

Bass Coast Shire Council
Council Meeting Minutes

Wednesday 18 June 2025

Council Chamber

Bass Coast Civic Centre

Baillieu Street East, Wonthaggi

Commencing at 1:00 pm

The meeting commenced at 1:00 pm.

Cr. Rochelle Halstead read the Mobile Telephone Reminder.

Cr. Rochelle Halstead read Statement of Acknowledgement.

Cr. Jon Temby read Councillor Statement.

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1 Present and Apologies

Councillors: Cr Jon Temby, Western Port Ward
Cr Rochelle Halstead, Western Port Ward
Cr Jan Tompson, Western Port Ward
Cr Brett Tessari, Bunurong Ward
Cr Meg Edwards, Bunurong Ward
Cr Mat Morgan, Bunurong Ward
Cr Tim O'Brien, Island Ward
Cr Ron Bauer, Island Ward
Cr Tracey Bell, Island Ward

Officers: Mr Greg Box, Chief Executive Officer
Mr David Filmalter, Acting General Manager Innovation & Engagement
Ms Jodi Kennedy, General Manager Communities & Culture
Ms Donna Taylor, General Manager Future Places
Ms Jade Glen, Manager Governance & Communications
Ms Kristy Grattan, Coordinator Governance
Mr Joseph Kay, Acting Chief Financial Officer

Apologies: Nil

2 Declarations of Interest

There were no Declarations of Interest.

3 Confirmation of Minutes

3.1 Council Meeting 21 May 2025

That the minutes of the Council Meeting held on 21 May 2025 be confirmed.

Council Decision

Moved: Cr. Jon Temby / Seconded: Cr. Brett Tessari

That the minutes of the Council Meeting held on 21 May 2025 be confirmed.

CARRIED

4 Mayor and Councillor Reports

4.1 Cr Rochelle Halstead - Mayoral Report

This report covers the period from 21 May 2025 to 18 June 2025

Acknowledgements

I wish to acknowledge our community who have rallied united against the Victorian Government Emergency Services Volunteer Tax and confirm Bass Coast Shire Council stands with you and continues to use all possible avenues to object. I'd like to share a powerful speech by one of our local farmers, Graham Wood which speaks loudly to the unfair impacts on our producers but also remind all members of our community, this will affect us all.

Preface:- This presentation of the Vic. Govt. ESVF, which is really a tax, was compiled by a member of a local farming family and given at the public rally in Wonthaggi on Friday,13 June 2025 by Graham Wood, representing all farmers including his involvement with the Victorian Farmers Federation going back 55 years.

Friends, fellow farmers of Gippsland!

Look around you. Look at the faces in this crowd. You see strength. You see resilience. You see the generations of grit and determination that have carved a life from this beautiful, and at times, tough country. We are the custodians of this land. We've ploughed the soil, and our bloody sweat has watered it, and our hearts are buried in it.

Farmers are the lifeblood of this state, and for more than 100 years, we have been the unwavering backbone of the Volunteers services that protects it:
When the call goes out, who is it that drops everything? Who leaves their own stock, their own homes, their own families, to stand on the fire front? It's us. It's our fathers, our mothers, our sons, and our daughters. Since settlement it's been organised groups of Volunteers, farmers and our rural communities that have manned the trucks. The CFA has been a testament to the volunteer spirit of regional Victoria, and it is a spirit that has been championed, overwhelmingly, by the farming community. We have never asked for thanks. We have never asked for reward. We have done it because it's who we are. It's what you do for your community.
And what is our reward from the state government in Melbourne? Nothing! A thank you? NO. A new truck for the local brigade? No. Our reward is a kick in the guts. Our reward is a new tax!!!.

A tax so unjust, so inequitable, that it feels like a deliberate punishment for the very service we provide. I'm talking about the new Emergency Services Volunteer Fund. They call it a levy, but let's call it what it is:- a TAX! A tax that is set to cripple family farms and a tax that we must, together, demand that it be scrapped!

This government wants you to believe this is just a simple, fair way to fund our emergency services. But let me be crystal clear, this tax is anything but fair. Let's break it down to show exactly why this is an assault on every farmer in Victoria:-

- *1.* ***First, this is a tax on your assets, not your income.*** *The government calculates this tax based on the Capital Improved Value of your FARM. That is the value of your soil enabling the production of FOOD and FIBRE, your land, your sheds, your fences – everything. But as every single person here knows, the value of your farm on paper has absolutely no bearing on the money you have in the bank. We can have a multi-million dollar property and be struggling to make ends meet whether it be after a tough season, or drought, or low market prices. This isn't a tax on profit; it's a tax on our very existence. It's like taxing a factory on the value of its working capital, i.e. machinery, or Medicos having to pay a tax on their X-Ray and MRI machines, etc. They don't pay tax on this working capital. A Farm's SOIL is its working capital and should NOT be taxed! THIS LEVY is a TAX and is fundamentally, and dangerously, flawed.*
- *2.* ***Second, it disproportionately punishes farmers.*** *The figures don't lie. While city homeowners will see a small rise in their contributions, farmers are being slugged with an increase of 3 times or more in just ONE YEAR! It is an outrageous and targeted attack on the agricultural sector. They see our land, our assets, and they see a cash cow. They don't see the mortgages. They don't see the input costs and hard work. They don't see the sleepless nights and the long hours of working. The politicians see an opportunity to prop up their budget on the backs of the hardest-working people in this State of Victoria.*
- *3.* ***Third, and this is the most galling insult of all, it penalises the very volunteers who protect us.*** *Think about it. Many of you in this crowd are CFA volunteers. Who give their time, their energy, and risk their lives for free. And now, this government has the audacity to send us a bigger bill for the privilege. They've offered a token rebate for one property, a measly concession that is a slap in the face. It's a cynical political stunt that does nothing to address the fundamental injustice of forcing volunteers to pay for the service they already so generously provide. It's like asking a volunteer at a soup kitchen to pay for the soup! It is absurd, and it is*
- *offensive. A one year reprieve, though welcome, does not mean too much if it is only for one year.*
- *4.* ***Finally, this is a tax on our food and our future.*** *This isn't just a burden on us; it's a threat to the food security of our state. Every extra dollar in tax is a dollar we can't invest in new equipment, in sustainable farming practices, or in succession planning to pass the farm on to the next generation. It makes us less competitive, it makes our food more expensive, and it pushes more family farms to the brink. This isn't just a rural issue; this is an issue for every single person who eats to continue living.*

Friends, the government will tell you this is about funding our emergency services. But let's be clear, we all support funding our emergency services. We are the emergency services! But this is not about funding; this is about fairness. It is about a city-centric government that has no understanding of, and no respect for, the realities of life on the land.

So, what do we do? We don't just get angry. We get organised. We make our voices heard. We are here today to send a clear, united message to the Premier and to every single member of this state government.
We demand that you ***SCRAP THIS TAX!***
We demand that you go back to the drawing board and design a funding model that is fair for all Victorians. A model that is based on ability to pay, not on the theoretical value of the land we happen to own. A model that is sourced from the general revenue that everyone contributes to, because emergency services protect everyone.

So I am calling on every one of you. Go home and call your local Member of Parliament. Write to the minister. Support the rallies. Put up a sign on your gate. Let them know that farmers will not stand for this. We have been the quiet achievers for too long. We have been the backbone of the Volunteer Emergency Services, the stewards of this land, and the providers of your food.

We are not a line item in your budget. We are not a problem to be managed. We are the heart of this state. And we will fight for our farms, we will fight for our families, and we will fight for our future. Let them hear our voice, from the
mountains to the sea, let them hear the roar of Gippsland. We will not be broken. We will not be silenced. And we will not pay this unjust tax!
Thank you.

In brief the Mayoral activities have included the following:

Activities

- Bass Coast Community Awards
- AI Beginner to Pro
- Warreeny Ngulu (Ocean Voice)" by Steven Ulula Parker
- Afternoon Tea with Carol Blair & Neighborhood Community members
- Yawa - Maree Clarke public art commission event
- Power to the People Exhibition
- Community Art Project Visit

Meetings

Attended Council Workshops and Briefings

Chaired Councillor Only Meetings

Weekly meetings with CEO, Council Support and Communications

Additional Meetings:

- Audit and Risk Committee members only Meeting
- Audit and Risk Committee Meeting
- Community Awards Pre-Event Run Through
- MAV Board Meeting Briefing
- Beach access at Kilcunda East Beach Lionel rose car park
- Meeting with Simon Pristel, Headline PR
- Planning Provisions Amendments VC257, VC267 and VC274
- Site Visit - Kilcoy Abbatoir
- Kernot Bridge Community Meeting
- Emergency Services & Volunteer Fund Information session
- Regional Circular Economy Summit
- Kevin Love, Phillip Island Nature Park
- MAV Pre Board meeting Breakfast
- MAV Board Meeting
- San Remo Community Association Meeting

Other

Media Enquiries/Interviews

- Top Tourism Tiny Town, Kilcunda Photo Shoot

Phone calls, emails and letters

4.2 Cr Jon Temby - Councillor Report

May - June 2025
Attended all Bass Coast Shire Council meetings
Attended WPW councillor's meetings and briefings incl:
An additional session on the budget
Discussions regarding council effectiveness
Attended broader councillor only time meetings
Broader community contact / meeting community leaders
Visited Albert Ruttle Estate to see lots 28 and 29 which were allegedly set aside as community reserves but sold for development
Attended Rewilding of Phillip Island gathering
Interviewed by Gippsland FM re Old School building in Wonthaggi
Attended Flyways exhibition at ArtSpace and participated in its opening ceremony
Attended Save Western Port Woodlands meeting to discuss DAL
Visited Silverleaves twice and Inverloch to see the erosion issues
Attended Sorry Day ceremony at Cape Patterson
Assisted the Biosphere with crisis and risk management support
Attended Bass Coast Community Awards ceremony at Cape Patterson
Attended Municipal Emergency Management Committee meeting
Attended Arts and Culture Advisory Committee meeting
Attended Kilcoy Abattoir for discussions with management
Attended Regional Circular Economy Summit at Berninneit
Attended Maree Clarkes unveiling of the Yawa canoe at Berninneit
Attended VNPA meeting re Vegetation biolinks in the Western Port Woodlands
Attended Opening of Power to the People exhibition at WUCAC
Attended additional session on the budget

Received additional calls and further discussions re potential for the RSL building being used for emergency related activities, Albert Ruttle estate issues, Stanley road vegetation removal, Wombat interference by uncontrolled dogs at San Remo etc

4.3 Cr Mat Morgan - Councillor Report

The Union Theatre continues to be the place for fabulous theatre! Conratulations to all involved in the Addams Family production, another stellar performance.

