entrance to the town and dramatic arrival experience. The avenue planting contributes to the overall aesthetic qualities of the Bright township's cultural landscape, which have long been highly regarded, derived from the many and varied deciduous and evergreen trees planted as street trees and throughout the town and valley since the 1880s, and set against a backdrop of farmland and the surrounding evergreen hills.

- **Criterion G;** strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to indigenous peoples as part of their continuing and developing cultural traditions (social significance).

The street trees on the Great Alpine Road West are part of a larger, important and early collection of street trees in Bright that have social significance both to residents and long-term visitors to Bright. Great popular affection is held for these trees, especially for their striking autumnal displays, which has been evident and constant since the early twentieth century, and especially from the 1930s, and has been the main drawcard for the annual Bright Autumn Festival (held since 1963) and the long-established tradition among many Victorians of holidaying in Bright during Easter.

At the Ordinary Council Meeting held on 30 July 2024, Council resolved to adopt the detailed assessment and to prepare and exhibit a planning scheme amendment to implement the findings of the detailed assessment to apply the Heritage Overlay to the avenue planting of Pin Oak, Dutch Elm and Scarlet Oak, Great Alpine Road (western gateway, Bright).

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

The proposed amendment implements the following objectives of planning in Victoria included at Section 4(1) of the *Planning and Environment Act 1987*:

- (d) to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.
- (g) to balance the present and future interests of all Victorians.

The heritage values associated with the property are outlined in the heritage citation for the place.

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

The amendment is expected to have a positive environmental, social, and economic effects by protecting an avenue planting of trees of local heritage significance.

The avenue planting of Pin Oak, Dutch Elm and Scarlet Oak, Great Alpine Road (western gateway, Bright) are part of a larger, important and early collection of street trees in Bright that have social significance both to residents and long-term visitors to Bright. Great popular affection is held for these trees, especially for their striking autumnal displays.

The application of the Heritage Overlay will ensure the ongoing protection of these avenue of trees.

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

Alpine has a significant level of bushfire risk, due to the presence of large amounts of native vegetation and a steadily increasing population. The Municipal Planning Strategy states that bushfire is a key environmental risk for the Alpine Shire.

The application of a Heritage Overlay is unlikely to result in any significant increase to the risk to life, property, community, infrastructure or the natural environment from bushfire in accordance with the objectives of Clause 13.02-1S (Bushfire planning) as it protects existing trees. The amendment does not seek to facilitate the intensification of development or vegetation in a bushfire risk area.

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

The amendment is consistent with Ministerial Direction - The Form and Content of Planning Schemes as identified at Section 7(5) of the *Planning and Environment Act 1987*.

The amendment also addresses the requirements of Ministerial Direction No. 11 Strategic Assessment of Amendments.

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

The amendment is consistent with the Planning Policy Framework (PPF), in particular Clause 15.01-1S (Heritage Conservation) by providing for protection of natural heritage sites and the conservation of places that are of aesthetically and socially significant.

It implements this policy by including a place identified and assessed as having local heritage significance in the Schedule to the Heritage Overlay.

#### **How does the amendment support or implement the Municipal Planning Strategy?**

The amendment is consistent with the Municipal Planning Strategy, in particular Clause 02.03-7 (Economic Development) by protecting tourism values that attract people to the Shire, in townships,



settlements, rural areas and State and National parks.

It implements this strategic direction by including a place identified and assessed as having local heritage significance in the Schedule to the Heritage Overlay.

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

The amendment makes proper use of the Victoria Planning Provisions. The Heritage Overlay is the most appropriate mechanism for recognising and protecting the local heritage significance of the avenue of trees. The Heritage Overlay requires a planning permit to be granted for any demolition or any buildings or works that could affect the significance of a heritage place.

Consideration was given to applying the Significant Landscape Overlay which offers protection for landscape or landscape elements which make a strong aesthetic contribution but do not necessarily have significance associated with particular historic events, themes or periods, and the Vegetation Protection Overlay offers protection for significant native and exotic vegetation.

Given the demonstrated local heritage significance of the avenue, the Heritage Overlay is the most appropriate tool for recognising and protecting the heritage significance of the avenue given its broader range of permit triggers for works which offer stronger protection to the avenue compared to the Significant Landscape Overlay and the Vegetation Protection Overlay.

The proposed application of the Heritage Overlay is consistent with *Practice Note 1 – Applying the Heritage Overlay* and *Practice Note 7 – Vegetation Protection in Urban Areas*.

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

The amendment was referred to the Department of Transport and Planning under delegation of the Head, Transport for Victoria for feedback as custodians of the Great Alpine Road, who raised no objections to the amendment. The Department of Transport and Planning has requested formal notification of the amendment at the exhibition stage to ensure their statutory responsibilities for the ongoing management and maintenance of the Great Alpine Road is outlined and considered.

The views of other relevant agencies will be sought through the public exhibition of the amendment.

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

The purpose of the *Transport Integration Act 2010* is to create a new framework for the provision of an integrated and sustainable transport system in Victoria. The vision statement recognises the aspirations of Victorians for an integrated and sustainable transport system that contributes to an inclusive, prosperous and environmentally responsible state.

The objectives of the *Transport Integration Act 2010* relate to social and economic inclusion, economic prosperity, environmental sustainability, integration of transport and land use, efficiency, coordination and reliability, safety, and health and wellbeing.

The proposed amendment does not have any detrimental implications on the objectives, strategies and decision making principles set out in the *Transport Integration Act 2010*.

The Minister has not prepared any statements of policy principles under Section 22 of the *Transport Integration Act 2010*; therefore, no such statements are applicable to this proposed amendment.

**What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

It is not expected that the new planning provisions will have any significant impact on the resource and administrative costs of the responsible authority given the amendment affects only one property.

*Planning and Environment Act 1987***ALPINE PLANNING SCHEME****AMENDMENT C56alpi****INSTRUCTION SHEET**

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

The Alpine Planning Scheme is amended as follows:

**Planning Scheme Maps**

The Planning Scheme Maps are amended by a total of 1 attached map sheet.

**Overlay Maps**

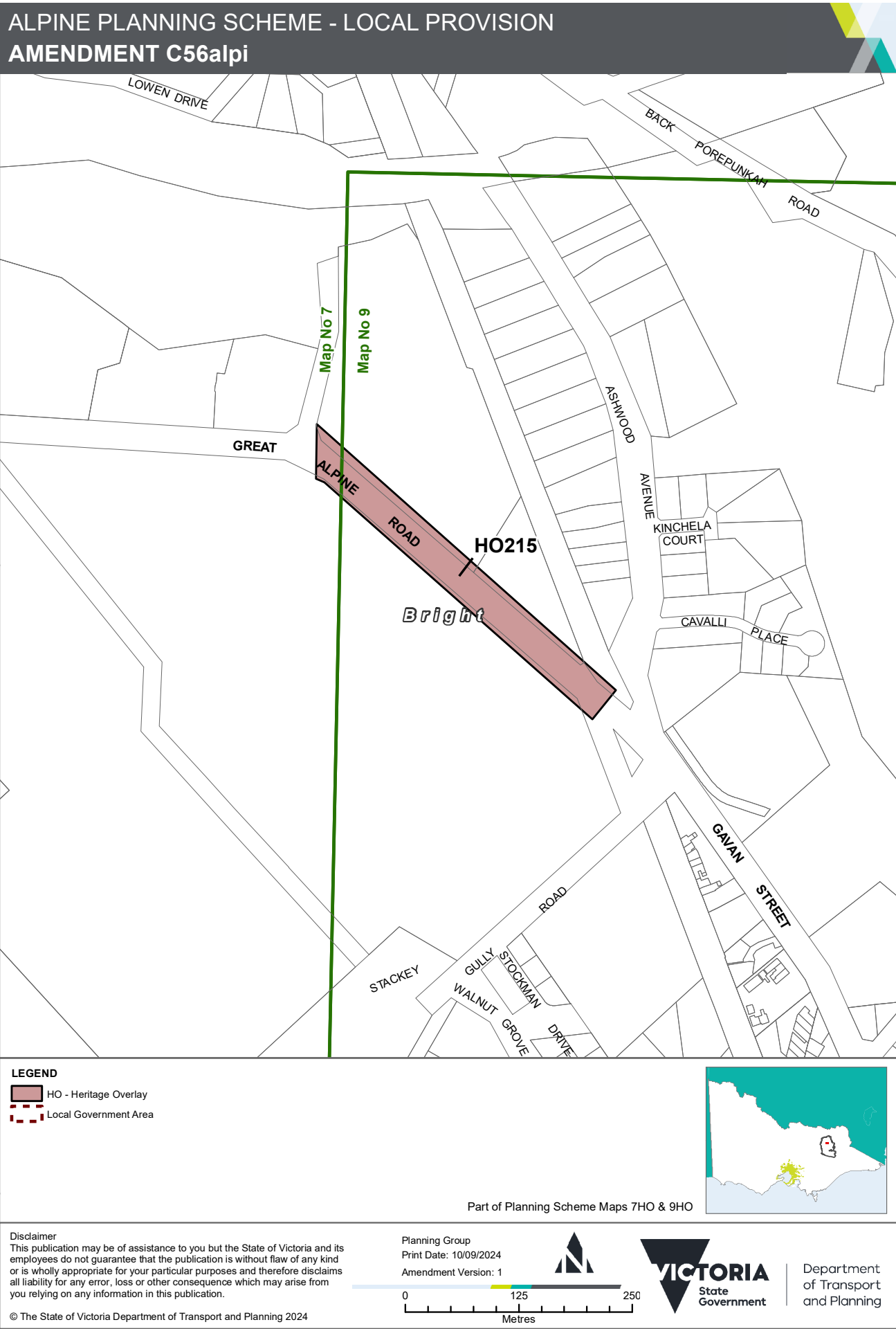
1. Amend Planning Scheme Map Nos. 07HO and 09HO in the manner shown on the 1 attached map marked "Alpine Planning Scheme, Amendment C56alpi".

**Planning Scheme Ordinance**

The Planning Scheme Ordinance is amended as follows:

2. In **Overlays** – Clause 43.01, replace the Schedule with a new Schedule in the form of the attached document.
3. In **Operational Provisions** – Clause 72.04, replace the Schedule with a new Schedule in the form of the attached document.
4. In **Operational Provisions** – Clause 72.08, replace the Schedule with a new Schedule in the form of the attached document.

End of document



21/11/2019  
GC138**SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY****1.0**21/11/2019  
GC138**Application requirements**

None specified.

**2.0**---  
Proposed C56alpi**Heritage places**

The requirements of this overlay apply to both the heritage place and its associated land.

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<b><u>PRECINCT</u></b>								
HO83	Wandiligong	Yes	No	Yes	Yes	No	No	No	No
	<b><u>BOGONG, BOGONG UNIT ANP</u></b>								
HO2	Blair, Cleve, Cope, Fitzgerald & Tawonga Huts, High Plains, Bogong	Yes	Yes	No	Yes	No	No	No	No
	<b><u>BRIGHT</u></b>								
HO3	Alpine Hotel, 7-9 Anderson St, Bright	Yes	Yes	No	Yes	No	No	No	No
HO4	Powder Magazine, 7-11 Bakers Gully Rd, Bright	No	No	No	Yes	No	No	No	No
HO94	All Saints Anglican Church, 1 Church Street, Bright	Yes	No	No	Yes	Yes	No	No	No
HO5	Araucaria bidwillii (Bunya Bunya Pine) x 14, Burke St, Bright	No	No	Yes	Yes	No	No	No	No
HO95	Tree Plantings:			Yes	Yes		No	No	No

## ALPINE PLANNING SCHEME

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	<i>Platanus orientalis</i> x 2, Camp St, Bright;								
HO96	Stone Kiosks (3): <ul style="list-style-type: none"> <li>Bright Municipal Caravan Park, Cherry Lane, Bright</li> <li>Delany Ave, Bright</li> <li>Centenary Park, Mountbatten Ave, Bright</li> </ul>	Yes	Yes	No	Yes	No	No	No	No
HO97	Grandstand, Cobden St (Pioneer Park Reserve), Bright	Yes	Yes	No	Yes	No	No	No	No
HO98	Delany Pavilion, Cobden St (Pioneer Park Reserve), Bright	Yes	Yes	No	Yes	No	No	No	No
HO99	Our Lady of the Snows Catholic Church, 2 Coronation Ave, Bright	Yes	No	No	Yes	No	No	No	No
HO100	Former Mine Managers House, 30 Coronation Ave, Bright	Yes	No	No	Yes	No	No	No	No
HO102	Bright Cemetery (old section), 12-20 Coronation Ave, Bright	Yes		Yes, <i>Quercus lanata</i>	Yes	No	No	No	No
HO7	<i>Quercus palustris</i> (Pin Oak) x 88 Delaney Ave (between Hawthorn & Tyntynder Lanes), Bright	No	No	Yes	Yes	No	No	No	No
HO103	E J Delany Drinking Fountain, Delany Ave, Bright	Yes		No	Yes	No	No	No	No

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HO105	Bright Chinese Camp Site, 14 -20 Delany Ave, Bright	-	-	-	-	-	Yes Ref No H2370	Yes	No
HO107	Steam Engine, Apex Park, Gavan Street, Bright	No	No	No	Yes	No	No	No	No
HO127	House "Benhaven", 68 Gavan Street, Bright	Yes	No	No	Yes	No	No	No	No
HO108	Former Doctors Surgery & House (now Simones of Bright), 98 Gavan Street, Bright	Yes	No	No	Yes	No	No	No	No
HO109	ANZ Bank building, 105 Gavan Street, Bright	Yes	No	No	Yes	No	No	No	No
HO8	Citrus maxima (Shaddock) x 2, CA's 5 & 5C, Section M, Parish of Bright, Great Alpine Rd, Bright	No	No	Yes	Yes	No	No	No	No
HO111	Uniting Church, 17, Ireland Street, Bright	Yes	No	No	Yes	No	No	No	No
HO112	Oriental Guest House, 2 Ireland Street, Bright	Yes	No	No	Yes	No	No	No	No
HO113	Former Bright Post Office, 3 Ireland Street, Bright	Yes	No	No	Yes	No	No	No	No
HO114	Bright Library, 12 Ireland Street, Bright	Yes	No	No	Yes	No	No	No	No
HO115	Former Buckley's Store, 2/11 Ireland Street, Bright	Yes	No	No	Yes	No	No	No	No

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HO116	Former Supper Room, Victoria Hall, 28 & 28A Ireland Street, Bright	Yes	No	No	Yes	No	No	No	No
HO117	Bright Memorial Clock Tower & Mafeking Square, Ireland Street, Bright	Yes	Yes	No	Yes	Yes	No	No	No
HO118	Former Bright Railway Goods Shed and Crane Mill Road and Steel Water Tank at 23 Mil Road, Mill Road, Bright	Yes	No	No	Yes	No	No	No	No
HO119	Former Bright State Battery, 175 Coronation Avenue, Bright	Yes	Yes	No	Yes	Yes	No	No	No
HO120	Bright Memorial Arboretum, Mountbatten Avenue, Bright			No	Yes	Yes	No	No	No
HO9	Bright Court House and Lockup, 1-3 Park Street, Bright	-	-	-	-	-	Yes Ref No H1921	Yes	No
HO122	Bright P-12 College (Old primary School Building), 8 Park Street, Bright	Yes	No	No	Yes	No	No	No	No
HO124	Former St Andrews Church, 18 Park Street, Bright	Yes	No	No	Yes	No	No	No	No
HO11	Former Bright Railway Station, Railway Ave, Bright	Yes	Yes	No	Yes	No	No	Yes	No
HO125	Former Sharpe's Bakery Stables, Shop 5, (now Bright Chocolate), Riverside Avenue, Bright	Yes	No	No	Yes	No	No	No	No

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HO12	The Canyon Hydraulic Gold Sluicing Site, Frasers Lane, Bright	-	-	-	-	-	Yes Ref No H1231	No	No
HO126	Survey Marker, Cnr Wills & Camp Streets, Bright	Yes		No	Yes	No	No	No	No
HO13	Cedrus deodara (Deodara) x 17, Wood St (between Anderson St and Gully Creek), Bright	No	No	Yes	Yes	No	No	No	No
HO215	Avenue planting of Pin Oak, Dutch Elm and Scarlet Oak, Great Alpine Road (western gateway), Bright  <b>Statement of significance</b> Avenue planting of Pin Oak, Dutch Elm and Scarlet Oak, Great Alpine Road (western gateway), Bright Statement of Significance	No	No	Yes	No	No	No	No	No
	<b>BUCKLAND</b>								
HO14	Buckland River Hydraulic Gold Sluicing Paddock, Buckland River and Off Buckland Road, Buckland	-	-	-	-	-	Yes Ref No H1224	No	No
HO210	Buckland River Crossing, Buckland Valley Road, Buckland	-	-	-	-	-	Yes Ref No H2431	No	No
HO129	Buckland Cemetery, (including Chinese Burial Ground), next to 1628 Buckland Valley Road, Buckland	Yes		Yes	Yes	Yes	No	No	No



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	<b>CORAL BANK</b>								
HO130	Former Mongans Bridge School, Mongans Caravan Park, 42 Bay Creek Lane, Mongans Bridge	Yes	No	No	Yes	No	No	No	No
HO131	Tawonga Station Graves, Kiewa Valley Highway, Coral Bank	No	No	No	Yes	No	No	No	No
	<b>DARGO HIGH PLAINS</b>								
HO132	Unknown Woman's Grave, Dargo High Plains Rd, Dargo High Plains	Yes		No	Yes	No	No	No	No
	<b><u>DEDERANG</u></b>								
HO133	Protestant Church, 4333 Kiewa Valley Highway, Dederang	Yes	No	No	Yes	No	No	No	No
HO134	St Joseph's Catholic Church, 4607A Kiewa Valley Highway, Dederang	Yes	No	No	Yes	No	No	No	No
	<b><u>EUROBIN</u></b>								
HO213	Tobacco Kilns (Cement), 106 Cavedons Lane, Eurobin	Yes		No	Yes	No	No	No	No
HO136	House 'Rostrevor', 5730 Great Alpine Road, Eurobin	Yes	No	No	Yes	No	No	No	No
HO135	Former Church of England, 5958 Great Alpine Road, Eurobin	Yes	No	No	Yes	No	No	No	No
	<b><u>FALLS CREEK</u></b>								

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HO211	Maisie's Plots, Bogong High Plains Road, Falls Creek	-	-	-	-	-	Yes Ref No H2424	No	No
	<b><u>FREEBURGH</u></b>								
HO138	Freeburgh Cemetery (burial Ground), Great Alpine Road, Freeburgh			No	Yes	No	No	No	No
	<b><u>GAPSTED</u></b>								
HO141	Schlapps Walnut Farm Kiln, 235 Schlapps Lane, Gapsted	Yes		No	Yes	No	No	No	No
HO142	Cousins Battery, 43 Stoney Creek Road, Gapsted	No	No	No	Yes	No	No	No	No
	<b><u>GERMANTOWN</u></b>								
HO212	Kiln (Log), Merrivale Walnut Groves, Tawonga Gap Road, Germantown	Yes		No	Yes	No	No	No	No
	<b><u>GUNDOWRING</u></b>								
HO145	Upper Gundowring Hall, Gundowring Road, Gundowring	Yes	No	No	Yes	No	No	No	No
HO146	Former Bonegilla Greek Orthodox Church, Gundowring Recreation Reserve, Quirk Lane, Gundowring	Yes	No	No	Yes	No	No	No	No
	<b><u>HARRIETVILLE</u></b>								

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HO147	Harrietville Chinese Camp, Bon Accord Track, East Branch, Ovens River, Harrietville			No	Yes	No	No	No	No
HO148	Harrietville Cemetery (old section), Cemetery Lane, Harrietville			No	Yes	No	No	No	No
HO15	Tronoh Gold Dredging Ponds, Dredge Hole Lane and Feathertop Track, Harrietville	-	-	-	-	-	Yes Ref No H1756	No	No
HO16	Monarch Gold Battery Site, Great Alpine Rd, Harrietville	-	-	-	-	-	Yes Ref No H1273	No	No
HO149	St Etheldreda Church, Great Alpine Road, Harrietville	Yes	No	No	Yes	No	No	No	No
HO151	Harrietville Primary School (old building), Great Alpine Road, Harrietville	Yes	No	No	Yes	No	No	No	No
HO152	Tronoh Shed, 152 Great Alpine Road, Harrietville	Yes	No	No	Yes	No	No	No	No
HO154	Former Police House, 201 Great Alpine Road, Harrietville	Yes	No	No	Yes	No	No	No	No
HO155	St Francis of Assisi Catholic Church, 215 Great Alpine Road, Harrietville	Yes	No	No	Yes	No	No	No	No
HO156	Former Harrietville PO, 245 Great Alpine Road, Harrietville	Yes	No	No	Yes	Yes	No	No	No

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HO157	Gows Hop Kiln Base, 2179 Great Alpine Road, Harrietville			No	Yes	No	No	No	No
HO214	Sambas Gold Mine, Great Alpine Road, Harrietville	-	-	-	-	-	Yes Ref No H2356	Yes	No
HO22	Lyrebird Gully Hop Kiln, Lyrebird Gully Road Harrietville	-	-	-	-	-	Yes Ref No H70	No	No
HO158	Big Mill Battery Site, Mill Road, Harrietville			No	Yes	No	No	No	
HO159	Former Conleys Butcher Shop, 74 Mill Road, Harrietville	Yes	No	No	Yes	No	No	No	No
HO18	Rose Thistle and Shamrock Quarry Gold Mining Precinct, Cemetery Lane, Harrietville	-	-	-	-	-	Yes Ref No H1758	No	No
	<b><u>HOTHAM HEIGHTS</u></b>								
HO1	Red Robin Gold Mine and Battery, West Kiewa Logging Road and Machinery Spur Track, Hotham Heights	-	-	-	-	-	Yes Ref No H1881	No	No
	<b><u>MERRIANG</u></b>								
HO20	Merriang Homestead, 6 Merriang Homestead Road, Merriang	-	-	-	-	-	Yes Ref No H566	No	No
	<b><u>MOUNT BEAUTY</u></b>								
HO162	St Josephs Catholic Church, 20 Lakeside Avenue, Mount Beauty	Yes	No	No	Yes	No	No	No	No

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	<b><u>MOUNT BUFFALO</u></b>								
HO21	Mount Buffalo Chalet, Mount Buffalo Rd, Mount Buffalo	-	-	-	-	-	Yes Ref No H901	No	No
	<b><u>MUDGEONGA</u></b>								
HO170	St Johns Catholic Church, 4 Murrays Lane, Mudgegonga	Yes	No	No	Yes	No	No	No	No
HO171	Barwidgee Homestead, 1620 Myrtleford-Yackandandah Road, Mudgegonga	Yes	No	No	Yes	No	No	No	No
	<b><u>MYRTLEFORD</u></b>								
HO23	Italian Cypress Tree, Old Buffalo Heffer Station, Lot 2 PS 219290, Parish of Myrtleford, Ablett's Lane, Myrtleford	No	No	Yes	Yes	No	No	No	No
HO173	Railway Bridge, Barwidgee Creek, Myrtleford	Yes		No	Yes	No	No	No	No
HO174	St Pauls Anglican Church, 12-24 Clyde Street, Myrtleford	Yes	No	No	Yes	No	No	No	No
HO24	O'Donnell's House, 14 Elgin St, Myrtleford	Yes	No	Yes	Yes	No	No	No	No
HO25	Former State Primary School, 29 Elgin St, Myrtleford	Yes	No	Yes	Yes	No	No	No	No
HO175	Ivan Swinburne Reserve, Great Alpine Road, Myrtleford			Yes	Yes	No	No	No	No

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HO208	Tobacco Kiln (Log), Rotary Park, Great Alpine Road, Myrtleford	Yes		No	Yes	No	No	No	No
HO26	Elms Road Reserve, Lawrence St (Corner Duke St), Myrtleford	No	No	Yes	Yes	No	No	No	No
HO176	Former Myrtleford Flax Mill, 187 Merriang Road, Myrtleford	Yes	No	No	Yes	Yes	No	No	No
HO27	Rothery Home, 82 Myrtle St (Great Alpine Rd), Myrtleford	Yes	No	Yes	Yes	No	No	No	No
HO28	Rothery Tree at Rothery Home, 82 Myrtle St (Great Alpine Rd), Myrtleford	No	No	Yes	Yes	No	No	No	No
HO29	Eucalyptus camaldulensis (River Red Gum), South west of Lot 3 LP 33528, Parish of Myrtleford, North west corner of Myrtle St (Great Alpine Rd) and Prince St, Myrtleford	No	No	Yes	Yes	No	No	No	No
HO30	RSL Memorial & Memorial Square, Myrtle St (Great Alpine Rd) & Clyde St, Myrtleford	Yes	No	Yes	Yes	No	No	No	No
HO177	Soldiers Memorial Hall, Myrtle Street (Great Alpine Road), Myrtleford	Yes	No	No	Yes	Yes	No	No	No
HO31	Phoenix Tree, Median Reserve, South of Lot 17 LP 16933, Parish of Myrtleford Myrtle St (Great Alpine Rd), west of Prince St, Myrtleford	No	No	Yes	Yes	No	No	No	No

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HO178	Former Myrtleford Butter factory, 15 Myrtle Street, Myrtleford	Yes	No	No	Yes	No	No	No	No
HO32	Myrtleford Civic Centre, 14 O'Donnell Ave, Myrtleford	Yes	Yes	No	Yes	No	No	Yes	No
HO180	Pioneer Cemetery, 62-68 O'Donnell Road, Myrtleford	Yes		No	Yes	No	No	No	No
HO181	St Marys Catholic School and Convent, 25 Prince Street, Myrtleford	Yes	No	No	Yes	Yes	No	No	No
HO182	St Marys Catholic Church, 49 Prince Street, Myrtleford	Yes	No	No	Yes	No	No	No	No
HO183	Hume & Hovell Monument, Reform Hill, Myrtleford	Yes		No	Yes	No	No	No	No
HO185	Former Bush Nursing Hospital, 20 Smith Street, Myrtleford	Yes	No	No	Yes	No	No	No	No
HO33	Pine Tree, 34 Smith St, Myrtleford	No	No	Yes	Yes	No	No	No	No
HO34	St Andrew's Church, 32 Smith St, Myrtleford	Yes	Yes	Yes	Yes	No	No	No	No
HO35	Eucalyptus camaldulensis (River Red Gum), Reserve No.1 PS 345771V, Parish of Myrtleford, Smith St (Yarrah Pl), Myrtleford	No	No	Yes	Yes	No	No	No	No
HO186	Railway Hotel, 99-103 Standish Street, Myrtleford	Yes	No	No	Yes	No	No	No	No

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HO209	Tobacco Kiln (log), 12 Whalleys Lane, Myrtleford	Yes		No	Yes	No	No	No	No
	<b><u>OVENS</u></b>								
HO187	Ovens Hotel, 4994 Great Alpine Hotel, Ovens	Yes	No	No	Yes	No	No	No	No
	<b><u>POREPUNKAH</u></b>								
HO36	Sequoia sempervirens (Coast Redwood)  Bright Country Golf Club, CA's F & P, Section 4, Parish of Porepunkah, Back Porepunkah Rd, Porepunkah	No	No	Yes	Yes	No	No	No	No
HO189	Old Buckland Bridge, Barretts Lane, Porepunkah	Yes		No	Yes	No	No	No	No
HO190	Old Porepunkah Bridge, Great Alpine Road, Porepunkah	Yes		No	Yes	No	No	No	No
HO191	Former Russells Temperance Hotel site, (next to old Porepunkah Bridge), Great Alpine Road, Porepunkah			No	Yes		No	No	No
HO194	Porepunkah Primary School (old section) Martley Street, Porepunkah	Yes	No	No	Yes	Yes	No	No	No
	<b><u>ROSEWHITE</u></b>								
HO196	Happy Valley Homestead, 713 Happy Valley Road, Rosewhite	Yes	No	No	Yes	No	No	No	No



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HO197	Happy Valley Hall, 18 Havilah Road, Rosewhite	Yes	No	No	Yes	No	No	No	No
	<b><u>SELWYN</u></b>								
HO19	Gun Reef Gold Battery Sites, Upper west branch of Ovens River, Selwyn	-	-	-	-	-	Yes Ref No H1301	No	No
	<b><u>SMOKO</u></b>								
HO198	Cottage at 1255 Great Alpine Road, Smoko	Yes	No	No	Yes	No	No	No	No
HO199	Cottage at 1464 Great Alpine Road, Smoko	Yes	No	No	Yes	No	No	No	No
	<b>TAWONGA, TAWONGA SOUTH</b>								
HO203	Former SECV Workshop, 39-45 Bogong High Plains Road. Tawonga South	Yes	Yes	No	Yes	No	No	No	No
HO202	Tawonga Gap, Tawonga Gap Road, Tawonga			No	Yes	No	No	No	No
	<b><u>WANDILIGONG</u></b>								
HO41	Cottage, 42 Centenary Ave, Wandiligong	Yes	No	Yes	Yes	No	No	No	No
HO43	Timber cottage, 44 Centenary Ave, Wandiligong	Yes	No	Yes	Yes	No	No	No	No
HO38	House, 69 Centenary Ave, Wandiligong	Yes	No	Yes	Yes	No	No	No	No

