

# Council Meeting

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## Agenda

**Tuesday, 28 January 2025**

Council Chamber - Civic Centre  
and via Videoconference

## Information for Councillors and the community

### ACKNOWLEDGEMENT OF COUNTRY

Yarra Ranges Council acknowledges the Wurundjeri and other Kulin Nations as the Traditional Owners and Custodians of these lands and waterways.

We pay our respects to all Elders, past, present, and emerging, who have been, and always will be, integral to the story of our region.

We proudly share custodianship to care for Country together.



### COUNCIL VISION

Whether you live here or visit, you will see how much we care for country, how inclusive and connected our communities are, and how sustainable balanced growth makes this the best place in the world.

### VALUE OF HISTORY

We acknowledge that history shapes our identities, engages us as citizens, creates inclusive communities, is part of our economic well-being, teaches us to think critically and creatively, inspires leaders and is the foundation of our future generations.

### COUNCILLOR COMMITMENT

We'll be truthful, represent the community's needs, be positive and responsive and always strive to do better.

### OUR COUNCILLORS

**Billanook Ward:** Tim Heenan  
**Chandler Ward:** Gareth Ward  
**Chirnside Ward:** Richard Higgins  
**Lyster Ward:** Peter Mcilwain  
**Melba Ward:** Mitch Mazzarella

**O'Shannassy Ward:** Jim Child  
**Ryrie Ward:** Fiona McAllister  
**Streeton Ward:** Jeff Marriott  
**Walling Ward:** Len Cox

### CHIEF EXECUTIVE OFFICER & DIRECTORS

**Chief Executive Officer,** Tammi Rose  
**Director Built Environment & Infrastructure,** Hjalmar Philipp  
**Director Communities,** Leanne Hurst

**Director Corporate Services,** Vince Lombardi  
**Director Planning and Sustainable Futures,** Kath McClusky

### GOVERNANCE RULES

All Council and Delegated Committee meetings are to be conducted in accordance with Council's Governance Rules, which can be viewed at: <https://www.yarraranges.vic.gov.au/Council/Corporate-documents/Policies-strategies/Governance-rules>

### PUBLIC PARTICIPATION IN MEETINGS

Members of the community can participate in Council meetings in any of the following ways:

- making a verbal submission for up to 5 minutes on matters not listed on the agenda.
- submitting a question.
- speaking for up to 5 minutes to a specific item on the agenda. For planning applications and policy issues, the Chair will invite one person to speak on behalf of any objectors and one person to speak on behalf of the applicant. For other matters on the agenda, only one person will be invited to address Council, unless there are opposing views. At the discretion of the Chair, additional speakers may be invited for items of large interest.
- speaking for up to 5 minutes to a petition to be presented at a meeting.

For further information about how to participate in a Council meeting, please visit: <https://www.yarraranges.vic.gov.au/Council/Council-meetings/Submissions-questions-petitions-to-Council>

## **LIVE STREAMING AND RECORDING OF MEETINGS**

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## **EVACUATION PROCEDURES**

In the case of an emergency during a meeting held at the Civic Centre, 15 Anderson Street, Lilydale, you should follow the directions given by staff and evacuate the building using the nearest available exit. You should congregate at the assembly point at Hardy Street car park.

## **CONTACT US**

Post	PO Box 105, Anderson Street Lilydale, VIC 3140
Telephone	1300 368 333
Email	<a href="mailto:mail@yarraranges.vic.gov.au">mail@yarraranges.vic.gov.au</a>

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*In accordance with Chapter 7, Rule 4, of the Governance Rules developed by Council in accordance with section 60 of the Local Government Act 2020.*

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*In accordance with Chapter 3, Rule 60, of the Governance Rules developed by Council in accordance with section 60 of the Local Government Act 2020.*

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## **YARRA RANGES COUNCIL**

**AGENDA FOR THE 617<sup>TH</sup> COUNCIL MEETING TO BE HELD ON TUESDAY  
28 JANUARY 2025 COMMENCING AT 7.00PM IN COUNCIL CHAMBER, CIVIC  
CENTRE, ANDERSON STREET, LILYDALE / VIA VIDEOCONFERENCE**

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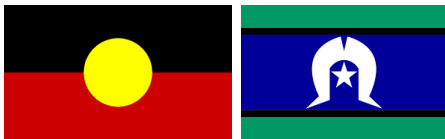
### **1. MEETING OPENED**

## 2. ACKNOWLEDGEMENT OF COUNTRY

Yarra Ranges Council acknowledges the Wurundjeri and other Kulin Nations as the Traditional Owners and Custodians of these lands and waterways.