On May 26th, I joined community in noting National Sorry day with a smoking ceremony and presentation in Cape Paterson. We have long way to go in our efforts towards truth, treaty and justice with First Nations people and I'm fully committed to progressing this cause.

It was brilliant to attend the opening of Steven Ulula Parker's exhibition at Berninneit, a beautiful collection of works.

Last weekend I sat down with Cape Paterson residents and Ratepayers at their regular meeting, and also met with the Bass Coast branch of National Trust. There are so many wonderfully active people in our community who don't get nearly enough recognition for their work.

And finally, I'd like to congratulate Dave Sweeney on being awarded a Member of the Order of Australia for his tireless nuclear-free campaigning, and to First Nations advocacy, good on you mate!

5 Public Question Time

5.1 Susie Wickes - Special Charge Scheme

A petition now activates a Special Charge Scheme through Council's URDI Policy. What process does council use to confirm each signature is an authentic signature of a ratepayer in that street, thereby ensuring petitions are not being manipulated by community members to reach the required 50% to activate a legislative process?

Response:

Council officers verify the name and address of each landowner when an Urban Roads and Drainage Petition is received.
It is important to note that the petition only starts the process, and that landowners are asked to vote more formally once design details and costings are finalised.

5.2 Ian Griffiths - DAL

The DAL section on Surf Beach says "the streetscape should be informal, with soft edges and verges and minimal fencing". How is this in keeping with the council's aggressive push to seal all the roads and put in gutters and footpaths against the wishes of the majority of the residents?

Response:

Respecting the prevailing neighbourhood character is an important element of the design of any road and drainage scheme. Through the design process, residents are provided with a range of options and can provide feedback on these.
A balance between improving amenity and neighbourhood character is always considered.

5.3 Philip Davy - Stormwater Drainage

Is it possible that council's failure to adequately maintain shoulders and table drain depths has allowed stormwater drainage to run along and under some bitumen roads instead of the drain and has caused premature pavement failure of some sealed and dust suppressant roads in Bass Coast Shire?

Response:

Inadequate drainage can cause premature pavement failure. As such, Council undertakes regular patching of potholes of sealed roads and maintenance of the drainage networks to minimise water ingress.
Unmade roads and inadequate stormwater drainage can create issues for our communities such as dust, mud, potholes, flooding, disconnected pedestrian networks and traffic safety concerns. The Urban Road and Drainage Improvement Policy is in place to address these issues.

5.4 Philip Davy - IDM

At last month's council meeting regarding the Special Charge Scheme construction standard. CEO Box stated council's IDM does apply for Brownfield Sites. What then is the design standard applicable to Brownfield Sites bearing in mind Pioneer Bay cul-de-sacs do not allow a truck or large car to turn around?

Response:

There is no single standard for the design of special charge schemes. Council officers prepare a range of options for consideration of landowners. These options seek to strike a balance between ensuring new infrastructure is fit for purpose, respects the character of the street and responds to local conditions including the width of road reserves, extent of drainage issues and existing vegetation.

5.6 Ross Bencraft - PQT Responses

In recent meetings questions have been asked requesting a response from a councilor/s. However, all responses come from CEO Box. Is there a rule preventing a councilor/s from responding to public questions, and if not, why are they being answered by CEO Box instead of those they were addressed to?

Response:

Under Council's Governance Rules 2022, the Chair can nominate a Councillor or the CEO to answer a question. Since questions are mostly operational, the CEO is best placed to respond, this is the standard approach Council has taken.

5.7 Amanda Noske - Special Charge Scheme

For the SCS on the Esplanade between Sunderland Bay Road and Batman Street, council is contributing 70%+ of the project cost. Can other petitioned schemes expect an equally generous contribution from BCSC towards their project or will residents be expected to bear the majority of the cost of their project?

Response:

As per the *Local Government Act 1989*, a 'Benefit Ratio Statement' is created for each project. This details Council's contribution, which varies based on direct property owner benefits and broader community advantages.

5.8 David Clements - Stormwater tapings

In the council declaration for The Esplanade Surf Beach, council states. The connection of illegal stormwater tapings into sewer pipes, being reconnected to the stormwater system is a minor benefit to the community. Why does council tell residents of Surf Beach that the risk is a major issue?

Response:

The minor benefit to the community involves the broader impact of the proposed improvement works outside of the special charge scheme area for calculating a benefit ratio. Illegal stormwater connections to Westernport Water's sewerage system cause overloading and risk sewage pump station overflows. Preventing these illegal connections and providing proper drainage will reduce sewer flows and pollution during rainfall events.

5.8 Anne Clements - The Esplanade Surf Beach

In the council declaration for The Esplanade Surf Beach, Council said there will be environmental improvements downstream in Westernport Bay. How will council attain this when this section of The Esplanade drains to Bass Strait, the opposite direction to Westernport Bay where no pollution control measures are in place?

Response:

The Esplanade Surf Beach potential upgrade project between Sunderland Bay Road and Batman Street will drain to the outfall at the southern end of Sunderland Bay Road not Western Port.

Unfortunately, there are issues with sewerage system overflows downstream and illegal stormwater connections. When road and drainage schemes are undertaken, many of these illegal stormwater connections are removed and the downstream overflow risks are reduced.

5.9 Emily Clarke - Seaview Crescent Surf Beach

Why has BCSC accepted a petition for roadworks in Seaview Crescent, Surf Beach that was instigated by a NON-Ratepayer and Non-resident of that street?

Response:

Council has not received a petition concerning a road and drainage upgrade project in Seaview Crescent.

5.10 Emily Clarke - Petitions

Can BCSC confirm and assure ALL BCSC ratepayers that petitions for individual Street roadworks (under the new BCSC Road Scheme Policy) can only be lawfully instigated by rate paying owners of any nominated Street submitting a petition for roadworks?

Response:

Council officers check that the people who have initiated or signed a petition are property owners. While there is no law against anyone starting a petition, the head petitioner's information will be reviewed.

Council will consider reprioritising and/or redefining a road and drainage improvement project if there is significant support from the community. A minimum of 50 per cent support from the affected property owners is required for the project to be reprioritised. This should be demonstrated through a petition signed by the affected property owners and submitted to Council for consideration.

5.11 Graham Jolly - Hilton Chadwick Reserve

What progress has council made for the detailed designs that will be made public for the new sporting oval and dogs off lease park developments at the Hilton Chadwick Reserve in Cowes.

Response:

Council is in the process of finalising the detailed design for the left turn lane into the future Phillip Island Recreation Reserve. Further design development and supporting strategies are proposed for the 25/26 budget. Once approved, the plans will be uploaded to the Engage Bass Coast website for public access.

5.12 Joe Waralow - Traffic turning lane

Would council please indicate when the detailed design for the new safety traffic turning lane into the Hilton Chadwick Reserve will be publicly available.

Response:

Council is in the process of finalising the detailed design for the left turn lane into the future Phillip Island Recreation Reserve. Further design development and supporting strategies are proposed for the 25/26 budget. Once approved, the plans will be uploaded to the Engage Bass Coast website for public access.

5.13 Terry Parkin - Speed Signs

Council has taken action to change speed traffic signs in Wonthaggi, Cowes and a number of other townships. Who is paying for the materials and labour to remove existing signs and replace with new speed limit signs that reduce traffic speed.

Response:

These speed zone changes are funded by Council.

5.14 Ernie Westergard - Carparking survey numbers

At the May 2025 Council meeting, Carparking was an issue with councillors. Aldi, Coles and Woolworth supermarkets have carparking on the land they own. Does council include carparking numbers in its survey numbers provided by these supermarkets.

Response:

Yes, carparking surveys will generally include all available parking within the study area. Factors including ownership, restrictions and access to car parks are considered when confirming car park utilisation rates.

5.15 Mario Boffa - Memberships

In April 2025 I asked a question, it read as follow. "Would council please provide a listing of all Memberships, Subscriptions, Memorandums and Partnerships with costs to council". Please provide details.

Response:

This information will be provided on council website within the next 3 months.