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HO42	Cottage, 74 Centenary Ave, Wandiligong	Yes	No	Yes	Yes	No	No	No	No
HO39	Cottage, 78 Centenary Ave, Wandiligong	Yes	No	Yes	Yes	No	No	No	No
HO40	"Hazelbrook", Centenary Ave, Wandiligong CA S31, Section T, Parish of Bright	Yes	No	Yes	Yes	No	No	No	No
HO204	Slab Shed, 7 Gillards Lane, Wandiligong	Yes	No	No	Yes	No	No	No	No
HO44	House, 28 Grenvilles Rd, Wandiligong	Yes	No	Yes	Yes	No	No	No	No
HO46	Timber Cottage, 22 Growlers Creek Rd, Wandiligong	Yes	No	Yes	Yes	No	No	No	No
HO47	Cottage, 2 Jagoes Gully Rd, Wandiligong	Yes	No	Yes	Yes	No	No	No	No
HO48	Cottage, 37 Jagoes Gully Rd, Wandiligong	Yes	No	Yes	Yes	No	No	No	No
HO49	Timber Cottage, 9 Long Tunnel Track, Wandiligong	Yes	No	Yes	Yes	No	No	No	No
HO50	Former Church of England 483 Morses Creek Rd, Wandiligong	Yes	No	Yes	Yes	No	No	No	No
HO51	Former Library, 479 Morses Creek Rd, Wandiligong	Yes	No	Yes	Yes	No	No	No	No

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HO52	Brick Cottage, 375 Morses Creek Rd, Wandiligong	Yes	No	Yes	Yes	No	No	No	No
HO55	Former Parsonage (Uniting Church), 497 Morses Creek Rd, Wandiligong	Yes	No	Yes	Yes	No	No	No	No
HO56	Uniting Church, 499 Morses Creek Rd, Wandiligong	Yes	No	Yes	Yes	No	No	No	No
HO57	Timber Shop and Dwelling, 517 Morses Creek Rd, Wandiligong	Yes	No	Yes	Yes	No	No	No	No
HO58	Former General Store, 521 Morses Creek Rd, Wandiligong	Yes	No	Yes	Yes	No	No	No	No
HO59	"Nut Cottage", 5 Gillards Lane, Wandiligong	Yes	No	Yes	Yes	No	No	No	No
HO60	"Until", 571 Morses Creek Rd, Wandiligong	Yes	No	Yes	Yes	No	No	No	No
HO61	Former Post Office, 518 Morses Creek Rd, Wandiligong	Yes	No	Yes	Yes	No	No	No	No
HO62	"Redruth", 516 Morses Creek Rd, Wandiligong	Yes	No	Yes	Yes	No	No	No	No
HO63	Manchester Unity Hall, 462 Morses Creek Road, Wandiligong	Yes	No	Yes	Yes	No	No	Yes	No
HO64	House, 444 Morses Creek Rd, Wandiligong	Yes	No	Yes	Yes	No	No	No	No
HO65	House, 418 Morses Creek Rd, Wandiligong	Yes	No	Yes	Yes	No	No	No	No

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HO66	House, 406 Morses Creek Rd, Wandiligong	Yes	No	Yes	Yes	No	No	No	No
HO67	"Mill Cottage", 382 Morses Creek Rd, Wandiligong	Yes	No	Yes	Yes	No	No	No	No
HO68	"Coburn Villa", 380 Morses Creek Rd, Wandiligong	Yes	No	Yes	Yes	No	No	No	No
HO69	General Store, 522 Morses Creek Rd, Wandiligong	Yes	No	Yes	Yes	No	No	No	No
HO205	"The Poplars", Populus sp, avenue, 924 Morses Creek Road, Wandiligong			Yes	Yes		No	No	No
HO53	Timber Cottage, 10 Norleys Lane, Wandiligong	Yes	No	Yes	Yes	No	No	No	No
HO71	"Cora Linn" CA 2, Section W, Parish of Bright Peabody Rd, Wandiligong	Yes	No	Yes	Yes	No	No	No	No
HO74	Timber Cottage, 135 School Rd, Wandiligong	Yes	No	Yes	Yes	No	No	No	No
HO54	Timber House and early Sheds, 136 School Road, Wandiligong	Yes	No	Yes	Yes	Yes	No	No	No
HO75	Former Roman Catholic Church (St Peters), 155 School Rd, Wandiligong	Yes	No	Yes	Yes	No	No	No	No
HO73	Former Police Residence, 169 School Rd, Wandiligong	Yes	No	Yes	Yes	No	No	No	No

**ALPINE PLANNING SCHEME**

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO72	Primary School No.275, 119 School Rd, Wandiligong	-	-	-	-	-	Yes Ref No H1638	No	No
HO45	Timber Cottage, 2 Sidling Track, Wandiligong	Yes	No	Yes	Yes	No	No	No	No
HO76	"The Nut House" and Slab Cottage and Dairy and Cellar, 48 Sidling Track, Wandiligong	Yes	No	Yes	Yes	No	No	No	No
HO70	Brick Cottage, 3 Smithy Lane, Wandiligong	Yes	No	Yes	Yes	No	No	No	No
HO77	Cottage, 6 Smithy Lane, Wandiligong	Yes	No	Yes	Yes	No	No	No	No
HO206	Alpine Park, White Star Road, Wandiligong			Yes	Yes	No	No	No	No
HO78	Cottage, 33 White Star Rd, Wandiligong	Yes	No	Yes	Yes	No	No	No	No
HO79	Cottage, 60 White Star Rd, Wandiligong	Yes	No	Yes	Yes	No	No	No	No
HO80	"Glenora", 45 Williams Rd, Wandiligong	Yes	No	Yes	Yes	No	No	No	No
HO81	"Claremont", 5 Williams Rd, Wandiligong	Yes	No	Yes	Yes	No	No	No	No
HO82	Growlers Gold Bucket Dredge Site, Williams Rd, Wandiligong	-	-	-	-	-	Yes Ref No H1303	No	No

*Notes:*      *Insert Interim control Expiry Date: dd/mm/yyyy if interim controls apply*  
*See 43.01 for relevant provisions and scope.*  
*Where the heritage place is included on the Victorian Heritage Register under the Heritage Act 2017 other controls in the table are not applicable. Insert a “-” Dash instead of “No”.*

ALPINE PLANNING SCHEME

15/01/2024  
VC249

SCHEDULE TO CLAUSE 72.04 INCORPORATED DOCUMENTS

1.0

---/---/---  
Proposed C56alpi

Incorporated documents

Name of document	Introduced by:
Avenue planting of Pin Oak, Dutch Elm and Scarlet Oak, Great Alpine Road (western gateway), Bright Statement of Significance (GML Heritage, July 2024)	C56alpi

## ALPINE PLANNING SCHEME

31/07/2018  
VC148

## SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS

## 1.0

---/---/---  
Proposed C56alpi

## Background documents

Name of background document	Amendment number - clause reference
<i>Alpine Shire 2005 Residential Land Review</i> (Alpine Shire Council, August 2006)	11.01-1L
<i>Alpine Shire Rural Land Strategy</i> (Alpine Shire Council, 2015)	2.01 2.03 11.01-1L 12.05-2L 14.01-1L 14.01-2L 14.01-3L 16.01-3L
<i>Alpine Shire Stormwater Management Plan Volume 1</i> (Earth Tech, 2004)	
<i>Alpine Shire Town Framework Plan - Bright</i> (Inspiring Place Pty Ltd, 2009)	11.01-1L-02
<i>Alpine Shire Town Framework Plan - Dederang</i> (Inspiring Place Pty Ltd, 2009)	11.01-1L-09
<i>Alpine Shire Town Framework Plan - Harrietville</i> (Inspiring Place Pty Ltd, 2009)	11.01-1L-05
<i>Alpine Shire Town Framework Plan – Mt Beauty and Tawonga South</i> (Inspiring Place Pty Ltd, 2009)	11.01-1L-04
<i>Alpine Shire Town Framework Plan - Myrtleford</i> (Inspiring Place Pty Ltd, 2009)	11.01-1L-03
<i>Alpine Shire Town Framework Plan - Porepunkah</i> (Inspiring Place Pty Ltd, 2009)	11.01-1L-06
<i>Alpine Shire Town Framework Plan – Tawonga</i> (Inspiring Place Pty Ltd, 2009)	11.01-1L-07
<i>Alpine Shire Town Framework Plan - Wandiligong</i> (Inspiring Place Pty Ltd, 2009)	11.01-1L-08
<i>Alpine Shire Municipal Emergency Management Plan</i> (Alpine Shire Council, 2012)	
<i>Avenue Planting, Great Alpine Road (western gateway), Bright: citation</i> (GML Heritage, July 2024)	C56alpi - 43.01
<i>Bright Futures: Urban Design Framework</i> (Hassell, 2003)	11.01-1L-02
<i>Bright Water Supply System Plan</i> (North East Water Corporation, 2012)	
<i>Bright Wastewater System Plan</i> (North East Water Corporation, 2012)	
Caring for Our Australian Alps Catchments, Department of Climate Change and Energy Efficiency, Canberra, 2011	
Climate Change in the North East Region, DSE, 2008	



## ALPINE PLANNING SCHEME

Name of background document	Amendment number - clause reference
Climate Change in the North East Region: Socio-economic Resilience Plan, North East Greenhouse Alliance, 2012	
<i>Dinner Plain Master Plan</i> (Alpine Shire Council Strategic Services Department, 2008)	
<i>Domestic Storm Water Management Plan</i> (Alpine Shire, 2019)	
<i>Harrietville Floodplain Management Plan</i> (Geo Eng Australia Pty Ltd, 2001)	
<i>Harrietville Floodplain Management Plan</i> (GHD, 2003)	
<i>Harrietville Water Supply System Plan</i> (North East Water, 2012)	
<i>Landscape Planning &amp; Conservation in North East Victoria</i> (National Trust of Australia (Victoria), 1977)	
<i>Mount Beauty Master Plan</i> (EDAW Gillespies Aust., 2003)	11.01-1L-04
<i>Mount Beauty Aerodrome Master Plan</i> (EDM 2011)	C60alpiPt1
<i>Mount Beauty Water Supply System Plan</i> (North East Water, 2012)	
<i>Mount Beauty Wastewater System Plan</i> (North East Water, 2012)	
<i>Myrtleford Master Plan Study</i> (Gillespies, 2001)	11.01-1L-03
<i>Myrtleford Floodplain Management Study</i> (Sinclair Knight Merz, 2000)	
<i>Myrtleford Water Supply System Plan</i> (North East Water Corporation, 2012)	
<i>Myrtleford Wastewater System Plan</i> (North East Water Corporation, 2012)	
<i>Ovens River Catchment Floods</i> (Department of Natural Resources and Environment, 1993)	
<i>Planning Permit Applications in Open Potable Water Supply Catchment Areas</i> (Department Sustainability and Environment, 2015)	
<i>Porepunkah Aerodrome Master Plan</i> (Airports Plus Pty Ltd. 2005)	
<i>Protection of Mt Beauty WWTP from Residential Encroachment</i> by ESO (Consulting Environmental Engineers, February 2015)	
<i>Shire of Bright Conservation Planning Study</i> (Centre for Environmental Studies, University of Melbourne, December 1976)	
<i>Shire of Bright Local Conservation Strategy</i> (August 1994)	
<i>Shire of Bright – Rural Land Mapping Project</i> (Town and Country Planning Board, 1980)	
<i>Shire of Myrtleford – Rural Land Mapping Project</i> (Town and Country Planning Board, 1978)	

**ALPINE PLANNING SCHEME**

Name of background document	Amendment number - clause reference
<i>The Thematic Environmental History of Alpine Shire</i> (LRGM Services, 2004)	
<i>Upper Ovens River Flood Study</i> (Earth Tech, 2004)	
<i>Urban Stormwater: Best Practice Environmental Guidelines</i> (CSIRO, 2006)	
<i>Wandiligong Heritage Guidelines</i> (2016)	
<i>Wastewater Forward Development Plan for Bright-Porepunkah, Final Report</i> (Kellog Brown & Root Pty Ltd, 2005)	
<i>Wastewater Forward Development Plan for Myrtleford, Final Report</i> (Kellog Brown & Root Pty Ltd, 2005)	
<i>Wastewater Strategy</i> (North East Water Corporation, 2012)	
<i>Water Supply Master Plan for Mount Beauty, Final Report</i> (Beca Pty Ltd, 2004)	
<i>Water Supply Demand Strategy</i> (North East Water Corporation, 2012)	

A large, abstract graphic of a mountain range in various shades of blue, serving as a background for the title section.

## COMMITTEE CHARTER

# Finance Committee

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## Contents

1. Purpose .....	4
2. Mandate and authority .....	4
2.1 Mandate .....	4
2.2 Authority .....	4
3. Membership .....	4
3.1 Composition .....	4
3.2 Terms of appointment .....	4
3.3 Chairperson .....	4
4. Principles .....	5
4.1 Values .....	5
4.2 Conflict of interest .....	5
5. Administrative arrangements .....	6
5.1 Meetings .....	6
Governance Rules .....	6
Frequency and timing .....	6
Meetings closed to the public .....	6
Quorum .....	6
Declarations of conflict of interest .....	6
5.2 Agendas and minutes .....	6
5.3 Attendance .....	6
5.4 Facilitation and support .....	7
6. Functions and Responsibilities .....	8
6.1 Financial reporting .....	8
7. Approval .....	8

**DOCUMENT UNCONTROLLED WHEN PRINTED**

Document Control		
Charter number 002	Status Adopted	To be approved by Council
Date to be approved 6 July 2021	Next review date July 2025	
Directorate Corporate Performance	Department Corporate	

**REVISION RECORD**

MANDATORY – Use 1.0, 2.0 for adopted / approved versions and 1.1, 1.2 for drafts or revisions without change.

Date	Version	Revision description
05/07/2016	1.0	Adopted by Council
04/12/2018	2.0	Adopted by Council
06/07/2021	3.0	To be adopted by Council



## 1. Purpose

The role of the Finance Committee (the "Committee") is to advise Alpine Shire Council ("Council") as to the prudent, fair and transparent management of Council finances in a manner that best supports Council objectives.

## 2. Mandate and authority

### 2.1 MANDATE

The Finance Committee is established as an advisory committee and has no legislative status under the *Local Government Act 2020* (LGA 2020).

### 2.2 AUTHORITY

The Committee is responsible for advising Council on issues relating to the management of Council's finances. The objectives of the committee include ensuring:

- Financial strategies are designed to best support Council objectives
- Appropriate income generating strategies are identified and applied fairly and transparently
- Expenditure is allocated to suppliers in a fair manner that ensures best value outcomes
- Accounts are kept and that financial reporting is accurate, transparent, and well communicated to relevant stakeholders
- Financial budgets are properly prepared, and projects and services managed within budgets
- Financial risks and opportunities are monitored and appropriately managed
- Financial policies and strategies are in place to effectively support these objectives while assuring stability, predictability and financial solvency.

## 3. Membership

### 3.1 COMPOSITION

The Committee will consist of two Councillors and will be supported the Chief Executive Officer, Director Corporate Performance, the Manager Corporate, and the Council's Financial Accountant.

### 3.2 TERMS OF APPOINTMENT

The Councillors will be nominated annually at its December Council meeting.

### 3.3 CHAIRPERSON

The Committee will appoint a Chairperson.

## 4. Principles

### 4.1 VALUES

The committee will conduct itself in accordance with Council's values:

<b>Accountable</b>	We are accountable and responsible for our decisions and actions, and the impacts of these on our community and the organisation.
<b>Leadership</b>	We demonstrate leadership by being informed, applying innovative thinking and solutions and making fair and timely decisions in the best interest of our community and the organisation for now and the future.
<b>Productive</b>	We are productive by focusing on delivering efficient and high-quality services and projects that respond to the needs and priorities of our community and the organisation.
<b>Integrity</b>	We have integrity by being committed, truthful and transparent in our decision making and our interactions with our community and the organisation.
<b>Nurture</b>	We nurture the relationships, contributions and strengths of our community and the individuals of the organisation.
<b>Engaged</b>	We are engaged with our community, and within the organisation, to build strong and effective relationships and inform our choices.

### 4.2 CONFLICT OF INTEREST

Committee members must comply with Division 2 of Part 6 of the *Local Government Act 2020* (LGA 2020), with regard to the identification and management of general and material conflicts of interest.

Committee members must disclose any conflicts of interest as and when they arise and at the commencement of Committee meetings in relation to any matters listed on the meeting agenda.

## 5. Administrative arrangements

### 5.1 MEETINGS

#### **Governance Rules**

Council's Governance Rules adopted under section 60(1) of the LGA 2020 do not apply to the Committee or the conduct of its meetings.

#### **Frequency and timing**

The Committee will meet a minimum of three times a year, with authority to convene additional meetings as circumstances require.

#### **Meetings closed to the public**

Committee meetings are closed to the public due to the confidential and sensitive nature of the material being considered by the Committee.

#### **Quorum**

Two Councillors are required to be in attendance to have a quorum.

#### **Declarations of conflict of interest**

The Chairperson will call for declarations of conflict of interest at the commencement of each meeting. All members with a conflict of interest must:

1. Declare that interest including an explanation of the nature of the interest
2. Leave the meeting while the matter is being considered and await the Chairperson's direction to return to the meeting.

### 5.2 AGENDAS AND MINUTES

Appropriate briefing materials will be prepared and provided at least one week in advance to members, and subsequently provided to Council's Audit and Risk Committee with any amendments or notable minutes stemming from the Finance Committee.

### 5.3 ATTENDANCE

All Committee members are expected to attend each meeting, in person or via teleconference or video conference.

The Chief Executive Officer should attend all meetings. In the event that the Chief Executive Officer is absent, the acting Chief Executive Officer may attend the meeting.

The Director Corporate Performance and Manager Corporate should attend all meetings in an advisory capacity.

Other Councillors can attend meetings as observers and may be permitted to participate in discussion of agenda items at the discretion of the Chairperson.



Council officers may be invited to attend meetings at the discretion of the Chief Executive Officer to advise and provide information to the Committee when required.

## 5.4 FACILITATION AND SUPPORT

In discharging its functions and responsibilities, the Committee will be supported by the Chief Executive Officer, who will facilitate:

- Meetings of the Committee
- Provision of relevant explanatory information, records, data and reports considered necessary for the Committee to discharge its duties provided the information is not subject to legal or confidentiality exemptions
- Access to auditors and Council officers

The Chief Executive Officer will appoint a Council Officer to provide administrative support to the Committee.

## 6. Functions and Responsibilities


### 6.1 FINANCIAL REPORTING


In fulfilling its advisory role, the Committee will:

- Review quarterly budget reports, prepared in accordance with section 97 of the LGA 2020;
- Review interim and annual financial statements, prepared in accordance with sections 98-99 of the LGA 2020;
- Review financial policies, prepared in accordance with section 102 of the LGA 2020.

## 7. Approval

THE COMMON SEAL OF THE  
ALPINE SHIRE COUNCIL was  
hereunto affixed this 6 day of July 2021  
in the presence of:

  
COUNCILLOR

  
SIGNATURE

  
COUNCILLOR

  
SIGNATURE

  
CHIEF EXECUTIVE OFFICER

  
SIGNATURE



NO.2025/26-1 – 15 AUGUST 2025

# Audit and Risk Committee Meeting

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Minutes

## In attendance

### COMMITTEE MEMBERS

Julie Guest, Chair

Craig Covich

Gerard Moore

Jason Young

Cr Peter Smith, Deputy Mayor

### OFFICERS

Will Jeremy, Chief Executive Officer

Nathalie Cooke, Director Corporate and Community

Sarah Buckley, Director Assets

Tony Cooper, Manager Corporate

Kim Lawson, Accountant

Kirsten McDonald, Risk Management Officer

### COUNCILLORS

Cr Ronco

### EXTERNAL AUDITORS

Stephen Clarke, Director Audit and Assurance Services, Johnsons MME

### INTERNAL AUDITORS

Brad Bohun, Senior Partner, Crowe

Brenton Maddock, Manager – Internal Audit, Crowe

## AUDIT AND RISK COMMITTEE MEETING | NO.2025/26-1 – 15 AUGUST 2025

## Agenda

1. Acknowledgement of Country .....	4
2. Apologies and welcome .....	4
3. Declarations by Committee members of conflict of interest.....	4
4. Nomination and recommendation of Committee Chair 2025/26.....	4
5. Confirmation of minutes .....	4
5.1 Audit and Risk Committee Meeting No.2024/25-5 – 16 May 2025 .....	4
5.2 Business Arising from Previous Meeting Minutes.....	4
6. Auditors .....	5
6.1 Internal Auditor .....	5
6.2 External Auditor .....	5
7. Standing items .....	7
7.1 Progress of Audit and Risk Committee Actions .....	7
7.2 Progress / Response to Integrity Organisation Recommendations / Actions.....	7
7.3 Audit and Risk Committee Annual Work Program Status.....	7
8. Presentation of reports by officers .....	8
8.1 Legislative Documents Required Post Election – Status Update August 2025 .....	8
8.2 ICT and Cyber Security Progress Update.....	14
8.3 Policy Review Progress Update .....	18
8.4 Asbestos Management.....	26
8.5 Audit and Risk Committee Annual Work Program 2025/26 .....	28
8.6 Asset Management Steering Group Report .....	31
8.7 Investment Portfolio Holdings Report – June 2025.....	36
8.8 Privacy Breach - Confidential .....	38
8.9 Insurance Claims Update - Confidential.....	39
9. For information only .....	40
9.1 2024/25 Quarter 4 Budget Report .....	40
9.2 2024/25 Quarter 4 Performance Report .....	40
9.3 2024/25 Quarter 4 Purchasing Audit - CONFIDENTIAL .....	40
9.4 2024/25 Quarter 4 CEO Credit Card Report .....	40
9.5 2024/25 Annual Council and Committee Expenses Report.....	41
9.6 2024/25 Annual Health and Safety Report - CONFIDENTIAL .....	41
9.7 Policy and Critical Documents Register - Status Review .....	41
9.8 VAGO Reports.....	42
9.9 Minister for Local Government - Governance and Integrity Matters.....	43
10. General business .....	44
10.1 Annual Community Satisfaction Survey .....	44
10.2 Drought Preparedness.....	44
11. Audit and Risk Committee - general information.....	45

AUDIT AND RISK COMMITTEE MEETING | NO.2025/26-1 – 15 AUGUST 2025

11.1 Membership Terms .....45

11.2 Member Remuneration .....45

11.3 Membership Attendance – 2024/25 .....45

11.4 Council Risk Matrix.....46

12. Next meeting..... 46

## AUDIT AND RISK COMMITTEE MEETING | NO.2025/26-1 – 15 AUGUST 2025

## 1. Acknowledgement of Country

*The Chair indicated her ongoing support for the acknowledgement of Country at the Committee's meetings.*

## 2. Apologies and welcome

Cr Dave Byrne – apology

Sarah Buckley, Director Assets – welcomed to the Committee in her new role as Director Assets

## 3. Declarations by Committee members of conflict of interest

Nil

## 4. Nomination and recommendation of Committee Chair 2025/26

The Audit and Risk Committee Charter, V5.0 March 2025, sets out the requirements for the appointment of the Chair of the Audit and Risk Committee.

Section 3.8 of the Charter stipulates that:

*"The Chair of the Committee must be an independent member (LGA 2020 section 53(4)).*

*The Committee will nominate and recommend a Chair to Council each year.*

*Council will formally appoint the Committee Chair".*

***J Young***

***C Covich***

***Nominate and recommend to Council the appointment of independent member J Guest as Chair of the Audit and Risk Committee for 2025/26.***

***J Guest accepted the nomination.***

## 5. Confirmation of minutes

### 5.1 AUDIT AND RISK COMMITTEE MEETING NO.2024/25-5 – 16 MAY 2025

***G Moore***

***J Young***

***That the Audit and Risk Committee confirm the minutes of its Meeting No.2024/25-5 held on 16 May 2025.***

### 5.2 BUSINESS ARISING FROM PREVIOUS MEETING MINUTES

Nil

## 6. Auditors

### 6.1 INTERNAL AUDITOR

#### Assurance Mapping and Internal Audit Plan

Council's internal audit provider, Crowe, undertook an assurance mapping exercise with management and key staff during July 2025. The Assurance Map will provide an evidence-based view of the current assurance coverage across key strategic risks in alignment with the principles of AS/NZ ISO 31000:2018 (Risk Management – Principles and Guidelines), the Local Government Acts 1989 and 2020, and relevant Australian Accounting Standards. The Assurance Map will support the development of a forward-looking, risk-based Strategic Internal Audit Plan for 2025/26 to 2027/28.

*Brenton Maddock, Manager – Internal Audit, Crowe, provided the Committee with an overview of the assurance mapping exercise and proposed Internal Audit Plan. The Committee expressed its appreciation to Council that an internal auditor and program had be acknowledged and implemented.*

*The Committee, Management and the Internal Auditors discussed Council's risk management framework, policy, register and the councillors understanding of Council's risk appetite. Council's risk maturity was discussed, and it was acknowledged that Crowe had recommended that Council consider undertaking a risk management workshop.*

*It was noted that the risk management framework and policy are current, and the immediate focus of the organisation is the review of the risk register.*

*The Committee supported the proposed Internal Audit Plan.*

#### **ACTION/S**

- ***Brief Councillors on the current risk management framework, including policy and risk appetite.***
- ***Provide to the Committee, a copy of the 2025 JLT Public Sector Risk Report.***
- ***Provide to the Committee, copies of the Crowe publication "Curious Eyes" as they are released***

### 6.2 EXTERNAL AUDITOR

#### Interim Audit and Management Letter

The VAGO Interim Audit occurred the week of 28 April 2025- three external auditors were present at Council offices in Bright for three days interacting with staff.

On 14 May 2025, Johnsons MME issued the draft Interim Management Letter. Three new matters were identified, two previous matters were closed out as resolved, and 9 matters were carried over from 2024 where work is ongoing. In addition, four new VAGO industry wide points raised from the 2023-24 VAGO report on local government were included that all require a response even though some may not be specifically relevant to Alpine Shire Council.

Council provided its response to the Interim Management Letter on 2 June 2025.



## AUDIT AND RISK COMMITTEE MEETING | NO.2025/26-1 – 15 AUGUST 2025

The Interim Management Letter was reviewed, and an updated version was received on 3 June 2025.

Actions from the Interim Management Letter have been added to the Progress / Response to Integrity Organisations Recommendations / Actions report (item 7.2) for tracking purposes.

The Year End Audit will commence the week of 25 August 2025.

*Stephen Clarke, Director Audit and Assurance Services, Johnsons MME, briefed the Committee on the interim audit, its findings and provided a level of confidence that several open matters would be resolved at the year-end audit.*

*The Committee sought and received assurance that Council was well prepared for the year-end audit with process improvements and checklists being implemented in response to the feedback on the 2023/24 year-end audit.*

## 7. Standing items

### 7.1 PROGRESS OF AUDIT AND RISK COMMITTEE ACTIONS

#### INTRODUCTION

The Audit and Risk Committee action register collates Committee resolutions and requests that require a subsequent action to be implemented. Each meeting an update on the progress and status of the actions is provided to the Committee.

*J Young*

*G Moore*

*That the Audit and Risk Committee note the progress of outstanding Committee meeting actions.*

#### ACTION/S

- *Provide to the Committee, a copy of Councillor briefing papers on the Financial Plan.*
- *Provide to the Committee, a copy of the AEC Financial Sustainability Review, Final Report, June 2025.*

### 7.2 PROGRESS / RESPONSE TO INTEGRITY ORGANISATION RECOMMENDATIONS / ACTIONS

#### INTRODUCTION

The Integrity Organisation Recommendations / Actions register is compiled by taking recommendations / actions from reports from various Integrity Organisations, such as Victorian Auditor General's Office and the Victorian Ombudsman.

This register contains recommendations / actions from these reports and whether they require action from Council or are for noting. Each meeting an update on the progress and status of the recommendations / actions will be presented to the Committee.

*G Moore*

*J Young*

*That the Audit and Risk Committee note the progress of Integrity Organisation recommendations / actions.*

### 7.3 AUDIT AND RISK COMMITTEE ANNUAL WORK PROGRAM STATUS

#### INTRODUCTION

Section 54(3) of the *Local Government Act 2020* requires the Audit and Risk Committee to adopt an annual work program. In accordance with section 6.7 of the Committee's Charter, the program is established in collaboration with the Chief Executive Officer and includes the timing of reporting of relevant responsibilities of the Committee as detailed in its Charter.

The work program has been reviewed for 2025/26 and is the subject of a separate agenda report – item 8.5.

## 8. Presentation of reports by officers

### 8.1 LEGISLATIVE DOCUMENTS REQUIRED POST ELECTION – STATUS UPDATE AUGUST 2025

#### INTRODUCTION

As a result of the 2024 Local Government Election, several strategic documents are required to be delivered by Council by a set time. This report provides an update on the status of these reports.

#### RECOMMENDATION

*J Young  
C Covich*

*That the Audit and Risk Committee note the information contained in this report.*

#### BACKGROUND

Under the *Local Government Act 2020*, (LGA 2020) there are several documents that Council is required to review following a general election:

Section of <i>LGA 2020</i>	Document	Due date
s11(7)	Instruments of delegation	26/10/2025
s88	Community Vision	31/10/2025
s90	Council Plan	31/10/2025
s91	Financial Plan	31/10/2025
s92	Asset Plan	31/10/2025
s93	Revenue and Rating Plan	30/06/2025

Under other legislation, Council is also required to review various documents linked to either the general election cycle, or the Council Plan review cycle as follows:

Legislation	Document	Due date
s54(5) <i>Road Management Act 2004</i> r8(3) <i>Road Management (General Regulations) 2016</i>	Road Management Plan	31/10/2025
s26 or s27 <i>Public Health and Wellbeing Act 2008</i>	Municipal Public Health and Wellbeing Plan	26/06/2025 or 31/10/2025

## REPORT

### *Instruments of Delegation*

Status: **Complete**

Instruments of delegation are an important means of Council ensuring its officers hold the appropriate legislative powers for the various Acts and Regulations that Council administers. Council reviewed delegations to the Chief Executive Officer and staff at the [Ordinary Council Meeting in June 2025](#), with no changes to the delegation to the CEO and minor updates to delegations to staff including delegations to two new management positions, Manager Assets and Waste and Manager Engineering and Maintenance and removal of roles that are no longer operational.

