

M(8) – 25 AUGUST 2026

Ordinary Council Meeting

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 **25 August 2026** commencing at **5:00 pm**.

PRESENT

COUNCILLORS

Cr Gareth Graham - Deputy Mayor

Cr John Andersen

Cr Dave Byrne

Cr Jean-Pierre Ronco

Cr Peter Smith

OFFICERS

Will Jeremy - Chief Executive Officer

Sarah Buckley - Director Assets

Nathalie Cooke - Director Corporate and Community

APOLOGIES

Cr Sarah Nicholas - Mayor

Cr Noah Tanzen

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 28 July, 2026.....	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 Contracts approved under delegation by the CEO.....	7
	8.2 Director Assets - Sarah Buckley.....	8
	8.2.1 Back Porepunkah Road Safety Strategy 2026.....	8
	8.2.2 Draft Visual Media Activity on Council Land Policy 2026.....	13
	8.2.3 Petition - Alpine Shire Council to review its current approach to childcare service in our shire	16
	8.2.4 Digital Connectivity in Alpine Shire.....	22
	8.2.5 Alpine Shire Sporting Reserves Maintenance Support Policy 2026.....	27
	8.3 Director Corporate and Community - Nathalie Cooke	31
	8.3.1 Draft Customer Charter for Community Engagement	31
	8.3.2 P.2024.054 35 & 37-41 Delany Ave, Bright.....	37
	8.3.3 Instruments of Appointment and Authorisation - Planning and Environment Act 1987	54
	8.3.4 Microsoft Cloud Services Procurement	57
9	Informal Meetings of Councillors.....	62

10 Presentation of reports by delegates	63
11 General business	63
12 Motions for which notice has previously been given	63
13 Reception and reading of petitions	63
14 Documents for signing and sealing	63
15 Confidential reports	63
16 Closure of meeting.....	63

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 28 JULY, 2026

RESOLUTION

Cr Byrne

Cr Smith

That the minutes of the Ordinary Council Meeting M(7) held on 28 July 2026 as circulated be confirmed.

Carried Unanimously

4 Apologies

Cr Nicholas - Mayor

Cr Tanzen

5 Obituaries / Congratulations

Refer to Alpine Shire Council's website 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

Cr Anderson Item 8.2.3 related to Alpine Children Services

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; 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 Contracts approved under delegation by the CEO

RESOLUTION

Cr Byrne

Cr Andersen

1. That the Capital Project Contract approved under delegation by the CEO be noted.

Carried Unanimously

<i>Process: Procedural Exemption</i>	
<i>Title:</i>	<i>Mountain View Children's Centre - Consultant</i>
<i>Tenderer:</i>	<i>Spaces Pty. Ltd. - St. Kilda, Victoria</i>
<i>Budget (\$ excl GST):</i>	<i>\$2.53m has been included in the adopted 2026/27 Budget for progressing the Mountain View Children's Centre upgrade in Myrtleford, funded by a grant from the Victorian School Building Authority (VSBA). Of this amount, a nominal allocation of \$190,000 was identified for the scope of this contract to progress the design documentation to 'for construction' status.</i>
<i>Contract (\$ excl GST):</i>	<i>\$186,553.50</i>

8.2 DIRECTOR ASSETS - SARAH BUCKLEY

8.2.1 Back Porepunkah Road Safety Strategy 2026

INTRODUCTION

The Back Porepunkah Road Safety Strategy 2026 is a safety strategy for Back Porepunkah Road, which connects the townships of Bright and Porepunkah. It identifies key road safety issues impacting motorists, pedestrians and cyclists, and makes a series of recommendations to improve safety on this road. This report recommends that Council notes the feedback received from the draft community consultation process and adopts the Back Porepunkah Road Safety Strategy 2026.

RESOLUTION

Cr Ronco

Cr Smith

That Council:

- 1. Receives and notes the Back Porepunkah Road Safety Strategy Community Engagement Summary Report August 2026 (Attachment 1); and***
- 2. Adopts the Back Porepunkah Road Safety Strategy 2026 (Attachment 2).***

Carried Unanimously

BACKGROUND

Back Porepunkah Road is the key secondary connector road between Bright and Porepunkah that serves as an alternative route to the Great Alpine Road. It services approximately 1,970-2,200 vehicle movements per day and is a thoroughfare for cyclist movements between the townships. While most cyclists use the adjacent Murray to Mountains Rail Trail, the road does cater for on-road cyclists and is identified as the preferred secondary route for cyclists in the Alpine Shire Cycling Safety Strategy 2019.

Back Porepunkah Road has had four incidents between 2014 and 2024 of a sufficient size to be recorded by the Transport Accident Commission (TAC), including one between a motor vehicle and a cyclist.

Alpine Shire Council (Council) received a grant of \$13,500 (excluding GST) under the TAC Local Government Grant Program's 'Analysis' stream to prepare the Back Porepunkah Road Safety Strategy (the strategy). Council awarded a contract to prepare the Back Porepunkah Road Safety Strategy to WGA Pty Ltd (WGA).

The objectives of the strategy are to:

- assess Back Porepunkah Road and its alignment with Safe System principles;
- document concerns that do not align with Safe System principles; and
- identify recommendations that will produce or move Back Porepunkah Road towards a Safe System outcome.

At the Ordinary Council Meeting held on 29 July 2025, Council resolved to endorse the draft Back Porepunkah Road Safety Strategy (draft strategy) for community consultation for a period of four weeks, and to report back to Council on the feedback received during this consultation.

ISSUES

Consultation

Council officers undertook community consultation on the draft Back Porepunkah Road Safety Strategy for a period of four weeks between 11 August 2025 and 8 September 2025. During this time, Council officers received 401 responses including:

- 385 survey responses on the Engage Alpine website;
- 15 attendees at a community drop-in session; and
- 1 written submission.

Many respondents reported not feeling safe in this area due to the narrow road width of the corner and high road speeds increasing the risk of road vehicles cutting the corner. Respondents also indicated that a lack of visibility at this corner is a problem, especially given the presence of wildlife in the area.

The lack of sealed shoulders was the most common safety concern along Back Porepunkah Road, with respondents broadly supportive of the draft strategy's recommendations to provide sealed shoulders along the entire length of the road.

Other infrastructure recommendations to improve safety on Back Porepunkah Road drew mixed responses from the community. This included increased roadside barriers, which are often beneficial to cars but not to cyclists, confusion about the location of wombat crossings, and the extent of lighting on the road.

The draft strategy also recommended reducing the speed limit on sections of Back Porepunkah Road from 80km/h to 60km/h. While a majority of respondents did not support a speed limit reduction, a significant minority of respondents supported the speed limit reduction as proposed in the draft strategy or a partial speed limit reduction from Bright to the other side of the "Canyon Corner" by the Porepunkah Plantation.

The details of the community consultation process and responses from the community, can be found in the Back Porepunkah Road Safety Strategy Community Engagement Report August 2026 (Attachment 1).

Changes to the Back Porepunkah Road Safety Strategy

In response to the community consultation process, the following main changes to the draft strategy are as follows:

Safer Roads

- Amended recommendation: amended the recommended width of shoulders along the full length of the Back Porepunkah Road from a minimum of 2 metres to a

minimum of 1.5 metres and a desirable minimum of 0.5 metres in constrained locations closer to Bright. This is subject to future investigation.

- New recommendation: investigate the preferred location for a new or upgraded pedestrian crossing at the Back Porepunkah Road/Station Street/Service Street roundabout to link the Murray to Mountains Rail Trail with Station Street.
- New recommendation: investigate the use of virtual wildlife fencing, particularly at the "Canyon Corner" outside of Bright.

Safer Speeds

- Amended recommendation: reduce the speed limit on Back Porepunkah Road from 80km/h to 60km/h from Showers Avenue to the Porepunkah side of "Canyon Corner" in accordance with the updated diagram. This would leave the 80km/h speed limit on the straighter sections of the road largely unaffected but addressing the safety concerns through the "Canyon Corner."

Safer Road Users

- Introduce updated cyclist advisory signs on Back Porepunkah Road, including signs that remind motorists of their obligations to leave a safe distance when overtaking cyclists.
- Introduce user educational signage at the entrance to the rail trail at Porepunkah to remind users of good trail etiquette (located next to the new flower bridge may be appropriate).

Additional minor amendments are proposed to the final strategy.

WGA has reviewed the suggested changes from a safety perspective and agreed that these changes do not impact upon Safe System principles or Australian standards.

Council officers have also reviewed each of the recommendations from the draft strategy to ensure that they reflect the local regional context and financial constraints of the organisation, respond appropriately to community feedback, and are prioritised into an action plan for implementation. The report has been updated to reflect community and Council officer feedback.

A significant number of the recommendations within the strategy are subject to future investigation. This will be considered as part of the inclusion of these recommendations in Council's future project prioritisation program. Council maintains a 12-year project prioritisation program that outlines key improvements to infrastructure, streetscapes and public spaces. Council plans, delivers and partners on projects – big and small – across Alpine Shire to support the future community, economic, recreational and social needs of the communities of the shire. To support this, Council actively advocates for external funding opportunities.

The final Back Porepunkah Road Safety Strategy 2026 can be found at Attachment 2.

POLICY IMPLICATIONS

The recommendations of this report are in accordance with the following priorities of the Council Plan 2025-2029:

- 2.1 New capital projects and works will be strategically aligned and planned to support long-term sustainability
- 3.5 We recognise the importance of high-quality facilities, outdoor spaces, and connected footpaths, tracks, and trails to provide access to key services and support the wellbeing of our communities

FINANCIAL AND RESOURCE IMPLICATIONS

The strategy was funded through a \$13,500 (excluding GST) grant under the TAC's Local Government Grant Program.

The recommendations of this report will not result in any immediate financial implications as the strategy does not allocate capital costs to projects.

Recommendations identified in the strategy can be considered for inclusion in Council's future project prioritisation program.

Recommendations from the strategy may be expedited if grant funding from the Australian or Victorian governments or their agencies become available.

RISK MANAGEMENT

Risk	Likelihood	Impact	Mitigation Action / Control
Council does not have funding available to implement actions of the strategy	Very likely	Moderate	Council staff are aware and stay informed of a wide range of funding opportunities for road safety upgrades and funding opportunities are frequently advertised
No action taken regarding the findings of the strategy	Low	High	Adopting the recommendations of the strategy post consultation puts Council in a strong position to be awarded grant funding through competitive selection processes

CONSULTATION

Community consultation took place between 11 August and 8 September 2025.

Consultation included:

- 564 letters to landowners in Porepukah and along Back Porepukah Road distributed on 12 August 2025;

- a media release distributed on 11 August 2025;
- an Engage Alpine webpage established with a link to the draft strategy, survey questions, and a feedback box; and
- a drop-in session in Porepukah at the Riverside Park (opposite Porepukah Ski Hire) on Tuesday, 19 August 2025 between 3pm and 5pm.

The response rate was high, and community feedback has been considered in the revised strategy, where appropriate, and in accordance with Safe System principles.

CONCLUSION

Extensive community consultation has been undertaken in the preparation of the final strategy.

Feedback from submitters has been considered and changes made to the strategy, where appropriate.

The final Back Porepukah Road Safety Strategy 2026 is now ready for Council's consideration. It is recommended that Council notes the Back Porepukah Road Safety Strategy Community Engagement Report August 2026, which summarises the draft community consultation undertaken, notes the changes to the final strategy, and adopts the Back Porepukah Road Safety Strategy 2026.

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)

1. **8.2.1.1** Back Porepukah Road Safety Strategy Engagement Summary Report August 2026
2. **8.2.1.2** Back Porepukah Road Safety Strategy 2026

8.2.2 Draft Visual Media Activity on Council Land Policy 2026

INTRODUCTION

The Draft Visual Media Activity on Council Land Policy 2026 (draft policy) aims to provide a framework and resource for visual media makers seeking approval or permits to produce visual media on public land within the jurisdiction of Alpine Shire Council (Council). This will provide certainty and consistency when assessing such requests.