We pay our respects to all Elders, past, present, and emerging, who have been, and always will be, integral to the story of our region.

We proudly share custodianship to care for Country together.



### **3. INTRODUCTION OF MEMBERS PRESENT**

#### **OUR COUNCILLORS**

Billanook Ward: Tim Heenan  
Chandler Ward: Gareth Ward  
Chirnside Ward: Richard Higgins  
Lyster Ward: Peter Mcilwain  
Melba Ward: Mitch Mazzarella  
O'Shannassy Ward: Jim Child  
Ryrie Ward: Fiona McAllister  
Streeton Ward: Jeff Marriott  
Walling Ward: Len Cox

#### **CHIEF EXECUTIVE OFFICER & DIRECTORS**

Chief Executive Officer, Tammi Rose  
Director Built Environment & Infrastructure, Hjalmar Philipp  
Director Communities, Leanne Hurst  
Director Corporate Services, Vince Lombardi  
Director Planning & Sustainable Futures, Kath McClusky



**4. APOLOGIES AND LEAVE OF ABSENCE**

There were no apologies received prior to the commencement of this meeting.

## 5. CONFLICTS OF INTEREST

*In accordance with Chapter 7, Rule 4, of the Governance Rules developed by Council in accordance with section 60 of the Local Government Act 2020.*

*The Local Government Act 2020 defines two categories of conflict of interest:*

- *a general conflict of interest, which is defined as "...a relevant person has a general conflict of interest in a matter if an impartial, fair-minded person would consider that the person's private interests could result in that person acting in a manner that is contrary to their public duty", and*
- *a material conflict of interest, which is defined as "...a relevant person has a material conflict of interest in respect of a matter if an affected person would gain a benefit or suffer a loss depending on the outcome of the matter. The benefit may arise or the loss incurred (a) directly or indirectly; or (b) in a pecuniary or non-pecuniary form."*

*In accordance with section 130 of the Local Government Act 2020, a conflict of interest must be disclosed in the manner required by the Governance Rules and the relevant person must exclude themselves from the decision-making process.*

No Conflicts of Interest have been received prior to the Agenda being printed.

**6. MAYORAL ANNOUNCEMENTS**

**7. CONFIRMATION OF MINUTES**

**RECOMMENDATION**

*That the Minutes of the Council Meeting held Tuesday 10 December 2024 as circulated, be confirmed.*

## **8. QUESTIONS AND SUBMISSIONS FROM THE PUBLIC**

*In accordance with Chapter 3, Rules 57 and 59, of the Governance Rules developed by Council in accordance with section 60 of the Local Government Act 2020.*

A person may make a submission to Council on matters that are not listed on the Agenda. A submission may be on any matter except if it:

- (a) is considered malicious, defamatory, indecent, abusive, offensive, irrelevant, trivial, or objectionable in language or substance;
- (b) is substantially the same as a submission made to a Council meeting in the preceding 12 months;
- (c) relates to confidential information as defined under the Act;
- (d) relates to the personal hardship of any resident or ratepayer; or
- (e) relates to any other matter which the Council considers would prejudice the Council or any person.

### **SUBMISSIONS FROM THE PUBLIC**

#### **Enforcement of Parking Restrictions in Lilydale**

Sharyn Manning wishes to raise concerns regarding enforcement of parking restrictions in Lilydale.