Council has met its legislative obligation under section 11(7) of the LGA 2020 to review instruments of delegation within 12 months of the election.

### *Community Vision, Council Plan and Municipal Public Health and Wellbeing Plan 2025-2029*

Status: **On Track**

#### Community Vision:

Council has developed a draft Community Vision in accordance with section 88 of the LGA 2020. The scope of the draft Community Vision must be for a period of at least the next ten financial years and must describe the community's aspirations for the future of the municipality. Council is proposing a Community Vision which applies through to the year 2035, with a longer-term aspirational horizon of 2050.

#### Council Plan incorporating the Municipal Public Health and Wellbeing Plan:

Council has developed a draft Council Plan for the period of four years after the general election in accordance with section 90 of the LGA 2020. The draft Council Plan lists the strategic directions, objectives, priorities, indicators, and major initiatives which will collectively provide direction to Council's activities during the current Council term.

The draft Municipal Public Health and Wellbeing Plan (MPHWP) has been prepared in accordance with section 26 of the *Public Health and Wellbeing Act 2008* (PHWA 2008). The draft MPHWP must be prepared within a twelve-month period after each general election of Council. Section 27 of the PHWA 2008 allows for the MPHWP to be incorporated into the Council Plan, which is the approach being taken by Council.

#### Consultation

The Community Vision, Council Plan and MPHWP have been prepared with extensive consultation and involvement of the community, starting in July 2024. The following engagement activities have taken place to inform the preparation of the draft plans:

- Surveys: two separate surveys with 141 responses
- Market pop up consultation stalls in Bright, Myrtleford, Mount Beauty and Harrietville
- Youth engagement through the Lighthouse in Bright
- Community Panel: a representative group of community members and Councillors met over a series of six workshops to provide more in-depth input to the Plans

## AUDIT AND RISK COMMITTEE MEETING | NO.2025/26-1 – 15 AUGUST 2025

- Stakeholder engagement: various health agencies and community groups have provided input, particularly to the MPHWP
- Staff engagement: extensive engagement with Council staff to provide input and feedback to ensure the Plans are robust and deliverable
- 28-day statutory exhibition, which was supported by proactive engagement across the municipality, including market pop ups, community drop ins and a comprehensive communication campaign
- Workshops with Councillors and the Executive team to ensure the plan is aligned with our communities' needs.

A total of 10 submissions were received in the public exhibition phase of the document and work is underway to assess the submissions.

#### Workplan

A four-year Action Plan that details the timeline for deliverables and resource requirements linked to the Council Plan initiatives is currently being developed.

Council is on track to meet its legislative obligations under the LGA 2020 and PHWA 2008 to deliver its Community Vision, Council Plan and Municipal Public Health and Wellbeing Plan by the 31 October 2025.

#### ***Financial Plan***

Status: **On Track**

Work commenced on the 10-Year Financial Plan in late 2024, however was deferred whilst work was undertaken by consulting firm, AEC, on the Asset Plan, incorporating a Financial Sustainability Review (FSR).

The final FSR was delivered in early July and will feed directly into the development of the Financial Plan. The Executive and Councillors were briefed on 15 and 22 July 2025 respectively on the FSR and the assumptions that will underline the Financial Plan and feedback was provided.

Council's 2025/26 Budget contained an adjusted underlying deficit of \$1.2m, which will continue unless action is taken by Council. The work to address the underlying deficit won't be completed in time for the delivery of the Financial Plan. However, work will be undertaken in time for inclusion in the development of the 2026/27 Budget. This work will be ongoing as Council faces ongoing financial pressures created by the rate cap and the cost shifting from other levels of government.

Council is on track to meet its legislative obligations under s91 of the LGA 2020 with the draft 10-Year Financial Plan to be tabled at the August Ordinary Council meeting, seeking approval to undertake community consultation during September with the aim of tabling the final Financial Plan at the October Council meeting for adoption.

#### ***Asset Plan***

Status: **On Track**

Work commenced on the 10-Year Asset Plan in late 2024. Council sought specialist support in developing its Asset Plan – AEC were engaged in February to undertake the development of an Asset Plan on behalf of Council.

## AUDIT AND RISK COMMITTEE MEETING | NO.2025/26-1 – 15 AUGUST 2025

Council staff and AEC have met numerous times over the last five months, and regular fortnightly update meetings occurred to ensure that the process wasn't stalled. AEC presented their draft report and findings directly to Councillors in May 2025 with a final report received in early July 2025.

The draft 10-Year Asset Plan will be presented to the August 2025 Ordinary Council meeting, seeking approval to undertake community consultation during September with the final Asset Plan presented to the October 2025 Council meeting for adoption.

***Revenue and Rating Plan 2025***

Status: **Complete**

The purpose of the Revenue and Rating Plan is to determine the most appropriate and affordable revenue and rating approach for Alpine Shire Council which, in conjunction with other income sources will adequately finance the objectives in the Council Plan. It identifies financial and revenue related risks and ensures these are mitigated and effectively managed. The Plan outlines the principles and strategic framework that Council will utilise in calculating and distributing rates to property owners. However, the quantum of rate revenue and rating differential amounts will be determined in the annual Alpine Shire Council budget.

The draft Plan was released for public exhibition following the April 2025 Ordinary Council Meeting. Public submissions formally closed on Tuesday 27 May 2025. Two submissions were received during the public exhibition period. After consideration, the submissions received have not altered the Revenue and Rating Plan from the version tabled at the April 2025 Council meeting.

Council has met its legislative obligation under section 93 of the LGA 2020 by approving the Revenue and Rating Plan 2025 at its 24 June 2025 Ordinary Council meeting. The full report is available at section 8.2.2 of [Ordinary Council Meeting - 24 June 2025](#).

***Road Management Plan***

Status: **Complete**

The Road Management Plan (RMP) sets out the broad management system and standards for the inspection, maintenance and repair of public roads. It is an important document to provide road authorities (Council) with a statutory defence against litigation provided they can demonstrate compliance with their adopted Plan

The review of the RMP was undertaken in accordance with the *Road Management Act 2004* and the *Road Management (General) Regulations 2016*. In accordance with these regulations the draft reviewed RMP was released for a 28-day public exhibition period during June 2025 with one submission received.

The reviewed RMP aligns with the Municipal Association of Victoria (MAV) Insurance Road Management Plan template.

Council has met its legislative obligation under section 54(5) of the *Road Management Act 2004* and regulation 8(3) of the *Road Management (General Regulations) 2016* by approving the Road Management Plan 2025 at its 29 July 2025, Ordinary Council meeting, ahead of the legislated date of 31 October 2025. The adopted plan is available at [attachment 9.2.2.1 of the Ordinary Council Meeting – 29 July 2025 agenda](#).

***Non-compliance with legislative requirements***

The *LGA 2020* is silent on consequences of a Council not meeting the timelines for delivery of these legislated reports. However, there is a reputational risk for a council.

**Other statutory processes already completed**

Section 32 of the LGA 2020 required Councillors to complete Induction training within four months of the day they take their Oath / Affirmation of Office. Councillor Inductions were delivered across 14 sessions from 12 November 2024 through to 4 March 2025, plus mandatory training for the Mayor and Deputy Mayor over two days in December 2024. All Councillors made written declarations stating that they had completed their training.

Further Professional Development training required by s33A of the LGA 2020 will be provided to Councillors on an annual basis.

**POLICY IMPLICATIONS**

The report aligns with the following Strategic Objective of the Council Plan 2021-2025:

- 5.2 A responsible, transparent and responsive organisation

**FINANCIAL AND RESOURCE IMPLICATIONS**

Council has engaged consultants to support the development of the Council Plan and Asset Plan – these were funded within the approved budget.

Implementation of the approved Council Plan and Asset Plans will have cost impacts on Council – these will be funded through the annual budget process, with consideration given to the Financial Plan.

The Revenue and Rating Plan has no further cost implications beyond those already funded through the current budget ie. employed rates officers.

**RISK MANAGEMENT**

Risk	Likelihood	Impact	Rating	Mitigation Action / Control
Operating outside legislative / regulatory / statutory obligations	Unlikely	Major	B4	<ul style="list-style-type: none"><li>• Early commencement of process</li><li>• Engagement with stakeholders</li></ul>

**CONSULTATION**

All legislated documents except the review of the Instruments of Delegation and the Revenue and Rating plan require engagement either in accordance with Council’s deliberative engagement practices and/or other legislated notice requirements. Engagement has been factored into the project plans for all the legislated documents that require it as well as the Revenue and Rating Plan

## AUDIT AND RISK COMMITTEE MEETING | NO.2025/26-1 – 15 AUGUST 2025

**CONCLUSION**

The Committee should note the status of the legislated reports that Council is required to deliver post the 2024 Local Government Election as outlined in the table below:

Document	Due date	Status	Notes
Instruments of delegation	26/10/2025	Complete	Conferred 24/06/2025
Community Vision, Council Plan, Municipal Public Health and Wellbeing Plan	31/10/2025	On track	Completion of these documents is scheduled to ensure legislative timeframes will be met
Financial Plan	31/10/2025	On track	
Asset Plan	31/10/2025	On track	
Revenue and Rating Plan	30/06/2025	Complete	Adopted 24/06/2025
Road Management Plan	31/10/2025	Complete	Adopted 29/07/2025

**DECLARATION OF CONFLICT OF INTEREST**

In accordance with Section 130 of the *Local Government Act 2020*, the following officers declare that they have no interests to disclose in providing this report.

- Director Corporate and Community
- Manager Corporate



## 8.2 ICT AND CYBER SECURITY PROGRESS UPDATE

### INTRODUCTION

The purpose of this report is to provide the Audit and Risk Committee an update on ICT audit recommendations and the current work program of the ICT Team.

*G Moore*

*J Young*

*That the Audit and Risk Committee note this report.*

*The Committee acknowledged the progress that has been made on addressing the outstanding ICT matters and note the engagement of external specialist support.*

### BACKGROUND

Council has received several recommendations from the Victorian Auditor General's Office since 2021 relating to improvements in ICT operations across Council.

The Audit and Risk Committee monitor implementation of external audit findings as required by section 6.6(h) of its Charter.

In January 2024 the ICT Team built a report using MS Project to track the implementation of the ICT related recommendations from external auditors. Additionally, the report is also being used to track other ICT activities being undertaken by the Team and not raised by external auditors, but as part of ongoing business improvement. The reporting tool seeks to run each year's findings as a project hosted within an overarching program of work.

### REPORT

#### *VAGO 2021 Recommendations*

As the screenshot of the reporting tool in Figure 1 shows, there is only one outstanding recommendation from the VAGO 2021 findings – development of a Patch Management Policy. The reporting tool additionally provides information on the level of effort required or anticipated to be required to complete each task.

Progress has been made with all three outstanding items: The completion percentage has risen from 70% to 82% with only patch management for the VM outstanding.

1. Patch Management Policy: built into Council's laptop devices and mobile devices with the VM being the only outstanding item that requires patch management.
2. Penetration Testing: completed external pen test in the last quarter 2024/25 and all outcomes/recommendations communicated with vendors.
3. Periodic System Access Review: completed – Security Operations Centre now reports on all privileged access.

## AUDIT AND RISK COMMITTEE MEETING | NO.2025/26-1 – 15 AUGUST 2025

IT General Controls Weaknesses 2021		302.75 days	VAGO 2021	82%
✓	Develop a hardware and software change approval pro...	30 days	VAGO 2021	100%
○	Develop a Patch Management Policy	42 days	VAGO 2021	50%
✓	Develop a process to ensure that super account passw...	30 days	VAGO 2021	100%
✓	Undertake IT infrastructure penetration testing (budget...	14 days	VAGO 2021	100%

Figure 1: Extract of VAGO 2021 recommendations from MS Project Tool

The report shows 82% of tasks completed.

### VAGO 2022 Recommendations

The ICT Team have completed 82% of the tasks that have been recommended. There are only two outstanding items to be completed to close out the VAGO 2022 findings.

- Business Continuity Plan – the ICT Team has disaster recovery plans however the development of a broader business continuity plan is not in the remit of the ICT Team. This project will be resourced and managed at a future date by the Manager Corporate and Risk Management Officer.
- Policies and procedures - these continue to be reviewed and developed as part of the Cyber Security Strategy. Progress has increased to 75% complete.

Council does not have the internal expertise to develop a full Cyber Security Strategy. The foundations of the strategy have been drafted however external cyber security support will be needed to review Council's current documentation and make recommendations for improvements. This body of work is crucial and will provide important strategic direction on how Council will navigate the complex cyber security landscape.

A new suite of draft policies are in development with Council's cyber security partner, 3Columns, and engagement with the ICT Steering Committee and management for oversight. These include the following:

- Cyber Incident Response Plan
- Information Management Policy
- Information Security Policy

IT General Control Weaknesses 2022		21 days	VAGO 2022	82%
✓	Cyber Insurance	1 day	VAGO 2022	100%
✓	IT Risk Review	3 days	VAGO 2022	100%
✓	Phishing Fraud Risks	14 days	VAGO 2022	100%
○	Business Continuity Plan	12 days	VAGO 2022	50%
○	Policies and Procedures	21 days	VAGO 2022	75%

Figure 2: Extract of VAGO 2022 recommendations from MS Project Tool

### VAGO 2023 Recommendations

Big strides have been achieved in this tranche of work. The cyber security partner supported the ICT Team to close off a significant number of outstanding actions including additional work to input data and increase our Microsoft Secure score.

## AUDIT AND RISK COMMITTEE MEETING | NO.2025/26-1 – 15 AUGUST 2025

✓ > Cloud-Computing-Products=August-2023	2 days	VAGO 2023 X	100%
○ > Audited agencies do not have fully effective Microsof...	1 day	VAGO 2023 X	50%
○ > Report the following to accountable risk owners at le...	1 day	VAGO 2023 X	38%
○ > Audited agencies insufficiently oversee cybersecurity ...	1 day	VAGO 2023 X	83%

Figure 3: Extract of VAGO 2023 recommendations (4 Main Categories) from MS Project Tool

A download of the MS Project IT Audit Action Tracking is attached.

### *Cyber Security Progress Update*

- External Penetration Test Complete in May 2025
- ICT Policies developed:
  - Draft AI Policy
  - Draft BYOD Policy
  - Draft Cyber Incident Response Plan
  - Draft Information Management Policy
  - Draft Information Security Policy
- Monthly SOC Reporting developed for reporting to ICT Steering Committee.
- Autopilot and Intune built and deployed to make all laptops and mobile devices Essential8 compliant. The laptop rollout project has been halted temporarily at the request of the Director Corporate and Community until the new ICT Manager is appointed.

### POLICY IMPLICATIONS

The report aligns with the following Strategic Objective of the Council Plan 2021-2025:

- 5.2 A responsible, transparent and responsive organisation

### FINANCIAL AND RESOURCE IMPLICATIONS

Council's engagement of its cyber security support partner, 3 Columns, is funded through Council's annual budget. Other activities are managed by the ICT Team in house.

## AUDIT AND RISK COMMITTEE MEETING | NO.2025/26-1 – 15 AUGUST 2025

**RISK MANAGEMENT**

Risk	Likelihood	Impact	Rating	Mitigation Action / Control
Council's IT systems are exposed as council has not implemented audit recommendations	Possible	Major	B3	<ul style="list-style-type: none"> <li>Each audit recommendation is analysed to determine its appropriateness for ASC</li> <li>Council operates an ICT Steering Committee which oversees IT operations and actions council needs to take to address concerns.</li> </ul>
Cyber Security Support Partner is procured however no internal resource to drive project	Possible	Moderate	C3	<ul style="list-style-type: none"> <li>Business Resource needs to be in place to support the Implementation of Cyber Recommendations.</li> </ul>

**CONCLUSION**

Council is committed to implementing the recommendations that VAGO has provided Council, and the use of MS Project enables appropriate tracking and closing of audit recommendations and management of other ICT projects. Council has acknowledged the importance of technology strategy, governance and project/program management by the creation of the new Technology and Innovation Department.

**DECLARATION OF CONFLICT OF INTEREST**

In accordance with Section 130 of the *Local Government Act 2020*, the following officers declare that they have no interests to disclose in providing this report.

- Director Corporate and Community
- Manager Corporate
- Acting ICT Coordinator

## 8.3 POLICY REVIEW PROGRESS UPDATE

### INTRODUCTION

The purpose of this report is to provide the Audit and Risk Committee with a detailed update on the status of the reviews of policies that have exceeded the nominated review due date.

*J Young*

*G Moore*

*That the Audit and Risk Committee:*

- 1. Note the progress on overdue policies.*
- 2. Review the following draft policies and provide feedback to Council by 31 August 2025:*
  - a. Policy No.065 Employee Gift*
  - b. Policy No.122 Assets Held for Sale*

*The Committee expressed its appreciation for a detailed update on the status of overdue policy reviews and noted the CEO's KPI of having no overdue policy reviews by 30 June 2026.*

*The Committee was briefed on the proposal to review the function and effectiveness of the Finance Committee given the oversight provided by a briefing of all Councillors and the Audit and Risk Committee on budget reports. The Committee was also briefed on the move from quarterly to monthly budget reporting with the aim to submit reports to the next available meetings.*

### BACKGROUND

The Victorian Auditor General's Office in prior Management Letters has recommended that Council review the appropriateness and currency of all policies. Council has developed and maintains a Policy and Critical Documents Register to maintain oversight of the review status of its policies and documents and provides a status report to the Audit and Risk Committee quarterly to provide continuing assurance that Council is monitoring and maintaining the currency of its policies and critical documents. The Committee has noted at its last couple of meetings that the currency of some policies is slipping with review dates overdue or about to become due. The Committee is seeking assurance from Council that it has a plan to address this.

### REPORT

The table below identifies the policies that are overdue for review and identifies whether:

- a Gender Impact Assessment (GIA) is likely required
- internal consultation with the Health and Safety Committee, Staff Consultative Committee or ICT Steering Committee is required
- external engagement is required,

A high-level assessment of the risk associated with the policy not being reviewed has been made and a new target date for approval / adoption of the reviewed policy identified.

## AUDIT AND RISK COMMITTEE MEETING | NO.2025/26-1 – 15 AUGUST 2025

#	Policy / Document	Original Review Due Date	GIA	Engagement		Risk	Status	Proposed Review Due Date
				Internal HSC / SCC / ICTSC	External			
Assets and Waste								
38	Sealing of Unsealed Roads	03/03/24	Y		✓	L	Adopted	-
83	Driveway Crossover	17/02/25	Y			L	In progress	Oct-25
Corporate								
2	Finance Committee Charter	06/07/25	N	✓		L	Overdue	Jun-26
31	Records Management	15/02/25	Y	✓		H	Overdue	Mar-26
45	Information Privacy	01/06/25	Y	✓		H	In progress	Dec-25
65	Employee Gift	30/06/25	N	✓		M	In progress	Sept-25
77	Entering into Legal Agreements	30/06/25	Y	✓		H	In progress	Oct-25
102	Debtor Management	02/08/24	Y			M	Complete	Aug-25
107	Employee Expense Reimbursement	30/06/25	N	✓		L	In progress	Aug-25
119	Councillor Gift	06/04/25	N	✓		H	Adopted	Adopted
120	Investment Property	28/06/25	N			M	Overdue	Jun-26
122	Assets Held for Sale	28/06/25	N			L	Complete	Sept-25
125	Protective Data Security Framework	30/06/25	N	✓		H	In progress	Dec-25
126	Information Security	30/06/24	Y	✓		H	In progress	Dec-25
Customer Experience								
90	Media and Marketing	30/06/25	Y	✓		L	In progress	Sept-25

## AUDIT AND RISK COMMITTEE MEETING | NO.2025/26-1 – 15 AUGUST 2025

#	Policy / Document	Original Review Due Date	GIA	Engagement		Risk	Status	Proposed Review Due Date
				Internal HSC / SCC / ICTSC	External			
Engineering and Maintenance								
115	Fuel Cards	16/02/25	N	✓		M	In progress	Dec-25
Regulatory Services								
109	Body Worn Camera	01/09/22	Y	✓	✓	M	Overdue	Jun-26
113	Public Memorials	03/03/24	Y		✓	L	Overdue	Jun-26

**ASSETS AND WASTE****Policy No.038 Sealing of Unsealed Roads**Status: **Adopted**

Review of this policy was originally due by 3 March 2024. The policy review was completed and adopted by Council at its ordinary meeting on 29 July 2025.

The reviewed policy was released for public feedback for 4 weeks during March and April 2025 with four submissions received and consultation with adjoining municipalities was also undertaken.

The Policy outlines the process to be followed when assessing road sealing requests, and for roads where traffic volumes exceed the minimum threshold to be considered for sealing, to establish the relative priority compared to other projects in the Road Upgrade Program Prioritisation List.

**Policy No.083 Driveway Crossover**Status: **Review in progress**

Review of this policy was originally due by 17 February 2025. The review is well advanced including internal consultation with relevant engineering team members and is nearing completion for approval by the CEO.

**CORPORATE****Policy No.002 Finance Committee Charter**Status: **Overdue**

No work has been progressed on the review of the Finance Committee Charter. A broader review of the Committee function is required which will inform this policy review.

**Policy No.031 Records Management**Status: **Overdue**

Council's Records Officer returns to work in October 2025 after extended leave and a work program will aim to update and distribute the reviewed policy by March 2026.

**Policy No.065 Employee Gift**Status: **Review in progress**

Review of this policy was due by 30 June 2025. The policy has been reviewed and the following changes proposed:

- Completed Human Rights Charter and Gender Impact assessments
- Updated Council officer role titles
- Updated related legislation
- Expanded "Other gifts that must be refused" section to be consistent with Councillor Gift Policy content
- Expanded "Determining whether to accept a gift" to reflect Councillor Gift Policy text
- Expanded "Gift Register" section to reflect Councillor Gift Policy text
- Added "Disposal of Gifts" section to reflect Councillor Gift Policy text
- Expanded definitions
- Corrected general typographical and grammatical errors.

The reviewed policy is scheduled to be presented to the Staff Consultative Committee on 26 August for consideration and feedback prior to submission to the CEO for approval in September 2025. This timeframe also allows time for any comments or feedback from the Audit and Risk Committee.

**Policy No.077 Entering into Legal Agreements**Status: **Review in progress**

Review of this policy was due by 30 June 2025. The policy review has commenced including internal consultation and completion of the Human Rights Charter assessment and GIA.

Proposed changes include:

- Updating Council officer role titles
- Updating related legislation
- Updating related policies
- Correcting general typographical and grammatical errors
- Extending the next review date to December 2030, to remove it from alignment with the year following a Council election and the significant milestones due post an election and end of financial year obligations.

The next stage of this policy review involves cross checking and alignment with delegations from Council and the CEO to staff. The next delegation review is scheduled for August 2025 with the aim of completing the policy review in October 2025.

**Policy No.102 Debtor Management**Status: **Review Complete**

This review is well advanced, including completion of a GIA, and is scheduled to be presented to the August 2025 Ordinary Council meeting for adoption.



**Policy No.107 Employee Expense Reimbursement**

Status: **Review in Progress**

Review of this policy was due by 30 June 2025. The policy has been reviewed and the following changes proposed:

- Removal of reimbursement from Petty Cash – current policy has reimbursements up to \$30 available from Petty Cash – intent is to push all reimbursements through the accounts payable process.
- Inclusion of requirement to provide a statutory declaration for missing receipts.
- Removal of option for cash advances.
- Alignment of meal reimbursement limits to ATO rates.

The reviewed policy has been presented to the Staff Consultative Committee in April 2025 and the Audit and Risk Committee in May 2025.

Minor changes to the policy are required following feedback with the aim of submitting the policy to the CEO for approval by end of August 2025.

**Policy No.119 Councillor Gift**

Status: **Adopted**

Review of this Policy was originally due by 6 April 2025. The policy review was completed and adopted by Council at its ordinary meeting on 29 July 2025.

The Councillor Gift Policy is an important means of ensuring that Councillors are appropriately managing conflicts of interest associated with the offer and receipt of gifts, benefits, and hospitality. The policy is a requirement of the *Local Government Act 2020*.

The review made the following changes:

- Additional gifts to be refused including cash equivalents, gifts from persons/entities involved in property development in the Shire, gifts from lobbyists and gifts from parties involved in compliance processes.
- Requirement for councillors to make parties offering a gift aware of the policy and reporting requirements.
- Annual tabling of the Gifts Register to the Audit and Risk Committee.

**Policy No.120 Investment Property**

Status: **Overdue**

A review of this policy has been undertaken however it revealed that the policy requires a major rewrite due gaps in current policy aligned with Council operations.

**Policy No.121 Intangible Assets**

Status: **Approved**

Review of this policy was due by 30 June 2025 and was completed and approved by the CEO on 11 July 2025.

The review made the following changes:

- Inclusion of an Appendix to make it easier to identify what should be expensed or capitalised.
- Completed a Human Rights Charter and GIA assessment.

## AUDIT AND RISK COMMITTEE MEETING | NO.2025/26-1 – 15 AUGUST 2025

- Updated Council officer roles and responsibilities.
- Updated related legislation.
- Updated definitions.
- Corrected general typographical and grammar errors

This policy review was reported to the Audit and Risk Committee at its meeting No.2024/25-5 on 16 May 2025.

**Policy No.122 Assets Held for Sale**

Status: **Review Complete**

Review of this policy was due by 28 June 2025. The policy has been reviewed and internal feedback provided and considered.

The review makes the following changes:

- Completed Human Rights Charter and gender impact assessments
- Added extra detail about depreciation on assets held for sale
- Updated Council officer role titles
- Updated related legislation
- Expanded definitions
- Corrected general typographical and grammatical errors
- Extended the next review date to December 2030, to remove it from alignment with the year following a Council election and the significant milestones due post an election and end of financial year obligations.

The reviewed policy is an internal policy and will be submitted to the CEO for approval in September 2025 allowing two weeks for any comments or feedback from the Audit and Risk Committee.

**Policies No.125 Protective Data Security Governance Framework**

Status: **Review in progress**

This framework has been reviewed internally and with no changes in Council's governance arrangements only minor changes to the framework were identified. The reviewed framework was submitted to Council's cyber security partner, 3Columns, in mid-July for gap analysis and best practice review. It is anticipated that the updated framework will be submitted to a future ICT Steering Group followed by consultation internally with staff prior to finalisation of the framework for CEO approval by the end of the year.

**No.126 Information Security and 45. Information Privacy**

Status: **Review in progress**

These policies are currently under review in consultation with Council's cyber security partner, 3Columns. Redrafted documents have been prepared and submitted to the ICT Steering Committee for consideration in May 2025. These policies require refinement and further internal consultation prior to finalisation by the end of the year.

***CUSTOMER EXPERIENCE*****Policy No.90 Media and Marketing**

Status: **Review in progress**

This review is well advanced but overdue for CEO approval by end June 2025. Resources required for this review have been redirected to the development and delivery of the Council Plan 2025-2029 and related Action Plan (community engagement and document development and delivery). First round of reviews for the Policy have been completed, awaiting review by Manager Customer Experience. Gender Impact Assessment and Human Rights Assessment to be completed in August. New date for CEO approval - 30 September 2025.

***ENGINEERING AND MAINTENANCE*****Policy No.115 Fuel Cards**

Status: **Review in progress**

Review of this policy was originally due by 16 February 2025 but stalled due to resourcing issues. The Manager Engineering and Maintenance has now commenced the review with the aim of finalising by end of the year.

***REGULATORY SERVICES*****Policy No.109 Body Worn Camera**

Status: **Overdue**

Review of this policy was originally due on 1 September 2022, and Council has previously advised the Committee that it would aim to review the policy by 30 June 2025 however progress on the review stalled due to loss of key resources in the Regulatory Services team.

In the intervening period and over the last twelve months, the Occupational Health and Safety Officer has researched and implemented a new duress system. The duress system will be supported by a suite of policy and procedure which is in development and will inform the review of the Body Worn Camera Policy. Initial review of the policy indicates only minor changes are required to the policy content including updated Council officer role titles and reference to the third-party hosting of the camera devices. The aim of the review will also include removing the procedural matters from the policy and development of a separate procedure.

The policy review will require:

- a GIA
- internal consultation with the Staff Consultative Committee, Health and Safety Committee and officers authorised to use body worn cameras
- external consultation.

The new target date for completion of the review is June 2026.

**Policy No.113 Public Memorials**

Status: **Overdue**

No work has been progressed on the review of this policy.

## POLICY IMPLICATIONS

The report aligns with the following Strategic Objective of the Council Plan 2021-2025:

- 5.2 A responsible, transparent and responsive organisation

## FINANCIAL AND RESOURCE IMPLICATIONS

Other than ICT policy and documents reviews which are being supported by Council's cyber security partner, 3Columns, reviews are being undertaken in house with no additional budget allocation required.