RESOLUTION

Cr Byrne

Cr Andersen

That Council:

- 1. Endorses the Draft Visual Media Activity on Council Land Policy 2026 (Attachment 1);***
- 2. Endorses an engagement process to seek community feedback on the Draft Visual Media Activity on Council Land Policy 2026; and***
- 3. Notes that Council officers will consider community feedback and report back to Council at a future Council meeting.***

Carried Unanimously

BACKGROUND

This draft policy will replace the largely informal documentation currently used to assess visual media applications. The draft policy has built upon this existing documentation with updates to reflect current insurance and risk management requirements.

Alpine Shire hosts many visual media projects owing to its natural beauty. These projects vary from commercial movies, advertisers, documentaries to student projects. Council has an established reputation with VicScreen, which is the Victorian government's creative and economic screen development agency, providing support to visual media projects in the shire. To leverage this relationship further, Council is becoming "Film Friendly", aiming to attract more commercial film productions, which support Alpine Shire's local economy, helping to create more job opportunities, particularly in the arts.

ISSUES

The main issues that have been identified that a final policy must address are the need to:

- balance residential, business and visual media industry needs and interests;
- minimise risk of litigation and insurance claims for Council, and increased protection for Council's reputation; and
- reduction of multiple events competing for the same space.

The draft policy addresses these considerations.

A final policy may be shortened to move any operational considerations to an accompanying procedure or guideline to inform these activities. This process would not change the intent of the draft consultation material, but simply better reflect the need to separate a policy document adopted by Council from the operational tools needed to give effect to its intent.

POLICY IMPLICATIONS

The recommendation is in accordance with the following priorities of the Council Plan 2025-2029:

2.9 We support a strong and sustainable economy across Alpine Shire

FINANCIAL AND RESOURCE IMPLICATIONS

Support for the draft policy will have minimal implications on Council's resources. The time to support and process applications is already delivered by the Economic Development team in its existing resources and the draft policy simply formalises the existing considerations.

RISK MANAGEMENT

Risk	Likelihood	Impact	Mitigation Action / Control
An incident occurs on Council land due to visual media activity	Unlikely	Moderate	All visual media activity conducted on Council land must apply for a permit. This provides opportunities for Council to consider that the applicant is taking all necessary precautions to reduce the likelihood of an incident occurring

CONSULTATION

Targeted stakeholder engagement occurred with VicScreen in the development of the draft policy.

Council officers are proposing to undertake community consultation for a four week period. Methods of engagement will include the draft policy on consultation on Engage Alpine, with a hard copy made available for viewing during opening hours at the Council office in Bright, and the libraries in Mount Beauty and Myrtleford.

Council officers will consider feedback and update the draft policy, where appropriate, following receipt of feedback, and all feedback and a final Visual Media Activity on Council Land Policy is expected to be considered by Council at a future Council meeting.

CONCLUSION

A final Visual Media Activity on Council Land Policy is a mechanism to ensure positive and safe productions are conducted in Alpine Shire. It provides clear guidelines to support applicants whilst maintaining Council's reputation of being a "Film Friendly" destination. Attracting visual media activities to our region supports the local economy, and contributes to building Council's capacity as a centre for arts and cultural activities.

It is recommended that Council endorses the draft policy for community consultation and for a four-week period.

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
- Development Officer (Tourism)

ATTACHMENT(S)

1. **8.2.2.1** Draft Visual Media Activity on Council Land Policy 2026

8.2.3 Petition - Alpine Shire Council to review its current approach to childcare service in our shire

Cr Andersen declared a conflict of interest with the report and vacated Council Chambers at 5:36pm.

INTRODUCTION

This report relates to a petition seeking a review of Council's current support of childcare services in the Alpine Shire.

RESOLUTION

Cr Smith

Cr Byrne

That Council:

- 1. Notes the petition titled 'Alpine Shire Council to review its current approach to childcare service in our shire' received at the Ordinary Council Meeting held on 30 June 2026;***
- 2. Recognises the impact that the recent increase to childcare costs has on our communities;***
- 3. Notes Council officers' responses to the concerns raised in the petition;***
- 4. Thanks the proponent of the petition, and all of those who signed the petition; and***
- 5. Thanks Alpine Children's Services Ltd for the important services that it provides to the communities of Alpine Shire.***

Carried Unanimously

BACKGROUND

The following petition titled 'Alpine Shire Council (Council) to review its current approach to childcare service in our shire' was received at the Ordinary Council Meeting (OCM) held in June 2026:

'In 2025, Alpine Shire Council renegotiated its lease with Alpine Children's Services (ACS) through a closed process, resulting in ACS remaining the sole long day care provider in the region.

In 2026, shortly after this arrangement was renewed, ACS significantly increased its fees. For many local families, these rising costs have placed childcare out of reach and created real financial pressure.

Alpine Children's Services plays an important role in our community, and families value the care and education it provides. However, having only one long day care provider in the region limits choice for families and removes the opportunity for healthy competition that can help keep services affordable, accessible and responsive to community needs.

Families in Alpine Shire deserve access to childcare that is both high quality and affordable. When only one provider is able to operate in the local market, families have little option if fees rise beyond what they can manage. In a regional area where many households are already balancing cost-of-living pressures, this lack of choice has serious consequences for parents, children and workforce participation.

We are calling on Alpine Shire Council to review its current approach to childcare service provision and consider opportunities for additional providers to operate within the shire. A more open and competitive childcare landscape would give families greater choice and help ensure childcare remains accessible for the whole community.

We urge Alpine Shire Council to:

- review the exclusive childcare lease arrangement currently in place*
- provide greater transparency about how childcare service decisions are made*
- explore opportunities for additional childcare providers to operate in the Alpine Shire*
- prioritise affordability, accessibility and quality in future childcare planning*

Every family in our community deserves access to safe, high-quality childcare at a fair and reasonable cost.'

The petition contains 78 signatures, with 62 signatories from within and 16 from outside of the Alpine Shire or not noted on the petition.

In response to the petition, Council officers provide the following responses to the concerns raised:

a) review the exclusive childcare lease arrangement currently in place

At the OCM held in May 2026, Council resolved to lease three premises in Bright, Mount Beauty and Myrtleford to Alpine Children's Service Ltd (ACS). The following childcare facilities are housed at these premises: Alpine View Children's Centre in Bright, Lake View Children's Centre in Mount Beauty and Mountain View Children's Centre in Myrtleford.

The leases formalise the ongoing use of these sites for the provision of childcare services by documenting the terms and conditions under which each property has historically been occupied. This ensures clarity regarding responsibilities, asset management, and legal compliance for both Council and the lessee.

Before entering into negotiations for these three lease agreements, Council officers undertook a high-level review of the importance of providing childcare services in Alpine Shire, current arrangements in neighbouring municipalities, whether other councils provided any support for the provision of childcare service, etc. Following this, Council issued a notice of intent to negotiate directly and published this in local newspapers and on social media

The lease agreements require ACS to pay rent for each of the three premises at the 'Community Rate' within the adopted Budget 2026/27 of \$283.50 per annum (incl. GST). Essentially, this is a significantly discounted commercial market rent that forgoes earning a commercial rate for the three premises, which assists in realising accessible childcare

facilities in the three main towns in Alpine Shire. Both parties have acknowledged the importance of this "peppercorn" rent as part of Council's support of the important services that ACS provides to the community.

The discounted rate is provided under the provision that ACS allows the operation of the maternal child and health, and immunisation services from each premise. This includes access to a room, shared kitchen, and toilet facilities, and cleaning of the room.

Council retains the right to adjust to a full commercial market rent should the ACS' statement of purpose be substantially amended to change the nature and operation of this not-for-profit childcare provider.

An initial lease term of five years, with two further options of five years each, was established to provide ACS with operational certainty and the confidence to invest in its service delivery; while enabling Council to periodically review the arrangement, and to ensure it continues to meet community needs and Council objectives. At the end of the initial five-year term, the option to extend may be exercised in accordance with the lease provisions, allowing the tenancy of the three premises to continue for a further five years at a time.

A discounted rental arrangement for a not-for-profit childcare provider delivers greater community benefit by enabling funds to be directed towards service delivery, staffing and facility improvements, rather than generating profit for a commercial operator. This reinvestment contributes to maintaining service quality, and supporting positive outcomes for children and families. This has significant community and economic development benefits for the communities of Alpine Shire.

To facilitate effective communication and to strengthen the partnership between Council and ACS, Council also appoints two representatives to the board of ACS, while acknowledging that operational and management decisions remain the responsibility of the board and ACS, not Council.

Finally, Council officers are unaware of any other childcare providers wishing to provide childcare services in Alpine Shire. There was no response received to the notice of intent to negotiate directly that Council published in local newspapers and on social media.

b) Provide greater transparency about how childcare service decisions are made

It is Council officers' view that the relationship and support for ACS are transparent and clear. All processes have complied with the provisions of the Local Government Act 2020 in relation to leasing land and Council's standard processes.

ACS is an independent, not-for-profit, community-operated Early Years Manager responsible for the management, governance and delivery of its early childcare services. As an approved provider by the Department of Education, ACS is subject to oversight and regulation by the department, including the preparation of any strategic improvement plans that are reviewed biannually by the department.

Governance is provided by a skills-based volunteer board, with a focus on child safety, educational quality and community outcomes.

Operational and management decisions relating to the service are the responsibility of ACS and its governing board, not Council.

Council officers are of the view, the Alpine Shire is fortunate to have such a professional and skilled childcare provider, which is a not-for-profit organisation that can provide childcare services across Alpine Shire at a reduced rate owing to Council's support.

c) Explore opportunities for additional childcare providers to operate in the Alpine Shire

The current arrangements do not preclude other childcare providers from operating within Alpine Shire. Opportunities remain available for additional providers to establish services, subject to market demand, and compliance with relevant regulatory and planning requirements.

Alpine Shire is serviced by a number of early years' providers, including Dederang Kindergarten, Harrietville Bush Kindergarten and Tawonga Kindergarten.

Family daycare has not shown to be a viable alternative in Alpine Shire. ACS operated family daycare for several years and, ultimately, determined that the model was not financially or operationally sustainable.

d) Prioritise affordability, accessibility and quality in future childcare planning

The Alpine Shire Community Infrastructure Needs Assessment 2026 (CINA), which was adopted by Council at the OCM held in July 2026, provides a strategic framework for future community and social infrastructure planning. The CINA does not specifically recommend changes to the current childcare lease arrangements or recommend that Council seeks alternative childcare providers, but it does identify the importance of providing childcare services across the shire. It assessed future demand, access, capacity and service provision across Alpine Shire, the viability of other childcare service providers establishing childcare services in the shire, and determined that Council should continue to 'support the continued operation of Alpine Children's Services via use of Council early years' facilities and workforce planning.'

Council's commitment to affordable, quality, accessible childcare extends to investing in upgraded and expanded services, demonstrated by the Victorian Government's recent \$9,639,000 grant for the redevelopment of the Myrtleford Mountain View Children's Centre, which will help provide additional childcare places and improved early years' facilities for local families.

Overall, Council's continued support for a community-based, not-for-profit childcare provider aligns with the objectives of its adopted strategies and the Council Plan 2025–2029 to support community wellbeing, fostering resilient and connected communities, and working in partnership with community organisations to deliver this essential local service.

ISSUES

Changes to childcare provision

The Victorian government has implemented significant changes to childcare provision in recent years.

The growth in Victoria's long daycare sector is overwhelmingly being addressed by the private sector. The recent child safety review found that, of 769 new long daycare services opened since 2015, 726 were for-profit. This means approximately 94% of new growth came from the for-profit sector.

On that basis, it is likely that any new long daycare providers entering Alpine Shire would be for-profit providers.

POLICY IMPLICATIONS

The recommendation is in accordance with the Priorities of the Council Plan 2025-2029:

- 2.9 We support a strong and sustainable economy across Alpine Shire
- 2.11 We prioritise effective governance to ensure transparent oversight of our operations
- 3.6 We support local community groups, programs, events, and initiatives that activate and celebrate Alpine Shire, build stronger, inclusive, more connected, and resilient communities, and enrich the lives of our diverse community members
- 3.7 We support people of all ages and stages to thrive
- 3.8 We support compliance with regulations to help our community enjoy lifestyles and spaces that are safe and welcoming for all

FINANCIAL AND RESOURCE IMPLICATIONS

Childcare is an important service for workers and residents of Alpine Shire.