5.16 Bill Wilson - Employee vacancy

Would council please provide details of employee vacancy numbers across the categories of employment at the date of 17 June 2025.

Response:

Councils staff turnover has consistently been in the range of 15 to 18 per cent over the last four financial years and this is on a par with the industry average. Vacancies are normally backfilled where possible to minimise any disruption to our services.

5.17 Graham Jolly - Advocacy Listing 2025/26.

The Council's Advocacy Project listing is highly important for grants funding from State and Federal Governments. Would council please provide the Advocacy Project listing for the 2025/26 year.

Response:

Council is currently in the process of reviewing and developing an updated Advocacy Project listing for the 2025/26 financial year. This will be posted on the Engage site when available.

5.18 Peter Fogarty - Community Safety

Does any person from, or member of the Bass Coast Dog Owners Association have the authority of the Bass Coast Shire Council to speak on your (the councils) behalf about individual persons who are residents (or even non-residents) of the Bass Coast?

Response:

The Bass Coast Dog Owners Association acts independently of Council. It does not have authority to speak on behalf of Council.

5.19 Sue Chadwick - Native animal clean up

Council, please inform the community if you can work alongside the Nature Park to clean up the huge numbers of dead native animal road kill, that remain on our roads for long periods? Otherwise, it would be good to rename our Island "The Dead Wildlife Attraction".

Response:

Council prioritises removing roadkill that obstructs or poses safety hazards, per the Road Management Plan 2022. It collaborates with other authorities to ensure a consistent approach and promote safe driving.

5.20 Sue Chadwick - Rezoning

Does our council have $250,000 to rezone the 80-acre reserve now to "Recreation & Municipal Purposes"? So that the land cannot be resold by Council or State Government now or in the future.

Response:

The 2025-2026 Council budget does not include provision for implementation of statutory protections on the land.
Council went to significant effort to secure the land including placing a public acquisition overlay over the site. Council has no intention of selling the land.

5.21 Marnie Chadwick - Rezoning

We have determined that the Council won't rezone the 80-acre Recreation Reserve for 10 years. So will the Council implement statutory protections, such as a legal covenant, to ensure the 80-acre Recreation Reserve is maintained for recreational purposes and prevent its sale or repurposing? Just having your "word" isn't enough.

Response:

The 2025-2026 Council budget does not include provision for implementation of statutory protections on the land.
Council went to significant effort to secure the land including placing a public acquisition overlay over the site. Council has no intention of selling the land.

5.22 Fred Morris - Budget

Councils Balance Sheet 31 March 2025 reports forecasts to 30 June 2025, end of year. Reporting, Current liabilities Provisions $7.234 million and Non-current Provisions $11.980 million which totals $19.214 million. What are the "Provisions of $19.214 million for.

Response:

The projected provisions include Purchased Leave, Leave in Lieu, Annual leave, Long Service Leave, and Landfill Rehabilitation.

5.23 Gina Rosamilia - Net Zero

Council declared a Climate Emergency in 2019 in its own right by establishing a plan to be net Zero by 2030. Council has made progress towards net Zero. In measurement terms what is the remaining reduction to achieve the net Zero by 2030.

Response:

Since adopting the Climate Action Plan in May 2020, Council has reduced emissions from internal operations by more than 40%, down to around 2,000 tonnes of CO2 per annum. This includes Council's vehicle fleet, travel, and electricity.

Emissions from the operation of Grantville Landfill reduced by around 50% with the introduction of FOGO, but have since been relatively steady at around 10,000 tonnes of CO2 per annum.

6 Notices of Motion

6.1 Emergency Services Volunteer Fund (ESVF), Cr Brett Tessari

Council Decision

Moved: Cr. Brett Tessari / Seconded: Cr. Jan Thompson

Motion

That Council:

1. **Reiterates our concerns and objections detailed in the Council resolution from the 21 May Council Meeting especially in relation to the significant impact that the increase in the Emergency Services Volunteers Fund (ESVF) will have on Bass Coast ratepayers.**
2. **Highlights this levy will also have significant, unfair and inequitable impacts on the Shire's farming, commercial and industrial sectors.**
3. **Call on the State Government to listen to our community and immediately repeal the implementation of the Emergency Services Volunteer Fund Levy (Bill).**

CARRIED

7 Petitions and Joint Letters

7.1 Petition relating to Zephyr Court, Sunderland Bay

Council Decision

Moved: Cr. Tracey Bell / Seconded: Cr. Ron Bauer

That Council:

1. **Receive the petition, Road and Drainage Infrastructure Improvement for Zephyr Court and resolve to deal with this matter at this Council Meeting.**
2. **Commence work with the head petitioner and other property owners to investigate a preferred treatment option and potential costs to upgrade the road.**
3. **Note that a potential upgrade project would need to be considered in accordance with the Urban Roads and Drainage Improvement Policy at a future meeting.**
4. **Advise the head petitioner of Council's decision.**

CARRIED

8 Reports Requiring Council Decision

8.1 Adoption of Annual Budget 2025/26

Council Decision

Moved: Cr. Brett Tessari / Seconded: Cr. Jan Thompson

That Council:

1. **Adopts the Annual Action Plan 2025-26.**
2. **Having considered all submissions received, adopts the 2025-26 Budget and 2025-26 Fees and Charges annexed to this resolution, in accordance with *Section 94* and 96 of the *Local Government Act 2020* (the Act).**
3. **Authorises the Chief Executive Officer to:**
   - **3.1. Give public notice of this decision to adopt the 2025-26 Budget;**
   - **3.2. Make available copies of the 2025-26 Budget on request for public inspection; and**
   - **3.3. Thank persons making submissions to the budget in writing for their submission and advise them of the outcome of the budget decision.**
4. **In accordance with the provisions of the Act, declares that the amounts that it intends to raise by way of general rates and service charges for the period 1 July 2025 to 30 June 2026 are as follows:**

General Rates	**$61,603,510**
Annual Service (Waste) Charge	**$18,926,164**
Total	**$80,529,674**

   The declaration above excludes any supplementary rates, supplementary charges or rates in lieu.

5. **Authorises a general rate be declared for the period commencing 1 July 2025 to 30 June 2026 and that:**
   - **5.1. It be declared that the general rate be raised by the application of differential rates.**
   - **5.2. A differential rate be respectively declared for rateable land having the respective characteristics specified below, which characteristics will form the criteria for each differential rate so declared:**
     - **5.2.1. Developed Land is any land which does not have the characteristics of:**
       - **5.2.1.1. Farm Land;**
       - **5.2.1.2. Vacant Land; and**
       - **5.2.1.3. on which a building is erected, which building is:**
         - **5.2.1.3.1. lawfully used primarily for residential, commercial or industrial purposes; and**

5.2.1.3.2. designed for permanent occupation.

5.2.2. Vacant Land is any land which does not have the characteristics of:

5.2.2.1. Farm Land;

5.2.2.2. Developed Land; or

5.2.3. Farm Land is any land which is 'farm land' within the meaning of section 2(1) of the *Valuation of Land Act 1960*.

5.3. Each differential rate will be determined by multiplying the Capital Improved Value of each rateable land (categorised by the characteristics described in paragraph 4. 2. of this Recommendation) by the relevant cents in the dollar indicated in the following table:

CATEGORY	Cents in the dollar
Developed Land	0.231210 cents in the dollar of Capital Improved Value
Farm Land	0.184960 cents in the dollar of Capital Improved Value
Vacant Land	0.346820 cents in the dollar of Capital Improved Value
Recreational	0.138726 cents in the dollar of Capital Improved Value

5.4. It be recorded that Council considers that each differential rate will contribute to the equitable and efficient carrying out of Council functions, and that:

5.4.1. The respective objectives of each differential rate be those specified in the Schedule to this Recommendation; and

5.4.2. The respective types or classes of land which are subject to each differential rate be those defined in the Schedule to this Recommendation; and

5.4.3. The respective uses and levels of each differential rate in relation to those respective types or classes of land be those described in the Schedule to this Recommendation; and

5.4.4. The relevant:

5.4.4.1. uses of;

5.4.4.2. geographical locations of;

5.4.4.3. planning scheme zonings of; and

5.4.4.4. types of buildings on the respective types or classes of land be those identified in the Schedule to this Recommendation.

5.5. Notwithstanding anything else contained in this Recommendation and in accordance with section 4(4) of the Cultural and

Recreational Lands Act 1963, the amount of rates payable in respect of each rateable land to which that Act applies be determined by multiplying the Capital Improved Value of that rateable land by 0.138726 cents in the dollar.

6. Authorises the following Annual Service Charges:

6.1. An annual service charge be declared in respect of the 2025-2026 Financial Year.

6.1.1. The annual service charge of $618.00 per annum per tenement be declared for the collection and disposal of refuse.

6.1.2. The annual service charges be for each rateable land and non-rateable land (or part) in respect of which a service is provided, and an annual service charge may be levied.

7. Having considered submissions received in relation to the 2025-26 Budget, directs that the rates and charges as declared for 2025-26 be levied by sending notices to the persons who are liable to pay, in accordance with *Section 2* of the Act.

8. Resolves that the rates and charges for 2025-26 must be paid by the following dates:

9. **In full by 15 February 2026 or**

10. **By equal instalments on the following dates:**

- **30 September 2025**
- **30 November 2025**
- **28 February 2026**
- **31 May 2026**

11. Declares that it be recorded that Council requires any person to pay interest at the maximum rate fixed under *Section 2* of the *Penalty Interest Rates Act 1983* (currently 10%) on any amounts of rates and charges which:

11.1. that person is liable to pay; and

11.2. have not been paid by the date specified for their payment.