## RISK MANAGEMENT

Risk	Likelihood	Impact	Rating	Mitigation Action / Control
Operating outside legislative, regulatory or statutory obligations due to out-of-date policies and documents	Possible	Moderate	C3	<ul style="list-style-type: none"> <li>• Maintain Policy and Critical Documents Register and report to Audit and Risk Committee</li> <li>• Allocate responsible policy / document owner and schedule review into officer's work plan</li> </ul>

## CONCLUSION

Council has reviewed its overdue policies and critical documents and is identifying engagement and GIA requirements to enable realistic timetabling of the reviews and managers are allocating the reviews to the most appropriate Council officer in 2025/26 workplans.

Council and the organisation are committed to ensuring the currency of policies and critical documents with Council recognising the importance in the CEO's key performance indicators as follows:

*Policy Register shows no overdue policies by 30 June 2026. Policy Register is updated and reported to each Audit and Risk Committee meeting.*

[\(Ordinary Council Meeting – 29 July 2025 – attachment 8.1.1\)](#)

## DECLARATION OF CONFLICT OF INTEREST

In accordance with Section 130 of the *Local Government Act 2020*, the following officers declare that they have no interests to disclose in providing this report.

- Director Corporate and Community
- Manager Corporate
- Risk Management Officer

## 8.4 ASBESTOS MANAGEMENT

### INTRODUCTION

This report provides the Audit and Risk Committee with an update on the recent review and management of asbestos across Council-owned properties, following the completion of an Asbestos Risk Register by a third-party contractor. The assessment identified several properties requiring various levels of asbestos-related management, including labelling, sealing, and in some instances, removal.

*G Moore*

*C Covich*

*That the Audit and Risk Committee note this report.*

### BACKGROUND

As part of Council's commitment to occupational health and safety and in compliance with statutory requirements, Council engaged a licensed third-party contractor to assess 49 sites covering 53 buildings owned or managed by Council and provide an updated Asbestos Risk Register. The project aimed to identify asbestos-containing materials (ACM), assess their condition, and provide clear recommendations for management of these sites.

### REPORT

The asbestos audit has identified:

- 25 buildings: containing non-friable asbestos in stable condition, requiring labelling and ongoing management under an Asbestos Management Plan (AMP).
- Six buildings: requiring additional works including:
  - sealing and encapsulation of identified ACMs
  - full or partial removal where asbestos is damaged or poses a higher risk
  - labelling in accordance with WorkSafe and regulatory guidelines.
- High-priority sites: escalated for immediate risk mitigation works and consultation with relevant Council departments is underway to plan and schedule remediation activities.

The works will be completed in stages, aligned with property use, risk rating, and operational considerations to minimise disruption and ensure compliance.

### POLICY IMPLICATIONS

The report aligns with the following Strategic Objective of the Council Plan 2021-2025:

- 4.5 Assets for our current and future needs

### FINANCIAL AND RESOURCE IMPLICATIONS

The recommendations will have cost implications that cannot be quantified at this time, but Council officers anticipate:

## AUDIT AND RISK COMMITTEE MEETING | NO.2025/26-1 – 15 AUGUST 2025

- Labelling and signage: Minor cost per site, scalable depending on number of access points and required signage.
- Sealing/encapsulation works: Moderate cost, depending on material condition and accessibility.
- Removal: Higher-cost component, to be prioritised based on risk level and funding availability.

Costs will need to be managed within existing budgets where possible, with additional funding to be sought as required for urgent removals or larger-scale remediation.

The current budget in 2025/26 for asbestos management is \$35,000.00.

### RISK MANAGEMENT

Risk	Likelihood	Impact	Rating	Mitigation Action / Control
Exposure incident occurs threatening health, safety or wellbeing of employees and third parties	Possible	Major	B3	<ul style="list-style-type: none"> <li>• Update asbestos risk register</li> <li>• Site specific asbestos management plans</li> <li>• Clear signage and labelling</li> <li>• Incident and exposure protocols</li> </ul>
Operating outside legislative / regulatory / statutory OHS obligations	Possible	Moderate	C3	<ul style="list-style-type: none"> <li>• Clear signage and labelling</li> <li>• Engagement of licensed professionals</li> <li>• Monitoring and review process</li> </ul>

### CONCLUSION

The recent update to the Asbestos Risk Register has provided a clear and detailed understanding of asbestos presence across Council-managed sites. While most properties require minor labelling and management, a number require targeted works including sealing and removal. Council is prioritising and progressing actions in accordance with the findings and is committed to ensuring a compliant, safe, and proactive approach to asbestos risk management.

### DECLARATION OF CONFLICT OF INTEREST

In accordance with Section 130 of the *Local Government Act 2020*, the following officers declare that they have no interests to disclose in providing this report.

- Director Assets
- Manager Engineering and Maintenance
- Occupational Health and Safety Officer

## 8.5 AUDIT AND RISK COMMITTEE ANNUAL WORK PROGRAM 2025/26

### INTRODUCTION

The *Local Government Act 2020* requires the Audit and Risk Committee to adopt an annual work program. This report outlines the draft program for 2025/26 and seeks the Committee's adoption of the program.

### RECOMMENDATION

*That the Audit and Risk Committee adopt the 2025/26 Annual Work Program.*

*C Covich*

*J Young*

*That the Audit and Risk Committee adopt the 2025/26 Annual Work Program subject to the inclusion of oversight of the following reports:*

- a. Capital works*
- b. Health and safety.*

### ACTION/S:

- *Update 2025/26 Annual Work Program to include reference to the capital works and health and safety reports*

### BACKGROUND

#### *Local Government Act 2020*

Section 54(3) of the *Local Government Act 2020* (LGA 2020) states that "an Audit and Risk Committee must adopt an annual work program".

The LGA and regulations do not prescribe the contents of the work program however Local Government Victoria has referred councils to its guide "[Audit Committees: A guide to good practice for Local Government](#)".

The 2025/26 Annual Work Program is consistent with the guide and is aligned with the responsibilities in the Committee's Charter.

### REPORT

#### *Work program*

The work program outlines:

- The key functions and responsibilities of the Committee, as detailed in the LGA 2020 and the Committee's Charter.
- Key document/reports that Council will present to the Committee.
- The frequency of reporting.
- The spread of reporting across the Committee's scheduled meetings.

## AUDIT AND RISK COMMITTEE MEETING | NO.2025/26-1 – 15 AUGUST 2025

***Proposed changes to Work Program***

- Minor wording updates to the “requirements” to reflect the content of the Charter and LGA 2020.
- Added column to identify LGA 2020 references.
- New items included from the Charter:
  - 6.2(c) review matters required to be communicated to the Committee under Australian Auditing Standards
  - 6.3(e) assess controls for unusual types of transactions that have more than an acceptable degree of risk
  - 6.3(f) receive briefing on any significant changes to Council’s control environment
  - 6.4(a) receive briefing on fraud risk identification and control implementation
  - 6.6 (f) and (g) consider external audit findings and recommendations and review management’s response.
- Other new items:
  - provide oversight of Council’s gift registers.
- Rescheduled timing of following:
  - nomination of Chair to last meeting of financial year to allow Council to consider and appoint prior to first meeting of new financial year
  - assessment of performance to first meeting after end of financial year
  - biannual reports to Council to first meeting of new financial year to receive report on previous financial year activities and first meeting in calendar year to receive report on quarters 1 and 2 activities.

**POLICY IMPLICATIONS**

The report aligns with the following Strategic Objective of the Council Plan 2021-2025:

- 5.2 A responsible, transparent and responsive organisation

**FINANCIAL AND RESOURCE IMPLICATIONS**

There are no financial implications associated with the review of the Committee’s Annual Work Program.

**RISK MANAGEMENT**

Risk	Likelihood	Impact	Rating	Mitigation Action / Control
Operating outside legislative / regulatory / statutory obligations - non-compliance with s54(3) of the <i>Local Government Act 2020</i> to adopt an Annual Work Program	Rare	Minor	D5	<ul style="list-style-type: none"> <li>• Draft annual work plan presented to Committee for adoption annually</li> <li>• Requirement to review annual work program is documented in the annual work program to ensure this is monitored and actioned</li> </ul>



## AUDIT AND RISK COMMITTEE MEETING | NO.2025/26-1 – 15 AUGUST 2025

**POLICY IMPLICATION**

The report aligns with the following Strategic Objective of the Council Plan 2017-2021:

A responsible and sustainable organisation

**CONCLUSION**

The Audit and Risk Committee Annual Work Program addresses the requirement of Section 54(3) of the *Local Government Act 2020* and aligns with the Committee's Charter.

**DECLARATION OF CONFLICT OF INTEREST**

Under Section 130 of the *Local Government Act 2020*, the following officers declare that they have no interests to disclose in providing this report.

- Director Corporate and community
- Manager Corporate
- Risk Management Officer

UNCONFIRMED

## 8.6 ASSET MANAGEMENT STEERING GROUP REPORT

### INTRODUCTION

This report provides the Audit and Risk Committee with an overview of the Asset Management Steering Group's current work in progress.

*J Young  
C Covich*

*That the Audit and Risk Committee note this report.*

### ACTION/S:

- *Provide the Committee with information on the review of Council's asset maturity.*

### BACKGROUND

The Asset Management Steering group are currently administering the following major tasks associated with assets:

1. Road Management Plan – MAV template, budget and report
2. Asset Plan, the Individual Asset Management Plans and Financial Sustainability Review
3. Asset Management and Policy Document Tracker
4. Valuation Report Review
5. VLGGC Data changes to Road data to match Vic Maps

### REPORT

#### *Road Management Plan*

Council's draft Road Management Plan (RMP) 2025 Version 6 was considered by Council at its Ordinary Council Meeting in May 2025 and approved for community consultation. The draft RMP was placed on public exhibition for 28 days, during June 2025.

One submission was received which did not question the content of the RMP, just the standard and design of a particular road within the Shire. This issue raised is being addressed by the engineering and assets teams to develop an acceptance standard and solution.

Post community consultation, the RMP was considered and adopted by Council at its Ordinary Council Meeting on 29 July 2025. The RMP took effect retrospectively from 1 July 2025.

The RMP:

- Details the management system that Council employs in its duty to inspect, maintain and repair its public road infrastructure.
- Describes Council's Road infrastructure and sets out a classification hierarchy for each of the assets.
- Lists road asset inspection frequencies, defect intervention standards and response times required for different types of road infrastructure.
- References Council's Register of Public Roads.

## AUDIT AND RISK COMMITTEE MEETING | NO.2025/26-1 – 15 AUGUST 2025

Council's review of the current RMP against the MAV Insurance Road Management Plan Template will see the following changes:

- Road categories updated to align with MAV, ensuring consistency and clear service levels.
- Inspection frequencies reduced across some asset classes.
- Defect inspections introduced for kerb and channel located along high use pathways/footpaths (16kms).
- Defect repair response times in some categories reduced to align with best practice requirements.
- Unclassified roads classified to appropriate road categories (39.76kms).
- Limited access roads with existing residences reclassified to minor access roads (11kms).
- Defect response times defined for each defect type for roads.

The RMP includes kerb and channel that exists alongside high use footpaths/pathways. While this integration will necessitate additional inspections overall, the MAV has advised Council it is crucial to meet our obligations under the *Road Management Act 2004*.

The RMP aligns the inspection frequencies and defect response times with the maximum possible compliant obligations under the *Road Management Act 2004*. This has resulted in less frequent defect inspections in some instances and shorter response times to repair defects.

#### ***Asset Plan, the Individual Asset Management Plans and Financial Sustainability Review***

AEC Group has completed the Financial Sustainability Review and Councillors were briefed in May 2025. The review will lead and inform future budgets and Financial Planning for the next 10 years.

The draft Asset Plan and Individual Asset plans have been developed and will be presented to Council at the Ordinary Council Meeting in August 2025 in preparation for community engagement. Council engaged a consultant to conduct the Gender Impact Assessment (GIA) for the Plan.

#### ***Asset Management and Policy Document Tracker***

The Asset Management and Policy Document Tracker is regularly reviewed by the Asset Management Coordinator to ensure Council maintains currency of its critical asset documents. There are no anomalies to report to the Audit and Risk Committee out of the latest review.

#### ***Valuation Report***

In accordance with *AASB 116 Property, Plant and Equipment* and *AASB 13 Fair Value Measurement*, Council has chosen to measure assets after recognition using the revaluation model. Assets shall be carried in the financial statements at a revalued amount, being their fair value at the date of revaluation, less any subsequent accumulated depreciation and impairment losses. Revaluations shall be made with regularity to ensure that the carrying amount does not differ materially from that which would be determined using fair value at the end of the reporting period.

In 2024-2025, the following asset classes were revalued:

## AUDIT AND RISK COMMITTEE MEETING | NO.2025/26-1 – 15 AUGUST 2025

- Bridges
- Sports infrastructure
- Playgrounds.

The 2024-25 valuation review notes that:

- Roads, Pathways, Stormwater asset categories were revalued as of 31 March 2023 (two years ago). For Roads the Construction price indices increased 5.14% since the last revaluation, a further revaluation was not required for these assets.
- For Pathways and Stormwater, the Construction price indices increased 8.16% since the last revaluation, a further revaluation was not required for these assets.
- For Open Space the Construction price indices increased 2.88% since the last revaluation, a further revaluation was not required for these assets.
- Waste asset categories were revalued as of 31 March 2024 (one year ago). For Waste the Construction price indices increased 2.88% since the last revaluation, a further revaluation was not required for these assets.
- For Building the Construction price indices increased 2.88% since the last revaluation, a further revaluation was not required for these assets.
- Bridges were revalued in 2024-2025 with Level 2 Bridge inspections completed by Tasman Associates.
- Azura Keys conducted Valuation reports for Playground and Sports Infrastructure with Playsafe Inspections completing Playground Audit and condition inspections, Endeavour Turf Professionals conducting Sports Oval and Rectangle, Tennis Court, Netball Court, and Infrastructure Assessment Sports Infrastructure condition inspections.

The draft Asset Fair Value Recommendation 2024-2025 Report and Asset Valuation Review Report 2024-2025 are attached.

#### ***VLGGC Data Changes to Road Data to Match Vic Maps***

The Asset Management Coordinator and Assets and GIS Officer met with the Senior Manager, Sector Investment from Department of Government Services (DoGS) in April 2025 to discuss project timelines and process and procedures. The following table outlines the actions programmed for this project.

Date	Event	Status
April 2025	Senior Manager, Sector Investment from DoGS to coordinate a meeting with ASC and Towong Shire and Baw Baw Shire Councils to discuss process and project	Complete
28 May 2025	Vic Map representative and Senior Manager (DoGS) meet with NE GIS User group (via teams) to discuss project and share information	Complete
August - September 2025	ASC officers to start reviewing datasets after completion of RMP migration has occurred.	Not Yet commenced

Date	Event	Status
August 2025 – June 2026	ASC officers to program one day a month to work on datasets and align with Vic Map data. Officer to consider if contractor is required to complete this work or if it can be completed in house.	Not Yet commenced
2026 - 2027	ASC Dataset to be aligned with Vic map dataset and following developed process established by Vic Map	Future
2028 - 2029	Project scheduled for completion	

### POLICY IMPLICATIONS

The report aligns with the following Strategic Objective of the Council Plan 2021-2025:

- 4.5 Assets for our current and future needs

### FINANCIAL AND RESOURCE IMPLICATIONS

#### *Road Management Plan*

There are financial implications associated with the Road Management Plan.

Council is classifying 39.76 kms of previously unclassified roads to the appropriate road category. The associated costs of these newly classified roads are:

- Minor Local Access (19.24 kms unsealed) - the first two financial years (2025/26 and 2026/27) will be reforming works that will be delivered from within Council's typical unsealed road renewal budget allocations. In 2029/30 an additional budget allocation of \$90,000 will be required for grading of these additional minor local access roads. This additional grading cost will then be incurred every three years.
- Access Lane (1.55 kms sealed) - a total additional budget of \$7,500 will be required in the 2026/27 financial year to complete sealing and then the resealing costs will be incurred again in approximately 25 years.
- Limited Access (18.97 kms unsealed) - there is no associated cost predicted as these roads will only generate reactive requests and if this occurs the works will be delivered from Council's maintenance budget. No residents live on these roads.

It is assumed that the classification and inclusion of a further 39.76 kms of roads on Council's road register will result in further funding from the Victorian Government (Local Roads Grants) and Australian Government (Roads to Recovery) road funding programs. It is not possible however to determine the likely funding increase from each program's calculations as they use a formula that considers length of road, volumes and population.

The requirement to now include defect inspections of kerb and channel located along high use footpath/pathways (16 kms) will likely result in the identification of defect repairs. Council has reviewed previous condition assessments of its kerb and channel, and it is estimated there will be a cost of approximately \$14,000 required in the 2025/26 financial year to complete these outstanding defects. This amount is likely to drop in the following financial years after the initial repairs however the ongoing budget required will be estimated at the end of the 2025/26 financial year.

**RISK MANAGEMENT**

Risk	Likelihood	Impact	Rating	Mitigation Action / Control
Financial: RMP Implications to grant funding, road inspection program, maintenance work	Likely	Major	B2	<ul style="list-style-type: none"> <li>Follow MAV template guidelines and develop a schedule of works program that is achievable</li> </ul>
Procedural / Financial: Asset Plan, Individual Asset Plans and Financial Sustainability review may identify political sensitive information and financial challenges	Possible	Moderate	C3	<ul style="list-style-type: none"> <li>Reports to be limited to confirmed channels and documentation to be limited to key staff.</li> <li>Clear governance around addressing recommendations</li> </ul>
Procedural: Alpine Shire Council Asset Document Register is not reviewed or updated	Possible	Moderate	C3	<ul style="list-style-type: none"> <li>Set clear timelines for Asset Documents to be reviewed and refer to register at all Steering Committee meetings.</li> </ul>

**CONCLUSION**

The Asset Management Steering Group Committee have discussed and reviewed the above items and continue to improve the strategic management of all assets under the care of Council. Council is continually refining documentation and reviewing data. Council will continue to mitigate risks, improve their maturity with the management, operations and long-term financial planning of Council assets.

**DECLARATION OF CONFLICT OF INTEREST**

In accordance with Section 130 of the *Local Government Act 2020*, the following officers declare that they have no interests to disclose in providing this report.

- Director Assets
- Chair Asset Management Steering Group
- Asset Management Officer

## 8.7 INVESTMENT PORTFOLIO HOLDINGS REPORT – JUNE 2025

### INTRODUCTION

This report provides an overview of the alignment of Council's investments against Council Policy No.073 Financial Investments.

*C Covich*

*G Moore*

*That the Audit and Risk Committee note:*

1. *The Investment Report as at 30 June 2025*
2. *That investments are compliant with Council Policy No.073 Financial Investments as at 30 June 2025 for Credit Rating and Term of Maturity and*
3. *That investments are compliant with Council Policy No.073 Financial Investments as at 30 June 2025 for Individual Institution Credit Framework.*

### BACKGROUND

A Financial Investment's policy was developed to ensure that Council's investments were in accordance with the Council risk profile

### REPORT

Council as at 30 June 2025 has an investment portfolio value of \$25.0m.

The Financial Investments Policy contains three measures of compliance:

#### *Sec 3.5.1.- Portfolio Credit Framework - Credit Rating*

Long-Term S&P Credit Ratings	Short-Term S&P Credit Ratings	Maximum
A Category or Higher	A-2	100% max
BBB Category	A-3	60% max

#### *Sec 3.5.2. – Individual Institution Credit Framework*

Long-Term S&P Credit Ratings	Short-Term S&P Credit Ratings	Maximum
A Category or Higher	A-2	50% max
BBB Category	A-3	20% max

#### *Sec 3.5.3. Term of Maturity*

Investment Term	Maximum
12 months or less	100%
12 months – 36 months	20%

## AUDIT AND RISK COMMITTEE MEETING | NO.2025/26-1 – 15 AUGUST 2025

The 30 June 2025 Investments report shows that Council is:

- Compliant with Portfolio Credit Framework - Credit Rating:
  - Council has 32.00% of investments in BBB category investment, where a maximum of 60% is permitted.
- Compliant with Individual Institution Credit Framework:
  - Investment with financial institutions is within allowable limits.
- Compliant with Term of Maturity:
  - All investments mature at 365 days or less.

### POLICY IMPLICATIONS

The report aligns with the following Strategic Objective of the Council Plan 2021-2025:

- 5.2 A responsible, transparent and responsive organisation

### FINANCIAL AND RESOURCE IMPLICATIONS

There are no costs associated with this report.

### RISK MANAGEMENT

Risk	Likelihood	Impact	Rating	Mitigation Action / Control
Council Investments fall outside the policy increasing Council risk for its investment	Unlikely	Minor	D4	<ul style="list-style-type: none"> <li>• Accountant processes investment and the Manager Corporate oversights the investments to ensure compliance.</li> </ul>

### CONCLUSION

Council is compliant with the investment policy as at 30 June 2025 for Credit Rating, Term of Maturity and Individual Institution Credit Framework.

### DECLARATION OF CONFLICT OF INTEREST

In accordance with Section 130 of the *Local Government Act 2020*, the following officers declare that they have no interests to disclose in providing this report.

- Director Corporate and Community
- Manager Corporate
- Accountant



## 8.8 PRIVACY BREACH - **CONFIDENTIAL**

In accordance with Chapter 8, section A2 of Council's Governance Rules, the Chief Executive Officer has declared the following report to be confidential information defined by Part 1 Section 3 of the *Local Government Act 2020*, as:

- (f) personal information, being information which if released would result in the unreasonable disclosure of information about any person or their personal affairs.

UNCONFIRMED

## 8.9 INSURANCE CLAIMS UPDATE - **CONFIDENTIAL**

In accordance with Chapter 8, section A2 of Council's Governance Rules, the Chief Executive Officer has declared the following report to be confidential information defined by section 3 of the *Local Government Act 2020*, as:

- (e) legal privileged information, being information to which legal professional privilege or client legal privilege applies
- (f) personal information, being information which if released would result in the unreasonable disclosure of information about any person or their personal affairs.

UNCONFIRMED

## 9. For information only

### 9.1 2024/25 QUARTER 4 BUDGET REPORT

Section 97 of the *Local Government Act 2020* requires Council to receive a quarterly budget report. The quarterly budget report must include:

- a comparison of the actual and budgeted results to date
- an explanation of any material variations and
- any other matters prescribed by the regulations.

The second quarterly report of a financial year must include a statement by the Chief Executive Officer as to whether a revised budget is, or may be, required.

A Quarter 4 Budget Report is not prepared as it is addressed as part of the Annual Financial Statement reporting.

### 9.2 2024/25 QUARTER 4 PERFORMANCE REPORT

Section 98 of the *Local Government Act 2020* requires Council to prepare an annual report that includes a performance statement. The *Local Government (Planning and Reporting) Regulations 2020* stipulates what must be included in the performance statement. While the Act and Regulations do not require a quarterly performance report be prepared it is considered best practice.

A Quarter 4 Performance Report is not prepared as it is addressed as part of the Annual Performance Report.

### 9.3 2024/25 QUARTER 4 PURCHASING AUDIT - **CONFIDENTIAL**

Quarterly purchasing audits are undertaken and reported to the Audit and Risk Committee in response to the findings of a 2014 internal audit review and to provide continuing assurance that Council's purchasing controls are effective and complied with.

The random sample testing is based on an even spread of purchases across all departments and spend thresholds as documented in the Procurement Policy. The sample excludes purchases under \$3,000, mandated services, utility services, insurance, credit cards, Councillor expenses, levies payable to and money collected on behalf of other entities.

For the 2024/25 Q4 audit, 26 randomly selected transactions were reviewed with no non-compliance noted.

### 9.4 2024/25 QUARTER 4 CEO CREDIT CARD REPORT

VAGO, in its fraud and corruption control review (June 2019) and 2019 Interim Management Letter, recommended that credit card expenditure be reviewed and reported to the Audit and Risk Committee for periodic review.

The CEO had no credit card transactions in 2024/25 Q4.

9.5 2024/25 ANNUAL COUNCIL AND COMMITTEE EXPENSES REPORT

Section 40 of the *Local Government Act 2020* requires Council to reimburse Councillors for out-of-pocket expenses which the Council is satisfied:

- 1. are bona fide expenses; and
- 2. have been reasonably incurred in the performance of the role of Councillor; and
- 3. are reasonably necessary for the Councillor to perform their role.

Council is required to provide details of all reimbursements made under s40 of the Act to the Audit and Risk Committee.

Councillor Allowances are set by the Victorian Independent Remuneration Tribunal and were last updated on 18 December 2024:

Category 1 *	1 Jul 24	18 Dec 24	1 Jul 25
Mayor	\$84,498	\$86,722	\$89,323
Deputy Mayor	\$42,248	\$43,360	\$44,661
Councillors	\$27,291	\$27,291	\$28,110

NOTES:

Category 1 is small Rural Council's and includes Alpine Shire Council. Categories 2,3 and 4 are excluded from the above table.

\*\* Remote Area Travel Allowance - >50km from location of OCM, SPM, \$48.90 per day, up to a maximum of \$6,112.50 per annum

Note: There was no scheduled increase for Councillors on 18 December 2024.

9.6 2024/25 ANNUAL HEALTH AND SAFETY REPORT -  
CONFIDENTIAL

Quarterly health and safety reports are prepared in accordance with Council's Health and Safety Management System (HSMS) and reported to the Audit and Risk Committee to provide continuing assurance that Council is monitoring its health and safety obligations, and staff are complying with the requirements of the HSMS.

The 2024/25 Annual Health and Safety Report has been extracted from Council's Power BI health and safety report.

*The Committee noted the improvement in and quality of the health and safety report.*

9.7 POLICY AND CRITICAL DOCUMENTS REGISTER - STATUS REVIEW

VAGO in its 2015 Interim Management Letter recommended that Council review the appropriateness and currency of all policies.

The Policy and Critical Documents Register is reported to the Audit and Risk Committee to provide continuing assurance that Council is monitoring and maintaining the currency of its policies and critical documents.

## 9.8 VAGO REPORTS

### 9.8.1 VAGO Annual Plan 2025/26

The Victorian Auditor-General's [Annual Plan 2025–26](#) was prepared pursuant to the requirements of section 73 of the *Audit Act 1994* and tabled in the Parliament of Victoria on 18 June 2025.

The plan describes VAGO's 3-year forward work program and this latest plan has a focus on the following themes:

- Government services for vulnerable communities.
- Adapting to climate change and managing growth.
- Transparency and accountability.

Proposed topics that impact local government include:

<u>2025/26</u>	<ul style="list-style-type: none"><li>• Managing drainage schemes in Melbourne's growth areas.</li><li>• Maternal and child health services for vulnerable families.</li></ul>
<u>2026/27</u>	<ul style="list-style-type: none"><li>• Cybersecurity in local government.</li><li>• Regulating Victoria's threatened species.</li></ul>
<u>2027/28</u>	<ul style="list-style-type: none"><li>• Victoria's planning system reforms.</li></ul>

### 9.8.2 VAGO Status Report: Local Government Update, June 2025

The Victorian Auditor-General has supplied its June 2025 Status Report for local government.

The report provides an overview of VAGO's activities involving local government and its support for Audit and Risk Committee's. Of note is the planned tabling in Parliament of its performance audit Financial Management of Local Councils in August 2025.

## 9.9 MINISTER FOR LOCAL GOVERNMENT - GOVERNANCE AND INTEGRITY MATTERS

### 9.9.1 Municipal Monitors

The Allan Labor Government passed reforms to the *Local Government Act 2020* to improve culture, governance and integrity standards in Victoria's councils in response to reports and recommendations from IBAC, the Chief Municipal Inspector and other interventions which highlighted the need for stronger processes and powers to resolve conduct issues, and better training so councillors can perform their roles effectively.

The reforms introduced mandatory training for elected representatives, a uniform councillor code of conduct, strengthened powers for the Minister to address councillor conduct including conduct that creates a serious risk to health and safety or prevents a council from performing its functions, stronger sanctions for councillor misconduct and improved processes to resolve conduct matters earlier.

Municipal monitors can be appointed by the Minister for Local Government to councils that have experienced governance issues. The role of a monitor is to:

- observe governance processes
- provide advice to councils on necessary governance improvements and
- make recommendations to the Minister for further action.

The monitor must report back to the Minister, under section 179 of the *Local Government Act 2020*.

Further information on municipal monitors can be found here: [Local Government - Council Governance - Independent Reports](#)

#### Hobsons Bay Council

A Municipal Monitor has been appointed to Hobsons Bay City Council from 2 June to 31 December 2025 to help to support good governance processes and practices at the Council. The [terms of reference](#) include, among other things, monitoring:

- councillors understanding and performance of their statutory roles and responsibilities
- councillor relationships and behaviour with respect to the code of conduct
- meeting procedures
- CEO recruitment practices
- the functions and responsibilities of the audit and risk committee.

The Monitor is required to report to the Minister for Local Government on the matters in the terms of reference.

### 9.9.2 Administrators

No recent appointments.

### 9.9.3 Commissions of Inquiry

#### Whittlesea Council

A Commission of Inquiry into Whittlesea City Council was appointed under section 200 of the *Local Government Act 2020* in May 2025.

The Commission has been established to conduct an inquiry into the affairs of the Council, to address potentially serious and systemic governance issues including matters affecting the performance of the roles of Mayor, Deputy Mayor, councillors and CEO, health and safety of personnel, mayoral election processes, and identify necessary improvements to ensure the Council can function effectively.

The Commission is required to provide its report to the Minister for Local Government by 19 September 2025.