While the current lease arrangements have a heavily discounted rental rate and, therefore, represent a reduction in potential rental income to Council, Council officers consider that the community benefit of supporting the ongoing delivery of an accessible and high-quality childcare service outweighs the financial return that may be achieved through a market-rate commercial lease.

RISK MANAGEMENT

There is a risk that ACS' statement of purpose is substantially amended to change the nature and operation for the company, while Council continues to offer a discounted rent. If this is to occur, Council retains the right to adjust to a full commercial market rent for the three premises.

If Council resolves not to support ACS through the provision of a "peppercorn" rent, given ACS is a not-for-profit organisation, the resulting increase in rent for the three premises would increase the cost of childcare provision in the shire.

CONSULTATION

Any future change to Council's support for childcare services within Alpine Shire is expected to involve significant community consultation at that time. Those who signed the petition are encouraged to engage in such a process, if it takes place, in the future.

CONCLUSION

It is recommended that Council notes Council officers' responses to the matters raised in the petition as outlined in this report. It is also recommended that Council recognises the impact that the recent increase to childcare costs has had on our communities, and reiterates its support for Alpine Children's Services Ltd and the vital services that it provides to the communities of Alpine Shire.

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

Cr Andersen re-entered Council Chambers at 6:07pm

8.2.4 Digital Connectivity in Alpine Shire

INTRODUCTION

The purpose of this report is to note actions being undertaken to address capacity issues related to mobile telecommunications services within the Alpine Shire.

RESOLUTION

Cr Byrne

Cr Ronco

That Council:

- 1. Notes that the findings and recommendations of the 'Alpine Shire Telecommunications (Mobile and Internet) Strategy 2022' have either been completed, superseded or incorporated into an updated action plan;***
- 2. Receives and notes the 'Mobile Internet Adapting to Alpine Valley Capacity Issues and Beyond 2025' report (Attachment 1) and the accompanying 'Action Plan for Digital Connectivity in Alpine Shire June 2026' (Attachment 2), which will inform Council's future advocacy for upgrades to telecommunications infrastructure in Bright, Porepunkah and other underserved areas; and***
- 3. Continues to advocate for improved coverage and capacity in accordance with the Alpine Shire Council Plan 2025-2029.***

Carried Unanimously

BACKGROUND

Mobile phone connectivity within the Alpine Shire is severely overloaded during times of peak visitor numbers. This is inconvenient to residents and visitors, impacts the operations of businesses and significantly inhibits communications - particularly problematic during emergencies.

At the Ordinary Council Meeting held in December 2022, Council noted the Alpine Shire Telecommunications Strategy (Mobile and Internet) Strategy 2022 (2022 strategy) as a technical document that informs future advocacy initiatives. This 2022 strategy was funded through the Australian government's Disaster Recovery Funding Arrangements and the Victorian government's response to the Black Summer Bushfires from 2019-2020.

Amongst other things, the purpose of the 2022 strategy was to:

- undertake an audit of existing infrastructure, resilience, coverage and capacity capabilities across the shire;
- identify current gaps and understand the future demands on telecommunications infrastructure and any funding opportunities that may be available to realise them; and
- provide advice on what actions can be taken to address the identified gaps.

Eighteen actions were identified as being required to ensure adequate services are realised across the shire.

A recent review of these actions identified that the majority of them have been completed - except for critical infrastructure upgrades. Gaps in coverage at Dederang/Gundowring, Happy Valley and Wandiligong still remain.

In 2025, it was recognised that mobile telecommunications were still significantly lacking and that the carriers may not have invested sufficiently to resolve known coverage deficiencies. Telecommunications in Bright during the summer tourist peak were of particular concern. As such, Council undertook a range of workshops with nbn, the Bright and District Chamber of Commerce Inc., the Regional Tech Hub and Telstra to identify options to address the situation. From these workshops, it was clear that an updated strategy that specifically examined the connectivity issues in Bright was required. Council engaged Hore Holdings Pty Ltd to summarise the current challenges and to consider options available to best manage under-servicing of the region during peak demand.

This was considered in the development of the Mobile Internet Adapting to Alpine Valley Capacity Issues and Beyond 2025 report (the report), which serves as both an advocacy document for future infrastructure upgrades and an interim approach to reduce the impact that a lack of mobile telecommunications services has.

The key issues identified in the report include:

- Capacity over coverage - the permanent population of Bright is approximately 3,700 people, but this number can surge to more than 25,000.
- Single Point Vulnerability in Bright - much of the mobile coverage is dependent on the Apex Hill tower in Bright.
- Rising Device Load - the average visitor uses two to four internet-connected devices; by 2030, this could double.
- Insufficient Short Term Rental Connectivity - most accommodation already offers internet access - but often at outdated speeds (12–25 Mbps).
- Inadequate public Wi-Fi - past trials proved demand exists, but the cost and complexity of deploying public Wi-Fi at scale remains a barrier.

The report recommends a range of actions under the following key headings:

1. Add/enhance permanent mobile telecommunications. This recommendation outlines initiatives to continue the advocacy to the carriers for additional mobile coverage. The key requirements are a new tower at Pioneer Park in Bright to improve capacity and provide redundancy to the Apex Hill tower and a new tower in Porepukah.
2. Add/enhance seasonal mobile telecommunication. This recommendation outlines options to provide temporary services during peak times.
3. Reduce reliance on mobile telecommunications through the provision of town Wi-Fi, enhanced connections to nbn to reduce loads on digital services, etc.

4. Short term rental accommodation. This recommendation outlines ways to alert visitors to the region to Wi-Fi connectivity to identify ways to upgrade Wi-Fi to short term rental accommodation and caravan parks.

A detailed action plan, the Action Plan for Digital Connectivity in Alpine Shire June 2026 (Action Plan), is included at Attachment 2. Note that this action plan supersedes any actions noted in the report (Attachment 1). The Action Plan seeks to improve mobile, internet and public Wi-Fi connectivity across the municipality through infrastructure investment, strategic advocacy and partnerships. It aims to enhance liveability, support local businesses and tourism, improve access to digital services, and strengthen community resilience.

The Action Plan was developed alongside the report during the 2025/26 financial year. All initiatives included in the action plan, except three, were undertaken or completed last financial year. Funding for these completed actions was either secured through the Economic Development team's 2025/26 budget or were delivered within existing resources.

The Action Plan includes three actions that extend beyond the 2025/26 financial year. These actions are unfunded and would require future advocacy and/or the identification of external funding opportunities before they can be implemented. The actions include:

- public Wi-Fi at Howitt Park in Bright;
- the preparation of a free Wi-Fi technical requirements brief to guide future investment in telecommunications infrastructure across the region; and
- the realisation of Wi-Fi upgrade grants for caravan parks within Bright that will all need to be subject to future advocacy.

While no additional budget is currently proposed, further scoping, advocacy and project development work may be required by Council's Economic Development team should these three outstanding actions be prioritised in future years. Any future funding requirements would be considered as part of Council's normal budgetary process.

ISSUES

The key issues are:

- Council does not own, maintain or operate the telecommunications infrastructure in Alpine Shire and, as such, has very limited ability to directly effect change in this important area;
- the unwillingness of carriers and government (Australian and Victorian) to invest in adequate mobile phone coverage; and
- that emergency management systems are dependent upon mobile phone coverage.

POLICY IMPLICATIONS

The recommendation is in accordance with the Priorities of the Council Plan 2025-2029:

- 2.9 We support a strong and sustainable economy across Alpine Shire

- 2.7 Our communities will be resilient and well prepared to withstand natural disasters and economic changes.

The Council Plan 2025-2029 also includes the following advocacy commitment:

- Telecommunications and internet connectivity: We will continue to advocate for improved coverage and capacity in our telecommunications and internet networks. In many parts of Alpine Shire, there is inadequate telecommunications coverage, which impacts safety and leaves parts of our community with limited or no connectivity. In addition to these network gaps, there is insufficient capacity in our network during busy times, as the network is not designed for the high visitor numbers.

FINANCIAL AND RESOURCE IMPLICATIONS

Three action items within the Action Plan remain unfunded (implementation of free Wi-Fi in Bright, development of a pilot program in Bright and the need to support upgrades to Wi-Fi networks in caravan parks). These items will inform Council's future advocacy activities and will not be undertaken unless external funding sources can be identified.

RISK MANAGEMENT

Risk	Likelihood	Impact	Mitigation Action / Control
Mobile phone coverage failure during bushfire making emergency messaging impossible	Very likely	Extreme	The implementation of this report takes steps to advocate for critical infrastructure and community preparedness.
Negative economic impacts of poor coverage during peak tourism seasons	Likely	Medium	The implementation of this report takes steps to advocate for critical infrastructure for seasonal capacity boosting and improved Wi-Fi connectivity.

CONSULTATION

This project, including development of the report and action plan, has involved consultation with the following stakeholders:

- Agbiz Assist
- Alpine Shire Council's Emergency Management Team
- nbn
- Telstra

- the Bright and District Chamber of Commerce Inc.
- the Regional Tech Hub
- Tourism North East.

CONCLUSION

The initiatives outlined in the 'Mobile Internet - Adapting to Capacity Issues Alpine Valley 2025 and Beyond' report represent a strong step toward improving mobile service reliability and reducing the impacts of limited connectivity across the Alpine Shire. Building on this foundation, further investment in mobile infrastructure, particularly additional towers, will be essential to strengthen network resilience and ensure reliable communication during emergency situations.

Council is recommended to note the status of the findings and recommendations of the Alpine Shire Telecommunications (Mobile and Internet) Strategy 2022, and to receive and note the 'Mobile Internet Adapting to Alpine Valley Capacity Issues and Beyond 2025' report (Attachment 1) and the accompanying 'Action Plan for Digital Connectivity in Alpine Shire June 2026' (Attachment 2). These two documents will inform Council's future advocacy for upgrades to telecommunications infrastructure in Bright, Porepunkah and other underserved areas.

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
- Development Officer (Tourism)

ATTACHMENT(S)

1. **8.2.4.1** Mobile Internet Adapting to Alpine Valley Capacity Issues and Beyond 2025
2. **8.2.4.2** Action Plan for Digital Connectivity in Alpine Shire June 2026

8.2.5 Alpine Shire Sporting Reserves Maintenance Support Policy 2026

INTRODUCTION

The Sporting Reserves Maintenance Support Policy 2026 aims to provide an equitable allocation of resources to the sporting reserves managed by committees of management (committees) appointed by the Department of Energy, Environment and Climate Action (DEECA) or community asset committees appointed by Alpine Shire Council (Council).

RESOLUTION

Cr Byrne

Cr Smith

That Council:

- 1. Receives and notes the feedback from the community provided during the community consultation process as outlined in this report; and***
- 2. Adopts the Alpine Shire Sporting Reserves Maintenance Support Policy 2026 (Attachment 1).***

Carried Unanimously

BACKGROUND

The funding arrangements and maintenance responsibilities for sporting reserves across Alpine Shire are currently guided by the Building/Facilities Maintenance Policy 56, which was adopted at the Ordinary Council Meeting held on 13 December 2005. This policy includes two key components:

- sporting and recreation ground maintenance; and
- building maintenance.

A new policy, the Alpine Shire Sporting Reserves Maintenance Support Policy 2026 (the policy), was developed to specifically review and update the sporting and recreation ground maintenance component. The policy reflects the significant changes in sport and the increased frequency of reserve use since 2005.

The building maintenance policy component is currently also under review; a draft of this policy is expected to be considered by Council in late-2026.

ISSUES

Several issues have emerged under the existing framework, including:

- inequities in funding distribution;
- the need to reassess funding levels to determine whether they remain appropriate and reflective of current costs; and
- Council's desire to introduce greater accountability for reserve committees regarding the use of annual maintenance grants.

The policy will apply to sporting reserves managed by committees of management appointed by the Department of Energy, Environment and Climate Action (DEECA) or community asset committees appointed by Council.