12. Authorises the Chief Executive Officer to demand payment of and recover the rates and charges as declared in the 2025-26 Budget.

13. Authorises the Chief Executive Officer to sign and seal any loan and financial documents relating to the proposed new borrowings of $2,000,000 in the 2025-26 Budget.

14. Notes that any additional unfunded programs, services and projects will be considered by Council after the consideration of the 2025-26 Budget.

APPENDIX A - DIFFERENTIAL RATES

SCHEDULE A

DEVELOPED LAND

Characteristics

Developed land is any land that does not have the characteristics of Farm Land or Vacant Land and on which a building is erected, which building is:

1. lawfully used for primarily for residential, commercial or industrial purposes and
2. designed for permanent occupation.

Objective

The objective of this differential rate is to ensure that such land makes an equitable financial contribution to the cost of carrying out the functions of Council. Those functions include the –

1. implementation of good governance and sound financial stewardship; and
2. construction, renewal, upgrade, expansion and maintenance of infrastructure assets; and
3. development and provision of health, environmental, conservation, leisure, recreation, youth and family community services; and
4. provision of strategic and economic management, town planning and general support services; and
5. promotion of cultural, heritage and tourism aspects of Council's municipal district**.**

Types and Classes

Rateable land having the relevant characteristics described above.

Use and Level of Developed Land Differential Rate

The developed land rate will be used to fund some of those items of expenditure described in the Budget adopted by Council.

The developed land rate is set at a level which Council considers is necessary to achieve the objectives specified above.

Geographic Location:

Wherever located within the municipal district.

Use of Land:

Any use permitted under the relevant Planning Scheme.

Planning Scheme Zoning:

The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the relevant Planning Scheme.

Types of Buildings:

All buildings which are now constructed on the land or which are constructed prior to the expiry of the 2025-26 Financial Year.

SCHEDULE B

VACANT LAND

Characteristics

Vacant Land is any land which does not have the characteristics of Farm Land or Developed Land.

Objective

The objective of this differential rate is to: -

1. encourage the development of land; and
2. ensure that such land makes an equitable financial contribution to the cost of carrying out the functions of Council. Those functions include the –
    a. implementation of good governance and sound financial stewardship; and
    b. construction, renewal, upgrade, expansion and maintenance of infrastructure assets; and
    c. development and provision of health, environmental, conservation, leisure, recreation, youth and family community services; and
    d. provision of strategic and economic management, town planning and general support services; and
    e. promotion of cultural, heritage and tourism aspects of Council's municipal district.

Types and Classes

Rateable land within this differential rate having the relevant characteristics described above.

Use and Level of Vacant Land Differential Rate:

The vacant land rate will be used to fund some of those items of expenditure described in the Budget adopted by Council.

The vacant land rate is set at a level which Council considers is necessary to achieve the objectives specified above.

Geographic Location:

Wherever located within the municipal district.

Use of Land:

Any use permitted under the relevant Planning Scheme.

Planning Scheme Zoning:

The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the relevant Planning Scheme.

SCHEDULE C

FARM LAND

Characteristics

Farm Land is any land which is 'farm land' under the meaning of *Section 2(1) of the Valuation of Land Act 1960.*

Objective

The objective of this differential rate is to: -

1. identify land used for primary production; and
2. ensure that such land makes an equitable financial contribution to the cost of carrying out the functions of Council. Those functions include the –
    a. implementation of good governance and sound financial stewardship; and
    b. construction, renewal, upgrade, expansion and maintenance of infrastructure assets; and
    c. development and provision of health, environmental, conservation, leisure, recreation, youth and family community services; and
    d. provision of strategic and economic management, town planning and general support services; and
    e. promotion of cultural, heritage and tourism aspects of Council's municipal district.

Types and Classes

Rateable land having the relevant characteristics described above.

Use and Level of Farm Land Differential Rate:

The differential rate will be used to fund some of those items of expenditure described in the Budget adopted by Council.

The level of the differential rate is the level which Council considers is necessary to achieve the objectives specified above.

Geographic Location:

Wherever located within the municipal district.

Use of Land:

Any use permitted under the relevant Planning Scheme.

Planning Scheme Zoning:

The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the relevant Planning Scheme.

Types of Buildings:

All buildings which are now constructed on the land or which are constructed prior to the expiry of the 2025-26 Financial Year.

CARRIED

8.2 Revenue and Rating Plan 2025

Council Decision

Moved: Cr. Mat Morgan / Seconded: Cr. Tracey Bell

That Council adopts the Revenue and Rating Plan 2025 as attached to the Council Meeting Agenda.

CARRIED

8.3 Heritage Mapping Amendments

Council Decision

Moved: Cr. Mat Morgan / Seconded: Cr. Jan Thompson

1. **Request the Minister for Planning exercise their powers to prepare a prescribed amendment under Section 20A of the *Planning and Environment Act 1987*. In doing so, exempt themself from any of the requirements of Section 17, 18, 19 and the regulations in respect of amending the Bass Coast Planning Scheme to allow for the correction of various technical errors embedded in the Schedule to Clause 43.01 and within 17 of the Schemes' Heritage Overlay Maps.**
2. **If a prescribed amendment is not suitable then request;**
   i. **The Minister for Planning exercise the powers of intervention under Section 20(4) of the *Planning and Environment Act 1987*. In doing so, exempts themself from any of the requirements of Section 17, 18, 19 and the regulations in respect of amending the Bass Coast Planning Scheme to allow for the correction of various technical errors embedded in the Schedule to Clause 43.01 and within 17 of the Schemes' Heritage Overlay Maps.**
3. **If the Minister for Planning does not intervene then request;**
   i. **To seek authorisation from the Minister for Planning to prepare a planning scheme amendment to allow for the correction of various technical errors embedded in the Schedule to Clause 43.01 and within 17 of the Schemes' Heritage Overlay Maps.**
   ii. **In accordance with section 20(2) if the *Planning and Environment Act 1987*, seek exemption from the Section 19 notice requirements for the planning scheme amendment; and**
   iii. **Subject to Ministerial Authorisation, prepares and provides limited notice of the amendment in accordance with Section 19 and 20(2) of the *Planning and Environment Act 1987*.**

CARRIED

8.4 San Remo Structure Plan

Council Decision

Moved: Cr. Jan Thompson / Seconded: Cr. Brett Tessari

That Council:

1. **Adopt the San Remo Structure Plan as a strategic planning document to guide future land use, development, infrastructure, and public realm improvements within San Remo and its' growth area.**
2. **Adopt the San Remo Access & Movement Study and Car Parking Plan, and the San Remo Urban Design Framework as supplementary strategic planning documents to aid in guiding future land use, development, infrastructure, and public realm improvements within San Remo and its' growth area.**

CARRIED

8.5 Planning Permit Application PDPLANPER-2025/000136 - 23 Birdwood Av COWES

Alternate Recommendation

Council Decision

Moved: Cr Ron Bauer / Seconded: Cr Tracey Bell

That in relation to planning permit application PDPLANPER-2025/000136 for the construction of three double storey dwellings and three lot subdivision in a General Residential Zone (GRZ1) and the removal of vegetation in a Vegetation Protection Overlay (VPO2) located at 23 Birdwood Avenue, Cowes, Council resolves to issue a *Notice of Decision to Refuse to Grant a Permit subject to the following grounds:*

- **The design response does not respect the existing neighbourhood character nor respond to features of the site as required by Standard B1 of Clause 55.02-1 and Clause 15.01-5S of the Bass Coast Planning Scheme.**
- **The street setback does not comply with Standard B6 of Clause 55.03-1 of the Bass Coast Planning Scheme and does not respond to the existing or preferred neighbourhood character.**
- **The proposal will cause unreasonable overshadowing and impact to amenity to the neighbouring properties.**

LOST

Moved: Mat Morgan / Seconded: Brett Tessari

That in relation to planning permit application PDPLANPER-2025/000136 for the construction of three double storey dwellings and three lot subdivision in a General Residential Zone (GRZ1) and the removal of vegetation in a Vegetation Protection Overlay (VPO2) located at 23 Birdwood Avenue, Cowes, Council resolves to issue a Notice of Decision to Grant a Permit, subject to the following conditions:

Amended plans required

1. **Before the development commences, amended plans drawn to scale with dimensions must be submitted to and approved by the responsible authority. The plans must be generally in accordance with those advertised in April 2025 but modified to show:**
   a) **The 'detail for planter box' on Sheet No. TP.00.18 to contain additional detail/sections demonstrating compliance with Standard B22 (Overlooking) by showing the location of the adjoining habitable room window/s at 21 Birdwood Avenue or by increasing the height of the balcony balustrade to 1.7 metres.**
   b) **The balustrade height of the first floor balcony of Dwelling 1 to be dimensioned on the elevations.**
   c) **The length of the Secluded Private Open Space of Dwelling 1 to be dimensioned.**
   d) **The internal fence along the southern portion of the secluded private open space of Dwelling 3 to be extended to ensure the shed is not accessible to the public from the driveway or other measures to the satisfaction of the responsible authority.**
   e) **The provision, location, and details of bollard lighting along the internal driveway.**
   f) **Consistency between the rainwater tank capacity notated on the architectural plans and Water Sensitive Urban Design Response (prepared by Essendon Property & Finance Group).**
   g) **A Waste Management Plan in accordance with that prepared by Ace Home Energy Consultant, dated 15/03/2025.**
   h) **An amended Landscape Plan in accordance with condition 4.**
   i) **A Tree Protection Management Plan in accordance with condition 22.**

   All to the satisfaction of the responsible authority. When approved, the plans will be endorsed and will then form part of this Permit.