## 10. General business

### 10.1 ANNUAL COMMUNITY SATISFACTION SURVEY

*The committee noted that the 2025 Local Government Victoria annual community satisfaction survey results showed a lower overall performance index score than the previous year. The CEO acknowledged this and shared that the lowest scores in most service areas were by Upper Ovens residents.*

#### **ACTION/S:**

- *Provide a copy of the 2025 Local Government Community Satisfaction Survey and the report to Council on the results to the Committee.*
- *Provide a report on the matter to the November 2025 Committee meeting.*

### 10.2 DROUGHT PREPAREDNESS

*The Committee raised the issue of Council's preparedness in relation to drought.*

*The Committee was advised that while Council is represented on the Victorian Governments drought response taskforce (aimed at the farming community), Council's role is primarily in the dissemination and collection of information.*

*An important issue for the Alpine Community is potable water, with North East Water indicating limitations in storage at Freeburgh and Myrtleford and infrastructure limitations for new subdivisions.*

## 11. Audit and Risk Committee - general information

### 11.1 MEMBERSHIP TERMS

Member	Date 1st Appointed	1 <sup>st</sup> Term Expiry	Date Reappointed	2 <sup>nd</sup> Term Expiry	Date Reappointed	3 <sup>rd</sup> Term Expiry
MOORE, Gerard	1-May-18	30-Apr-21	4-May-21	30-Apr-24	1-May-24	30-Apr-27
COVICH, Craig	2-Jul-19	30-Jun-22	6-Sep-22	6-Sep-25	26-Jun-25	6-Sep-28
YOUNG, Jason	4-May-21	30-Apr-24	1-May-24	30-Apr-27		
GUEST, Julie	6-Jul-21	5-Jul-23	5-Jul-23	27-Jun-26		

### 11.2 MEMBER REMUNERATION

Remuneration rates for 2025/26 for Independent Audit and Risk Committee members were adjusted by the Essential Services Rate Cap of 3% on 1 July 2025 and rounded to the nearest \$5 increment in accordance with the Committee's Charter. The adjusted rates for 2025/26 are:

- Chair \$610.00 per meeting
- Member \$495.00 per meeting

### 11.3 MEMBERSHIP ATTENDANCE – 2024/25

Name	Member Type	Total meetings member eligible to attend in 2024/25 to date	Total meetings attended 2024/25 to date	Notes
Gerard Moore	Independent member	6	6	
Craig Covich	Independent member	6	6	
Jason Young	Independent member	6	6	
Julie Guest	Independent member	6	5	
Cr Peter Smith	Councillor - member	3	2	Elected October 2024
Cr Dave Byrne	Councillor - member	3	3	Elected October 2024



## AUDIT AND RISK COMMITTEE MEETING | NO.2025/26-1 – 15 AUGUST 2025

Name	Member Type	Total meetings member eligible to attend in 2024/25 to date	Total meetings attended 2024/25 to date	Notes
Cr John Forsyth	Councillor - member	3	3	Did not stand for re-election in 2024
Cr Ron Janas	Councillor - member	3	2	Did not stand for re-election in 2024

## 11.4 COUNCIL RISK MATRIX

		LIKELIHOOD				
		1	2	3	4	5
IMPACT		Almost certain	Likely	Possible	Unlikely	Rare
A	Severe	A1	A2	A3	A4	A5
B	Major	B1	B2	B3	B4	B5
C	Moderate	C1	C2	C3	C4	C5
D	Minor	D1	D2	D3	D4	D5
E	Insignificant	E1	E2	E3	E4	E5

RISK LEVELS	Extreme	High	Medium	Low
-------------	---------	------	--------	-----

## 12. Next meeting

The next meeting of the Audit and Risk Committee will be held on 19 September 2025 at 9.00am.

J Guest advised the Committee that she is an apology for the next meeting, and the Committee has agreed that C Covich will Chair the next meeting.

There being no further business, the Chair declared the meeting closed at 11.09am.

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# Alpine Shire Council

ANNUAL FINANCIAL REPORT  
for the year ended 30 June 2025

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## Alpine Shire Council

2024/2025 Financial Report

# Annual Financial Report

for the year ended 30 June 2025

Contents	Page
<b>Certification of the Financial Statements</b>	<b>3</b>
<b>Victorian Auditor-General's Office Report</b>	<b>4</b>
<b>Financial Statements:</b>	
Comprehensive Income Statement	6
Balance Sheet	7
Statement of Changes in Equity	8
Statement of Cash Flows	9
Statement of Capital Works	10
<b>Notes to the Financial Statements</b>	
Note 1 Overview	11
Note 2 Analysis of our results	13
2.1 Performance against budget	13
2.2 Analysis of Council results by program	17
Note 3 Funding for the delivery of our services	19
3.1 Rates and charges	19
3.2 Statutory fees and fines	19
3.3 User fees	20
3.4 Funding from other levels of government	21
3.5 Contributions	24
3.6 Net gain/(loss) on disposal of property, infrastructure, plant and equipment	24
3.7 Other income	24
Note 4 The cost of delivering services	25
4.1 Employee costs	25
4.2 Materials and services	25
4.3 Depreciation	26
4.4 Amortisation – Intangible assets	26
4.5 Allowance for impairment losses	26
4.6 Other expenses	27
4.7 Landfill rehabilitation expenses	27
Note 5 Investing in and financing our operations	28
5.1 Financial assets	28
5.2 Non-financial assets	30
5.3 Payables, trust funds and deposits and contract and other liabilities	31
5.4 Provisions	33
5.5 Financing arrangements	35
5.6 Commitments	36
Note 6 Assets we manage	38
6.1 Property, infrastructure, plant and equipment	38
6.2 Investment property	44
Note 7 People and relationships	45
7.1 Council and key management remuneration	45

continued on next page ...

Page 1 of 60

Alpine Shire Council

2024/2025 Financial Report

Annual Financial Report  
for the year ended 30 June 2025

Contents	Page
7.2 Related party disclosure	48
Note 8 Managing uncertainties	49
8.1 Contingent assets and liabilities	49
8.2 Change in accounting standards	50
8.3 Financial instruments	50
8.4 Fair value measurement	52
8.5 Events occurring after balance date	54
Note 9 Other matters	55
9.1 Reserves	55
9.2 Reconciliation of cash flows from operating activities to surplus/(deficit)	57
9.3 Superannuation	57
Note 10 Changes in accounting policies	60

DRAFT

Alpine Shire Council

2024/2025 Financial Report

Annual Financial Report  
for the year ended 30 June 2025

Certification of the Financial Statements

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

**Tony Cooper**  
**Principal Accounting Officer CPA**  
**Dated:** dd MMMM yyyy  
Bright, Victoria

In our opinion, the accompanying financial statements present fairly the financial transactions of Alpine Shire Council for the year ended 30 June 2025 and the financial position of the Council as at that date.

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

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

**[Mayor]**  
**Mayor**  
**Dated:** dd MMMM yyyy  
Bright, Victoria

**[Councillor]**  
**Councillor**  
**Dated:** dd MMMM yyyy  
Bright, Victoria

**Will Jeremy**  
**Chief Executive Officer**  
**Dated:** dd MMMM yyyy  
Bright, Victoria

Alpine Shire Council

2024/2025 Financial Report

Annual Financial Report  
for the year ended 30 June 2025

Victorian Auditor-General's Office Report

Insert VAGO Report here

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Alpine Shire Council

2024/2025 Financial Report

Annual Financial Report  
for the year ended 30 June 2025

Victorian Auditor-General's Office Report (continued)

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## Alpine Shire Council

2024/2025 Financial Report

## Comprehensive Income Statement

for the year ended 30 June 2025

	Note	2025 \$ '000	2024 \$ '000
<b>Income / Revenue</b>			
Rates and charges	3.1	22,810	21,916
Statutory fees and fines	3.2	710	566
User fees	3.3	1,258	1,195
Grants - operating	3.4	9,083	4,709
Grants - capital	3.4	13,773	6,369
Contributions - monetary	3.5	997	839
Contributions - non monetary	3.5	168	3,217
Fair value increment on investment properties	6.2	—	(672)
Other income	3.7	3,028	2,606
<b>Total income / revenue</b>		<b>51,827</b>	<b>40,745</b>
<b>Expenses</b>			
Employee costs	4.1	13,525	12,170
Materials and services	4.2	18,265	15,629
Depreciation	4.3	7,293	5,329
Amortisation - Intangible assets	4.4	—	12
Net loss on disposal of property, infrastructure, plant and equipment	3.6	2,897	222
Other expenses	4.6	1,039	835
Landfill rehabilitation expense	4.7	985	161
<b>Total expenses</b>		<b>44,004</b>	<b>34,358</b>
<b>Surplus/(deficit) for the year</b>		<b>7,823</b>	<b>6,387</b>
<b>Other comprehensive income:</b>			
<b>Items that will not be reclassified to surplus or deficit in future periods</b>			
Net asset revaluation gain/(loss)	6.1	18,473	50,837
<b>Total items which will not be reclassified subsequently to the operating result</b>		<b>18,473</b>	<b>50,837</b>
<b>Total other comprehensive income</b>		<b>18,473</b>	<b>50,837</b>
<b>Total comprehensive result</b>		<b>26,296</b>	<b>57,224</b>

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



## Alpine Shire Council

2024/2025 Financial Report

## Balance Sheet

as at 30 June 2025

	Note	2025 \$ '000	2024 \$ '000
<b>Assets</b>			
<b>Current assets</b>			
Cash and cash equivalents	5.1	17,225	11,054
Trade and other receivables	5.1	4,142	2,289
Prepayments	5.2	22	22
Other financial assets	5.1	13,002	27,000
Inventories	5.2	115	103
Contract assets	5.1(f)	2,227	895
Other assets	5.2	2	60
<b>Total current assets</b>		<b>36,735</b>	<b>41,423</b>
<b>Non-current assets</b>			
Property, infrastructure, plant and equipment	6.1	370,932	345,472
Investment property	6.2	10,000	10,000
Intangible assets	5.2	–	377
<b>Total non-current assets</b>		<b>380,932</b>	<b>355,849</b>
<b>Total assets</b>		<b>417,667</b>	<b>397,272</b>
<b>Liabilities</b>			
<b>Current liabilities</b>			
Trade and other payables	5.3	3,454	2,662
Trust funds and deposits	5.3	1,095	699
Contract and other liabilities	5.3	670	8,961
Provisions	5.4	4,542	3,067
<b>Total current liabilities</b>		<b>9,761</b>	<b>15,389</b>
<b>Non-current liabilities</b>			
Contract and other liabilities	5.3	276	312
Provisions	5.4	3,495	3,732
<b>Total non-current liabilities</b>		<b>3,771</b>	<b>4,044</b>
<b>Total liabilities</b>		<b>13,532</b>	<b>19,433</b>
<b>Net assets</b>		<b>404,135</b>	<b>377,839</b>
<b>Equity</b>			
Accumulated surplus		189,907	181,419
Reserves	9.1	214,228	196,420
<b>Total Equity</b>		<b>404,135</b>	<b>377,839</b>

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

## Alpine Shire Council

2024/2025 Financial Report

Statement of Changes in Equity  
for the year ended 30 June 2025

	Note	Total \$ '000	Accumulated Surplus \$ '000	Revaluation Reserves \$ '000	Other Reserves \$ '000
<b>2025</b>					
<b>Balance at beginning of the financial year</b>		377,839	181,419	190,377	6,043
<b>Surplus/(deficit) for the year</b>		7,823	7,823	–	–
<b>Other comprehensive income</b>					
Net asset revaluation gain/(loss)	6.1	18,473	–	18,473	–
<b>Other comprehensive income</b>		18,473	–	18,473	–
<b>Total comprehensive income</b>		26,296	7,823	18,473	–
Transfers to other reserves	9.1	(665)	–	–	(665)
Transfers from other reserves	9.1	665	665	–	–
<b>Balance at end of the financial year</b>		404,135	189,907	208,850	5,378
<b>2024</b>					
<b>Balance at beginning of the financial year</b>		320,615	175,003	139,540	6,072
<b>Surplus/(deficit) for the year</b>		6,387	6,387	–	–
<b>Other comprehensive income</b>					
Net asset revaluation gain/(loss)	6.1	50,837	–	50,837	–
<b>Other comprehensive income</b>		50,837	–	50,837	–
<b>Total comprehensive income</b>		57,224	6,387	50,837	–
Transfers to other reserves	9.1	–	(815)	–	815
Transfers from other reserves	9.1	–	844	–	(844)
<b>Balance at end of the financial year</b>		377,839	181,419	190,377	6,043

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

## Alpine Shire Council

2024/2025 Financial Report

## Statement of Cash Flows

for the year ended 30 June 2025

	Note	2025 Inflows/ (Outflows) \$ '000	2024 Inflows/ (Outflows) \$ '000
<b>Cash flows from operating activities</b>			
Rates and charges		22,139	21,893
Statutory fees and fines		853	566
User fees		1,218	1,231
Grants - operating		8,898	5,092
Grants - capital		2,912	2,166
Contributions - monetary		997	923
Interest received		1,989	1,568
Rent received		883	581
Trust funds and deposits taken		396	520
Other receipts		353	48
Net GST refund/payment		2,703	1,667
Employee costs		(13,271)	(11,958)
Materials and services		(20,037)	(19,471)
Trust funds and deposits repaid		—	(213)
Other payments		(1,085)	(735)
<b>Net cash provided by/(used in) operating activities</b>	9.2	<b>8,948</b>	<b>3,878</b>
<b>Cash flows from investing activities</b>			
Payments for property, infrastructure, plant and equipment	6.1	(16,775)	(9,007)
Proceeds from sale of investments		13,998	2,500
<b>Net cash provided by/(used in) investing activities</b>		<b>(2,777)</b>	<b>(6,507)</b>
<b>Net Increase (decrease) in cash and cash equivalents</b>		<b>6,171</b>	<b>(2,629)</b>
Cash and cash equivalents at the beginning of the financial year		11,054	13,683
<b>Cash and cash equivalents at the end of the financial year</b>	5.1	<b>17,225</b>	<b>11,054</b>
Financing arrangements	5.5	300	300

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

## Alpine Shire Council

2024/2025 Financial Report

Statement of Capital Works  
for the year ended 30 June 2025

	Note	2025 \$ '000	2024 \$ '000
<b>Property</b>			
Land		546	39
<b>Total land</b>		<b>546</b>	<b>39</b>
Buildings		4,886	2,794
<b>Total buildings</b>		<b>4,886</b>	<b>2,794</b>
<b>Total property</b>		<b>5,432</b>	<b>2,833</b>
<b>Plant and equipment</b>			
Plant, machinery and equipment		1,695	528
Fixtures, fittings and furniture		102	–
Computers and telecommunications		13	148
Library books		79	77
<b>Total plant and equipment</b>		<b>1,889</b>	<b>753</b>
<b>Infrastructure</b>			
Roads		1,339	2,382
Bridges		585	208
Footpaths and cycleways		2,475	100
Drainage		315	270
Recreational, leisure and community facilities		324	1,865
Waste management		67	594
Parks, open space and streetscapes		4,329	–
<b>Total infrastructure</b>		<b>9,434</b>	<b>5,419</b>
<b>Total capital works expenditure</b>	6.1	<b>16,755</b>	<b>9,005</b>
<b>Represented by:</b>			
New asset expenditure		6,313	687
Asset renewal expenditure		4,531	2,851
Asset upgrade expenditure		5,911	5,467
<b>Total capital works expenditure</b>		<b>16,755</b>	<b>9,005</b>

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

## Alpine Shire Council

2024/2025 Financial Report

### Notes to the Financial Statements

for the year ended 30 June 2025

#### Note 1. Overview

##### Introduction

The Alpine Shire Council (Council) was established by an Order of the Governor in Council on 18 November 1994 and is a body corporate.

The Council's main office is located at 2 Churchill Avenue, Bright, Victoria 3741

##### Statement of compliance

These financial statements are a general purpose financial report that consists of a Comprehensive Income Statement, Balance Sheet, Statement of Changes in Equity, Statement of Cash Flows, Statement of Capital Works and Notes accompanying these financial statements. The general purpose financial report complies with Australian Accounting Standards (AAS), other authoritative pronouncements of the Australian Accounting Standards Board, the *Local Government Act 2020*, and the *Local Government (Planning and Reporting) Regulations 2020*.

The Council is a not-for-profit entity and therefore applies the additional AUS paragraphs applicable to a not-for-profit entity under the Australian Accounting Standards.

##### Accounting policy information

###### 1.1 Basis of accounting

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

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

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

The financial statements are based on the historical cost convention unless a different measurement basis is specifically disclosed in the notes to the financial statements.

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

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

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

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

Alpine Shire Council

2024/2025 Financial Report

Notes to the Financial Statements  
for the year ended 30 June 2025

Note 1. Overview (continued)

**Goods and Services Tax (GST)**

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

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## Alpine Shire Council

2024/2025 Financial Report

### Notes to the Financial Statements

for the year ended 30 June 2025

## Note 2. Analysis of our results

### Note 2.1 Performance against budget

The performance against budget notes compare Council's financial plan, expressed through its annual budget, with actual performance. The *Local Government (Planning and Reporting) Regulations 2020* requires explanation of any material variances. Council has adopted a materiality threshold of greater than \$100,000 and movements over 10% where further explanation is warranted. Explanations have not been provided for variations below the materiality threshold unless the variance is considered to be material because of its nature.

The budget figure details below are those adopted by Council on 25 June 2024. The budget was based on assumptions that were relevant at the time of adoption of the budget. Council set guidelines and parameters for income and expense targets in this budget in order to meet Council's planning and financial performance targets for both the short and long-term. The budget did not reflect any changes to equity resulting from asset revaluations, as their impacts were not considered predictable.

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

#### 2.1.1 Income / Revenue and expenditure

	Budget 2025 \$ '000	Actual 2025 \$ '000	Variance \$ '000	Variance %	Ref
<b>Income / Revenue</b>					
Rates and charges	22,764	22,810	46	0.20%	
Statutory fees and fines	625	710	85	13.60%	1
User fees	998	1,258	260	26.05%	2
Grants - operating	5,835	9,083	3,248	55.66%	3
Grants - capital	12,818	13,773	955	7.45%	4
Contributions - monetary	692	997	305	44.08%	5
Contributions - non monetary	1,075	168	(907)	(84.37)%	6
Other income	2,106	3,028	922	43.78%	7
<b>Total income / revenue</b>	<b>46,913</b>	<b>51,827</b>	<b>4,914</b>	<b>10.47%</b>	
<b>Expenses</b>					
Employee costs	13,221	13,525	(304)	(2.30)%	8
Materials and services	16,708	18,265	(1,557)	(9.32)%	9
Depreciation	7,431	7,293	138	1.86%	10
Amortisation - intangible assets	55	–	55	100.00%	11
Net loss on disposal of property, infrastructure, plant and equipment	(25)	2,897	(2,922)	11,688.00%	12
Other expenses	733	1,039	(306)	(41.75)%	13
Landfill rehabilitation expense	200	985	(785)	(392.50)%	14
<b>Total expenses</b>	<b>38,323</b>	<b>44,004</b>	<b>(5,681)</b>	<b>(14.82)%</b>	
<b>Surplus/(deficit) for the year</b>	<b>8,590</b>	<b>7,823</b>	<b>(767)</b>	<b>(8.93)%</b>	

## Alpine Shire Council

2024/2025 Financial Report

## Notes to the Financial Statements

for the year ended 30 June 2025

## Note 2.1 Performance against budget (continued)

## (i) Explanation of material variations

Variance Ref	Explanation
-----------------	-------------

- |     |  |
|-----|--|
| 1.  | Revenue related to Animal Management and general Local Laws exceeded budget due to focus of Local Laws team to ensure animals are registered and infringements are followed through.   |
| 2.  | Balance of Mystic Park membership fees held by Alpine Community Plantation transferred to Council.   |
| 3.  | Advance payment of 50% of 2025/26 Financial Assistance Grant received in 2024/25.  |
| 4.  | Recognition of unbudgeted Local Roads and Community Infrastructure grants.   |
| 5.  | Monetary contributions received from subdivisions exceeded budget.   |
| 6.  | Non-monetary contributions that had been budgeted for 2024/25 were not received due to delays in development projects in relation to Council expectations. Amount to be received has been delayed to future years.   |
| 7.  | Investment income received from term deposits exceeded budget.   |
| 8.  | Workcover expense included in Materials and Services in 2024/25 budget.  |
| 9.  | Projects budgeted as capital programs were identified as non-recurrent projects, including ICT improvements  |
| 10. | Slightly lower than budgeted depreciation expense on property, plant and infrastructure.   |
| 11. | A review of Council's intangible assets identified that they should have been expensed, as such there are no assets that would incur amortisation. Refer note 5.2 (b).   |
| 12. | Council has written off the recent value of construction works recently completed on a child care centre as the item is not an asset controlled by Council. Additionally, cybersecurity projects and concept designs work done in prior years were expensed. |
| 13. | Recognition of estimated volunteer wages and Fire Services Property Levy tax expenses on Council-owned properties.   |
| 14. | Exceeded budget due to higher ongoing costs of landfill monitoring and rehabilitation, and recognition of future works identified in the Myrtleford landfill site.   |



## Alpine Shire Council

2024/2025 Financial Report

## Notes to the Financial Statements

for the year ended 30 June 2025

## Note 2.1 Performance against budget (continued)

## 2.1.2 Capital works

	Budget 2025 \$ '000	Actual 2025 \$ '000	Variance \$ '000	Variance %	Ref
<b>Property</b>					
Land	—	546	546	∞	1
<b>Total land</b>	—	546	546	∞	
Buildings	3,490	4,886	1,396	40.00%	2
<b>Total buildings</b>	3,490	4,886	1,396	40.00%	
<b>Total property</b>	3,490	5,432	1,942	55.64%	
<b>Plant and equipment</b>					
Plant, machinery and equipment	333	1,695	1,362	409.01%	3
Fixtures, fittings and furniture	—	102	102	∞	4
Computers and telecommunications	788	13	(775)	(98.35)%	5
Library books	75	79	4	5.33%	
<b>Total plant and equipment</b>	1,196	1,889	693	57.94%	
<b>Infrastructure</b>					
Roads	5,110	1,339	(3,771)	(73.80)%	6
Bridges	1,095	585	(510)	(46.58)%	7
Footpaths and cycleways	1,339	2,475	1,136	84.84%	8
Drainage	234	315	81	34.62%	
Recreational, leisure and community facilities	4,911	324	(4,587)	(93.40)%	9
Waste management	1,611	67	(1,544)	(95.84)%	10
Parks, open space and streetscapes	—	4,329	4,329	∞	11
<b>Total infrastructure</b>	14,300	9,434	(4,866)	(34.03)%	
<b>Total capital works expenditure</b>	18,986	16,755	(2,231)	(11.75)%	
<b>Represented by:</b>					
New asset expenditure	9,452	6,313	(3,139)	(33.21)%	
Asset renewal expenditure	4,888	4,531	(357)	(7.30)%	
Asset upgrade expenditure	4,646	5,911	1,265	27.23%	
<b>Total capital works expenditure</b>	18,986	16,755	(2,231)	(11.75)%	

continued on next page ...

Page 15 of 60

Alpine Shire Council

2024/2025 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2025

Note 2.1 Performance against budget (continued)

(i) Explanation of material variations

Variance Ref	Explanation
--------------	-------------

Some differences between budgets and actuals are caused by the completed asset classification being different to how it was identified in the Budget.

- |     |   |
|-----|---|
| 1.  | Council has purchased two blocks of land for future Council use in Myrtleford and Tawonga that were unbudgetted.  |
| 2.  | Components of the Tronoh Dredgehole Upgrade, Dinner Plain Activation and the Myrtleford Tip Shop were classified as buildings however were budgetted under other classifications.                   |
| 3.  | A new water tank and a reserve pump at Dinner Plain were provided through Dinner Plain Snowmaking, budgetted under "Recreational, leisure and community facilities".                                |
| 4.  | Assets related to the Living Libraries self loan system and OH&S duress system were not budgetted.  |
| 5.  | With the change in ICT projects a number of items are now expensed through the operating statement rather than being capitalised - ie IT software.  |
| 6.  | Referring to the first line of this table, a number of projects budgetted as roads were on completion classified as buildings and open spaces - this was mainly related to Dinner Plain Activation. |
| 7.  | Under budget due to delays in completion of the Nimmo Pedestrian Bridge.  |
| 8.  | Higher than budgetted footpath renewal costs due to amount of deterioration in condition. In addition, upgrade to footpaths at Horseshoe Circuit Dinner Plain was budgetted in "Roads".             |
| 9.  | Dinner Plain irrigation works at Peashooter toboggan slope budgetted as "Recreational, leisure and community facilities".   |
| 10. | Landfill capping works funded by the Waste Reserve.   |
| 11. | Works budgetted under this classification were recognised in "Parks, open spaces, and streetscapes" - these mainly being Myrtleford Splashpark and Dinner Plain Snowmaking.                         |

## Alpine Shire Council

2024/2025 Financial Report

### Notes to the Financial Statements

for the year ended 30 June 2025

#### Note 2.2 Analysis of Council results by program

---

##### 2.2.1 Analysis of Council results by program

###### Executive

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

###### Regulatory Services

Regulatory Services provides various services to uphold the amenity and safety of the community. These include assessment of planning, building and waste water applications, conduct of fire safety and environmental health inspections, registration of food premises, management of animals and enforcement of local laws.

###### Community Development

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

###### Corporate

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

###### Customer Experience

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

###### Engineering and Assets

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

###### Growth and Future

Growth and Future centres around delivering the strategic planning and economic development capability for the Shire's long term future. It also has a strong focus on planning for the Council's vision for a climate sensitive sustainable future. It is also responsible for maintaining the Council's property & contracts.

###### Operations

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

## Alpine Shire Council

2024/2025 Financial Report

## Notes to the Financial Statements

for the year ended 30 June 2025

## Note 2.2 Analysis of Council results by program (continued)

## 2.2.2 Summary of income / revenue, expenses, assets and capital expenses by program

Functions/activities	Income / Revenue \$ '000	Expenses \$ '000	Surplus / (Deficit) \$ '000	Grants included in income / revenue \$ '000	Total assets \$ '000
<b>2025</b>					
Executive	4	1,926	(1,922)	—	22
Building and Environmental Health	—	—	—	—	—
Community Development	1,288	2,006	(718)	1,250	—
Corporate	32,510	5,152	27,358	7,426	35,485
Customer Experience	857	3,242	(2,385)	238	115
Engineering and Assets	12,934	14,789	(1,855)	13,444	368,163
Growth and Future	1,723	2,296	(573)	475	10,000
Operations	1,689	12,551	(10,862)	19	3,882
Statutory Planning, Compliance and Local Laws	—	—	—	—	—
Regulatory Services	822	2,042	(1,220)	4	—
<b>Total functions and activities</b>	<b>51,827</b>	<b>44,004</b>	<b>7,823</b>	<b>22,856</b>	<b>417,667</b>
<b>2024</b>					
Executive	—	1,838	(1,838)	—	—
Building and Environmental Health	158	843	(685)	—	—
Community Development	1,253	2,053	(800)	1,253	—
Corporate	23,886	3,762	20,124	466	41,421
Customer Experience	837	3,188	(2,351)	209	—
Engineering and Assets	11,118	5,929	5,189	8,993	342,545
Growth and Future	3	1,540	(1,537)	—	10,000
Operations	2,917	13,630	(10,713)	149	3,306
Statutory Planning, Compliance and Local Laws	573	1,575	(1,002)	8	—
Regulatory Services	—	—	—	—	—
<b>Total functions and activities</b>	<b>40,745</b>	<b>34,358</b>	<b>6,387</b>	<b>11,078</b>	<b>397,272</b>

## Alpine Shire Council

2024/2025 Financial Report

### Notes to the Financial Statements

for the year ended 30 June 2025

#### Note 3. Funding for the delivery of our services

	2025 \$ '000	2024 \$ '000
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##### 3.1 Rates and charges

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

The valuation base used to calculate general rates for 2024/2025 was \$7,688 million (\$7,683 million in 2023/2024). The 2024/2025 rate in the dollar was 0.002292 for residential, 0.001674 for farm and 0.003279 for commercial/industrial (2023/24 0.002246 for residential, 0.001640 for farm and 0.003213 for commercial/industrial).

General rates	17,528	17,021
Waste charges	4,517	4,241
Dinner Plain special rate	167	156
Supplementary rates and rate adjustments	88	59
Interest on rates and charges	175	111
Revenue in lieu of rates	335	328
<b>Total rates and charges</b>	<b>22,810</b>	<b>21,916</b>

The date of the general revaluation of land for rating purposes within the municipal district was 1 January 2024 and the valuation was first applied in the rating year commencing 1 July 2024.