The policy will:

- ensure funding is distributed fairly and consistently across all sporting reserves;
- promote transparency and accountability in the allocation and use of Council funding;
- strengthen reserve committee confidence in the equitable management and maintenance of reserves across the Alpine Shire;
- clearly document Council's level of support for mowing, spraying, and verti-draining activities; and
- provide a policy framework that reflects the current needs and expectations of reserve committees.

POLICY IMPLICATIONS

The recommendation is in accordance with the priorities of the Council Plan 2025-2029:

- 3.5 We recognise the importance of high-quality facilities, outdoor spaces, and connected footpaths, tracks, and trails to provide access to key services and support the wellbeing of our communities

FINANCIAL AND RESOURCE IMPLICATIONS

Support for the policy will remain subject to Council's annual budget process. Funding for reserve payments has been included in the adopted 2026/27 Budget.

Each reserve will be required to submit a yearly application and acquittal form to be eligible for funding. Council officers will assess all applications and use this information to inform the proposed allocations presented as part of each annual budget. The potential funding amounts available to each reserve are listed in the policy (Attachment 1).

RISK MANAGEMENT

Risk	Likelihood	Impact	Mitigation Action / Control
Committees do not have resourcing available to complete the application and acquittal processes	Unlikely	Minor	Follow up with committees that do not submit annual funding requests.

Risk	Likelihood	Impact	Mitigation Action / Control
A committee ceases to exist	Unlikely	Moderate	Monitor committee viability through the application process. Council will assume responsibility until a new committee is appointed. Funding would cease in this instance.

CONSULTATION

Targeted stakeholder engagement with relevant stakeholders was conducted in April 2026 to inform the Draft Sporting Reserves Maintenance Support Policy 2026 (draft policy).

At the Ordinary Council Meeting held on 26 May 2026, Council resolved to endorse a community consultation process to seek community feedback on the draft policy. Community consultation occurred for a four-week period. Methods of engagement included uploading the draft policy to a dedicated Engage Alpine website, with a hard copy made available for viewing during opening hours at the Council office in Bright, and the libraries in Mount Beauty and Myrtleford.

Council officers received two submissions to the draft policy. A summary of each submission and Council officers' responses to the submissions are outlined below.

Feedback	Response
Supports the draft policy. Requests that the grant application and acquittal forms be accessed via the SmartyGrants portal or, if this is not possible, then an online form or an editable form should be used.	Editable grant application and acquittal forms will be available online.
Confirm whether applications will be accepted from individual clubs within these reserves or are they only accepted from the committees of management or community asset committees that manage the reserves.	Applications can only be received from the committees of management or community asset committees that manage the reserves listed in the policy. Individual clubs will not be eligible to apply. If supported by the relevant committee, an individual club can apply for funding through Council's Community Grant Program or other grant programs.

Council officers have made one minor change to the policy that will not impact on any committees included in the policy. This change is required as all payments under the policy are made to committees of management or community asset committees, and an additional provision is required to allow funding for sporting reserves that are Council-owned assets, such as the Savoy Grounds in Myrtleford.

The following line has been added to the policy at Section 3.3: 'where Council owns the asset and leases it to a sporting club, Council may enter into direct agreements regarding funding to maintain the grounds in accordance with the principles of this policy.'

CONCLUSION

The Sporting Reserves Maintenance Support Policy 2026 is a key mechanism to ensure equitable support across all sporting reserves managed by committees of management appointed by DEECA or community asset committees appointed by Council.

Providing this support enables committees of management and community asset committees to continue maintaining high quality community facilities into the future.

The policy has been subject to key stakeholder engagement and community consultation. All submissions have been considered, and the final policy is ready for Council's consideration.

It is recommended that Council adopt the policy.

DECLARATION OF CONFLICT OF INTEREST

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

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

ATTACHMENT(S)

1. **8.2.5.1** Alpine Shire Sporting Reserves Maintenance Support Policy 2026

8.3 DIRECTOR CORPORATE AND COMMUNITY - NATHALIE COOKE

8.3.1 Draft Customer Charter for Community Engagement

INTRODUCTION

The purpose of this report is to present the draft Alpine Shire Council Customer Charter to be placed on public exhibition to obtain community feedback for review and consideration for final Charter development.

RESOLUTION

Cr Andersen

Cr Byrne

That Council:

- 1. Endorses the draft Alpine Shire Council Customer Charter to be placed on public exhibition for a period of six (6) weeks and in accordance with Council's Community Engagement Policy;*
- 2. Invites public submissions regarding the draft Customer Charter; and*
- 3. Notes that submissions received as part of the exhibition of the draft Customer Charter will be considered and the final Customer Charter will be presented for consideration by Council at a future meeting.*

Carried Unanimously

BACKGROUND

A Customer Charter is a foundational document that outlines Council's commitment to delivering high quality service to its customers. It details what customers can expect from Council and how the organisation will respond to their customer service needs.

The Council Plan 2025 - 2029 establishes the strategic direction and priorities for the organisation over a four-year period. Under Objective 1, Customer-Focused Alpine, Council is committed to continuing to build a customer first culture supported by robust systems and processes.

A key initiative in the Council Plan is the delivery of a public Alpine Shire Council Customer Charter that clearly defines our commitment to customer service, including response times and expectations for both Council and customers.

The draft Customer Charter (the draft Customer Charter) is complementary to Council's Complaints Policy and clearly articulates the level of service Council will deliver. It also establishes benchmarks against which performance will be measured and reported, providing greater transparency, accountability, and consistency across all customer interactions.

ISSUES

In line with Objective 1 of the Council Plan 2025- 2029 'Customer Focused Alpine' public reporting of key customer service metrics takes place twice a year. These include metrics for the annual average percentage of customer service requests resolved on first contact, and number of customer service requests addressed within agreed timeframes.

These metrics enable us to regularly assess our performance against the draft Customer Charter timeframes and understand how our performance is meeting the expectations of our customers.

To inform the development of the draft Customer Charter, Council undertook a survey of customers who had recently interacted with Council. Further detail on survey findings is provided in the Consultation section of this report.

Community expectations for timely and transparent communication continue to increase. This was reflected in the survey results, with 50 per cent of respondents indicating that they consider a reasonable response timeframe to a customer enquiry to be within 24 hours. 30 per cent of respondents indicated that they would support a response timeframe of five (5) business days, which is aligned with industry standards.

It should be noted that Council officers endeavour to address every submitted service request in a timely manner, aiming to achieve immediate response times to as many customer queries as possible, and with the majority of customer contact resolved at this first point of contact.

For more complex enquiries, the draft Customer Charter proposes a maximum timeframe of ten business days for a personalised response to be provided to the customer, including advice on next steps where the matter cannot be resolved within that period.

The proposed ten business day response timeframe reflects the broad and often complex range of enquiries received by Council across all service areas. Customer requests can vary significantly in nature, from straightforward enquiries requiring limited investigation through to multifaceted matters involving legislative interpretation, technical assessment, a search of historical records, service coordination, consultation with multiple business units, or engagement with external stakeholders and authorities.

Establishing a ten-business day timeframe supports Council's commitment to delivering high quality customer service while balancing organisational resources, competing operational priorities and statutory obligations.

Benchmarking with neighbouring and comparable councils has highlighted the importance of clearly defined service standards and consistent organisational practices. The draft Customer Charter incorporates these insights to ensure Council's commitments are achievable and measurable.

Internally, effective implementation of the Customer Charter will require ongoing engagement with staff to support a shared understanding of service expectations and the capacity to meet them. A structured and deliberate action plan will support the implementation of the Customer Charter. Workshops and training will assist teams to

embed the Customer Charter into daily operations and promote consistent service delivery across the organisation.

POLICY IMPLICATIONS

The recommendation is in accordance with the Priorities of the Council Plan 2025-2029:

- 1.1 Our highest priority is improving our communication - both listening and providing information and feedback
- 1.2 Our systems and processes are designed, implemented, and reviewed to support a customer focussed culture

The draft Customer Charter complements Council's Complaints Policy and Dealing with Difficult Customers Policy, aiming to provide a consistent and integrated approach to customer service. It also supports the objectives of the Council Plan 2025 - 2029 by strengthening transparency, accountability, and service standards.

FINANCIAL AND RESOURCE IMPLICATIONS

The development and implementation of the Customer Charter can be delivered within existing operational budgets. Primary resource impacts relate to staff time required for internal consultation, training, and the integration of the Charter into wider customer service processes. These activities will be managed within current workloads and supported by existing teams.

Ongoing implementation of the Charter, including monitoring, reporting, and periodic review, will be incorporated into existing business processes. No additional staffing or significant financial resources are anticipated.

RISK MANAGEMENT

Risk	Likelihood	Impact	Mitigation Action / Control
Inability to meet published response timeframes.	Possible	Moderate	• Ensure teams are appropriately engaged and supported. • Hold internal workshops to ensure all teams understand expectations. • Recognise and reinforce positive customer-service behaviours.

Risk	Likelihood	Impact	Mitigation Action / Control
Community misunderstanding of expectations.	Possible	Moderate	• Clear, plain-language communication. • Public education when launching the Customer Charter. Consistent messaging across all customer touchpoints.
Failure to maintain Charter relevance over time, including changes in community expectations, technology or service delivery models.	Possible	Moderate	• Scheduled routine reviews on performance • Biennial reporting of Charter metrics aligned with Customer Service reporting in April and October.
Inconsistent application of the Charter across departments.	Possible	Moderate	• Clearly define roles and responsibilities for customer service ownership. • Embed Charter requirements into procedures and workflows. • Use internal audits or spot checks to monitor consistency.

Risk	Likelihood	Impact	Mitigation Action / Control
Increased customer complaints following publication of defined standards.	Possible	Moderate	- Align the Charter closely with the Complaints Policy. - Train staff in managing expectations and responding to escalations. - Monitor complaint trends early following launch and adjust guidance if needed.

CONSULTATION

The draft Customer Charter has been informed by both community engagement and internal consultation. A community survey was conducted between 27 January and 27 February 2026, receiving a total of 218 responses.

Benchmarking was undertaken to identify contemporary customer service standards and best practice approaches across the sector. Councils included in the benchmarking review were the City of Melbourne, Campaspe Shire, Mansfield Shire, Indigo Shire and the Rural City of Wangaratta.

Internal consultation will continue through targeted workshops with individual teams across the organisation. These sessions will ensure staff understand the expectations outlined in the Customer Charter and are supported to meet the required response timeframes. This whole of Council approach is essential to embedding consistent customer service practices and ensuring the Customer Charter is both practical and deliverable.

All feedback received from the community on the draft Customer Charter will be considered and the final Customer Charter will be presented to a future Council meeting for consideration by Council.

CONCLUSION

The development of a draft Customer Charter provides Alpine Shire Council with a clear, public commitment to delivering consistent, transparent, and high-quality customer service.

The draft Customer Charter outlines defined response timeframes and sets clear expectations for both customers and staff, supporting improved service delivery across the organisation. Informed by community feedback, benchmarking with comparable councils, and internal consultation, the draft Customer Charter establishes a practical and

achievable framework that will guide customer interactions and strengthen accountability.

Delivering the Customer Charter ensures a shared understanding of service standards and reinforces Council's commitment to continuous improvement in meeting our customer service commitments.