Layout not to be altered

2. **The use and development as shown on the endorsed plans must not be altered without the written consent of the responsible authority.**

Subdivision Endorsed Plan

3. **The layout and site dimensions of the subdivision hereby permitted, as shown on the endorsed plan/s, must not be altered or modified without the written consent of the responsible authority. There are no requirements to alter or modify the endorsed plan if a plan is certified under the provisions of the *Subdivision Act 1988* that is generally in accordance with the endorsed plan/s.**

Amended Landscape Plan required to be submitted for endorsement

4. **Concurrent with the submission of plans required by Condition 1 and before the commencement of buildings and works an electronic copy of a Landscape Plan (drawn to scale with dimensions) to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. The Landscape Plan must be generally in accordance with the landscape concept plan submitted with the application dated 28.03.25 prepared by Justin Hutchison, except that the plan must show:**
    a) **The proposed Crepe Myrtle at the rear of Dwelling 3 and Black Sheoak opposite the carspace to be relocated away from the centre of the easement.**
    b) **The Compact Coastal Rosemary within the front setback of Dwelling 1 to be replaced with or include at least two medium native or indigenous shrubs capable of growing to at least 1.5 metres in height.**
    c) **Retention of Tree 7 (*Melaleuca linariifolia*) and Tree 8 (*Photinia x fraseri*).**
    d) **A survey (including botanical names) of all existing vegetation to be retained and removed.**
    e) **Buildings and trees (including botanical names) on neighbouring properties within three metres of the boundary or whose Tree Protection Zones (TPZ) enters the site.**
    f) **Details of surface finishes of pathways and driveways.**
    g) **A planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant.**
    h) **Landscaping and planting within all open areas of the site.**
    i) **8x canopy trees in the following areas:**
        i) **2x located within the Secluded Private Open Space (SPOS) of Dwelling two, 1x medium sized tree and 1x large;**
        ii) **2x located within SPOS of Dwelling three, 1x medium sized tree and 1x large;**
        iii) **4x located within the common property landscape strip, to be selected from the 'Indigenous Plants of Bass Coast' flyer (small to medium trees subsection) available on Council's website or upon request.**

j) **Replacement canopy trees must be selected from the species either in the list under Permit Note A, the Indigenous Plants of Bass Coast Brochure or to the satisfaction of the responsible authority.**

k) **Proposed canopy trees must be of advanced stock (minimum 35 centimetre pot size and 2 metre tall at time of planting).**

l) **The provision of one street tree within the nature strip adjoining the land to the satisfaction of the responsible authority. See permit note C for further guidance on this process.**

m) **The trees must not be removed until replacement planting is shown on the landscape plan.**

n) **The landscape plan must be annotated to show that all trees are to be planted using best practice methods as specified in conditions 6-8 of this permit.**

o) **Only the trees marked "Trees to be removed" on the Endorsed Plan may be removed.**

When approved, the plan will be endorsed and will then form part of the permit.

Landscaping completion and maintenance

5. **Within 3 months from when the development is complete, the site whether occupied or not, must be landscaped in accordance with the endorsed landscape plan.**

   The landscaping shown on the endorsed plans must be thereafter maintained to the satisfaction of the responsible authority, including that any dead, diseased or damaged plants are to be replaced within two months of any failing and any Trees to be retained or planted are to remain in situ for the life of the permit.

Tree planting specifications

6. **New trees to be planted within open ground clear of all hard surfacing, buildings, structures and other tree canopies.**
7. **The hole for the new tree needs to be 2-3 times wider than the pot the tree was grown in and about the same depth as the pot, the tree must not be planted any deeper than the soil level in the pot.**
8. **The soil from the hole must be replaced around the tree root ball and firmed in and watered in well. The area, a minimum of 1 metre radius from the trunk of the tree, must be mulched with composted mulch at a minimum depth of 50-75 millimetres and watered well during dry periods for a minimum of 12 months to ensure the new tree establishes in its new position.**

Excavations

9. **A qualified Arborist must be present at the time of excavation to ensure suitable protection of the trees to be retained. Any work/pruning required on the trees to be retained must be undertaken by a qualified Arborist and pruning works must conform to AS4373-2007 Pruning of Amenity Trees. All areas of cut adjacent to the trees to**

be retained must be mulched to the satisfaction of the Arborist present.

Protection of vegetation

10. The following vegetation protection measures must be complied with:

a) All tree protection must be in accordance with the supplied Tree Protection Management Plan (TPMP) to be submitted by the applicant pursuant to condition 22 of this permit. All tree protection measures must comply with the requirements set out on Page 21, under Section 5.2 Tree Protection Plan in AS4970-2009 *Protection of Trees on Development Sites.*

b) Where there are approved works within the Tree Protection Zone (TPZ), it may only be reduced to the required amount with permission from the responsible authority only during approved construction within the TPZ and must be restored in accordance with the TPMP requirements at all other times.

c) Prior to the commencement of any site works, including demolition and excavation, the responsible authority must be provided with evidence that a project arborist has been engaged as part of the ongoing consultant team to oversee all buildings and works, and to ensure the development does not have a detrimental impact on the ongoing health and stability of the trees to be retained. The project arborist must have a qualification in arboriculture and hold a minimum Diploma in Horticulture (Arboriculture) to be the project arborist.

Modifications and adherence to the Tree Protection Management Plan

11. Any modification to the TPMP must be approved by the responsible authority.

12. All actions and measures identified in the TPMP must be implemented.

Completion report from Arborist

13. At the completion of works, the Arborist must submit a written statement, indicating the impact of the proposed works on the trees, lopping works to trees undertaken and methods used to protect the trees to be retained as identified.

Site Arborist Log Books

14. The project arborist must maintain a log book detailing all site visits. The log book must be made available to the responsible authority within 24 hours of any request.

Removal of street tree(s)

15. Before the development starts the applicant must obtain subsequent approvals from the responsible authority including any fees to be paid.

Any removal of street trees must be at the cost of the of the permit holder/applicant, unless otherwise agreed to by the responsible authority.

Replacement of street tree(s)

16. **The street tree(s) to be removed must be replaced with an advanced tree(s) (minimum of two metres high at time of planting), of a species, in a location to the satisfaction of the responsible authority and maintained for a period of 24 months.**

    All replacement street trees are to be provided at the cost of the permit holder/applicant, unless otherwise agreed to by the responsible authority. See Note B of this permit for further guidance on this process.

    No other trees to be removed

17. **Only:**

    - **Tree 6 (*Melaleuca bracteate)***
    - **Tree 9 (*Melaleuca lanceolata)* and;**
    - **Tree 10 (*Corymbia ficifolia)***

    as labelled in the submitted arborist report dated 17 March 2025 prepared by Tree Response may be removed from the site.

    No other trees on site that are protected by the Planning Scheme or Local Law may be destroyed, felled, lopped, uprooted or be subject to any other tree damaging activities without the written consent of the responsible authority (other than in accordance with a Notice given pursuant to the *Local Government Act 2020*). All existing trees to be retained and trees required by this permit to be planted shall be maintained to the satisfaction of the responsible authority.

Briefing of contractors

18. **Works engineers, design engineers, surveyors, works crews, contractors and plant operators must be properly briefed on all relevant conditions contained within this permit, before any works start.**

No damage to surrounding vegetation

19. **Vegetation removal and disposal must not cause damage to vegetation stands to be retained.**

Photographs of completed landscaping

20. **High quality photographs (from various angles and distances) to be provided within 3 months from when the development is complete demonstrating the trees as being planted in accordance with the endorsed plans. The responsible authority may require this to be accompanied by additional evidence including but not limited to receipts of the purchased trees or a formal written statement by an arborist confirming the landscaping has been undertaken in accordance with the endorsed plans.**

Pruning of trees to be retained

21. **Any pruning that is required to be done to the canopy of any tree to be retained is to be done by a qualified arborist to Australian Standard – Pruning of Amenity Trees AS4373-1996. Any pruning of the root**

system of any tree to be retained is to be done by hand by a qualified arborist.