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

##### 3.2 Statutory fees and fines

Town planning fees	248	293
Health services	155	135
Infringements and costs	149	95
Land information certificates	20	19
Permits	99	20
Other	39	4
<b>Total statutory fees and fines</b>	<b>710</b>	<b>566</b>

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

Alpine Shire Council

2024/2025 Financial Report

Notes to the Financial Statements  
for the year ended 30 June 2025

Note 3. Funding for the delivery of our services (continued)

	2025 \$ '000	2024 \$ '000
<b>3.3 User fees</b>		
Registration and other permits	1	1
Building services	178	259
Waste management services	598	611
Engineering works	6	22
Leisure centre and recreation	164	15
Community centres	18	13
Legal costs recovered	21	17
Visitor information centres	241	238
Library income	14	18
Other fees / charges	17	1
<b>Total user fees</b>	<b>1,258</b>	<b>1,195</b>
<b>User fees by timing of revenue recognition</b>		
User fees recognised at a point in time	1,258	1,195
<b>Total user fees</b>	<b>1,258</b>	<b>1,195</b>

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

## Alpine Shire Council

2024/2025 Financial Report

## Notes to the Financial Statements

for the year ended 30 June 2025

## Note 3. Funding for the delivery of our services (continued)

	2025 \$ '000	2024 \$ '000
<b>3.4 Funding from other levels of government</b>		
Grants were received in respect of the following:		
<b>Summary of grants</b>		
Commonwealth funded grants	11,286	3,673
State funded grants	11,570	7,405
<b>Total grants received</b>	<b>22,856</b>	<b>11,078</b>
<b>(a) Operating Grants</b>		
<b>Recurrent - Commonwealth Government</b>		
Financial Assistance Grants <sup>1</sup>	7,355	207
<b>Recurrent - State Government</b>		
School crossing supervisors	47	46
Maternal and child health	378	459
Other	3	5
Rates administration	57	109
Youth services	94	91
Senior citizen centres	—	—
Library services	162	162
Immunisation funding	—	—
Weed management	19	21
Tobacco activity	4	7
<b>Total recurrent operating grants</b>	<b>8,119</b>	<b>1,107</b>
<b>Non-recurrent - Commonwealth Government</b>		
Other	6	775
Bushfire Recovery	—	1,976
<b>Non-recurrent - State Government</b>		
Family and children	161	137
Maternal and child health	24	25
Other	44	20
Learning and development	4	—
Municipal emergency resourcing program	124	124
Economic development and tourism	—	4
Housing	—	—
Community development	175	48
COVID-19 Recovery	—	60
Youth services	164	59
Flood/storm incident and recovery	211	100
Waste	1	82
Bushfire Recovery	50	192
<b>Total non-recurrent operating grants</b>	<b>964</b>	<b>3,602</b>
<b>Total operating grants</b>	<b>9,083</b>	<b>4,709</b>

## Alpine Shire Council

2024/2025 Financial Report

## Notes to the Financial Statements

for the year ended 30 June 2025

## Note 3. Funding for the delivery of our services (continued)

	2025 \$ '000	2024 \$ '000
<b>(b) Capital Grants</b>		
<b>Recurrent - Commonwealth Government</b>		
Roads to recovery	–	715
Other	2,269	–
<b>Total recurrent capital grants</b>	<b>2,269</b>	<b>715</b>
<b>Non-recurrent - Commonwealth Government</b>		
Buildings	1,656	–
Roads	–	–
<b>Non-recurrent - State Government</b>		
Buildings	1,211	490
Other	–	336
Capital projects	1,402	150
Roads	–	1,399
Bridges	21	1,115
Recreational, leisure	7,214	2,164
Pathways	–	–
<b>Total non-recurrent capital grants</b>	<b>11,504</b>	<b>5,654</b>
<b>Total capital grants</b>	<b>13,773</b>	<b>6,369</b>

**(c) Recognition of grant income**

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

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

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

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

**Income recognised under AASB 1058 Income of Not-for-Profit Entities**

General purpose	7,354	1,032
Specific purpose grants to acquire non-financial assets	13,772	8,525
Other specific purpose grants	1,571	1,358

**Revenue recognised under AASB 15 Revenue from Contracts with Customers**

Specific purpose grants	159	163
	<b>22,856</b>	<b>11,078</b>



Alpine Shire Council

2024/2025 Financial Report

Notes to the Financial Statements  
for the year ended 30 June 2025

Note 3. Funding for the delivery of our services (continued)

	2025 \$ '000	2024 \$ '000
<b>(d) Unspent grants received on condition that they be spent in a specific manner:</b>		
<b>Operating</b>		
Balance at start of year	359	751
Received during the financial year and remained unspent at balance date	–	85
Received in prior years and spent during the financial year	(185)	(477)
<b>Balance at year end</b>	<b>174</b>	<b>359</b>
<b>Capital</b>		
Balance at start of year	8,525	11,563
Received in prior years and spent during the financial year	(8,066)	(3,038)
<b>Balance at year end</b>	<b>459</b>	<b>8,525</b>

Unspent grants are determined and disclosed on a cash basis.

(1) Financial Assistance Grant - 100% of the 2024/25 and 50% of the 2025/26 Financial Assistance Grant were received during 2024/25.

## Alpine Shire Council

2024/2025 Financial Report

## Notes to the Financial Statements

for the year ended 30 June 2025

## Note 3. Funding for the delivery of our services (continued)

	2025 \$ '000	2024 \$ '000
<b>3.5 Contributions</b>		
<b>Monetary contributions</b>		
Monetary	997	839
<b>Total monetary contributions</b>	<b>997</b>	<b>839</b>
<b>Non-monetary contributions</b>		
Non-monetary	57	3,123
Other	111	94
<b>Total non-monetary contributions</b>	<b>168</b>	<b>3,217</b>
<b>Total contributions</b>	<b>1,165</b>	<b>4,056</b>

Contributions of non monetary assets were received in relation to the following asset classes.

Roads	—	432
Other infrastructure	57	2,691
<b>Total non-monetary contributions</b>	<b>57</b>	<b>3,123</b>

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

## 3.6 Net gain/(loss) on disposal of property, infrastructure, plant and equipment

<b>Property, infrastructure, plant and equipment</b>		
Written down value of assets disposed	(2,897)	(222)
<b>Total net gain/(loss) on disposal of property, infrastructure, plant and equipment</b>	<b>(2,897)</b>	<b>(222)</b>
<b>Total net gain/(loss) on disposal of property, infrastructure, plant and equipment</b>	<b>(2,897)</b>	<b>(222)</b>

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

## 3.7 Other income

Interest on investments	1,696	1,624
Rent	919	909
Other	6	70
Sundry income	407	3
<b>Total other income</b>	<b>3,028</b>	<b>2,606</b>

Interest is recognised as it is earned.

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

## Alpine Shire Council

2024/2025 Financial Report

## Notes to the Financial Statements

for the year ended 30 June 2025

## Note 4. The cost of delivering services

	2025 \$ '000	2024 \$ '000
<b>4.1 Employee costs</b>		
<b>(a) Employee costs</b>		
Wages and salaries - permanent	10,143	9,254
WorkCover	210	240
Wages and salaries - casual	580	565
Annual leave and long service leave	1,171	895
Superannuation	1,398	1,200
Fringe benefits tax	23	16
<b>Total employee costs</b>	<b>13,525</b>	<b>12,170</b>

**(b) Superannuation**

Council made contributions to the following funds:

**Defined benefit fund**

Employer contributions to Local Authorities Superannuation Fund (Vision Super)	13	15
	<b>13</b>	<b>15</b>

**Accumulation funds**

Employer contributions to Local Authorities Superannuation Fund (Vision Super)	407	389
Employer contributions - other funds	978	796
	<b>1,385</b>	<b>1,185</b>

Employer contributions payable at reporting date	–	57
<b>Total superannuation costs</b>	<b>1,398</b>	<b>1,200</b>

The expected contributions to be paid to the Defined Benefit category of Vision Super for the year ending 30 June 2026 is \$9,715.30. Contributions made exclude amounts accrued at balance date.

Refer to note 9.4 for further information relating to Council's superannuation obligations.

**4.2 Materials and services**

Building maintenance	373	329
General maintenance	812	1,258
Office administration	18	–
Information technology	109	240
Insurance	778	59
Administration	4,553	4,077
Operational	5,778	6,328
Asset maintenance	2,320	1,872
Non-recurrent projects	3,524	1,466
<b>Total materials and services</b>	<b>18,265</b>	<b>15,629</b>

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

## Alpine Shire Council

2024/2025 Financial Report

## Notes to the Financial Statements

for the year ended 30 June 2025

## Note 4. The cost of delivering services (continued)

	2025 \$ '000	2024 \$ '000
<b>4.3 Depreciation</b>		
<b>Property</b>		
Buildings - non specialised	1,561	1,719
<b>Total depreciation - property</b>	<b>1,561</b>	<b>1,719</b>
<b>Plant and equipment</b>		
Plant machinery and equipment	500	464
Fixtures fittings and furniture	31	30
Computers and telecomms	205	122
Library books	100	84
<b>Total depreciation - plant and equipment</b>	<b>836</b>	<b>700</b>
<b>Infrastructure</b>		
Roads	2,645	1,529
Bridges	924	577
Footways and cycleways	304	170
Drainage	410	252
Recreational, leisure and community	266	76
Waste management	78	64
Parks open spaces and streetscapes	269	242
<b>Total depreciation - infrastructure</b>	<b>4,896</b>	<b>2,910</b>
<b>Total depreciation</b>	<b>7,293</b>	<b>5,329</b>

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

## 4.4 Amortisation - Intangible assets

Software and Implementation costs	—	12
<b>Total Amortisation - Intangible assets</b>	<b>—</b>	<b>12</b>

## 4.5 Allowance for impairment losses

Other debtors	—	—
<b>Total allowance for impairment losses</b>	<b>—</b>	<b>—</b>
<b>Movement in allowance for impairment losses in respect of debtors</b>		
Balance at the beginning of the year	—	(2)
Amounts already allowed for and written off as uncollectible	—	2
<b>Balance at end of year</b>	<b>—</b>	<b>—</b>

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

Alpine Shire Council

2024/2025 Financial Report

Notes to the Financial Statements  
for the year ended 30 June 2025

Note 4. The cost of delivering services (continued)

	2025 \$ '000	2024 \$ '000
<b>4.6 Other expenses</b>		
Auditors' remuneration - VAGO - audit of the financial statements, performance statement and grant acquittals	123	66
Councillors' allowances	280	298
Other	259	94
Council grants and contributions	377	377
Impairment losses	—	—
<b>Total other expenses</b>	<b>1,039</b>	<b>835</b>
<b>4.7 Landfill rehabilitation expenses</b>		
<b>Landfill rehabilitation expenses</b>		
Additional provisions	985	161
<b>Total landfill rehabilitation expenses</b>	<b>985</b>	<b>161</b>

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Alpine Shire Council

2024/2025 Financial Report

Notes to the Financial Statements  
for the year ended 30 June 2025

Note 5. Investing in and financing our operations

	2025 \$ '000	2024 \$ '000
<b>5.1 Financial assets</b>		
<b>(a) Cash and cash equivalents</b>		
<b>Current</b>		
Cash on hand	3	2
Cash at bank	17,222	11,052
<b>Total current cash and cash equivalents</b>	<b>17,225</b>	<b>11,054</b>
<b>Total cash and cash equivalents</b>	<b>17,225</b>	<b>11,054</b>
<b>(b) Other financial assets</b>		
<b>Current</b>		
Term deposits	13,002	27,000
<b>Total current other financial assets</b>	<b>13,002</b>	<b>27,000</b>
<b>Total other financial assets</b>	<b>13,002</b>	<b>27,000</b>
<b>Total current financial assets</b>	<b>30,227</b>	<b>38,054</b>
<b>Total cash and cash equivalents and other financial assets</b>	<b>30,227</b>	<b>38,054</b>

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

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

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

## Alpine Shire Council

2024/2025 Financial Report

## Notes to the Financial Statements

for the year ended 30 June 2025

## Note 5. Investing in and financing our operations (continued)

	2025 \$ '000	2024 \$ '000
<b>(c) Trade &amp; Other Receivables</b>		
<b>Current</b>		
<i>Statutory receivables</i>		
Rates debtors	2,278	1,607
Net GST receivable	327	400
<i>Non-statutory receivables</i>		
Other debtors	1,541	284
Allowance for expected credit loss - other debtors	(4)	(2)
<b>Total current trade and other receivables</b>	<b>4,142</b>	<b>2,289</b>

**Total trade and other receivables**

<b>4,142</b>	<b>2,289</b>
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Short term receivables are carried at invoice amount. An allowance for expected credit losses is recognised based on past experience and other objective evidence of expected losses. Long term receivables are carried at amortised cost using the effective interest rate method.

**(d) Ageing of receivables**

The ageing of the Council's trade & other receivables (excluding statutory receivables) that are not impaired was:

Current (not yet due)	808	82
Past due by up to 30 days	554	3
Past due between 31 and 180 days	52	24
Past due between 181 and 365 days	40	18
Past due by more than 1 year	83	155
<b>Total trade and other receivables</b>	<b>1,537</b>	<b>282</b>

**(e) Ageing of individually impaired receivables**

At balance date, other debtors representing financial assets with a nominal value of \$3,830.31 (2024: \$2,000) were impaired. The amount of the allowance raised against these debtors was \$3,830.31 (2024: \$2,000).

All of the long outstanding past due amounts have been lodged with Council's debt collectors or are on payment arrangements.

**(f) Contract assets****Current**

Contract Assets	2,227	895
<b>Total contract assets</b>	<b>2,227</b>	<b>895</b>

Contract assets are recognised when Council has transferred goods or services to the customer but where Council is yet to establish an unconditional right to consideration.

## Alpine Shire Council

2024/2025 Financial Report

## Notes to the Financial Statements

for the year ended 30 June 2025

## Note 5. Investing in and financing our operations (continued)

	2025 \$ '000	2024 \$ '000
<b>5.2 Non-financial assets</b>		
<b>(a) Inventories</b>		
<b>Current</b>		
Merchandise	115	103
<b>Total current inventories</b>	<b>115</b>	<b>103</b>
Inventories held for distribution are measured at cost, adjusted when applicable for any loss of service potential. All other inventories, including land held for sale, are measured at the lower of cost and net realisable value. Where inventories are acquired for no cost or nominal consideration, they are measured at current replacement cost at the date of acquisition.		
<b>(b) Other assets</b>		
<b>Current</b>		
Other	2	60
<b>Total current other assets</b>	<b>2</b>	<b>60</b>
Prepayments	22	22
<b>Total current Prepayments</b>	<b>22</b>	<b>22</b>
<b>(c) Intangible assets</b>		
Software and implementation costs	—	377
<b>Total intangible assets</b>	<b>—</b>	<b>377</b>
	<b>Software \$ '000</b>	<b>Total \$ '000</b>
<b>Gross Carrying Amount</b>		
Balance at 1 July 2024	549	549
Other additions	—	—
<b>Balance at 30 June 2025</b>	<b>549</b>	<b>549</b>
<b>Accumulated amortisation and impairment</b>		
Balance at 1 July 2024	172	172
Amortisation expense	377	377
<b>Balance at 30 June 2025</b>	<b>549</b>	<b>549</b>
<b>Net book value at 30 June 2024</b>	<b>377</b>	<b>377</b>
<b>Net book value at 30 June 2025</b>	<b>—</b>	<b>—</b>

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

An assessment was conducted of intangible assets in 2024-25 against AASB138 which resulted in all subscription and Software as a Service assets to be impaired.



## Alpine Shire Council

2024/2025 Financial Report

## Notes to the Financial Statements

for the year ended 30 June 2025

## Note 5. Investing in and financing our operations (continued)

	2025 \$ '000	2024 \$ '000
<b>5.3 Payables, trust funds and deposits and contract and other liabilities</b>		
<b>(a) Trade and other payables</b>		
<b>Current</b>		
<i>Non-statutory payables</i>		
Trade payables	1,489	2,004
Accrued expenses	1,969	636
<i>Statutory payables</i>		
Other	(4)	2
Other creditors	–	20
<b>Total current trade and other payables</b>	<b>3,454</b>	<b>2,662</b>
<b>(b) Trust funds and deposits</b>		
<b>Current</b>		
Fire services levy	522	338
Retention amounts	443	251
Subdivision works	70	52
Other deposits	60	58
<b>Total current trust funds and deposits</b>	<b>1,095</b>	<b>699</b>
<b>(c) Contract and other liabilities</b>		
<b>Contract liabilities</b>		
<b>Current</b>		
<b>Grants received in advance:</b>		
Grants received in advance - operating	174	359
Grants received in advance - capital	459	8,525
<b>Total grants received in advance</b>	<b>633</b>	<b>8,884</b>
<b>User fees received in advance:</b>		
Other	–	40
<b>Total user fees received in advance</b>	<b>–</b>	<b>40</b>
<b>Total current contract liabilities</b>	<b>633</b>	<b>8,924</b>
<b>Other liabilities</b>		
<b>Current</b>		
Lease income received in advance	37	37
<b>Total current other liabilities</b>	<b>37</b>	<b>37</b>
<b>Total current contract and other liabilities</b>	<b>670</b>	<b>8,961</b>
<b>Other liabilities</b>		
<b>Non-current</b>		
Lease income received in advance	276	312
<b>Total Other liabilities</b>	<b>276</b>	<b>312</b>
<b>Total non-current contract and other liabilities</b>	<b>276</b>	<b>312</b>

continued on next page ...

Page 31 of 60

## Alpine Shire Council

2024/2025 Financial Report

### Notes to the Financial Statements

for the year ended 30 June 2025

#### Note 5. Investing in and financing our operations (continued)

*Trust funds and deposits*

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

*Contract liabilities*

Contract liabilities reflect consideration received in advance from customers in respect of grant funding received. Contract liabilities are derecognised and recorded as revenue when promised goods and services are transferred to the customer. Refer to Note 3.

*Other liabilities*

Grant consideration was received from numerous government entities to support the construction of a number of varied assets. Grant consideration is recognised as income following specific guidance under AASB 1058 as the asset is constructed. Income is recognised to the extent of costs incurred-to-date because the costs of construction most closely reflect the staged completion of these projects. As such, Council has deferred recognition of a portion of the grant consideration received as a liability for outstanding obligations.

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

**Purpose and nature of items**

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

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

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

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

## Alpine Shire Council

2024/2025 Financial Report

## Notes to the Financial Statements

for the year ended 30 June 2025

## Note 5. Investing in and financing our operations (continued)

	Employee provisions \$ '000	Landfill restoration \$ '000	Total \$ '000
<b>5.4 Provisions</b>			
<b>2025</b>			
Balance at the beginning of the financial year	1,934	4,865	6,799
Additional provisions	1,822	2,988	4,810
Amounts used	(1,332)	(2,069)	(3,401)
Change in the discounted amount arising because of time and the effect of any change in the discount rate	(236)	65	(171)
<b>Balance at the end of the financial year</b>	<b>2,188</b>	<b>5,849</b>	<b>8,037</b>
<b>Provisions</b>			
Provisions - current	1,979	2,563	4,542
Provisions - non-current	209	3,286	3,495
<b>Total Provisions</b>	<b>2,188</b>	<b>5,849</b>	<b>8,037</b>
<b>2024</b>			
Balance at the beginning of the financial year	1,716	6,405	8,121
Additional provisions	974	731	1,705
Amounts used	(766)	(1,701)	(2,467)
Change in the discounted amount arising because of time and the effect of any change in the discount rate	10	(570)	(560)
<b>Balance at the end of the financial year</b>	<b>1,934</b>	<b>4,865</b>	<b>6,799</b>
<b>Provisions</b>			
Provisions - current	1,803	1,264	3,067
Provisions - non-current	131	3,601	3,732
<b>Total Provisions</b>	<b>1,934</b>	<b>4,865</b>	<b>6,799</b>

## Alpine Shire Council

2024/2025 Financial Report

## Notes to the Financial Statements

for the year ended 30 June 2025

## Note 5. Investing in and financing our operations (continued)

	2025 \$ '000	2024 \$ '000
<b>(a) Employee provisions</b>		
<b>Current provisions expected to be wholly settled within 12 months</b>		
Annual leave	664	646
Long service leave	129	726
Other accrued and parental leave	179	159
	<u>972</u>	<u>1,531</u>
<b>Current provisions expected to be wholly settled after 12 months</b>		
Annual leave	231	171
Long service leave	776	101
	<u>1,007</u>	<u>272</u>
<b>Total current employee provisions</b>	<u>1,979</u>	<u>1,803</u>
<b>Non-Current</b>		
Long service leave	209	131
<b>Total Non-Current Employee Provisions</b>	<u>209</u>	<u>131</u>
<b>Aggregate Carrying Amount of Employee Provisions:</b>		
Current	1,979	1,803
Non-current	209	131
<b>Total Aggregate Carrying Amount of Employee Provisions</b>	<u>2,188</u>	<u>1,934</u>

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

**Annual leave**

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

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

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

**Long service leave**

Liability for long service leave (LSL) is recognised in the provision for employee benefits. Unconditional LSL is disclosed as a current liability as the Council does not have an unconditional right to defer settlement. Unconditional LSL is measured at nominal value if expected to be settled within 12 months or at present value if not expected to be settled within 12 months. Conditional LSL that has been accrued, where an employee is yet to reach a qualifying term of employment, is disclosed as a non-current liability and measured at present value.

**Paid parental leave and other accrued leave**

A liability for paid parental leave, time in lieu and rostered day off is recognised in the provision for employee benefits under the Alpine Shire Enterprise Agreement 2023. The liability is measured at the nominal value as it expected to be settled within 12 months.

**Key assumptions:**

Weighted average increase in employee costs	4.25%	4.45%
Weighted average discount rates	4.20%	4.35%
Weighted average settlement period in years	2	2

## Alpine Shire Council

2024/2025 Financial Report

## Notes to the Financial Statements

for the year ended 30 June 2025

## Note 5. Investing in and financing our operations (continued)

	2025 \$ '000	2024 \$ '000
<b>(b) Landfill restoration</b>		
<b>Current</b>		
Current	2,563	1,264
<b>Total current</b>	<b>2,563</b>	<b>1,264</b>
<b>Non-current</b>		
Non-current	3,286	3,601
<b>Total non-current</b>	<b>3,286</b>	<b>3,601</b>
<b>Total</b>	<b>5,849</b>	<b>4,865</b>

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

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

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

Key assumptions:

Weighted average increase in restoration costs	3.00%	3.12%
Weighted average discount rates	4.20%	4.35%
Weighted average settlement period in years	2	3

## 5.5 Financing arrangements

The Council has the following funding arrangements in place as at 30 June 2025.

Bank overdraft	250	250
Credit card	50	50
<b>Total Facilities</b>	<b>300</b>	<b>300</b>
Used facilities	24	29
<b>Used facilities</b>	<b>24</b>	<b>29</b>
<b>Unused facilities</b>	<b>276</b>	<b>271</b>

## Alpine Shire Council

2024/2025 Financial Report

## Notes to the Financial Statements

for the year ended 30 June 2025

## Note 5. Investing in and financing our operations (continued)

## 5.6 Commitments

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

## (a) Commitments for expenditure

	Not later than 1 year \$ '000	Later than 1 year and not later than 2 years \$ '000	Later than 2 years and not later than 5 years \$ '000	Later than 5 years \$ '000	Total \$ '000
<b>2025</b>					
<b>Operating</b>					
Waste management	3,668	3,775	9,852	—	17,295
Electricity	412	412	1,029	—	1,853
Cleaning	938	995	2,820	—	4,753
Other	904	98	85	—	1,087
<b>Total</b>	<b>5,922</b>	<b>5,280</b>	<b>13,786</b>	<b>—</b>	<b>24,988</b>
<b>Capital</b>					
Buildings	744	—	—	—	744
Roads	91	—	—	—	91
Other	2,655	—	—	—	2,655
<b>Total</b>	<b>3,490</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>3,490</b>
<b>2024</b>					
<b>Operating</b>					
Waste management	3,668	3,775	9,750	—	17,193
Electricity	412	412	1,235	823	2,882
Cleaning	917	911	2,733	—	4,561
Other	777	711	85	—	1,573
<b>Total</b>	<b>5,774</b>	<b>5,809</b>	<b>13,803</b>	<b>823</b>	<b>26,209</b>
<b>Capital</b>					
Buildings	1,222	—	—	—	1,222
Roads	138	—	—	—	138
Other	2,988	—	—	—	2,988
<b>Total</b>	<b>4,348</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>4,348</b>

Alpine Shire Council

2024/2025 Financial Report

Notes to the Financial Statements  
for the year ended 30 June 2025

Note 5. Investing in and financing our operations (continued)

	2025	2024
	\$ '000	\$ '000

(b) Operating lease receivables

Operating lease receivables

The Council has entered into commercial property leases on some properties, consisting of caravan parks, a community centre and a cafe. These properties held under operating leases have remaining non-cancellable lease terms between 1 and 15 years. All leases include a CPI based revision of the rental charge annually.

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

Not later than one year	491	497
Later than one year and not later than five years	1,910	1,930
Later than five years	2,627	3,080
	5,028	5,507

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## Alpine Shire Council

## Notes to the Financial Statements

for the year ended 30 June 2025

## Note 6. Assets we manage

## 6.1 Property, infrastructure, plant and equipment

Summary of property, infrastructure, plant and equipment	Carrying amount 30 June 2024 \$ '000	Additions \$ '000	Contributions \$ '000	Revaluation \$ '000	Disposal \$ '000	Depreciation \$ '000	Write-off \$ '000	Transfers \$ '000	Carrying amount 30 June 2025 \$ '000
Property	150,496	4,730	–	477	–	(1,561)	–	1,091	155,233
Plant and equipment	4,144	1,035	–	30	(4)	(836)	–	25	4,394
Infrastructure	184,582	9,417	57	17,966	(308)	(4,896)	–	2,633	209,451
Work in progress	6,250	1,573	–	–	–	–	(2,231)	(3,738)	1,854
<b>Total</b>	<b>345,472</b>	<b>16,755</b>	<b>57</b>	<b>18,473</b>	<b>(312)</b>	<b>(7,293)</b>	<b>(2,231)</b>	<b>11</b>	<b>370,932</b>

Summary of Work in Progress	Opening WIP \$ '000	Additions \$ '000	Write-off \$ '000	Transfers \$ '000	Closing WIP \$ '000
Property	2,471	51	(2,000)	450	972
Plant and equipment	137	853	(137)	–	853
Infrastructure	3,642	669	(94)	(4,188)	29
<b>Total</b>	<b>6,250</b>	<b>1,573</b>	<b>(2,231)</b>	<b>(3,738)</b>	<b>1,854</b>



## Alpine Shire Council

Notes to the Financial Statements  
for the year ended 30 June 2025

## Note 6. Assets we manage (continued)

	Land \$ '000	Land under roads \$ '000	Total land \$ '000	Buildings \$ '000	Total buildings \$ '000	Work in progress \$ '000	Total property \$ '000
<b>Property</b>							
At fair value 1 July 2024	67,418	32,435	99,853	74,665	74,665	2,471	176,989
Accumulated depreciation at 1 July 2024	—	—	—	(24,022)	(24,022)	—	(24,022)
	<b>67,418</b>	<b>32,435</b>	<b>99,853</b>	<b>50,643</b>	<b>50,643</b>	<b>2,471</b>	<b>152,967</b>
<b>Movements in fair value</b>							
Additions	542	—	542	4,188	4,188	51	4,781
Revaluation	—	47	47	430	430	—	477
Disposal	—	—	—	—	—	—	—
Write-off	—	—	—	—	—	(2,000)	(2,000)
Transfers	39	—	39	1,052	1,052	450	1,541
	<b>581</b>	<b>47</b>	<b>628</b>	<b>5,670</b>	<b>5,670</b>	<b>(1,499)</b>	<b>4,799</b>
<b>Movements in accumulated depreciation</b>							
Depreciation and amortisation	—	—	—	(1,561)	(1,561)	—	(1,561)
Accumulated depreciation on revaluation	—	—	—	—	—	—	—
	<b>—</b>	<b>—</b>	<b>—</b>	<b>(1,561)</b>	<b>(1,561)</b>	<b>—</b>	<b>(1,561)</b>
At fair value 30 June 2025	67,999	32,482	100,481	80,334	80,334	972	181,787
Accumulated depreciation at 30 June 2025	—	—	—	(25,582)	(25,582)	—	(25,582)
<b>Carrying amount</b>	<b>67,999</b>	<b>32,482</b>	<b>100,481</b>	<b>54,752</b>	<b>54,752</b>	<b>972</b>	<b>156,205</b>

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## Alpine Shire Council

Notes to the Financial Statements  
for the year ended 30 June 2025

## Note 6. Assets we manage (continued)

	Plant machinery and equipment \$ '000	Fixtures fittings and furniture \$ '000	Computers and telecomms \$ '000	Library books \$ '000	Total \$ '000	Work in progress \$ '000	Total plant and equipment \$ '000
<b>Plant and Equipment</b>							
At fair value 1 July 2024	7,409	514	1,137	1,089	10,149	137	10,286
Accumulated depreciation at 1 July 2024	(4,103)	(371)	(729)	(802)	(6,005)	–	(6,005)
	<b>3,306</b>	<b>143</b>	<b>408</b>	<b>287</b>	<b>4,144</b>	<b>137</b>	<b>4,281</b>
<b>Movements in fair value</b>							
Additions	841	102	13	79	1,035	853	1,888
Revaluation	–	–	–	–	–	–	–
Disposal	(89)	–	(324)	(293)	(706)	–	(706)
Write-off	–	–	–	–	–	(137)	(137)
Transfers	25	–	–	–	25	–	25
	<b>777</b>	<b>102</b>	<b>(311)</b>	<b>(214)</b>	<b>354</b>	<b>716</b>	<b>1,070</b>
<b>Movements in accumulated depreciation</b>							
Depreciation and amortisation	(500)	(31)	(205)	(100)	(836)	–	(836)
Accumulated depreciation of disposals	85	–	324	293	702	–	702
Accumulated depreciation on revaluation	–	–	–	30	30	–	30
	<b>(415)</b>	<b>(31)</b>	<b>119</b>	<b>223</b>	<b>(104)</b>	<b>–</b>	<b>(104)</b>
At fair value 30 June 2025	8,186	616	827	875	10,504	853	11,357
Accumulated depreciation at 30 June 2025	(4,518)	(402)	(611)	(579)	(6,110)	–	(6,110)
<b>Carrying amount</b>	<b>3,668</b>	<b>214</b>	<b>216</b>	<b>296</b>	<b>4,394</b>	<b>853</b>	<b>5,247</b>

## Alpine Shire Council

Notes to the Financial Statements  
for the year ended 30 June 2025

## Note 6. Assets we manage (continued)

	Roads \$ '000	Bridges \$ '000	Footpaths and cycleways \$ '000	Drainage \$ '000	Recrea- tional, leisure and community \$ '000	Waste \$ '000	Parks open spaces and streets- capes \$ '000	Total \$ '000	Work in progress \$ '000	Total infra- structure \$ '000
<b>Infrastructure</b>										
At fair value 1 July 2024	161,897	63,957	17,172	37,266	6,934	2,175	3,518	292,919	3,642	296,561
Accumulated depreciation at 1 July 2024	(64,455)	(17,173)	(7,906)	(14,192)	(2,349)	(521)	(1,741)	(108,337)	–	(108,337)
	<b>97,442</b>	<b>46,784</b>	<b>9,266</b>	<b>23,074</b>	<b>4,585</b>	<b>1,654</b>	<b>1,777</b>	<b>184,582</b>	<b>3,642</b>	<b>188,224</b>
<b>Movements in fair value</b>										
Additions	1,339	568	2,475	315	324	67	4,329	9,417	669	10,086
Contributions	–	–	22	35	–	–	–	57	–	57
Revaluation	(1,118)	9,601	(1,003)	3,385	8,242	57	70	19,234	–	19,234
Disposal	–	–	–	–	–	(362)	(50)	(412)	–	(412)
Write-off	–	–	–	–	–	–	–	–	(94)	(94)
Transfers	1,534	–	–	–	1,165	(66)	–	2,633	(4,188)	(1,555)
	<b>1,755</b>	<b>10,169</b>	<b>1,494</b>	<b>3,735</b>	<b>9,731</b>	<b>(304)</b>	<b>4,349</b>	<b>30,929</b>	<b>(3,613)</b>	<b>27,316</b>
<b>Movements in accumulated depreciation</b>										
Depreciation and amortisation	(2,645)	(924)	(304)	(410)	(266)	(78)	(269)	(4,896)	–	(4,896)
Accumulated depreciation of disposals	–	–	–	–	–	85	19	104	–	104
Accumulated depreciation on revaluation	(84)	–	–	–	(1,060)	–	(124)	(1,268)	–	(1,268)
	<b>(2,729)</b>	<b>(924)</b>	<b>(304)</b>	<b>(410)</b>	<b>(1,326)</b>	<b>7</b>	<b>(374)</b>	<b>(6,060)</b>	<b>–</b>	<b>(6,060)</b>
At fair value 30 June 2025	163,651	74,126	18,666	41,001	16,664	1,870	7,867	323,845	29	323,874
Accumulated depreciation at 30 June 2025	(67,183)	(18,097)	(8,210)	(14,602)	(3,674)	(513)	(2,115)	(114,394)	–	(114,394)
<b>Carrying amount</b>	<b>96,468</b>	<b>56,029</b>	<b>10,456</b>	<b>26,399</b>	<b>12,990</b>	<b>1,357</b>	<b>5,752</b>	<b>209,451</b>	<b>29</b>	<b>209,480</b>

continued on next page ...