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
- Customer Experience Coordinator

ATTACHMENT(S)

1. **8.3.1.1** Draft Alpine Shire Council Customer Charter

8.3.2 P.2024.054 35 & 37-41 Delany Ave, Bright

Application number:	P.2024.054
Proposal:	Fifteen (15) lot subdivision, the construction of twelve (12) dwellings, alteration of existing vehicle access to a road in Transport Zone 2 and removal of a carriageway easement.
Applicant's name:	Human Habitats
Owner's name:	Peter Finch
Address:	35 and 37-41 Delany Avenue, Bright VIC 3741 (Lot 2 on PS824315 and Lot 2 on PS824315)
Land size:	6000m2 (approx.)
Current use and development:	Accommodation
Site features:	The subject land is an irregularly shaped, flat site currently occupied by the existing Motel Sierra Bright. It benefits from dual access via both Delany Avenue and Hawthorn Lane. Landscaping on the site is informal, comprising exotic vegetation, and the property also features a pool alongside extensive concreted areas dedicated to parking and vehicle accessways.
Why is a permit required?	Clause 32.08-3: Subdivide land (GRZ1) Clause 32.08-7: Construct two or more dwellings on a lot (GRZ1) Clause 44.06-2: Subdivide land (BMO) Clause 44.06-2: Construct a building and carry out works associated with an Accommodation land use (BMO) Clause 52.02: Remove an easement. Clause 52.29-2: Alter access to a road in a TRZ2 Clause 52.29-2: Subdivide land adjacent to a road in a TRZ2
Zoning:	General Residential Zone
Overlays:	Bushfire Management Overlay
Restrictive covenants on the title?	None
Date received:	Amended application received 02/02/2026
Statutory days:	203 days

Planner:	Daryl Baker, Statutory Planning Coordinator
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RESOLUTION

Cr Andersen

Cr Smith

That Council, having regard to the matters it is required to consider under section 60 of the Planning and Environment Act 1987 and the Alpine Planning Scheme, resolves to issue a Notice of Decision to Grant Planning Permit P.2024.054 for the 15 lot subdivision and development of twelve (12) dwellings, alteration of existing vehicle access to a road in Transport Zone 2 and removal of a carriageway easement at Lot 2 on PS824315 and Lot 2 on PS824315 (35 and 37-41 Delany Avenue, Bright VIC 3741), subject to the conditions outlined at Attachment 8.3.2.1(a), for the following reasons:

- 1. The proposal demonstrates broad compliance with the provisions of Clause 55 which operates as the Townhouse and Low-Rise Code, for applications for two or more dwellings on a lot.***
- 2. The proposal demonstrates broad compliance with the provisions of Clause 56 for the subdivision of residential land.***
- 3. The proposal provides for all required bushfire protection measures, with risk to life and property reduced to an acceptable level.***
- 4. The proposal provides additional housing opportunity in a location with convenient access to existing infrastructure and a range of community facilities.***
- 5. The proposal achieves an acceptable and orderly planning outcome and is supported by the relevant provisions of the Alpine Planning Scheme.***

Carried Unanimously

PROPOSAL

The proposal is for the subdivision of the land into 15 lots and the development of 12 dwellings, pursuant to the General Residential Zone (Clause 32.08) and the Bushfire Management Overlay (Clause 44.06) of the Alpine Planning Scheme. The proposal also includes the alteration of an existing vehicle access to a road in Transport Zone 2 and the removal of a redundant carriageway easement.

The subdivision of the land into 15 lots includes a boundary realignment between the existing boundaries of 35 and 37-41 Delany Avenue, with the dwelling at 35 Delany Avenue to remain. This realignment is sought to better separate and protect ongoing vehicle access to that property, without the need for inclusion into the broader common property areas.

Of the new lots to be created, 12 are proposed to contain dwellings, with the two remaining lots to remain vacant for future development. The development comprises the

construction of ten two-storey townhouses and two single-storey townhouses across Lots 1-12, comprising a mixture of four-bedroom, three-bedroom and two-bedroom dwellings.

Lots 1-6 will front Delany Avenue, with vehicular access provided via a rear 420 square metre common property area accessed off Hawthorn Lane. Lots 7-9, located on the north side of this accessway, will also be accessed via the common property, while Lots 10-14 will be accessed directly from Hawthorn Lane. The common property accessway has been deliberately located off Hawthorn Lane to enhance the streetscape presentation to Delany Avenue and to maximise the setback of the access point from the intersection, minimising impacts on traffic flow.

Dwellings on Lots 2-5 and 9-12 are each designed as three-bedroom townhouses, while the dwellings on Lots 1 and 6 are larger four-bedroom townhouses. Lots 7 and 8 comprise single-storey, two-bedroom townhouses. The two-storey dwellings on Lots 2-5 and 9-12 each include a double lock-up garage, open-plan living areas, and a master bedroom with walk-in robe and ensuite, together with a mix of additional bedrooms, bathrooms, laundries and porch or alfresco areas across ground and first floors. The larger dwellings on Lots 1 and 6 provide a ground floor master suite, open-plan kitchen, dining and living area, walk-in pantry and linen closet, together with three additional bedrooms, a living room and balconies at first floor level. The single-storey dwellings on Lots 7 and 8 each comprise a lock-up garage, two bedrooms with built-in robes, an ensuite to the master bedroom, and an open-plan kitchen, living and dining area opening onto an alfresco area. Landscaping is proposed throughout the site and on both active frontages.

The Traffic Impact Assessment prepared by Traverse Transport Pty Ltd for the applicant at the request of Council, concludes that the proposed car parking layout and vehicle access arrangements are appropriately designed in accordance with Clause 52.06, AS/NZS2890.1 and all other traffic engineering requirements, with swept path analysis confirming suitable access to the site and car spaces. While the proposal does not trigger a statutory bicycle parking requirement under Clause 52.34-5, informal bicycle storage within dwellings and garages, supplemented by a hoop rail within the common property, is considered acceptable, as are the proposed arrangements for occasional loading and kerbside waste collection. The assessment concludes that any additional traffic likely to be generated from the development can be safely and efficiently accommodated by Hawthorn Lane, Delany Avenue and the surrounding road network, such that the development is not expected to result in adverse traffic or parking impacts in the precinct. Car parking has been provided in excess of the requirements at Clause 52.06.

The submitted bushfire documentation comprising a Bushfire Management Statement and Bushfire Management Plan, when reviewed by the CFA, were identified as adequately addressing relevant bushfire planning requirements, including matters relating to access, water supply, defensible space, vegetation management and other risk mitigation measures.

The proposal is illustrated on plans prepared by Hadar, Project No. 0101, Revision TP6, which can be found in Attachment 8.3.2.2(b).

The Bushfire Management Statement - prepared by Mountain Planning dated December 2025 and the Bushfire Management Plan, Revision 03 dated 30 January 2026 are included with the development plans at Attachment 8.3.2.2(b).

The Traffic Impact Assessment Report prepared by Traverse Transport Pty Ltd, Ref: 244T-TIA-F01 dated 20 November 2025 can be found in Attachment 8.3.2.3 (c).



Figure 1: Shows the development layout (with private open space in green)

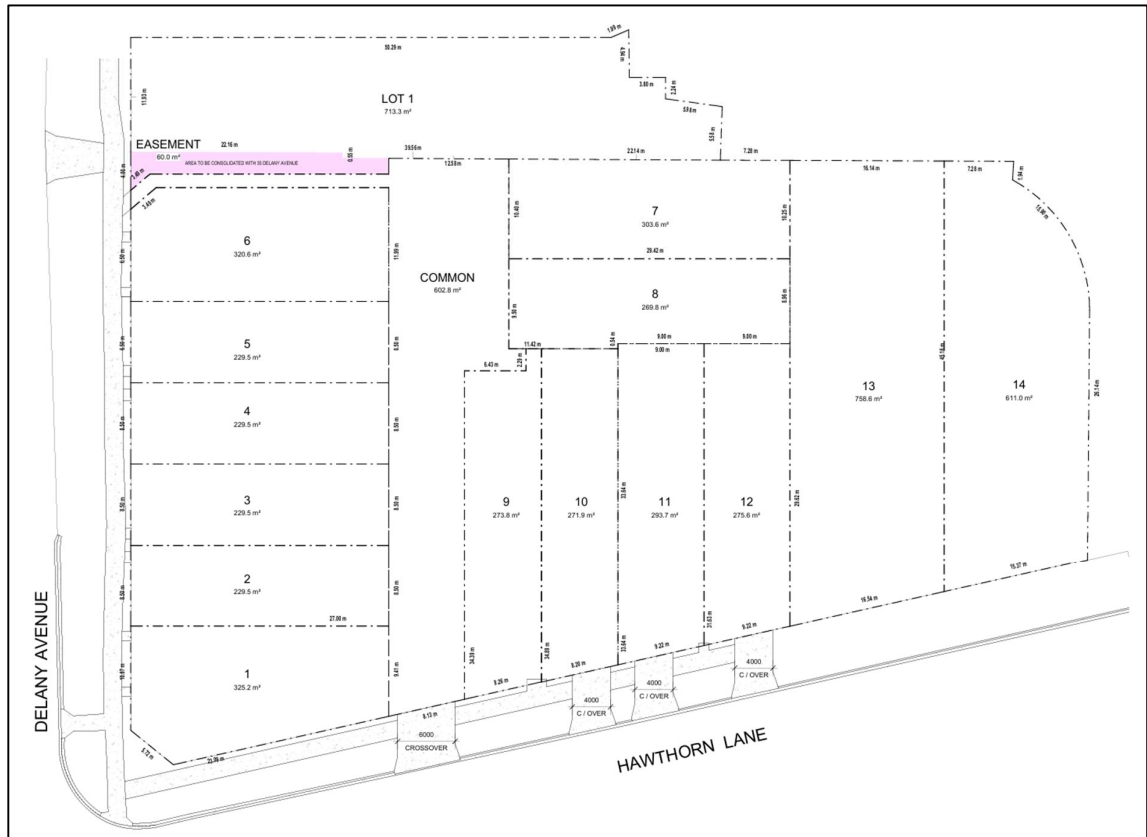


Figure 2: Shows proposed subdivision plan

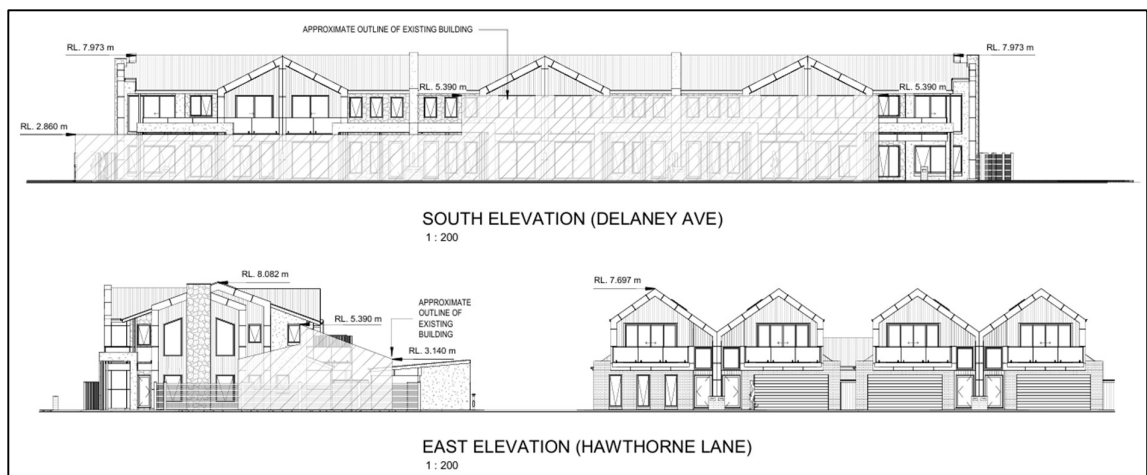


Figure 3: Shows elevations of the development as viewed from Delaney Avenue and Hawthorn Lane

SUBJECT LAND AND SURROUNDS

The subject land is located at 35 and 37-41 Delaney Avenue, Bright, and is formally titled as Lot 2 on PS824315 and Lot 2 on PS824315. The site is irregular in shape and

comprises an area of approximately 6,000 square metres, with a road frontage and vehicular access available from both Delany Avenue and Hawthorn Lane.

The land is generally flat. 35 Delany Avenue contains a single dwelling, with the land at 37-41 Delany Avenue currently containing the existing Motel Sierra Bright. The balance of the land is maintained as informal gardens, with exotic vegetation distributed throughout the property, together with a swimming pool and significant concreted areas used for parking and accessways.

The site is located within a residential area situated to the south-east of the Bright CBD, which lies less than one kilometre away. The surrounding locality is characterised by single-storey dwellings, unit complexes and short-term accommodation across allotments of varying size, with lot sizes in the area ranging from approximately 193 square metres (1/47 Delany Avenue, Bright) to 1,908 square metres (38 Delany Avenue, Bright). Numerous properties in the surrounding area contain multiple dwellings in the form of units.