Tree Protection Management Plan

22. **Before the development commences (including demolition), a Tree Protection Management Plan (TPMP) must be submitted to and approved by the responsible authority. The TPMP must be prepared by a suitably qualified Arborist (Diploma in Arboriculture AQF Level 5 or higher relevant qualification). When approved the document will be endorsed and will then form part of the permit. The document must include the following:**

    a) **Background: This section must detail the site, the permit requirements and reference any previous Arboricultural report(s) undertaken on the site (and relevant details such as Author, Company Name, Qualifications, etc).**

    b) **Trees to be protected: This section must detail in a table format the tree(s) to be protected. The table must include the:**

- **tree number;**
- **botanical name;**
- **Diameter at Breast Height (DBH);**
- **Tree Protection Zone (TPZ);**
- **details on the Tree Protection Fence locations;**
- **any ground protection requirements;**
- **Structural Root Zone (SRZ);**
- **proposed construction methods to minimise damage to identified trees e.g., use of pier and beam construction or screw pilings as opposed to strip footings;**
- **specifications for tree protection measures should be applied as prescribed in AS 4970-2009;**
- **specification of remedial tree works pre and post development compliant with AS 4373-2007 and AS 4970-2009, if necessary, and in line with recommendations. Specification and scheduling of necessary tree care/maintenance required before, during and post construction (such as watering and fertilising trees).**
- **Note: extensive details relating to tree health or structure are not required.**
- **General Activities to be isolated from the Tree Protection Zone (TPZ): This should list all the actions that must be isolated from the TPZ unless approved by Council or within the specific detail of the Tree Protection Management Plan.**

- **Details of Exploratory Root Investigation (where undertaken) - any previous exploratory works should be detailed within this section.**
- **Proposed inspection schedule to assess tree health for the various stages of development such as site establishment, construction work, hard and soft landscaping practical completion.**

c) Tree Protection Plan with a site plan that shows:

- **All trees clearly numbered and correspond with the tree data.**
- **The Tree Protection Zone and Structural Root Zone, calculated in accordance with AS4970-2009, for all trees to be retained on the site and for all trees on neighbouring properties where the Tree Protection Zone falls partially within the subject site.**
- **Locations of site sheds, building storage area, waste area, site toilets, site access.**
- **Location of TPZ fencing, TPZ areas to be mulched and trees requiring trunk and branch protection.**
- **Location of installations of services and methodology to be used.**

Site Civil Design Plans

23. Before certification of the Plan of Subdivision, detailed civil construction plans must be submitted to and approved by the responsible authority. When approved, the plans will be endorsed and will then form part of the permit. All construction plans submitted for approval must be consistent with this permit and must conform with the requirements of all relevant servicing authorities. The plans must be drawn to scale with dimensions and an electronic copy (PDF) must be provided. The plans must show:

a) Drainage of the subject land, including levels or contours of the land (including relevant external catchments) and all hydraulic computations. The drainage plan must be prepared in accordance with the requirements of the Infrastructure Design Manual (IDM) as amended and must provide for the following:

- **How the land, including all buildings, open space and paved areas within each lot will be drained for a 20% AEP storm event to the legal point of discharge.**
- **An underground pipe drainage system conveying stormwater to the legal point of discharge and connecting into Bass Coast Shire Council's stormwater drainage system.**
- **The provision of stormwater detention within the site and prior to the point of discharge into Bass Coast Shire Council's**

drainage system. The stormwater detention system must be designed to ensure that stormwater discharges arising from the proposed development of the land are restricted to pre-development flow rates. The rate of pre-development stormwater discharge shall be calculated using an allowable discharge rate for the site 37 l/sec/ha.

- **Provision of over-land surcharge routes for all storm events up to the 1% AEP. This must include associated infrastructure for the safe and effective passage of stormwater flows arising from areas upstream of the subject land discharging into Bass Coast Shire Council's drainage system.**
- **No part of any above ground stormwater detention system is to be located within a stormwater drainage easement or a sewerage easement unless with the responsible authority's written approval.**
- **Any above ground detention tanks to be deferred via a Section 173 agreement must be noted on the plans.**

b) Vehicle and pedestrian access and car parking to the satisfaction of the responsible authority including:

- **A vehicle access to each lot in the subdivision, to be designed in accordance with IDM standards (SD 240). Clearance from obstructions including existing street trees, service authority assets, footpaths, kerb and channel, poles, rain gardens, pits, cables, pipes, bus shelters / stops, street furniture, signs, etc. must be shown on the plans.**
- **Building envelopes (existing or proposed), service authority assets on site, all easements (existing, proposed and implied) and other building, drainage and access restrictions / obstructions as applicable.**

Car Parking Construction

24. Before the commencement of the use or occupation of the development, the area/s set aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:-

a) constructed to the satisfaction of the responsible authority;

b) properly formed to such levels that they can be used in accordance with the plans;

c) landscaped;

d) surfaced with an all-weather seal coat;

e) drained;

to the satisfaction of the responsible authority.

Easements

25. **The plan of subdivision submitted for certification under the *Subdivision Act 1988*, must show appropriate easements set aside for drainage purposes, to the satisfaction of the responsible authority.**

Owners Corporation Required

26. **The plan of subdivision submitted for certification under the *Subdivision Act 1988*, must include an Owners Corporation for the management of any shared stormwater detention systems proposed on the civil design drawings.**

27. **The members of the Owners Corporation are responsible for the upkeep and maintenance of common or shared stormwater drainage and driveway infrastructure and assets on the subject land.**

Construction

28. **Before the issue of a Statement of Compliance for this subdivision under the *Subdivision Act 1988*, the following works must be completed to the satisfaction of the responsible authority, including all necessary permits being obtained and inspections undertaken:**

    a) **All civil construction works, must be constructed in accordance with the civil design plans for the property as endorsed by the responsible authority pursuant to this planning permit.**

    b) **All drainage works (excluding any above ground detention tanks deferred via a Section 173 agreement) in accordance with the endorsed civil plans.**

    c) **Photographic evidence of the legal point of connection to Council's drainage system must be provided if Council inspection cannot be arranged prior to backfilling.**

    d) **As-constructed levels must be provided to AHD for any new Council assets constructed with the development.**

    e) **Areas for common property, vehicle access and car parking within the land must be constructed in accordance with the endorsed civil design plans.**

    f) **All proposed vehicle crossings and footpaths must be constructed in accordance with the endorsed plans and IDM standards,**

    g) **All redundant infrastructure (including vehicle crossings) abutting the site shall be removed and the kerb, channel, naturestrip and footpath shall be reinstated.**

    h) **Removal of any sheds or redundant buildings located on created land parcels not accommodating a dwelling.**

Section173 Agreement for Drainage

29. **Before the issue of a Statement of Compliance, the owner of the land must enter into an Agreement with the responsible authority pursuant to Section 173 of the *Planning and Environment Act 1987*. The cost of the preparation, lodgement and registration and any subsequent removal of the Agreement shall be borne totally by the owner of the land. The Agreement must be registered on the certificate of title for the land. Evidence of the registration of the agreement must be provided to the responsible authority prior to the issue of a Statement of Compliance authorised by this permit. The Section 173 agreement must provide for all of the following:**

    a) **Before an Occupancy Permit is issued for a dwelling on each lot, a stormwater detention tank must be installed in accordance with the endorsed drainage plans.**

    b) **The owner will maintain and not modify the on-site storm water detention system without prior Council written approval, and will allow the system to be inspected by a duly appointed officer of the Council at mutually agreed times.**

    c) **The capacity of the on-site stormwater detention system cannot be reduced and must be maintained to the satisfaction of the responsible authority.**

    d) **The owner will pay for all the costs associated with the operation, maintenance and Council inspection of the on-site storm water detention system.**

Subdivision linked to development

30. **Unless otherwise approved in writing by the responsible authority, before a statement of compliance is issued under the *Subdivision Act 1988:***

    a) **The development approved by Planning Permit PDPLANPER-2024/002056 must be substantially complete (i.e. lockup stage as a minimum) in accordance with the endorsed plans forming part of that planning permit (or any amendment to that permit) to the satisfaction of the responsible authority. Evidence must be submitted which demonstrates that the development is substantially complete to the satisfaction of the responsible authority;**

OR

    b) **The owner of the land must enter into an under Section 173 of the Planning and Environment Act 1987 with the responsible authority. The agreement must be in a form to the satisfaction of the responsible authority, and the owner/applicant must be responsible for the expense of the preparation and registration of the agreement, including the responsible authority's reasonable costs and expense (including legal expenses) incidental to the preparation and registration of the agreement.**

The agreement must contain covenants to be registered on the Title of the property so as to run with the land, and must provide for the following:

All development on the subject land must be in accordance with the endorsed plans forming part of Planning Permit PDPLANPER-2025/000136 (or any amendment to that permit) or any subsequent planning permit issued by the responsible authority, unless otherwise agreed in writing by the responsible authority.

The agreement will be registered on Title in accordance with Section 181 of the *Planning and Environment Act 1987*.

Mandatory Subdivision Conditions (Clause 66.01)

31. The owner of the land must enter into an agreement with:

a) a telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and
b) a suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

32. Before the issue of a Statement of Compliance for any stage of the subdivision under the *Subdivision Act 1988*, the owner of the land must provide written confirmation from:

a) a telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time; and
b) a suitably qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

Public open space contribution

33. Before a Statement of Compliance for the plan of subdivision is issued under the *Subdivision Act 1988*, the applicant or owner must pay a monetary contribution for public open space of five percent of the value of all the land in the subdivision.

The monetary public open space contribution must be determined by a current valuation prepared by a qualified property valuer and paid to

the responsible authority within 12 months of the date of that valuation or before the issue of a statement of compliance (whichever occurs first), including the resolution of any dispute to the valuation within that period.

The applicant or owner must contact Council in writing to obtain a valuation undertaken by a qualified property valuer at the expense of Council and allow at least 30 days for a valuation to be conducted for the purpose of public open space contribution. Any subsequent or additional re-valuations will be at the expense of the applicant/landowner.