Notes to the Financial Statements  
for the year ended 30 June 2025

Note 6. Assets we manage (continued)

Acquisition

The purchase method of accounting is used for all acquisitions of assets, being the fair value of assets provided as consideration at the date of acquisition plus any incidental costs attributable to the acquisition. Fair value is the price that would be received to sell an asset (or paid to transfer a liability) in an orderly transaction between market participants at the measurement date. Refer also to Note 8.4 for further disclosure regarding fair value measurement.

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

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

	Depreciation Period years	Threshold Limit \$ '000
<b>Asset recognition thresholds and depreciation periods</b>		
Land	-	-
Land under roads	-	5
Buildings	15 to 100 years	5
Roads	20 to 80 years	5
Bridges	70 years	5
Drainage	50 to 100 years	5
Footpaths and cycleways	22 to 60 years	5
Recreational, leisure and community facilities	15 to 50 years	5
Parks, open space and streetscapes	20 to 50 years	5
Waste management	12 to 20 years	-
Plant, machinery and equipment	3 to 20 years	2
Fixtures, fittings and furniture	5 to 20 years	2
Computers and telecomms	3 to 10 years	2

Land under roads

Council recognises land under roads it controls at fair value.

Depreciation

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

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

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

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

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

Repairs and maintenance

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

Valuation of land and land under roads

Valuation of land was undertaken by a qualified independent valuation firm, LG Valuations in May 2024. The valuation of land is at fair value, being market value based on highest and best use permitted by relevant land planning provisions. Where land use is restricted through existing planning provisions the valuation is reduced to reflect this limitation. This adjustment is an unobservable input in the valuation. The adjustment has no impact on the comprehensive income statement.

## Alpine Shire Council

2024/2025 Financial Report

## Notes to the Financial Statements

for the year ended 30 June 2025

## Note 6. Assets we manage (continued)

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

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

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

**Valuation of buildings**

Valuation of buildings was undertaken by a qualified independent valuation firm, LG Valuations in May 2024. The valuation is at fair value based on depreciated replacement costs.

Details of the Council's land and buildings and information about the fair value hierarchy as at 30 June 2025 are as follows:

	Level 1	Level 2	Level 3	Date of valuation	Type of Valuation
Specialised Land	–	–	32,418	Jun/24	Independent
Non-specialised Land	–	–	35,581	Jun/24	Independent
Land under roads	–	–	32,482	Jun/24	Independent
Specialised buildings	–	–	50,978	Jun/24	Independent
Non-specialised buildings	–	–	3,774	Jun/24	Independent
<b>Total</b>	–	–	155,233		

**Valuation of infrastructure**

Valuation of Council's roads, footpaths and drainage assets was performed in 2022/23 by an asset management consultant Robert Uebergang, Bachelor of Engineering (Civil). The valuation was at fair value based on depreciated replacement costs using industry standards (Rawlinson's Construction Cost Guide). The date of the current valuation is detailed in the following table.

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

A valuation of bridges was undertaken in 2024/25 by Council staff based on depreciated replacement cost and supported by condition assessments provided by Tasman Associates Pty Ltd.

A formal valuation of playgrounds and sporting infrastructure was undertaken in 2024/25 by Robert Uebergang, Bachelor of Engineering (Civil).

	Level 1	Level 2	Level 3	Date of valuation	Type of Valuation
Roads	–	–	96,468	Jun/23	Independent
Bridges	–	–	56,029	Jun/25	Indexation
Footpaths and cycleways	–	–	10,456	Jun/23	Independent
Drainage	–	–	26,399	Jun/23	Independent
Waste management	–	–	12,990	Jun/22	Independent
Recreational, leisure & community facilities	–	–	1,357	Jun/25	Independent
Parks, open space & streetscapes	–	–	5,752	Jun/25	Independent
<b>Total</b>	–	–	209,451		

Alpine Shire Council

2024/2025 Financial Report

Notes to the Financial Statements  
for the year ended 30 June 2025

Note 6. Assets we manage (continued)

	2025 \$ '000	2024 \$ '000
<b>Reconciliation of specialised land</b>		
Land under roads	32,482	32,435
Parks and reserves	4,107	4,107
Facilities	20,421	20,421
Office/depots	9,011	8,829
<b>Total specialised land</b>	<b>66,021</b>	<b>65,792</b>

6.2 Investment property

	2025 \$ '000	2024 \$ '000
Balance at beginning of financial year	10,000	5,450
Fair value increment	–	(672)
Other	–	5,222
<b>Balance at end of financial year</b>	<b>10,000</b>	<b>10,000</b>

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

Valuation of investment property

Valuation of investment property has been determined in accordance with an independent valuation by a qualified independent valuer LG Valuation Services Pty Ltd (API Registration no. 62901) who has recent experience in the location and category of the property being valued. The valuation is at fair value, based on the current market value for the property as at 31 May 2024.

Alpine Shire Council

2024/2025 Financial Report

Notes to the Financial Statements  
for the year ended 30 June 2025

Note 7. People and relationships

7.1 Council and key management remuneration

(a) Related Parties

Parent entity  
Council is the parent entity.

(b) Key Management Personnel

Key management personnel (KMP) are those people with the authority and responsibility for planning, directing and controlling the activities of Alpine Shire Council. The Councillors, Chief Executive Officer and Directors are deemed KMP.

Details of KMP at any time during the year are:

Councillors

John Forsyth - Mayor - 1 July 2024 - 26 Oct 2024  
Simon Kelley - Deputy Mayor 1 July 2024 - 26 Oct 2024  
Tony Keeble - Councillor 1 July 2024 - 26 Oct 2024  
Ron Janas - Councillor 1 July 2024 - 26 Oct 2024  
Kelli Prime - Councillor 1 July 2024 - 26 Oct 2024  
Katarina Hughes - Councillor 1 July 2024 - 26 Oct 2024  
Sarah Nicholas - Councillor 1 July 2024 - 26 Oct 2024, Councillor 14 Nov 2024 - 25 Nov 2024, Mayor 26 Nov 2024 to 30 Jun 2025  
Peter Smith - Councillor 14 Nov 2024 - 25 Nov 2024, Deputy Mayor 26 Nov 2024 to 30 Jun 2025  
John Andersen - Councillor 14 Nov 2024 - 30 Jun 2025  
Gareth Graham - Councillor 14 Nov 2024 - 30 Jun 2025  
Noah Tanzen - Councillor 14 Nov 2024 - 30 Jun 2025  
Dave Byrne - Councillor 14 Nov 2024 - 30 Jun 2025  
Jean-Pierre Ronco - Councillor 14 Nov 2024 - 30 Jun 2025

Chief Executive Officer and other key management personnel

Will Jeremy - Chief Executive Officer (1 July 2024 - 30 June 2025)  
Nathalie Cooke - Acting Chief Executive Officer (23 Sep 2024 - 4 Oct 2024) and (7 April 2025 to 11 April 2025)  
Helen Havercroft - Director Customer and Community (1 July 2024 - 12 July 2024)  
Nathalie Cooke - Acting Director Customer and Community (8 Jul 2024 to 13 Oct 2024)  
Nathalie Cooke - Director Corporate and Community (14 Oct 2024 - 30 June 2025)  
Alan Rees - Director Assets (1 July 2024 - 30 June 2025)

	2025 No.	2024 No.
Total Number of Councillors	13	7
Total of Chief Executive Officer and other Key Management Personnel	4	4
Total Number of Key Management Personnel	17	11

## Alpine Shire Council

2024/2025 Financial Report

## Notes to the Financial Statements

for the year ended 30 June 2025

## Note 7. People and relationships (continued)

**(c) Remuneration of Key Management Personnel**

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

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

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

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

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

	2025 \$ '000	2024 \$ '000
Total remuneration of key management personnel was as follows:		
Short-term employee benefits	946	908
Other long-term employee benefits	15	14
Post-employment benefits	69	65
Termination benefits	2	—
<b>Total</b>	<b>1,032</b>	<b>987</b>

	2025 No.	2024 No.
--	-------------	-------------

The numbers of key management personnel whose total remuneration from Council and any related entities, fall within the following bands:

\$1 - \$9,999	3	—
\$10,000 - \$19,999	7	1
\$20,000 - \$29,999	3	2
\$30,000 - \$39,999	—	3
\$40,000 - \$49,999	—	1
\$60,000 - \$69,999	1	—
\$90,000 - \$99,999	—	1
\$200,000 - \$209,999	—	2
\$210,000 - \$219,999	1	—
\$230,000 - \$239,999	1	—
\$260,000 - \$269,999	—	1
\$300,000 - \$309,999	1	—
	<b>17</b>	<b>11</b>



## Alpine Shire Council

2024/2025 Financial Report

## Notes to the Financial Statements

for the year ended 30 June 2025

## Note 7. People and relationships (continued)

**(d) Remuneration of other senior staff**

Other senior staff are officers of Council, other than Key Management Personnel, whose total remuneration exceeds \$170,000 and who report directly to a member of the KMP.

	2025 \$ '000	2024 \$ '000
Total remuneration of other senior staff was as follows:		
Short-term employee benefits	980	—
Other long-term employee benefits	22	—
Post-employment benefits	100	—
Termination benefits	—	—
<b>Total</b>	<b>1,102</b>	<b>—</b>

	2025 No.	2024 No.
The number of other senior staff are shown below in their relevant income bands:		
Income Range:		
\$170,000 - \$179,999	3	—
\$180,000 - \$189,999	2	—
\$200,000 - \$209,999	1	—
	<b>6</b>	<b>—</b>

	2025 \$ '000	2024 \$ '000
Total remuneration for the reporting year for other senior staff included above, amounted to:	1,102	—

Alpine Shire Council

2024/2025 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2025

Note 7. People and relationships (continued)

	2025 \$ '000	2024 \$ '000
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7.2 Related party disclosure

(a) Transactions with related parties

During the period Council entered into the following transactions with related parties:

*Department of Energy, Environment and Climate Action*

A Councillor is employed by the Department of Energy, Environment and Climate Action (DEECA). DEECA is a Victorian State Department which oversees items such as licenses for waste transfer stations, regional water quality monitoring, and animal registrations.

*Rural City of Wangaratta*

A Director provides consultancy services to the Rural City of Wangaratta. The Rural City of Wangaratta provides support in waste disposal.

*Tourism North East*

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

Paid to Related Parties	339	286
Council employed partners of Key Management Personnel. This is a normal Council employee/contractor relationship	–	1

(b) Outstanding balances with related parties

The outstanding balances owing with related parties is to Tourism North East	23	–
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(c) Loans to/from related parties

There were no loans either to or from related parties.

## Alpine Shire Council

2024/2025 Financial Report

### Notes to the Financial Statements

for the year ended 30 June 2025

#### Note 8. Managing uncertainties

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##### 8.1 Contingent assets and liabilities

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

###### (a) Contingent assets

Contingent assets are possible assets that arise from past events, whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Council.

###### (b) Contingent liabilities

Contingent liabilities are:

- possible obligations that arise from past events, whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Council; or
- present obligations that arise from past events but are not recognised because:
- it is not probable that an outflow of resources embodying economic benefits will be required to settle the obligation; or
- the amount of the obligation cannot be measured with sufficient reliability.

###### Superannuation

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

###### Landfill

Council is responsible for three small landfill sites that have been closed for more than twenty years at Myrtleford, Mount Beauty and Harrietville. These sites are being monitored by Council and it may be required to perform rehabilitation works in the future.

###### Liability Mutual Insurance

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

## Alpine Shire Council

2024/2025 Financial Report

### Notes to the Financial Statements

for the year ended 30 June 2025

#### Note 8. Managing uncertainties (continued)

##### 8.2 Change in accounting standards

Certain new Australian Accounting Standards and interpretations have been published that are not mandatory for the 30 June 2025 reporting period. Council assesses the impact of these new standards.

In December 2022 the Australian Accounting Standards Board (AASB) issued AASB 2022-10 Amendments to Australian Accounting Standards - Fair Value Measurement of Non-Financial Assets of Not-for-Profit Public Sector Entities to modify AASB 13 Fair Value Measurement. AASB 2022-10 amends AASB 13 Fair Value Measurement for fair value measurements of non-financial assets of not-for-profit public sector entities not held primarily for their ability to generate net cash inflows. The AASB 13 modifications:

- are applicable only to not-for-profit public sector entities;
- are limited to fair value measurements of non-financial assets not held primarily for their ability to generate net cash inflows;
- are to be applied prospectively for annual periods beginning on or after 1 January 2025;
- would not necessarily change practice for some not-for-profit public sector entities; and
- do not indicate that entities changing practice in how they measure relevant assets made an error in applying the existing requirements of AASB 13.

Council has assessed the impact of the modifications to AASB 13 in the 2024-25 reporting period and have deemed it immaterial.

##### 8.3 Financial instruments

###### (a) Objectives and policies

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

## Alpine Shire Council

2024/2025 Financial Report

### Notes to the Financial Statements

for the year ended 30 June 2025

#### Note 8. Managing uncertainties (continued)

##### (b) Market risk

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

##### *Interest rate risk*

Interest rate risk refers to the risk that the value of a financial instrument or cash flows associated with the instrument will fluctuate due to changes in market interest rates. Council's interest rate liability risk arises primarily from long term loans and borrowings at fixed rates which exposes Council to fair value interest rate risk / Council does not hold any interest bearing financial instruments that are measured at fair value, and therefore has no exposure to fair value interest rate risk.

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

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

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

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

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

##### (c) Credit risk

Credit risk is the risk that a contracting entity will not complete its obligations under a financial instrument and cause Council to make a financial loss. Council has exposure to credit risk on some financial assets included in the balance sheet. Particularly significant areas of credit risk exist in relation to outstanding fees and fines as well as loans and receivables from sporting clubs and associations. To help manage this risk:

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

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

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

## Alpine Shire Council

2024/2025 Financial Report

### Notes to the Financial Statements

for the year ended 30 June 2025

#### Note 8. Managing uncertainties (continued)

##### (d) Liquidity risk

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

To help reduce these risks Council:

- has a liquidity policy which targets a minimum and average level of cash and cash equivalents to be maintained;
- has readily accessible standby facilities and other funding arrangements in place;
- has a liquidity portfolio structure that requires surplus funds to be invested within various bands of liquid instruments;
- monitors budget to actual performance on a regular basis; and
- sets limits on borrowings relating to the percentage of loans to rate revenue and percentage of loan principal repayments to rate revenue.

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

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

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

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

##### (e) Sensitivity disclosure analysis

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

- A parallel shift of 0.75% and -1.00% in market interest rates (AUD) from year end rates of 4.20%.

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

## 8.4 Fair value measurement

### *Fair Value Hierarchy*

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

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

Council has considered the amendments to AASB 13 Fair Value Measurement that apply for the 2024-25 financial year as a result of AASB 2022-10 Amendments to Australian Accounting Standards - Fair Value Measurement of Non-Financial Assets of Not-for-Profit Public Sector Entities. For assets, where the Council adopts a current replacement cost approach to determine fair value, the Council now considers the inclusion of site preparation costs, disruption costs and costs to restore another entity's assets in the underlying valuation.

The AASB 13 amendments apply prospectively, comparative figures have not been restated.

The AASB 13 amendments have not resulted in any material impacts to Council's financial statements.

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

Notes to the Financial Statements

for the year ended 30 June 2025

Note 8. Managing uncertainties (continued)

- Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities
- Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable; and
- Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

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

Revaluation

Subsequent to the initial recognition of assets, non-current physical assets, other than plant and equipment, are measured at their fair value, being the price that would be received to sell an asset (or paid to transfer a liability) in an orderly transaction between market participants at the measurement date. (For plant and equipment carrying amount is considered to approximate fair value given short useful lives). At balance date, the Council reviewed the carrying value of the individual classes of assets measured at fair value to ensure that each asset materially approximated its fair value. Where the carrying value materially differed from the fair value at balance date, the class of asset was revalued.

Fair value valuations are determined in accordance with a valuation hierarchy. Changes to the valuation hierarchy will only occur if an external change in the restrictions or limitations of use of an asset result in changes to the permissible or practical highest and best use of the asset. In addition, Council undertakes a formal revaluation of land, buildings, and infrastructure assets on a regular basis ranging from 3 to 4 years. The valuation is performed either by experienced Council officers or independent experts. The following table sets out the frequency of revaluations by asset class.

Asset Class	Revaluation frequency
Land	3-4 years
Buildings	3-4 years
Roads	3-4 years
Bridges	3-4 years
Footpaths and cycleways	3-4 years
Drainage	3-4 years
Recreational, leisure and community facilities	3-4 years
Waste management	3-4 years
Parks, open space and streetscapes	3-4 years
Other infrastructure	3-4 years

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

Impairment of assets

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

## Alpine Shire Council

2024/2025 Financial Report

### Notes to the Financial Statements

for the year ended 30 June 2025

#### Note 8. Managing uncertainties

##### 8.5 Events occurring after balance date

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

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## Alpine Shire Council

2024/2025 Financial Report

Notes to the Financial Statements  
for the year ended 30 June 2025

## Note 9. Other matters

	Balance at beginning of reporting period \$ '000	Increase (decrease) \$ '000	Balance at end of reporting period \$ '000
<b>9.1 Reserves</b>			
<b>(a) Asset revaluation reserves</b>			
<b>2025</b>			
<b>Property</b>			
Land	50,685	—	50,685
Land under roads	4,882	47	4,929
Buildings	34,526	—	34,526
Buildings - non specialised	—	430	430
	<u>90,093</u>	<u>477</u>	<u>90,570</u>
<b>Plant and equipment</b>			
Books	94	30	124
	<u>94</u>	<u>30</u>	<u>124</u>
<b>Infrastructure</b>			
Roads	38,438	(1,202)	37,236
Bridges	41,440	9,601	51,041
Footpaths and cycleways	1,764	(1,003)	761
Drainage	8,007	3,385	11,392
Recreational, leisure and community facilities	1,407	7,182	8,589
Waste	7,983	57	8,040
Parks, open space and streetscapes	1,152	(54)	1,098
	<u>100,191</u>	<u>17,966</u>	<u>118,157</u>
<b>Total asset revaluation reserves</b>	<u>190,378</u>	<u>18,473</u>	<u>208,851</u>

## Alpine Shire Council

2024/2025 Financial Report

## Notes to the Financial Statements

for the year ended 30 June 2025

## Note 9. Other matters (continued)

	Balance at beginning of reporting period \$ '000	Increase (decrease) \$ '000	Balance at end of reporting period \$ '000
<b>2024</b>			
<b>Property</b>			
Land	26,856	23,829	50,685
Land under roads	—	4,882	4,882
Buildings	20,998	13,528	34,526
	<b>47,854</b>	<b>42,239</b>	<b>90,093</b>
<b>Plant and equipment</b>			
Books	94	—	94
	<b>94</b>	<b>—</b>	<b>94</b>
<b>Infrastructure</b>			
Roads	38,438	—	38,438
Bridges	32,908	8,532	41,440
Footpaths and cycleways	1,764	—	1,764
Drainage	8,007	—	8,007
Recreational, leisure and community facilities	1,407	—	1,407
Waste	7,983	—	7,983
Parks, open space and streetscapes	1,085	67	1,152
	<b>91,592</b>	<b>8,599</b>	<b>100,191</b>
<b>Total asset revaluation reserves</b>	<b>139,540</b>	<b>50,838</b>	<b>190,378</b>

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

	Balance at beginning of reporting period \$ '000	Transfer from Accumulated Surplus \$ '000	Transfer to Accumulated Surplus \$ '000	Balance at end of reporting period \$ '000
<b>(b) Other reserves</b>				
<b>2025</b>				
Dinner Plain	1,340	—	(372)	968
Waste	4,009	—	(222)	3,787
Subdivision recreation	694	—	(71)	623
<b>Total Other reserves</b>	<b>6,043</b>	<b>—</b>	<b>(665)</b>	<b>5,378</b>
<b>2024</b>				
Dinner Plain	845	—	495	1,340
Waste	4,853	(844)	—	4,009
Subdivision recreation	374	—	320	694
<b>Total restricted reserves</b>	<b>6,072</b>	<b>(844)</b>	<b>815</b>	<b>6,043</b>
<b>Total Other reserves</b>	<b>6,072</b>	<b>(844)</b>	<b>815</b>	<b>6,043</b>

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Page 56 of 60

## Alpine Shire Council

2024/2025 Financial Report

## Notes to the Financial Statements

for the year ended 30 June 2025

## Note 9. Other matters (continued)

The **Dinner Plain reserve** is maintained to ensure all rates raised from Dinner Plain properties are quarantined and invested back into Dinner Plain. During 2024/25 Council approved ceasing the operation of the Dinner Plain reserve from 30 June 2024. Any remaining balance will be utilised in accordance with the establishment of the Dinner Plain reserve until all remaining funds are expended.

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

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

	2025 \$ '000	2024 \$ '000
<b>9.2 Reconciliation of cash flows from operating activities to surplus/(deficit)</b>		
Surplus/(deficit) for the year	7,823	6,387
<b>Non-cash adjustments:</b>		
Depreciation/amortisation	7,293	5,341
Profit/(loss) on disposal of property, infrastructure, plant and equipment	2,897	222
Fair value adjustments for investment property	—	672
Contributions - Non-monetary assets	(57)	(3,123)
Adjustment landfill rehabilitation expense	—	161
Additions for Intangibles	—	(142)
<b>Change in assets and liabilities:</b>		
(Increase)/decrease in trade and other receivables	(1,853)	(156)
(Increase)/decrease in inventories	(12)	(7)
(Increase)/decrease in prepayments	—	688
Increase/(decrease) in contract assets	(1,332)	(297)
Increase/(decrease) in other assets	58	(56)
Increase/(decrease) in trade and other payables	792	(1,618)
Increase/(decrease) in provisions	1,238	(1,047)
(Decrease)/increase in trust funds and other deposits	396	279
(Decrease)/increase in contract and other liabilities	(8,295)	(3,426)
<b>Net cash provided by/(used in) operating activities</b>	<b>8,948</b>	<b>3,878</b>

## 9.3 Superannuation

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

**Accumulation**

The Fund's accumulation category, Vision MySuper/Vision Super Saver, receives both employer and employee contributions on a progressive basis. Employer contributions are normally based on a fixed percentage of employee earnings (for the year ended 30 June 2025, this was 11.5% as required under Superannuation Guarantee (SG) legislation (2024: 11.0%)).

**Defined Benefit**

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

## Alpine Shire Council

2024/2025 Financial Report

### Notes to the Financial Statements

for the year ended 30 June 2025

#### Note 9. Other matters (continued)

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

##### Funding Arrangements

Council makes employer contributions to the Defined Benefit category of the Fund at rates determined by the Trustee on the advice of the Fund Actuary. As at 30 June 2024, an interim actuarial investigation was held as the Fund provides lifetime pensions in the Defined Benefit category. The vested benefit index (VBI) of the Defined Benefit category as at 30 June 2024 (of which Council is a contributing employer) was 105.4%. The financial assumptions used to calculate the VBI were:

Net investment returns 5.6% pa  
Salary information 3.5% pa  
Price inflation (CPI) 2.7% pa

As at 30 June 2025, an interim actuarial investigation is underway as the Fund provides lifetime pensions in the Defined Benefit category. It is expected to be completed by 31 October 2025. The VBI is used as the primary funding indicator. Because the VBI was above 100%, the 30 June 2024 actuarial investigation determined the Defined Benefit category was in a satisfactory financial position and that no change was necessary to the Defined Benefit category's funding arrangements from prior years

##### Employer contributions

###### (a) Regular contributions

On the basis of the results of the 2024 interim actuarial investigation conducted by the Fund Actuary, Council makes employer contributions to the Fund's Defined Benefit category at rates determined by the Fund's Trustee. For the year ended 30 June 2025, this rate was 11.5% of members' salaries (11.0% in 2023/24). This rate is expected to increase in line with any increases in the SG contribution rate and was reviewed as part of the 30 June 2023 triennial valuation.

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

###### (b) Funding calls

If the Defined Benefit category is in an unsatisfactory financial position at an actuarial investigation or the Defined Benefit category's VBI is below its shortfall limit at any time other than the date of the actuarial investigation, the Defined Benefit category has a shortfall for the purposes of SPS 160 and the Fund is required to put a plan in place so that the shortfall is fully funded within three years of the shortfall occurring. The Fund monitors its VBI on a quarterly basis and the Fund has set its shortfall limit at 98% from 26 July 2024 (previously 97%).

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

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

Due to the nature of the contractual obligations between the participating employers and the Fund, and that the Fund includes lifetime pensioners and their reversionary beneficiaries, it is unlikely that the Fund will be wound up. If there is a surplus in the Fund, the surplus cannot be returned to the participating employers.

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

##### The 2024 interim actuarial investigation surplus amounts

An actuarial investigation is conducted annually for the Defined Benefit category of which Council is a contributing employer. Generally, a full actuarial investigation is conducted every three years and interim actuarial investigations are conducted for each intervening year. An interim investigation was conducted as at 30 June 2024 while a full investigation was conducted as at 30 June 2023.

The Fund's actuarial investigation identified the following for the Defined Benefit category of which Council is a contributing employer:

continued on next page ...

Page 58 of 60

Alpine Shire Council

2024/2025 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2025

Note 9. Other matters (continued)

	2024 (Interim) \$m	2023 (Triennial) \$m
- A VBI Surplus	108.4	85.7
- A total service liability surplus	141.4	123.6
- A discounted accrued benefits surplus	156.7	141.9

The VBI surplus means that the market value of the fund's assets supporting the defined benefit obligations exceed the vested benefits that the defined benefit members would have been entitled to if they had all exited on 30 June 2024.

The total service liability surplus means that the current value of the assets in the Fund's Defined Benefit category plus expected future contributions exceeds the value of expected future benefits and expenses as at 30 June 2024.

The discounted accrued benefit surplus means that the current value of the assets in the Fund's Defined Benefit category exceeds the value of benefits payable in the future but accrued in respect of service to 30 June 2024.

The 2025 interim actuarial investigation

An interim actuarial investigation is being conducted for the Fund's position as at 30 June 2025 as the Fund provides lifetime pensions in the Defined Benefit category.

Vision Super has advised that the VBI at 30 June 2025 was 110.5%. Council was notified of the 30 June 2025 VBI during August 2025 (2024: August 2024). The financial assumptions used to calculate this VBI were:

Net investment returns 5.7% pa  
Salary information 3.5% pa  
Price inflation (CPI) 2.6% pa

It is anticipated that this actuarial investigation will be completed by 31 October 2025.