The site sits approximately 150 metres north of the Alpine Shire Council Municipal Offices.



Figure 4: Aerial photography of the subject site (approx. boundary in red) and surrounds - VicPlan

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 nine surrounding properties, while a sign was also displayed on the subject land. Nine (9) objections were received. The key issues raised in the objections are summarised as follows:

- Amenity impacts caused by noise and traffic to existing residents of Hawthorn Lane;
- Concerns that the proposal does not demonstrate compatibility with the desired design elements for the areas as outlined in Alpine Shire Council's Neighbourhood Character Strategy (November 2025);
- Conflicts with the Municipal Planning Strategy;
- Failure to satisfy the requirements of the Bushfire Management Overlay;
- Overdevelopment and a poor planning outcome.

It is also noted that recent amendments to Clause 55 of all Victorian Planning Schemes in 2025, including the introduction of the Townhouse and Low Rise Code and associated deemed-to-comply assessment pathways, have materially altered third-party review rights for qualifying residential development across the state. This being the case, many of the design elements that are deemed to comply with the standards, are not open to any further review.

REFERRALS

Referrals / Notice	Advice / Response / Conditions
Section 55 referrals:	<u>North East Water (NEW)</u> NEW consents to the proposal subject to conditions that can be found included in Attachment 8.3.2.1(a). <u>Country Fire Authority (CFA)</u> CFA consents to the proposal subject to conditions that can be found included in Attachment 8.3.2.1(a). <u>Department of Transport and Planning (DTP)</u> DTP consents to the proposal subject to conditions, including a requirement that there be only one access to Delany Avenue. The conditions can be found included in Attachment 8.3.2.1(a). <u>Goulburn Murray Water (GMW)</u> GMW consents to the proposal subject to conditions that can be found included in Attachment 8.3.2.1(a). <u>Ausnet Electricity Services</u> AusNet Electricity Services consents to the proposal subject to conditions that can be found included in Attachment 8.3.2.1(a).

Referrals / Notice	Advice / Response / Conditions
	<u>AusNet Transmission Group</u> AusNet Transmission Group does not object to the proposal and has not provided any conditions for inclusion on any permit issued.
Section 52 referrals:	No section 52 referrals were required to be undertaken.
Internal / external referrals:	<u>Engineering</u> Amendments to the application were made to address concerns raised by Engineering dated 19/11/2024. Standard engineering and asset protection conditions can be found included in Attachment 8.3.2.1(a). <u>Arborist</u> While there has been no formal response, the arboricultural impact assessment submitted by the applicant in support of the application is considered acceptable and relevant conditions can be found included in Attachment 8.3.2.1(a). <u>Waste</u> The traffic impact assessment provided by the applicant includes information on waste removal that is considered acceptable.

PLANNING ASSESSMENT AND RESPONSE TO GROUNDS OF OBJECTION

Amendment VC267, which came into effect on 31 March 2025, introduced "deemed to comply standards", reducing council discretion and third-party appeal rights for planning applications. The changes also introduced an exemption that states the responsible authority is exempt from and is not required to consider the Municipal Planning Strategy and Planning Policy Framework, the purpose or decision guidelines of the relevant zone, or the decision guidelines in Clause 65 when assessing an application for multiple dwellings under Clause 55 of the planning scheme.

If there is any inconsistency between the requirements of this clause and another provision of this planning scheme, this clause prevails.

Consideration of matters relevant to Clause 56 for residential subdivision, Clause 52.29 relevant to land adjacent to the principal road network, Clause 52.02 for removal of the redundant carriageway easement, the Bushfire Management Overlay and assessment of the planning permit trigger at Clause 44.06-2, including relevant sections of the Municipal Planning Strategy, the Planning Policy Framework and the decision guidelines at Clause 53.02 and Clause 65, continue to apply.

The listed policies, including Clause 55 and Clause 56 in their entirety, can be found in Attachment 8.3.2.4(d).

MUNICIPAL PLANNING STRATEGY AND PLANNING POLICY FRAMEWORK

The following clauses of the Municipal Planning Strategy (MPS) and Planning Policy Framework (PPF) provide guidance in relation to subdivision of land for residential purposes and the variation of the access to the site from Delany Avenue, noting that the development of the dwellings is not subject to the consideration of the MPS or PPF:

02.03-1 - Settlement

02.03-3 - Environmental risks and amenity

02.03-6 - Housing

02.03-8 - Transport

11.01-1L-01 - Settlement

11.01-1L-02 – Bright

13.02-1S - Bushfire planning

13.02-1L - Bushfire planning

14.02-1S - Catchment planning and management

14.02-1L - Catchment planning and management

14.02-2S - Water quality

18.01-1S - Land use and transport integration

An assessment of the above policies supports the proposed development. The following response to the specifics of the policies is provided:

- Clause 02.03-1 identifies that Bright has the second largest population in the Shire, that its main industry is tourism, and that the town services the surrounding small townships, settlements and rural localities of the Upper Ovens Valley. The settlement strategic directions seek to focus urban land use and development in the large townships (including Bright), support population consolidation and higher density development to make effective use of existing infrastructure, encourage diversity and choice in housing options, and encourage infill housing developments that are sympathetic to preferred neighbourhood character. The proposal is for a multi-lot, multi-dwelling development within the township of Bright, on land within the settlement boundary, and is consistent with this strategic direction by contributing to housing diversity and consolidating development within an established township with access to existing infrastructure.
- Clauses 02.03-3 identifies that Alpine Shire is regularly affected by significant natural events, particularly bushfire, and significant storm events that cause flooding and landslip in steeper areas, and that large areas of the municipality are affected by the Bushfire Management Overlay. The bushfire risks in both urban and rural areas due to dense vegetation cover, difficulty of access for emergency vehicles, and exposure

of development at the rural-urban interface are highlighted. Subject to minor amendments as outlined in the CFA referral response and conditional consent requirements, the bushfire mitigation measures will address the bushfire risk to the site.

- Clause 02.03-6 identifies that a significant proportion of dwellings in the Shire are not permanently occupied and are used for short-term accommodation and holiday homes, and that adequate provision of services and infrastructure is a significant constraint guiding whether residential development is appropriate. The proposal will provide additional housing stock within an established and serviced township, contributing to housing choice and diversity in accordance with this strategic direction.
- Clause 02.03-8 identifies that the arterial road network plays a major role in supporting the Shire's tourism, agriculture, forestry and commerce sectors, and that settlements are highly car-dependent with limited public transport services. The transport strategic directions seek to maintain the arterial road network to support economic activity and develop a network of cycling and walking trails for residents and tourists. The proposal is generally consistent with this strategic direction, being located within the established township of Bright with existing access to the road network, with traffic impact assessments undertaken to confirm that the scale of the development will not adversely impact the function or safety of surrounding roads.
- Clause 11.01-1L-01 seeks to direct the majority of urban growth to the large townships, avoid the negative impacts of a dispersed population base by supporting population consolidation and higher density development in townships to make effective use of existing infrastructure, facilitate higher density development and mixed uses around the commercial core of large and small townships, support growth in areas with reticulated services, and ensure development in settlements provides reasonable levels of safety through avoidance of environmental hazards and accessibility to roads, water, telecommunications and other reasonable infrastructure. The proposal is for a multi-lot, multi-dwelling development within Bright, a large township identified for urban growth, and is consistent with this strategic direction by consolidating higher density residential development within an established township with access to reticulated services and existing infrastructure.
- Clause 11.01-1L-02 seeks to maintain and enhance the character of Bright as a vibrant tourist town in a rural setting that is well served by parklands and waterways and predominantly pedestrian in scale and requires development to accord with the Bright Structure Plan. Relevant strategies include directing medium density development into the medium density opportunity areas shown on the plan, ensuring minimum lot sizes for residential subdivision have regard to the existing lot size and density of development in the neighbourhood, maintaining building separation and the rhythm of building setbacks and form in established streetscapes, and locating development to minimise the obstruction of flood waters, particularly overland flooding associated with Morses Creek, Stackey Gully Creek and Bakers Gully Creek. The proposal is generally consistent with this strategic direction, being

located within a medium density opportunity area identified in the Bright Structure Plan, providing lot sizes consistent with nearby medium density development, and setbacks designed with regard to the existing pattern of development in the neighbourhood.

- Clause 13.02-1S requires that development in bushfire-prone areas be assessed against a risk-based framework, and that population growth and development be directed to low-risk locations where the impacts of bushfire can be appropriately mitigated. Subject to minor amendments as outlined in the CFA referral response and conditional consent requirements, the bushfire mitigation measures will address the bushfire risk to the site.
- Clause 14.02-1S seeks to assist the protection and restoration of catchments, waterways, estuaries, bays, water bodies, groundwater and the marine environment, including ensuring the continued availability of clean, high-quality drinking water by protecting water catchments and water supply facilities, and undertaking measures to minimise the quantity and retard the flow of stormwater from developed areas. Given the increase in impervious surface area associated with a multi-lot, multi-dwelling development, the proposal will need to incorporate stormwater detention and treatment measures to manage the quantity and rate of runoff, and is capable of complying with this clause subject to conditions requiring an adequate stormwater management plan.
- Clause 14.02-2S seeks to protect water quality, including protecting reservoirs, water mains and local storage facilities from potential contamination, avoiding detrimental impacts on groundwater resources, and minimising the risk of harm to human health and the environment from proposed land use or development. The development is required to be connected to reticulated sewerage and water supply, and subject to standard engineering conditions and conditions from NEW and GMW, is not expected to present an unacceptable risk to water quality.
- Clause 14.02-2L requires that water quality be protected in the Bakers Gully, Buckland River, Lake Hume, Buffalo River (Lake Buffalo), Ovens River (Bright), Ovens River (Wangaratta) and Upper Kiewa Special Water Supply Catchment Areas, and that land use and development setbacks from waterways be adequate to protect water quality in special water catchment areas. Given the site's location within Bright, it falls within the Ovens River (Bright) Special Water Supply Catchment Area. The proposed development will be subject to conditions from NEW and GMW, as the relevant managers of the catchment.
- Clause 18.01-1S seeks to facilitate access to social, cultural and economic opportunities by effectively integrating land use and transport, including protecting existing transport infrastructure from encroachment or detriment that would impact its current or future function. The proposal is generally consistent with this strategic direction, being located within the established township of Bright with existing access to the road network and pedestrian and cycling infrastructure. The proposed vehicle crossings and parking provided across the site will ensure that the development does not adversely impact the safety or function of the surrounding road network.

ZONING AND LAND USE

The subject land is zoned General Residential Zone (GRZ).

While a planning permit is required for the development of two or more dwellings under Clause 32.08-7, the amendments to the Planning Scheme to introduce the low-rise code that came into effect on 31 March 2025 remove any requirement for the responsible authority to consider the purpose or decision guidelines of the relevant zone when considering the components of the application requiring assessment under Clause 55.

The requirements for subdivision of land continue to apply, as per Clause 32.08-3 (Subdivision – permit requirement) and the proposal must meet the requirements of Clause 56. As a 15-lot subdivision, the application falls within the "3 – 15 lots" class of subdivision, which requires that the proposal meet all of the objectives and should meet all of the standards of Clause 56, except those in Clauses 56.02-1, 56.03-1 to 56.03-4, 56.03-5, 56.05-2, 56.06-1, 56.06-3 and 56.06-6.

The Clause 56 assessment can be found in Attachment 8.3.2.6(f).

As no vacant lots under 400 square metres are proposed to be created by the subdivision the garden area requirement at Clause 32.08-3 is not triggered and does not apply to the application.

BUSHFIRE MANAGEMENT OVERLAY

The subject land is affected by the Bushfire Management Overlay (BMO).

A permit is required for subdivision and buildings and works for accommodation on land affected by the BMO under Clause 44.06-2. The purpose of the BMO is to implement planning strategies and policies about bushfire management and to ensure that the risk to life and property from bushfire is minimised.

Bushfire mitigation measures proposed do not currently meet CFA requirements, with the CFA provided conditional consent subject to amended documents to improve mitigation measures across the site.