Westernport Water Referral Conditions

34. **Supply of a New Customer Contribution Fees and distribution contribution for water supply for the development, such amount being determined by the Corporation at the time of payment.**
35. **Provision of a reticulated water supply and associated construction works to each allotment within the development, at the developers expense, in accordance with standards of construction adopted by and to the satisfaction of Westernport Regional Water Corporation.**
36. **Payment of any outstanding contributions towards existing water schemes, such amount being determined by the Corporation at the time of payment.**
37. **Provision of separate water services to each allotment within the development.**
38. **Any existing water service which crosses any of the proposed allotment boundaries within the proposed development must be disconnected and re-located at the developer's expense, to be wholly within one allotment only and to the satisfaction of Westernport Region Water Corporation.**
39. **Payment of a New Customer Contribution Fees and trunk sewer contribution for sewerage services to the development, such amount being determined by the Corporation at the time of payment.**
40. **Provision of reticulated sewerage and associated construction works to each allotment within the development, at the developer's expense, in accordance with standards of construction adopted by and to the satisfaction of Westernport Region Water Corporation.**
41. **Payment of any outstanding contributions towards existing sewerage schemes, such amount being determined by the Corporation at the time of payment.**
42. **Disconnection of any existing house connection drain crossing over proposed allotment boundaries, and each allotment to be independently and directly connected to a sewer main of Westernport Region Water Corporation.**
43. **Provision of easements in favour of Westernport Region Water Corporation over all existing and proposed sewer mains located within private property.**

44. **A notation is to be placed on the plan of subdivision to note that pursuant to Section 12(2) of the *Subdivision Act 1988*, there exists "implied easements" over all of the allotments and the common property within the development.**
45. **Alternatively, the developer is to provide a two metre wide easement over the common portion of the house connection drain, in favour of the benefiting land, to the satisfaction of Westernport Water Region Water Corporation.**
46. **Pursuant to Section 36 of the *Subdivision Act 1988,* Westernport Region Water Corporation considers that for the economical and efficient subdivision and servicing of the land covered by the Application for Permit it requires the owner of the land to acquire an easement over other land in the vicinity, namely any land not owned by the Developer through which a sewerage extension to service the development is to be located. The easements shall be created at the developers expense and shall be in favour of Westernport Region Water Corporation.**
47. **Preparation of a digitised plan of subdivision and ancillary requirements in accordance with the Corporations drafting standards and practices.**
48. **The operator under this permit must enter into an Agreement with Westernport Region Water Corporation relating to the design and construction of any new sewerage or water works required to service the proposed development.**
49. **The form of such an Agreement shall be to the satisfaction of Westernport Region Water Corporation. A copy of the format of the Agreement shall be provided upon request.**
50. **The plan of subdivision lodged for certification is to be referred to Westernport Water Region Water Corporation pursuant to Section 8(1) of the *Subdivision Act 1988*.**

AusNet Referral Conditions

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

    The applicant must –

    a) **Enter into an agreement with AusNet Electricity Services Pty Ltd for the extension, upgrading or rearrangement of the electricity supply to lots on the plan of subdivision. A payment to cover the cost of such work will be required.**

    b) **Provide electricity easements internal and external to the subdivision in favour of AusNet Electricity Services Pty Ltd to service the lots on the plan of subdivision and/or abutting lands as required by AusNet Electricity Services Pty Ltd. The provision of reserves for electricity substations may also be required.**

No reticulated gas allowed (mandatory condition)

52. **Any new dwelling allowed by this permit must not be connected to a reticulated gas service (within the meaning of clause 53.03 of the**

relevant planning scheme). This condition continues to have force and effect after the development authorised by this permit has been completed.

53. **Any lot shown on the endorsed plan must not be connected to a reticulated gas service (within the meaning of clause 53.03 of the relevant planning scheme). This does not apply to:**
    - **a lot that will not be used for, or include, a dwelling; or**
    - **a lot that contains an existing dwelling or apartment; or**
    - **a lot where a permit has been granted for a dwelling or apartment on the land in the lot.**

    This condition continues to have force and effect after a statement of compliance under the *Subdivision Act 1988* has been issued and the subdivision authorised by this permit has been completed.

Mud on Roads

54. **No mud, dirt, sand, soil, clay, stones, oil, grease, scum, litter, chemicals, sediments, gross pollutants, animal waste or domestic waste shall be washed into, allowed to enter or discharged to the stormwater drainage system, receiving waters or surrounding land and road reserves, during the construction works hereby approved to the satisfaction of the responsible authority.**

Planning Permit expiry

55. **This Permit will expire if:**
    a) **the development does not commence within two years; or**
    b) **the development is not completed within four years of the issued date of this Permit; or**
    c) **the plan of subdivision is not certified within two years of the date of this permit or;**
    d) **the registration of the subdivision is not completed within five years of the date of certification or;**

    In accordance with Section 69 of the *Planning and Environment Act 1987*, an application may be submitted to the responsible authority for an extension of the periods referred to in this condition.

Permit Notes

A. **Replacement tree list**

   The replacement tree selected from the following species.

   <u>Large canopy trees (15+ metres in height at maturity)</u>

Botanical Name	Common Name	Origin
Angophora floribunda	Rough Barked Apple	AN
Brachychiton acerifolius	Illawarra Flame Tree	AN
Corymbia citriodora	Lemon Scented Gum	AN
Corymbia maculata	Spotted Gum	AN
Eucalyptus botryoides	Southern Mahogany	VN
Eucalyptus camaldulensis	River Red Gum	VN
Eucalyptus leucoxylon	South Australian Blue Gum	AN
Eucalyptus obliqua	Messmate	I
Eucalyptus ovata	Swamp Gum	I
Eucalyptus pauciflora	Snow Gum	VN
Eucalyptus polyanthemos	Red Box	VN
Eucalyptus pryoriana	Coast Manna Gum	I
Lophestemon confertus	Brush Box	AN
Ulmus parvifolia	Chinese Elm	EX

VN – Victorian Native; AN – Australian Native; I – Indigenous to Bass Coast; EX - Exotic

Medium sized canopy trees (5-10 metres in height at maturity)

Botanical Name	Common Name	Origin
Acacia mearnsii	Black Wattle	I
Acacia melanoxylon	Blackwood	I
Agonis flexuosa	Willow Myrtle	AN
Allocasuarina littoralis	Black Sheoak	VN
Allocasuarina verticillata	Drooping Sheoak	I
Banksia Integrifolia	Coast Banksia	I
Banksia marginata	Silver Banksia	AN
Elaeocarpus reticulatus	Blueberry Ash	AN
Eucalyptus kitsoniana	Gippsland Mallee	VN
Hymenosporum flavum	Native Frangipani	AN
Leptospermum laevigatum	Coastal Ti-tree	I
Leptospermum lanigerum	Woolly Ti-tree	I
Melaleuca lanceolata	Moonah	I
Metrosideros excelsa	Pohutakawa	EX

VN – Victorian Native; AN – Australian Native; I – Indigenous to Bass Coast; EX - Exotic

B. Nature strip tree removal requirements

All street and nature strip tree removal and replacement planting must be undertaken in accordance with the *Bass Coast Guidelines for Planting in Nature Strips*. This is to include obtaining any subsequent road occupation permits that would be required.

C. Building permit required

This permit does not constitute any authority to carry out any building works or occupy the building or part of the building unless all relevant building permits are obtained.

D. Planning permission

Nothing in the grant of this permit should be constructed as granting any permission other than planning permission for the purpose described. It is the duty of the permit holder to acquaint themselves, and comply, with all other relevant legal obligations (including any obligation in relation to restrictive covenants and easements affecting the site) and to obtain other required permits, consents, or approvals. This may include (but not limited to):

- **Road Occupation Permits.**
- **Asset Protection Permits.**
- **Building Permits.**
- **Legal Point of Stormwater Discharge.**

For further information please contact Bass Coast Shire Council on 5671 2211.

E. Failure to Comply

Any failure to comply with the conditions of this permit may result in action being taken to have an Enforcement Order made against some or all persons having an interest in the land and may result in legal action or the cancellation of this permit by the Victorian Civil and Administrative Tribunal.

F. Boundary fencing

The exact design detail of the fences on the northern and eastern boundaries of the site and the division of costs is to be determined with the adjoining owners in accordance with the provisions of the *Fences Act 1968*.

G. Build Over Easement

Separate consent is required to build over the easement. It will be necessary to obtain consent from all relevant authorities prior to construction. Please note that consent may or may not be given, depending on specific site circumstances and conditions.

H. Permit to Building Surveyor

The permit holder/applicant/owner must provide a copy of the Planning Permit to any appointed Building Surveyor. It is the responsibility of the permit holder/applicant/owner and the Building Surveyor to ensure that the development approved by this Permit is consistent with any Building Permit approved and that all works are consistent with the endorsed plans approved under this Planning Permit.

I. AusNet

It is recommended that, at an early date the applicant commences negotiations with AusNet Services for a supply of electricity in order that supply arrangements can be worked out in detail, so prescribed information can be issued without delay (the release to the municipality enabling a Statement of Compliance with the conditions to be issued).

Arrangements for the supply will be subject to obtaining the agreement of other Authorities and any landowners affected by routes of the electric power lines required to supply the lots and for any tree clearing.