The 2023 triennial investigation

The last triennial actuarial investigation conducted prior to 30 June 2023 was at 30 June 2020. This actuarial investigation was completed by 31 December 2020. The financial assumptions for the purposes of these investigations were:

	2023 Triennial investigation	2020 Triennial investigation
Net investment return	5.7% pa	5.6% pa
Salary inflation	3.50% pa	2.5% pa for two years and 2.75% pa thereafter
Price inflation	2.8% pa	2.0% pa

Superannuation contributions

Contributions by Council (excluding any unfunded liability payments) to the above superannuation plans for the financial year ended 30 June 2025 are detailed below:

Scheme	Type of scheme	Rate	2025 \$ '000	2024 \$ '000
Vision Super	Defined benefit	11.5% (2024:11.0%)	13	15
Vision Super	Accumulation fund	11.5% (2024:11.0%)	407	389
Other funds	Accumulation fund	11.5% (2024:11.0%)	978	796

There were no contributions outstanding and no loans issued from or to the above schemes as at 30 June 2025.

## Alpine Shire Council

2024/2025 Financial Report

### Notes to the Financial Statements

for the year ended 30 June 2025

#### Note 9. Other matters (continued)

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The expected contributions to be paid to the Defined Benefit category of Vision Super for the year ending 30 June 2026 is \$9,715.30.

#### Note 10. Changes in accounting policies

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There have been no changes to accounting policies in the 2024-25 year.

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**Alpine Shire Council**

**Performance Statement**

For the year ended 30 June 2025

## Certification of the Performance Statement

For the year ended 30 June 2025

In my opinion, the accompanying Performance Statement has been prepared in accordance with the *Local Government Act 2020* and the *Local Government (Planning and Reporting) Regulations 2020*.

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**Tony Cooper**  
**Principal Accounting Officer CPA**

Date:

In our opinion, the accompanying Performance Statement of the Alpine Shire Council for the year ended 30 June 2025 presents fairly the results of Council's performance in accordance with the *Local Government Act 2020* and the *Local Government (Planning and Reporting) Regulations 2020*.

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

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

We have been authorised by the Council and by the *Local Government (Planning and Reporting) Regulations 2020* to certify this Performance Statement in its final form.

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**Councillor**

Date:

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**Councillor**

Date:

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**William Jeremy**  
**Chief Executive Officer**

Date:



**Victorian Auditor General's Office Audit Report**  
For the year ended 30 June 2025

DRAFT

**Victorian Auditor General's Office Audit Report (continued)**  
For the year ended 30 June 2025

DRAFT

## Description of the municipality

For the year ended 30 June 2025

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

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

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

The estimated resident population of the Shire is 13,199, a number which significantly increases with the seasonal influx of tourists. Population demographics in the 2021 Census show a lower population of 0-49 year olds, but a much higher population of persons aged 50 and over, as compared to the Victorian averages.

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## Service Performance Indicators

For the year ended 30 June 2025

Service / indicator / measure	Results			Target as per Budget	Result	Material Variations
	2021/22	2022/23	2023/24	2024/25	2024/25	
<b>Aquatic Facilities</b> <b>Utilisation</b> <i>Utilisation of aquatic facilities</i> [Number of visits to aquatic facilities / Population]	2.7	2.4	3.0	2.7	3.5	Utilisation of Council's three aquatic facilities increased again in 2024/25, continuing a trend from the previous year, and surpassing Council's target result. Visitation at outdoor pools during the seasonal opening period (November - March) increased slightly compared to the previous year, in part due to a hotter summer season and a streamlined marketing program. The greatest driver of change was a 30% increase in visitation at Bright Sports Centre compared to the previous year. This was driven by an increase in member visitation during January - June 2025, in response to new equipment in the gymnasium section of the Centre.
<b>Animal Management</b> <b>Health and safety</b> <i>Animal management prosecutions</i> [Number of successful animal management prosecutions / Number of animal management prosecutions] x 100	0%	0%	0%	0%	0%	No animal management prosecutions were presented to court in 2024/25. This is consistent with Council's target for this measure.

Service Performance Indicators (continued)

For the year ended 30 June 2025

Service/indicator/measure	Results			Target as per Budget	Result	Material Variations
	2021/22	2022/23	2023/24	2024/25	2024/25	
<b>Food Safety</b> <b>Health and safety</b> <i>Critical and major non-compliance outcome</i> [Number of critical non-compliance outcome notifications and major non-compliance notifications about a food premises followed up / Number of critical non-compliance outcome notifications and major non-compliance notifications about a food premises] x100	100.0 %	100.0 %	0.0 %	100.0 %	0.0 %	No critical or major non-compliance notifications were received. Council's Environmental Health department continues to focus on improved food safety awareness to promote compliance with the Food Safety Standards.

## Service Performance Indicators (continued)

For the year ended 30 June 2025

Service/indicator/measure	Results			Target as per Budget	Result	Material Variations
	2021/22	2022/23	2023/24	2024/25	2024/25	
<b>Governance</b> <b>Consultation and engagement</b> <i>Satisfaction with community consultation and engagement</i> [Community satisfaction rating out of 100 with how Council has performed on community consultation and engagement ]	55	50	46	55	46	Satisfaction with community consultation and engagement remained constant compared to the previous year, however performance remains significantly lower than the Small Rural Council average and is lower than Council's target result. Work will continue in 2025/26 to improve community perceptions of Council's performance.
<b>Libraries</b> <b>Participation</b> <i>Library membership</i> [Number of registered library members / Population] x100	New in 2023/24	New in 2023/24	32.2 %	12.0 %	33.2 %	Library membership has increased, reflecting a similar increase in loans per head of population. This is well above the target set for this year, which was set before the 2023/24 results were available, and is higher than the average of other similar sized Councils in 2023/24.

## Service Performance Indicators (continued)

For the year ended 30 June 2025

Service/indicator/measure	Results			Target as per Budget	Result	Material Variations
	2021/22	2022/23	2023/24	2024/25	2024/25	
<b>Maternal and Child Health (MCH)</b>						
<b>Participation</b>						
<i>Participation in the MCH service</i> [Number of children who attend the MCH service at least once (in the year) / Number of children enrolled in the MCH service] x100	83.4 %	83.4 %	84.0 %	82.0 %	83.2 %	Participation in the Maternal and Child Health Service continues to show high demand for service.
<i>Participation in the MCH service by Aboriginal children</i> [Number of Aboriginal children who attend the MCH service at least once (in the year) / Number of Aboriginal children enrolled in the MCH service] x100	64.7 %	82.6 %	89.5 %	82.0 %	95.7 %	Council has a small number of First Nations children enrolled in the Maternal and Child Health service, therefore a slight change in participation creates a greater change in overall results. The result is better than the target set for this measure, which was based on 2022/23 results.

## Service Performance Indicators (continued)

For the year ended 30 June 2025

Service/indicator/measure	Results			Target as per Budget	Result	Material Variations
	2021/22	2022/23	2023/24	2024/25	2024/25	
<b>Roads</b>						
<b>Condition</b>						
Sealed local roads maintained to condition standards [Number of kilometres of sealed local roads below the renewal intervention level set by Council / Kilometres of sealed local roads] x100	98.8%	99.4%	99.6%	98.0%	99.4%	The result for sealed local roads maintained to condition standards appears to have fallen slightly compared to the previous year, however the result reflects an increase in the total length of sealed local roads maintained by Council, and is above the target result. A new Road Management Plan was adopted in July 2025, which makes improvements to the intervention levels across Council's road network from 2025/26.



## Service Performance Indicators (continued)

For the year ended 30 June 2025

Service/indicator/measure	Results			Target as per Budget	Result	Material Variations
	2021/22	2022/23	2023/24	2024/25	2024/25	
<b>Statutory Planning</b> <b>Service standard</b> <i>Planning applications decided within required time</i> [(Number of regular planning application decisions made within 60 days) + (Number of VicSmart planning application decisions made within 10 days) / Number of planning application decisions made] x100	41.4 %	19.4 %	22.8 %	61.0%	27.4%	<p>The number of planning applications decided within required timeframes has increased slightly compared to the previous year, but remains below the target set for this measure. Almost half of all planning applications determined in 2024/25 were made in the period March - June 2025. In this time Council has rebuilt the Statutory Planning team after a period of resourcing challenges and implemented a suite of process improvements. The resolution of a number of legacy applications has impacted the results.</p> <p>Council continues to have issues with data uploaded to the State Government's PPARS website. As a result, LGPRF data has been generated manually from Council's records. Data integrity issues will be systematically addressed throughout 2025/26.</p>

## Service Performance Indicators (continued)

For the year ended 30 June 2025

Service/indicator/measure	Results			Target as per Budget	Result	Material Variations
	2021/22	2022/23	2023/24	2024/25	2024/25	
<b>Waste Management</b> <b>Waste diversion</b> <i>Kerbside collection waste diverted from landfill</i> [Weight of recyclables and green organics collected from kerbside bins / Weight of garbage, recyclables and green organics collected from kerbside bins] x100	40.0 %	39.8 %	73.4 %	51.0%	74.1 %	Council continues to see improvement in kerbside collection waste being diverted from landfill in 2024/25, being the second year of a Food Organics Garden Organics (FOGO) service in the municipality. The result is better than the target for this measure, which was set before the 2023/24 results were available. Council's participation in the soft plastics recycling trial has also contributed to the improvement in waste diverted from landfill.

## Financial Performance Indicators

For the year ended 30 June 2025

Dimension / indicator /				Target as per Budget	Result	Forecasts				Material Variations
	2021/22	2022/23	2023/24	2024/25	2024/25	2025/26	2026/27	2027/28	2028/29	
<b>Efficiency</b>										
<i><b>Expenditure level</b></i>										
<i>Expenses per property</i> [Total expenses / Number of property assessments]	\$3,451	\$3,818	\$3,794	\$4,211	\$4,901	\$4,037	\$4,200	\$4,279	\$4,359	Operating expenses increased by over 28% compared to the prior year. This was caused by increases across all expenditure categories - in particular, depreciation and net losses on disposal of assets.
<i><b>Revenue level</b></i>										
<i>Average rate per property</i> [General rates and Municipal charges / Number of property assessments]	\$1,787	\$1,852	\$1,886	\$1,820	\$1,945	\$2,014	\$2,065	\$2,112	\$2,159	

## Financial Performance Indicators (continued)

For the year ended 30 June 2025

Dimension / indicator /				Target as per Budget	Result	Forecasts				Material Variations
	2021/22	2022/23	2023/24	2024/25	2024/25	2025/26	2026/27	2027/28	2028/29	
<b>Liquidity</b>										
<i><b>Working capital</b></i>										
<i>Current assets compared to current liabilities</i> [Current assets / Current liabilities] x100	235.0 %	220.2 %	269.2 %	255.4%	376.3%	338.6%	356.0%	313.6%	277.4%	Current liability associated with unearned grant revenue decreased by nearly \$8 million, while cash reserves decreased by a lower rate providing a higher liquidity result.
<i><b>Unrestricted cash</b></i>										
<i>Unrestricted cash compared to current liabilities</i> [Unrestricted cash / Current liabilities] x100	18.2 %	-44.8 %	-55.2 %	61.3%	135.8%	31.5%	49.7%	38.5%	20.1%	Council has moved towards holding a higher proportion of its investments in shorter period term deposits, maturing within 90 days and therefore classified as unrestricted cash, in order to secure higher returns in a changing interest rate environment. Council's liabilities have decreased significantly as capital projects have been completed and unearned grant revenue has decreased.

## Financial Performance Indicators (continued)

For the year ended 30 June 2025

Dimension / indicator /				Target as per Budget	Result	Forecasts				Material Variations
	2021/22	2022/23	2023/24	2024/25	2024/25	2025/26	2026/27	2027/28	2028/29	
<b>Obligations</b>										
<b><i>Loans and borrowings</i></b>										
<i>Loans and borrowings</i> [Interest bearing loans and borrowings / Rate revenue] x100	0.0 %	0.0 %	0.0 %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	Council continues to operate free from borrowings.
<i>Loans and borrowings</i> [Interest and principal repayments on interest bearing loans and borrowings / Rate revenue] x100	0.0 %	0.0 %	0.0 %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	Council continues to operate free from borrowings.
<b><i>Indebtedness</i></b>										
<i>Non-current liabilities compared to own source revenue</i> [Non-current liabilities / Own source revenue] x100	11.1 %	16.1 %	15.8 %	27.6%	13.6%	15.1%	15.3%	13.5%	12.7%	Non-current employee liability is less than prior year compared to a slightly higher own source revenue figure, leading to a result below previous years.

### Financial Performance Indicators (continued)

For the year ended 30 June 2025

Dimension / indicator /				Target as per Budget	Result	Forecasts				Material Variations
	2021/22	2022/23	2023/24	2024/25	2024/25	2025/26	2026/27	2027/28	2028/29	
<b><i>Asset renewal and upgrade</i></b>										
<i>Asset renewal and upgrade compared to depreciation</i> [Asset renewal and asset upgrade expense / Asset depreciation] x100	216.9%	163.7%	156.1%	137.1%	143.2%	120.6%	136.7%	131.3%	124.6%	Asset renewal and upgrade compared to depreciation was lower than the previous year due to the calculated increase in depreciation being larger than the increase in asset renewal and upgrade spend. This measure remains greater than 100% and therefore within Council's expected range.

## Financial Performance Indicators (continued)

For the year ended 30 June 2025

Dimension / indicator /				Target as per Budget	Result	Forecasts				Material Variations
	2021/22	2022/23	2023/24	2024/25	2024/25	2025/26	2026/27	2027/28	2028/29	
<b>Operating position</b>										
<b><i>Adjusted underlying result</i></b>										
<i>Adjusted underlying surplus (or deficit)</i> [Adjusted underlying surplus (deficit)/ Adjusted underlying revenue] x100	4.5 %	8.7 %	-10.7 %	-39.1%	-10.5%	-3.9%	-3.7%	-3.2%	-3.4%	The calculation to generate the target result in the 2024/25 Budget has been identified as incorrect. It should be noted that the correct calculation would set the target for 2024/25 at -13.6%. The improvement in the adjusted underlying position compared to the corrected target amount is due to 50% of the 2025/26 Financial Assistance Grant being received in 2024/25.

## Financial Performance Indicators (continued)

For the year ended 30 June 2025

Dimension / indicator /				Target as per Budget	Result	Forecasts				Material Variations
	2021/22	2022/23	2023/24	2024/25	2024/25	2025/26	2026/27	2027/28	2028/29	
<b>Stability</b>										
<b><i>Rates concentration</i></b>										
<i>Rates compared to adjusted underlying revenue</i>	60.2 %	54.6 %	70.1 %	67.5%	56.4%	66.4%	65.3%	65.2%	65.6%	Adjusted Underlying position - rates revenue has increased by the rate cap however the underlying position is better than budgeted. This was caused by the early payment of 50% of the 2025/26 Financial Assistance Grant in 2023/24.
[Rate revenue / Adjusted underlying revenue] x100										
<b><i>Rates effort</i></b>										
<i>Rates compared to property values</i>	0.37 %	0.34 %	0.28 %	0.5%	0.29%	0.30%	0.30%	0.30%	0.30%	
[Rate revenue / Capital improved value of rateable properties in the municipality ] x100										



## Sustainable Capacity Indicators

For the year ended 30 June 2025

Indicator / measure	Results				Material Variations
	2021/22	2022/23	2023/24	2024/25	
<b>Population</b>					
<i>Expenses per head of municipal population</i> [Total expenses / Municipal population]	\$2,377	\$2,621	\$2,606	\$3,362	Expenses have increased by 28% compared to the prior year - caused by increases in material and services costs, depreciation expenses and net loss on assets. The population has remained stable.
<i>Infrastructure per head of municipal population</i> [Value of infrastructure / Municipal population]	\$16,858	\$16,528	\$18,633	\$20,490	
<i>Population density per length of road</i> [Municipal population / Kilometres of local roads]	22.6	23.0	22.7	22.7	
<b>Own-source revenue</b>					
<i>Own-source revenue per head of municipal population</i> [Own-source revenue / Municipal population]	\$1,716	\$2,031	\$1,943	\$2,107	

## Sustainable Capacity Indicators (continued)

For the year ended 30 June 2025

Indicator / measure	Results				Material Variations
	2021/22	2022/23	2023/24	2024/25	
<b>Recurrent grants</b> <i>Recurrent grants per head of municipal population</i> [Recurrent grants / Municipal population]	\$534.01	\$539.96	\$138.22	\$787.03	Timing of receipt of Financial Assistance Grants affects the revenue recognised in 2023/24 and 2024/25. In 2024/25 the full year plus an early payment of 2025/26 was received. Recurrent grants received increased from \$1.8 million in 2023/24 to \$9.7 million in 2024/25.
<b>Disadvantage</b> <i>Relative Socio-Economic Disadvantage</i> [Index of Relative Socio-Economic Disadvantage by decile]	5	7	7	7	The Socio-Economic Indexes for Areas (SEIFA) relative socio-economic disadvantage index is released following each census, and is not updated annually. A higher score indicates a relative lack of disadvantage.

Sustainable Capacity Indicators (continued)

Sustainable Capacity Indicators (continued)

Indicator / measure	Results				Material Variations
	2021/22	2022/23	2023/24	2024/25	
<b>Workforce turnover</b> Percentage of staff turnover [Number of permanent staff resignations and terminations / Average number of permanent staff for the financial year] x100	26.5 %	27.9 %	25.9 %	13.3 %	Council's permanent workforce turnover was below 15% for the first time since before COVID-19 impacted on the way people work. This reflects a stabilising of the workforce, including fewer vacant positions at the end of the year.

## Notes to the accounts

For the year ended 30 June 2025

### 1. Basis of preparation

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

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

The Performance Statement presents the actual results for the current year and the previous three years, along with the current year's target, if mandated by the *Local Government (Planning and Reporting) Regulations 2020*. Additionally, for the prescribed financial performance indicators and measures, the performance statement includes the target budget for the current year and the results forecast for the period 2025/26 to 2028/29 by the Council's Financial Plan.

The *Local Government (Planning and Reporting) Regulations 2020* requires explanation of any material variations in the results contained in the performance statement. Council has adopted materiality thresholds relevant to each indicator and measure and explanations have not been provided for variations below the materiality thresholds unless the variance is considered to be material because of its nature.

## Definitions

For the year ended 30 June 2025

Key term	Definition
Aboriginal children	means a child who is an Aboriginal person
Aboriginal person	has the same meaning as in the Aboriginal Heritage Act 2006
adjusted underlying revenue	means total income other than: <ul style="list-style-type: none"> <li>· non-recurrent grants used to fund capital expenditure; and</li> <li>· non-monetary asset contributions; and</li> <li>· contributions to fund capital expenditure from sources other than those referred to above</li> </ul>
adjusted underlying surplus (or deficit)	means adjusted underlying revenue less total expenditure
annual report	means an annual report prepared by a council under section 98 of the Act
asset renewal expenditure	means expenditure on an existing asset or on replacing an existing asset that returns the service capability of the asset to its original capability
asset upgrade expenditure	means expenditure that— (a) enhances an existing asset to provide a higher level of service; or (b) extends the life of the asset beyond its original life
critical non-compliance outcome notification	means a notification received by council under section 19N(3) or (4) of the <i>Food Act 1984</i> , or advice given to council by an authorized officer under that Act, of a deficiency that poses an immediate serious threat to public health
current assets	has the same meaning as in the Australian Accounting Standards
current liabilities	has the same meaning as in the Australian Accounting Standards
food premises	has the same meaning as in the <i>Food Act 1984</i>
intervention level	means the level set for the condition of a road beyond which a council will not allow the road to deteriorate and will need to intervene
local road	means a sealed or unsealed road for which the council is the responsible road authority under the <i>Road Management Act 2004</i>
major non-compliance outcome notification	means a notification received by a council under section 19N(3) or (4) of the <i>Food Act 1984</i> , or advice given to council by an authorized officer under that Act, of a deficiency that does not pose an immediate serious threat to public health but may do so if no remedial action is taken
MCH	means the Maternal and Child Health Service provided by a council to support the health and development of children within the municipality from birth until school age
non-current liabilities	means all liabilities other than current liabilities

## Definitions (continued)

For the year ended 30 June 2025

Key term	Definition
own-source revenue	means adjusted underlying revenue other than revenue that is not under the control of council (including government grants)
population	means the resident population estimated by council
rate revenue	means revenue from general rates, municipal charges, service rates and service charges
relative socio-economic disadvantage	in relation to a municipal district, means the relative socio-economic disadvantage, expressed as a decile for the relevant financial year, of the area in which the municipal district is located according to the Index of Relative Socio-Economic Disadvantage of SEIFA
restricted cash	means cash, cash equivalents and financial assets, within the meaning of the Australian Accounting Standards, not available for use other than for a purpose for which it is restricted, and includes cash to be used to fund capital works expenditure from the previous financial year
SEIFA	means the Socio-Economic Indexes for Areas published from time to time by the Australian Bureau of Statistics on its Internet site
unrestricted cash	means all cash and cash equivalents other than restricted cash

# Informal Meeting of Councillors

*In accordance with Chapter 8, section A1 of Council's [Governance Rules](#), the Chief Executive Officer must ensure that a summary of the matters discussed at an Informal meeting of Councillors is tabled at the next convenient Council meeting, and recorded in the minutes of that Council meeting.*

**Meeting Title:** Briefing Session  
**Date:** Tuesday 26 August 2025  
**Location:** Bright Committee Room  
**Start Time:** 12:30pm  
**Finish Time:** 4:30pm  
**Chairperson:** Will Jeremy, Chief Executive Officer

**Councillor and staff attendees:**

Name	Position	Name	Position
Cr Sarah Nicholas	Mayor	Will Jeremy	Chief Executive Officer
Cr Peter Smith	Deputy Mayor	Nathalie Cooke	Director Corporate & Community
Cr John Andersen	Councillor	Sarah Buckley	Director Assets
Cr Dave Byrne	Councillor		
Cr Gareth Graham	Councillor		
Cr Noah Tanzen	Councillor		

**Councillor and staff apologies:**

Name	Position
Cr Jean-Pierre Ronco	Councillor

**1. Conflict of interest disclosures**

Disclosures of Conflicts of Interests must be made in accordance with Chapter 7, sections A3-A5 of Council’s [Governance Rules](#), and recorded here.

**2. Record of Councillors that have disclosed a conflict of interest leaving the meeting**

**3. Items**

Item
Ordinary Council Meeting – Agenda Review
Draft Alpine Shire Community Infrastructure Needs Assessment 2025



# Informal Meeting of Councillors

*In accordance with Chapter 8, section A1 of Council's [Governance Rules](#), the Chief Executive Officer must ensure that a summary of the matters discussed at an Informal meeting of Councillors is tabled at the next convenient Council meeting, and recorded in the minutes of that Council meeting.*

**Meeting Title:** Tri Council Workshop  
**Date:** Tuesday 2 September 2025  
**Location:** The Pavilion – Pioneer Park  
**Start Time:** 10:00am  
**Finish Time:** 3:00pm  
**Chairperson:** Will Jeremy, Chief Executive Officer

**Councillor and staff attendees:**

Name	Position	Name	Position
Cr Sarah Nicholas	Mayor	Will Jeremy	Chief Executive Officer
Cr Peter Smith	Deputy Mayor		
Cr John Andersen	Councillor		
Cr Dave Byrne	Councillor		
Cr Gareth Graham	Councillor		
Cr Jean-Pierre Ronco	Councillor		
Cr Noah Tanzen	Councillor		

**Councillor and staff apologies:**

Name	Position

Indigo Shire Council	
Trevor Ierino	Chief Executive Officer
Sophie Price	Mayor
Jane Dowsley	Deputy Mayor
Greg Bourke	Councillor
John Harvey	Councillor
Roberta Home	Councillor
Scott Landells	Councillor
Diane Shephard	Councillor

Towong Shire Council	
Juliana Phelps	Chief Executive Officer
Andrew Whitehead	Mayor
Peter Tolsher	Deputy Mayor
David Wortmann	Councillor
Denise Anderson	Councillor

**1. Conflict of interest disclosures**

Disclosures of Conflicts of Interests must be made in accordance with Chapter 7, sections A3-A5 of Council's [Governance Rules](#), and recorded here.

**2. Record of Councillors that have disclosed a conflict of interest leaving the meeting****3. Items**

Item
Local & State Government Relationship
Hospital Advocacy – Better Border Health
Financial Sustainability - Municipal Association of Victoria & Hepburn Shire Council
Councillor Professional Development

# Informal Meeting of Councillors

*In accordance with Chapter 8, section A1 of Council's [Governance Rules](#), the Chief Executive Officer must ensure that a summary of the matters discussed at an Informal meeting of Councillors is tabled at the next convenient Council meeting, and recorded in the minutes of that Council meeting.*

**Meeting Title:** Briefing Session  
**Date:** Tuesday 9 September 2025  
**Location:** Bright Committee Room  
**Start Time:** 12:30pm  
**Finish Time:** 4:30pm  
**Chairperson:** Will Jeremy, Chief Executive Officer

**Councillor and staff attendees:**

Name	Position	Name	Position
Cr Sarah Nicholas	Mayor	Will Jeremy	Chief Executive Officer
Cr Peter Smith	Deputy Mayor	Nathalie Cooke	Director Corporate & Community
Cr John Andersen	Councillor	Sarah Buckley	Director Assets
Cr Dave Byrne	Councillor		
Cr Gareth Graham	Councillor		
Cr Jean-Pierre Ronco	Councillor		
Cr Noah Tanzen	Councillor		

**Councillor and staff apologies:**

Name	Position

**1. Conflict of interest disclosures**

Disclosures of Conflicts of Interests must be made in accordance with Chapter 7, sections A3-A5 of Council's [Governance Rules](#), and recorded here.

**2. Record of Councillors that have disclosed a conflict of interest leaving the meeting****3. Items**

Item
Porepukah Incident Status Update
Ordinary Council Meeting Agenda Review
Communications and Engagements Campaigns since the New Council Term began
Bushfire Places of Last Resort – Neighbourhood Safer Places
Offset Planting Pilot Site

# Informal Meeting of Councillors

*In accordance with Chapter 8, section A1 of Council's [Governance Rules](#), the Chief Executive Officer must ensure that a summary of the matters discussed at an Informal meeting of Councillors is tabled at the next convenient Council meeting, and recorded in the minutes of that Council meeting.*

**Meeting Title:** Briefing Session  
**Date:** Tuesday 16 September 2025  
**Location:** Bright Committee Room  
**Start Time:** 12:30pm  
**Finish Time:** 5:30pm  
**Chairperson:** Will Jeremy, Chief Executive Officer

**Councillor and staff attendees:**

Name	Position	Name	Position
Cr Sarah Nicholas	Mayor	Will Jeremy	Chief Executive Officer
Cr Peter Smith	Deputy Mayor	Nathalie Cooke	Director Corporate & Community
Cr John Andersen	Councillor	Sarah Buckley	Director Assets
Cr Dave Byrne	Councillor		
Cr Gareth Graham	Councillor		
Cr Jean-Pierre Ronco	Councillor		
Cr Noah Tanzen	Councillor		

**Councillor and staff apologies:**

Name	Position

**1. Conflict of interest disclosures**

Disclosures of Conflicts of Interests must be made in accordance with Chapter 7, sections A3-A5 of Council's [Governance Rules](#), and recorded here.

**2. Record of Councillors that have disclosed a conflict of interest leaving the meeting****3. Items**

Item
Meet & Greet/Discussion on Council Priorities – Beverly McArthur MP – Victorian Shadow Minister Local Government
Financial Statements and Performance Statement
Insurance Renewal
Alpine Shire Public Amenities
Draft Alpine Shire Tracks and Trails Strategy 2025
Pioneer Park Adventure Hub
Mount Beauty Recreation Reserve and Les Peart Oval Community Asset Committee

# Informal Meeting of Councillors

*In accordance with Chapter 8, section A1 of Council's [Governance Rules](#), the Chief Executive Officer must ensure that a summary of the matters discussed at an Informal meeting of Councillors is tabled at the next convenient Council meeting, and recorded in the minutes of that Council meeting.*

**Meeting Title:** Briefing Session  
**Date:** Tuesday 23 September 2025  
**Location:** Bright Committee Room  
**Start Time:** 12:30pm  
**Finish Time:** 5:30pm  
**Chairperson:** Will Jeremy, Chief Executive Officer

**Councillor and staff attendees:**

Name	Position	Name	Position
Cr Sarah Nicholas	Mayor	Will Jeremy	Chief Executive Officer
Cr Peter Smith	Deputy Mayor	Nathalie Cooke	Director Corporate & Community
Cr John Andersen	Councillor	Sarah Buckley	Director Assets
Cr Dave Byrne	Councillor		
Cr Gareth Graham	Councillor		
Cr Jean-Pierre Ronco	Councillor		
Cr Noah Tanzen	Councillor		

**Councillor and staff apologies:**

Name	Position

**1. Conflict of interest disclosures**

Disclosures of Conflicts of Interests must be made in accordance with Chapter 7, sections A3-A5 of Council's [Governance Rules](#), and recorded here.

**2. Record of Councillors that have disclosed a conflict of interest leaving the meeting****3. Items**

Item
Ordinary Council Meeting Agenda Review
Growlers Creek Road – Statutory Planning Report
Bushfire Places of Last Resort – Neighbourhood Safer Places
Finance Committee Review
Nimmo Bridge
Contract for Award – Landfill Monitoring
Regulatory Services Report – August 2025