Subject to meeting the conditions of the CFA, the proposal will be able to respond appropriately to the bushfire risk associated with the site and satisfy the requirements of Clause 53.02 of the Planning Scheme.

PARTICULAR PROVISIONS

CLAUSE 52.02 - EASEMENTS, RESTRICTIONS AND RESERVES

Clause 52.02 seeks to ensure the removal or variation of an easement, restriction or reserve does not adversely affect the land it benefits, and requires a permit to vary or remove an easement (other than a public utility easement).

The proposal includes the removal of a redundant carriageway easement, which triggers the permit requirement under this clause. As the carriageway easement is redundant; no longer serving a practical function in providing access, and superseded by the proposed

subdivision layout and internal road/access arrangements, its removal is not expected to adversely affect the land that benefits from it.

CLAUSE 52.29 - LAND ADJACENT TO THE PRINCIPAL ROAD NETWORK

Clause 52.29 seeks to ensure appropriate access to identified roads (including roads in a Transport Zone 2) and to ensure appropriate subdivision of land adjacent to those roads.

Before deciding on the application, the responsible authority must consider, in addition to the general decision guidelines at Clause 65, the safety and efficiency of the road, including whether the subdivision layout and the realigned access will adversely affect the safety and efficiency of the Transport Zone 2 road, and the design and location of the access relative to sightlines, traffic movements and any relevant road authority standards. As the works are limited to the realignment of an existing crossover, rather than the creation of a new or additional access point, the scale of impact to be assessed is limited, and the key consideration is whether the realigned access continues to provide safe and efficient access having regard to sightlines and traffic movement on the Transport Zone 2 road.

The application was referred to the relevant road authority (Department of Transport and Planning) under Clause 66, and the conditions required, as included in Attachment 8.3.2.1(a), adequately address any concerns in regard to both the subdivision layout and the realigned crossover.

CLAUSE 53.01 - PUBLIC OPEN SPACE CONTRIBUTION AND SUBDIVISION

Clause 53.01 requires that an application to subdivide land make provision for public open space, either as a land contribution, a monetary payment, or a combination of both, in accordance with the rate specified in the schedule to the clause (or, if no rate is specified, up to 5% under Section 18 of the *Subdivision Act 1988*). As the application is for a 15-lot subdivision, it triggers the requirement to make a public open space contribution, and this will need to be addressed by way of a cash-in-lieu payment, as included in the conditions at Attachment 8.3.2.1(a).

CLAUSE 53.02 - BUSHFIRE PLANNING

As the land is subject to the Bushfire Management Overlay (BMO), a permit is required for both the subdivision and the construction of dwellings under the BMO (Clause 44.06), and Clause 53.02 applies to the assessment of the application as land within a bushfire prone area subject to a BMO.

Subject to the applicant meeting the requirements of the conditions as outline in the CFA referral response, the proposal is capable of complying with Clause 53.02.

CLAUSE 53.03 - RESIDENTIAL RETICULATED GAS SERVICE CONNECTION

The clause applies to the application, as it includes the subdivision of land for residential purposes (15 lots) and the construction of new dwellings. The clause requires mandatory conditions be placed on a permit to ensure a new dwelling, new apartment

development, or new lot arising from a residential subdivision cannot be connected to reticulated natural gas. The relevant conditions will be placed on any permit issued, as included in the conditions at Attachment 8.3.2.1(a).

CLAUSE 55 - TWO OR MORE DWELLINGS ON A LOT AND RESIDENTIAL BUILDINGS OF THREE STOREYS OR LESS

An assessment of the proposal has been undertaken against the requirements of Clause 55 of the Planning Scheme (Townhouse and Low-Rise Code), as introduced by Amendment VC267. The assessment confirms that the proposal, while not meeting all standards, can meet the relevant objectives, subject to minor amendments.

A full Clause 55 assessment for the proposal is included at Attachment 8.3.2.5(e).

CLAUSE 56 - RESIDENTIAL SUBDIVISION

Key purposes of this provision are to create liveable and sustainable neighbourhoods and urban places with character and identity and to achieve residential subdivision outcomes that appropriately respond to the site and its context. The provision applies to this application as the land is in the General Residential Zone that provides for residential development.

A full Clause 56 assessment for the proposal is included at Attachment 8.3.2.6(f).

CLAUSE 65.01 – APPROVAL OF AN APPLICATION OR PLAN

Clause 65.01 sets out the general matters the responsible authority must consider, as appropriate, before deciding on an application. These include the matters set out in Section 60 of the Planning and Environment Act 1987, the Planning Policy Framework and Municipal Planning Strategy, the purpose of the relevant zone and any other provision, the orderly planning of the area, the effect on the amenity of the area, and matters such as stormwater quality, native vegetation impacts, and cultural heritage. The dwellings assessed under Clause 55 are not subject to assessment under Clause 65.01.

Section 60 and orderly planning: The subdivision, easement removal and access works have been assessed as generally consistent with the orderly planning of the area, being located within the established township of Bright and consistent with the pattern and density of surrounding development.

Municipal Planning Strategy and Planning Policy Framework: As addressed in the earlier assessment, the proposal is generally consistent with the relevant strategic directions and policies at Clauses 02.03-1, 02.03-6, 02.03-8, 11.01-1L-01, 11.01-1L-02, 14.02 and 18.01-1S.

Purpose of the zone and other applicable provisions: The subdivision component is consistent with the purpose of the General Residential Zone in facilitating a diversity of housing types and housing growth in locations with good access to services, and with the purpose of Clause 52.29 in ensuring appropriate subdivision of land and access adjacent to the Transport Zone 2 road.

Effect on amenity: The subdivision layout, realigned crossover and removal of the redundant carriageway easement are not expected to give rise to unreasonable amenity impacts on surrounding properties, subject to appropriate conditions.

Stormwater quality: As discussed against Clause 14.02, the subdivision will need to demonstrate that stormwater is managed to maintain or improve water quality within and exiting the site, having regard to the site's location within the Ovens River (Bright) Special Water Supply Catchment Area.

Native vegetation and cultural heritage: No native vegetation removal or Aboriginal cultural heritage sensitivity has been identified as arising from the subdivision or access works based on the information available; this should be confirmed against a native vegetation assessment and Aboriginal Cultural Heritage Sensitivity mapping if not already provided.

CLAUSE 65.02 – APPROVAL OF AN APPLICATION TO SUBDIVIDE LAND

Clause 65.02 requires the responsible authority, in addition to the matters in Clause 65.01, to consider matters specific to subdivision, including the suitability of the land for subdivision, the subdivision pattern having regard to the physical characteristics of the land, the density and character of surrounding development, the adequacy of road and infrastructure provision (including drainage).

Suitability of the land for subdivision: The site is considered suitable for subdivision, being located within the established township of Bright with access to reticulated services and the road network.

Subdivision pattern and physical characteristics of the land: The 15-lot subdivision pattern has been designed having regard to the site's physical characteristics, and is considered to appropriately respond to the density and character of the surrounding neighbourhood, consistent with the assessment against Clause 11.01-1L-02 (Bright) and Clause 56.

Adequacy of road and infrastructure provision: The realignment of the existing crossover to the Transport Zone 2 road, and the removal of the redundant carriageway easement, are considered to support an adequate and logical road and access network for the subdivision, subject to the relevant road authority's requirements under Clause 52.29.

Drainage and effect on other land with a common means of drainage: The subdivision will be required to demonstrate, via conditions, that stormwater drainage can be appropriately managed on-site and will not adversely affect other land sharing a common means of drainage.

Public open space: The applicant will be required to comply with the public open space contribution requirements of Clause 53.01.

RESPONSE TO GROUNDS OF OBJECTIONS

The application has been assessed against the relevant provisions of the Alpine Planning Scheme as discussed above. The following provides a response to the concerns raised by objectors:

Amenity impacts caused by noise and traffic to existing residents of Hawthorn Lane

While it is recognised that there will be an increase in activity on Hawthorn Lane, the scale of development is not greater than other multi-dwelling sites within the Bright township, and the applicant has adequately demonstrated through a Traffic Impact Assessment, that additional movements can be catered for within the existing road network. The suggestion by objectors that access instead be provided from Delany Avenue is at odds with policy and direction which seek to minimise additional traffic entering and exiting to arterial roads (Transport Zone 2).

In relation to noise unrelated to traffic movements, the proposal is for residential land use in a residential area. No other uses that would result in commercial or industrial noise sources are proposed, and the likelihood of land use conflict once the proposed development is established are minimal.

Concerns that the proposal does not demonstrate compatibility with the desired design elements for the areas as outlined in Alpine Shire Council's Neighbourhood Character Strategy (November 2025)

Since the introduction of the new Clause 55 (Townhouse and Low-Rise Code), through Amendment VC267, Council's ability to consider neighbourhood character has been removed. Council officers have worked with the applicant to improve the design elements of the proposal, however, cannot rely on the Neighbourhood Character Strategy to make decisions at this time.

Conflicts with the Municipal Planning Strategy

Since the introduction of the new Clause 55 (Townhouse and Low-Rise Code), through Amendment VC267, consideration of local planning policy for development is limited. The proposal meets relevant strategies and policies as outlined in the Municipal Planning Strategy and Planning Policy Framework, for the triggers to which they can be applied.

Failure to satisfy the requirements of the Bushfire Management Overlay

While the proposal does currently fail to satisfy the requirements of the Bushfire Management Overlay, conditions as provided by the CFA as part of their conditional consent for the proposal require amended bushfire management documents that will appropriately mitigate the identified risks for the site.

Overdevelopment and a poor planning outcome

While the proposal is for medium-density housing development, the site is well-located within an established area of Bright with close access to amenities and services. The site is located within an area identified by the structure plan as being suitable for medium density housing opportunities. Subject to minor amendments, the proposal has been

designed to meet the relevant objectives of Clause 55 and requirements of Clause 56, and will provide for additional housing opportunities without requiring the expansion of the town boundaries into productive agricultural land. The proposal is not considered to be an overdevelopment and is supported by state and local planning policy.

CONCLUSION

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

1. Subject to minor alterations to be included on any permit issued. the proposal demonstrates compliance with the provisions of Clause 55 which operates as the Townhouse and Low-Rise Code, for applications for two or more dwellings on a lot.
2. The proposal demonstrates compliance with the provisions of Clause 56 for the subdivision of residential land.
3. The proposal will require bushfire protection measures, with risk to life and property reduced to an acceptable level in accordance with CFA conditions.
4. The proposal provides additional housing opportunity in a location with convenient access to existing infrastructure and a range of community facilities.
5. The proposal achieves an acceptable and orderly planning outcome and is supported by the relevant provisions 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 (Acting)
- Statutory Planning Coordinator

ATTACHMENTS

- Proposed planning permit conditions - Attachment 8.3.2.1(a).
- Development plans and Bushfire Management Statement - Attachment 8.3.2.2(b).
- Traffic Impact Assessment Report - Attachment 8.3.2.3(c).
- Policy and decision guidelines - Attachment 8.3.2.4(d)
- Assessment of the proposal against Clause 55 objectives and standards - Attachment 8.3.2.5(e).
- Assessment of the proposal against Clause 56 objectives and standards - Attachment 8.3.2.6(f).

8.3.3 Instruments of Appointment and Authorisation - Planning and Environment Act 1987

INTRODUCTION

Instruments of Appointment and Authorisation are an important means of Council ensuring that its officers are appropriately authorised under the relevant Acts that Council administers. This report is being presented to authorise one acting role while recruitment for permanent appointments is underway.

RESOLUTION

Cr Andersen

Cr Byrne

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

- 1. The following member of Council staff referred to in attachment: "S11A – Instrument of Appointment and Authorisation – Planning & Environment Act 1987" (the Instrument) be appointed and authorised as set out in the Instrument;***
 - a. Strategic Planning Coordinator (Acting)***
- 2. The Instrument comes into force immediately the common seal of Council is affixed to the Instrument, and remains in force until 31 October 2026, unless Council determines to vary or revoke it earlier;***
- 3. The Instrument be signed and sealed at the appropriate stage of this meeting.***

Carried Unanimously

BACKGROUND

Council officers require current and accurate authorisations to fulfil their duties. Due to the departure of members of the Statutory Planning team, and backfilling of those roles, there is a need to authorise an Acting Strategic Planning Coordinator for the interim period until permanent recruitment in the Statutory Planning team can occur. This acting position requires new authorisations under the *Planning and Environment Act 1987*.