Prospective purchasers of lots on this plan should contact this office to determine the availability of a supply of electricity. Financial contributions may be required. For all enquiries please email: subdivisions@ausnetservices.com.au

CARRIED

8.6 Links Street - Intent to Declare a Special Charge Scheme

Council Decision

Moved: Cr. Tracey Bell / Seconded: Cr. Jan Thompson

That Council:

1. **Adopts the concept option as shown in Attachment AT-1 as the preferred design option.**
2. **Commences the statutory process under section 163 of the *Local Government Act 1989* (Act) to declare at the 15 October 2025 Council Meeting a Special Charge for the purpose of defraying the expenses and costs to be incurred by Council in relation to the construction and improvement of roads and drainage of Links Street to be known as the 'Links Street Road and Drainage Upgrade Project' (Special Charge Scheme).**
3. **In accordance with sections 163(1A) and 163B(3) of the Act, directs that public notice be given in the 'South Gippsland Sentinel Times' and the 'Phillip Island and San Remo Advertiser' of the Council's intention to declare at the 15 October 2025 Council Meeting a Special Charge in the form of the attachment to this resolution (Proposed Declaration of Special Charge) (Attachment AT-4, including Schedule 1 and Schedule 2, and also the statement pursuant to sections 163(2)(a), (2A) and (2B) of the Act (Benefit Ratio Statement (Attachment AT-2)), such Special Charge to be as detailed in the Proposed Declaration of Special Charge, for the purposes set out at paragraph 1 thereof.**
4. **Further directs that, in accordance with section 163(1C) of the Act, separate letters enclosing a copy of the public notice be sent to the owners of the properties referred to and set out in Schedule 2 to the Proposed Declaration of Special Charge advising of the Council's intention to declare the Special Charge at the 15 October 2025 Council Meeting, the amount for which each property owner will be liable, the basis of the calculation and distribution of the Special Charge and notifying such persons that any written submissions and/or objections in relation to the Proposed Declaration of Special Charge must be received by 20 August 2025 and will be considered and/or taken into account by Council in accordance with sections 163A, 163B and 223 of the Act.**
5. **Establishes and appoints a Committee, under section 223(1)(b)(i) of the Act, comprising the Mayor and the three Island Ward Councillors, to hear any persons who have requested to be heard in support of their submissions.**
6. **Authorises the Council's General Manager Future Places (or any person for the time being acting in that position) to carry out any and all other administrative procedures to enable Council to carry out its functions under sections 163(1A), (1B) and (1C), 163A, 163B and 223 of the Act.**

CARRIED

8.7 Integrated Transport Strategy

Council Decision

Moved: Cr. Jon Temby / Seconded: Cr. Tracey Bell

That Council adopt the Bass Coast Integrated Transport Strategy 2025-2045

CARRIED

8.8 Mountain Bike/BMX/Pump Implementation Plan

Council Decision

Moved: Cr. Tracey Bell / Seconded: Cr. Jan Thompson

That Council adopt the Implementation Plan for the Mountain Bike/BMX/Pump Strategy.

CARRIED

8.9 Bass Coast Shire Council Property Strategy 2025-2029

Council Decision

Moved: Cr. Brett Tessari / Seconded: Cr. Jon Temby

That the Bass Coast Shire Council Property Strategy 2025-2029 be adopted.

CARRIED

8.10 New Years Eve Celebration Review

Council Decision

Moved: Cr. Brett Tessari / Seconded: Cr. Jan Thompson

That Council endorse the three-year delivery plan for the End of Year Celebrations from 2025 to 2027.

CARRIED

8.11 Public Art Framework 2025-35

Council Decision

Moved: Cr. Brett Tessari / Seconded: Cr. Meg Edwards

That Council:

- **Adopt the Public Art Framework 2025-35**
- **Endorse the proposed budget management approach:**
  - **Transfer annual budget allocation of $50,000 into a public art reserve.**
  - **Note that the public art reserve may be augmented by external grant funding for the purpose of public art delivery.**
  - **Note that Council officers report back to Council biennially on the delivery of the public art program.**
  - **Authorize Council officers to access this reserve for the purpose of delivering public art projects with value up to $150,000.**
- **Endorse the indexation of the annual budget allocation using the December CPI index.**

CARRIED

8.12 Circular Economy Framework

Council Decision

Moved: Cr. Jon Temby / Seconded: Cr. Mat Morgan

That Council adopt the Circular Economy Framework 2025, as a foundation for minimising resource use, waste and emissions across Bass Coast, and supporting the recycling and reuse of existing products.

CARRIED

8.13 Governance Rules 2025 and Election Period Policy Review

Council Decision

Moved: Cr. Brett Tessari / Seconded: Cr. Tim O'Brien

That Council endorses the draft Governance Rules 2025, including the Election Period Policy for community consultation commencing 19 June 2025 to 5pm on 17 July 2025.

CARRIED

8.14 Internal Dispute Resolution Procedure

Council Decision

Moved: Cr. Brett Tessari / Seconded: Cr. Ron Bauer

That Council adopts the Internal Dispute Resolution Procedure provided as an attachment to the agenda.

CARRIED

8.15 Appointments to Council Committees and External Committees

Council Decision

Moved: Cr. Jan Thompson / Seconded: Cr. Brett Tessari

That Council appoints Cr Brett Tessari, Deputy Mayor, as a representative on the One Gippsland Committee up until the next Mayoral election.

CARRIED

8.16 2024 Local Government Election - VEC Report

Council Decision

Moved: Cr. Brett Tessari / Seconded: Cr. Jan Thompson

That Council notes the Victorian Electoral Commission report titled 'Election report – Bass Coast Shire Council, 2024 Local government elections - April 2025' as attached.

CARRIED

9 Statutory Reports

9.1 Informal Meeting of Councillors

Council Decision

Moved: Cr. Brett Tessari / Seconded: Cr. Ron Bauer

That Council receives the attached Informal Meeting of Councillors records.

CARRIED

9.2 Planning and Building Statistics - April 2025

Council Decision

Moved: Cr. Jan Thompson / Seconded: Cr. Jon Temby

That Council:

1. **Receives and notes the Planning Permits issued under delegation report for April 2025; and**
2. **Receives and notes the Planning and Building Activity Report for April 2025.**

CARRIED

9.3 Contracts Awarded and Extended under CEO Delegation

Council Decision

Moved: Cr. Ron Bauer / Seconded: Cr. Jon Temby

That Council notes no contracts were awarded or extended under the delegated authorities in accordance with the Procurement Policy during April 2025.

CARRIED

9.4 Audit & Risk Committee Biannual Report

Council Decision

Moved: Cr. Brett Tessari / Seconded: Cr. Jon Temby

That Council receive the attached Audit and Risk Committee Biannual Report for 1 July 2024 to 31 December 2024.

CARRIED

9.5 Receipt of Audit and Risk Committee Minutes - 5 March 2025

Council Decision

Moved: Cr. Tracey Bell / Seconded: Cr. Brett Tessari

That the minutes of the Audit and Risk Committee meeting held on 5 March 2025 be received and the recommendations therein adopted.

CARRIED

10 Urgent Business

There was no Urgent Business.

11 Mayoral Announcement of Next Meeting of Council

The next Council Meeting will be held on 16 July 2025 at Berninneit, 91-97 Thompson Ave, Cowes commencing at 1.00pm.

The meeting be closed to members of the public pursuant to Section 66 of the *Local Government Act 2020*, to consider an item/s as they deal with:

(f) personal information, being information which if released would result in the unreasonable disclosure of information about any person or their personal affairs;

Meeting adjourned

That the meeting be adjourned at 3.10pm

Meeting resumed

That the meeting be resumed at 3.25pm

Items Closed to the Public

Excerpt of Section 66 of the Local Government Act 2020.

(5) If a Council or delegated committee determines that a meeting is to be closed to the public to consider confidential information, the Council or delegated committee must record in the minutes of the meeting that are available for public inspection—

(a) the ground or grounds for determining to close the meeting to the public by reference to the grounds specified in the definition of ***confidential information*** in section 3(1); and

(b) an explanation of why the specified ground or grounds applied.

confidential information means the following information—

(a) Council business information, being information that would prejudice the Council's position in commercial negotiations if prematurely released;

(b) security information, being information that if released is likely to endanger the security of Council property or the safety of any person;

(c) land use planning information, being information that if prematurely released is likely to encourage speculation in land values;

(d) law enforcement information, being information which if released would be reasonably likely to prejudice the investigation into an alleged breach of the law or the fair trial or hearing of any person;

(e) legal privileged information, being information to which legal professional privilege or client legal privilege applies;

(f) personal information, being information which if released would result in the unreasonable disclosure of information about any person or their personal affairs;

(g) private commercial information, being information provided by a business, commercial or financial undertaking that—

i. relates to trade secrets; or

ii. if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage;

(h) confidential meeting information, being the records of meetings closed to the public under section 66(2)(a);

(i) internal arbitration information, being information specified in section 145;

(j) Councillor Conduct Panel confidential information, being information specified in section 169;

(k) information prescribed by the regulations to be confidential information for the purposes of this definition;

(l) information that was confidential information for the purposes of section 77 of the **Local Government Act 1989;**

12 Confirmation of Closed Minutes

12.1 Closed Council Meeting held on 16 April 2025

13 Reports Requiring Council Decision Closed to the Public

13.1 Chief Executive Officer Employment Matters Committee Meeting 7 April 2025

It is recommended that the meeting be closed to members of the public pursuant to Section 66 of the *Local Government Act 2020*, to consider this item for the following reason:

(f) personal information, being information which if released would result in the unreasonable disclosure of information about any person or their personal affairs;

14 Meeting Closed

That the meeting be closed.