ISSUES

Authorised officers have statutory powers under relevant legislation. In the case of Council's staff with planning responsibilities, the attached Instruments of Appointment and Authorisation under the *Planning and Environment Act 1987* mean that they are authorised officers for the purposes of that Act.

While Council may delegate its powers, duties or functions to staff, so that a delegate acts on behalf of the Council, staff appointed as authorised officers have their own statutory powers under the relevant Act.

Planning and Environment Act 1987

Section 188(1)(b) of the *Planning and Environment Act 1987* specifies that "a planning authority ... may by instrument delegate any of its powers, discretions or functions under this Act to an officer of the authority". However, Section 188(2)(c) specifically prevents an officer from further sub-delegating any duty, function or power. Therefore, as the responsible authority, Council must authorise staff directly using the "S11A – Instrument of Appointment and Authorisation – *Planning and Environment Act 1987*", rather than via the Chief Executive Officer.

The authorisation of staff with planning responsibilities is a routine process presented to a Council meeting, which occurs as required during the year. Changes in staff and position titles are the reason behind the regular presentation to Council.

Delegations and Authorisations Service

Council utilises a delegations and authorisations service, which provides templates to ensure that appropriate legislative authority is passed on to Council staff. All of the relevant legislation affecting local government, including Acts and regulations and the sections that relate to the powers, duties and functions of Council are outlined within the template and the relevant officer is allocated accordingly.

POLICY IMPLICATIONS

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

The recommendation is in accordance with the following Priorities of the Council Plan 2025-2029:

- 2.11 We prioritise effective governance to ensure transparent oversight of our operations

FINANCIAL AND RESOURCE IMPLICATIONS

Council has an annual subscription to the delegation and authorisation service that is provided for in Council's annual budget. There are no other financial implications associated with these instruments of appointment and authorisation.

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

RISK MANAGEMENT

Risk	Likelihood	Impact	Mitigation Action / Control
Authorisations are not in place or are out of date	Possible	Moderate	Ensure that all Council officers have up-to-date authorisations to ensure that they can undertake their duties.

CONSULTATION

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

CONCLUSION

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

DECLARATION OF CONFLICT OF INTEREST

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

- Director Corporate and Community
- Governance Officer

ATTACHMENT(S)

1. **8.3.3.1** S11A Instrument of Appointment and Authorisations (Planning and Environment Act 1987) - Strategic Planning Coordinator (Acting)

8.3.4 Microsoft Cloud Services Procurement

INTRODUCTION

The purpose of this report is to recommend approval for Council to enter into a three-year contract for Microsoft Cloud Services as part of a transition from a 12-month Microsoft Cloud Services Provider (CSP) procurement cycle to reduce the impact of annual Microsoft price increases and provide greater cost certainty.

RESOLUTION

Cr Andersen

Cr Ronco

That Council:

- 1. Approves award of a three-year contract to Crayon Australia Pty Ltd with a total contract value of \$315,400.02 (excl. GST); and***
- 2. Notes that additional potential costs associated with the yearly licence and data storage fluctuations, based on operational usage, means that the value of a total Purchase Order raised for the three years will be \$365,000 (excl. GST).***

Carried Unanimously

BACKGROUND

Microsoft 365 is a commodity Cloud based infrastructure, software and licensing service. Microsoft 365 provides a core function to all Council ICT operations and is considered a critical service.

Council's annual Microsoft subscription costs have increased from \$82,937 in 2020 to \$123,047 in 2026, representing an increase of approximately 48.4% over six years.

Council's procurement for these services has been undertaken on the basis of an annual licence. MAV Procurement issued a Request for Tender (RFT) on behalf of Victorian Councils, for the Provision of Microsoft Licensing under contract number NPN 2.17-3 on 1 April 2020. Five suppliers were recommended for appointment to the panel in May 2020. The original standing offer period commenced in 2020 expiring March 2022 with an optional extension period of three years. There were some changes within the panel providers when this extension period was enacted.

In 2025 Council requested quotes from within this panel and Crayon Australia Pty Ltd was awarded the annual contract as the most cost-effective option.

Further procurement has been undertaken to determine the most cost-effective mechanism to procure this service from 1 September 2026.

Microsoft enterprise products include:

- Office 365, Windows, SQL server, Windows Server, Project, Visio, Azure, Microsoft Intune, Dynamics CRM and Teams;

- Both Office 365 E3 and E5 versions, including the secure productive enterprise product which includes extra security features; and
- A cloud-based click to run deployment model.

ISSUES

Microsoft licensing is procured through authorised Cloud Solution Provider (CSP) partners rather than directly from Microsoft. Pricing available through CSP partners is influenced by Microsoft's pricing structure and discount programs, resulting in annual subscription renewals being subject to price increases determined by Microsoft.

Council undertook a Request for Quotation (RFQ) through Vendor Panel under MAV Contract NPN2.17-3 to test the market for Microsoft Cloud Services from 1 September 2026. Responses were received from two (2) suppliers of the three (3) contracted suppliers. The pricing submitted through the RFQ was higher than Council's current contracted pricing. One of the pricing options submitted at the higher level was from Council's incumbent provider Crayon Australia Pty Ltd. The best pricing received for 2026/27 through this process was \$123,047.

Following clarification discussions with Council's incumbent provider, Crayon obtained approval from Microsoft to extend current discounted pricing for Council's Microsoft E3 licences and to make that pricing available under a three-year agreement. This revised pricing was not available through the standard RFQ process and provides greater value than the pricing initially submitted. This provides for a 2026/27 price of \$119,893.22 (which includes 22 additional licences than the same time last year), and a saving on 2025/26 pricing of \$3153.78.

Entering into a three-year agreement would provide greater budget certainty and reduce Council's exposure to Microsoft's annual price increases. Based on historical pricing trends, the arrangement is expected to deliver savings over the contract term when compared with renewing licences annually.

The fixed pricing arrangement applies to Microsoft E3 licences where Council holds more than 100 licences. Pricing for other Microsoft services remains indicative and will vary according to Council's usage, licence requirements and Microsoft pricing changes.

The recommendation is consistent with Council's Procurement Policy, which seeks to achieve value for money through fair and transparent procurement processes. Council tested the market through a competitive quotation process using an established collaborative procurement arrangement under the MAV Contract NPN2.17-3, enabling multiple qualified suppliers to submit quotations. The procurement process demonstrated that the pricing available through the market was higher than Council's current arrangements. Subsequent negotiations with the incumbent provider secured improved pricing and the opportunity to lock in discounted rates for a three-year term. As the market has been tested and the resulting proposal delivers demonstrable value for money, the recommendation is considered compliant with Council's Procurement Policy and the principles of collaborative procurement.

POLICY IMPLICATIONS

The recommendation is in accordance with the Priorities of the Council Plan 2025-2029:

- 2.8 We achieve long-term financial resilience to meet community needs now and into the future.

FINANCIAL AND RESOURCE IMPLICATIONS

The approved 2026/27 Budget contains an allocation of \$130,000 for Microsoft subscriptions.

The proposed contract with Crayon Australia Pty Ltd for the provision of Microsoft Cloud Services has a base contract value of \$315,400.02 (excl. GST) for the period 2026 to 2029.

While the contract establishes pricing for Council's current Microsoft licensing requirements, actual expenditure may vary over the term due to operational changes, including increases in licence numbers, upgrades to licence types, additional Microsoft services, and growth in SharePoint and cloud storage requirements. As these services are consumption and subscription based, Council requires flexibility to respond to changing organisational needs.

To ensure sufficient purchasing authority is available to accommodate potential fluctuations in licensing and storage requirements over the three year term, it is proposed that a Purchase Order value of \$365,000 (excl. GST) be established. This does not represent a committed expenditure amount but provides capacity to meet operational requirements should additional licences or storage be required during the contract period.

The budgets for 2027/28 and 2028/29 will remain subject to Council's annual budget approval process; however, expenditure associated with the contract will be committed through the proposed contractual arrangement.

The proposed three-year agreement is expected to deliver savings when compared with annual licence renewals by reducing Council's exposure to future Microsoft price increases and providing greater cost certainty for budgeting purposes. Taking into account historical price increases and extrapolating these trends over the three-year term, Council estimates savings of approximately \$25,000 under its current licensing model, and up to \$50,000 should Council transition to Microsoft E5 licensing during the contract period.

RISK MANAGEMENT

Risk	Likelihood	Impact	Mitigation Action / Control
Microsoft increases pricing at future renewal periods, resulting in higher than anticipated ICT operating costs.	Very likely	Major	Enter into a three-year agreement that locks in discounted pricing for eligible E3 licences, providing budget certainty and reducing exposure to annual Microsoft price increases.
Council's business requirements change, requiring an upgrade from E3 to E5 licensing during the contract term, resulting in additional costs.	Very likely	Moderate	Additional licences can be purchased as required, with the supplier agreeing to maintain current pricing. Budget impacts will be managed through annual budget processes and ongoing licence reviews.
Council reduces staffing levels or licensing requirements during the contract term and is unable to reduce committed licence quantities.	Possible	Moderate	Licence requirements have been assessed based on current organisational needs. The three-year term is considered to present a low risk of significant licence reduction requirements. Regular monitoring of licence utilisation will be undertaken.
Microsoft changes pricing, product structure or licensing models for services not covered by the fixed price arrangement.	Possible	Moderate	The fixed price arrangement applies primarily to Council's E3 licensing. Council will continue to review non-covered services annually and adjust budgets accordingly.

CONSULTATION

Consultation has not been undertaken for this matter as it relates to the procurement of an operational ICT service required to support Council's internal business functions. The proposed contract does not alter service levels to the community, introduce new Council services, or have a direct impact on residents, businesses or community stakeholders. The procurement process was undertaken in accordance with Council's Procurement Policy through an approved collaborative procurement arrangement, with the market tested through a competitive quotation process to ensure value for money and compliance with governance requirements.

CONCLUSION

Microsoft 365 licensing is a critical service supporting Council's operations and broader ICT environment. To ensure value for money and test the market, Council undertook a competitive quotation process through an approved collaborative procurement arrangement.

While quotations were received from two (2) suppliers associated with MAV Contract NPN2.17-3, the pricing submitted was higher than Council's current licence costs.

Following discussions with the incumbent provider, Crayon Australia Pty Ltd, Council was able to secure discounted pricing and the opportunity to fix eligible Microsoft E3 licence pricing for a three-year term.

Entering into a three-year agreement with Crayon Australia Pty Ltd will provide greater budget certainty, reduce Council's exposure to future Microsoft price increases and is expected to deliver savings over the term of the contract when compared with annual renewals.

The proposed contract value of \$315,400.02 (excl. GST), together with provision for fluctuations in licence and storage requirements, represents a financially responsible approach to managing Council's Microsoft licensing requirements.

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 (Acting)
- ICT Coordinator

ATTACHMENT(S)

Nil

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.

RESOLUTION

Cr Ronco

Cr Andersen

That the summary of informal meetings of Councillors for July and August 2026 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
28 July	Briefing Session
11 August	Briefing Session
18 August	Briefing Session

ATTACHMENT(S)

1. **9.1.1** Informal Meeting of Councillors 20260728
2. **9.1.2** Informal Meeting of Councillors 20260811
3. **9.1.3** Informal Meeting of Councillors 20260818

10 Presentation of reports by delegates

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

12 Motions for which notice has previously been given

Nil

13 Reception and reading of petitions

Nil

14 Documents for signing and sealing

RESOLUTION

Cr Byrne

Cr Ronco

That the following document be signed and sealed.

- 1. Instrument of Appointment and Authorisation (Planning and Environment Act 1987) Strategic Planning Coordinator (Acting).***

Carried Unanimously

15 Confidential reports

Nil

16 Closure of meeting

There being no further business the Chairperson declared the meeting closed at 6:37pm