## 9. PETITIONS

*In accordance with Chapter 3, Rules 60, of the Governance Rules developed by Council in accordance with section 60 of the Local Government Act 2020.*

A person may submit a petition to Council on matters that are not listed on the Agenda. Every petition or joint letter submitted to Council must:

- a) identify a 'Lead Petitioner' who Council can correspond with;
- b) be legible and in permanent writing;
- c) be clear and state on each page the matter and action sought from Council. Every page of a petition or joint letter must be a single page of paper and not be posted, stapled, pinned or otherwise affixed or attached to any piece of paper other than another page of the petition or joint letter;
- d) not be derogatory, defamatory or objectionable in language or nature;
- e) not relate to matters outside the powers of Council; and
- f) clearly state the names and addresses of at least seven (7) people who live, work, study or do business in the Municipal district.

## PETITION TO COUNCIL

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Report Author: Senior Governance Officer  
Responsible Officer: Director Corporate Services  
Ward(s) affected: Chandler

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*The author(s) of this report and the Responsible Officer consider that the report complies with the overarching governance principles and supporting principles set out in the Local Government Act 2020.*

## CONFIDENTIALITY

This item is to be considered at a Council meeting that is open to the public.

## SUMMARY

The following petition be received:

General Petition

1. Yarra Ranges Council to prioritize the sealing of Walker Road, Seville and include this Petition in as part of the next Yarra Ranges Council community roads review.  
24 valid signatures.

## RECOMMENDATION

***That the following General Petition be received and noted and referred to the appropriate officer.***

1. ***Yarra Ranges Council to prioritize the sealing of Walker Road, Seville and include this Petition in as part of the next Yarra Ranges Council community roads review.***

**C226 HERITAGE OVERLAY (HO) 131 MANGANS ROAD LILYDALE**

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Report Author: Executive Officer Strategic Planning  
Responsible Officer: Director Planning & Sustainable Futures  
Ward(s) affected: Billanook;

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*The author(s) of this report and the Responsible Officer consider that the report complies with the overarching governance principles and supporting principles set out in the Local Government Act 2020.*

**CONFIDENTIALITY**

This item is to be considered at a Council meeting that is open to the public.

**SUMMARY**

To ensure the heritage values of 131 Mangans Road Lilydale are preserved, an amendment to the Yarra Ranges planning scheme to introduce a heritage overlay is required. The property at 131 Mangans Road Lilydale was first identified in the Stage 1a Lilydale Main Street Heritage Review Gap Study (Trevor Westmore Urban Design and Heritage Conservation, 2019) that was undertaken to assess historic properties in and surrounding Main Street Lilydale.

Further assessment of this property was deferred until the property could be accessed.

The property, known as 'Coldstream Hill', is identified as an uncommon example of an interwar era dwelling designed in the Spanish Mission style. Originally the dwelling was constructed at the beginning of the last century in the Edwardian style and associated with locally prominent persons. The later Spanish Mission revival design by the influential architect Marcus Martin is a rare architectural style in Yarra Ranges. In addition, the house is also significant for its association with renowned opera singer Dame Nellie Melba, a prominent resident of Coldstream among others.

Council has sought an assessment from a qualified heritage consultant, that has determined that the property is of local heritage significance and recommended it for inclusion in the Heritage Overlay of the Yarra Ranges Planning Scheme.

It is proposed through Amendment C226 to apply the Heritage Overlay to 131 Mangans Road, Lilydale to ensure the heritage values of the place are protected (Attachment 4).

In order to commence the amendment process, Council must seek authorisation from the Minister for Planning to prepare and exhibit an amendment.



**RECOMMENDATION*****That Council***

- 1. In accordance with the requirements of the Planning and Environment Act 1987, request the Minister for Planning to authorise the preparation of Amendment C226 to the Yarra Ranges Planning Scheme that proposes to apply the Heritage Overlay to 131 Mangans Road, Lilydale generally in accordance with the attachments to this report.***
- 2. Subject to the Minister's authorisation, publicly exhibit Amendment C226 to the Yarra Ranges Planning Scheme.***
- 3. Receive a further report considering the outcomes of the exhibition period.***

**RELATED COUNCIL DECISIONS**

There are no related Council decisions relevant to this item.

**DISCUSSION*****Purpose and Background******Purpose***

This report has been prepared to request that Council support seeking authorisation from the Minister for Planning to prepare and exhibit Amendment C226.

***Background***

The property at 131 Mangans Road, Lilydale, known as Coldstream Hill, has a rich and interesting history with associations to many prominent local and international people. The site was originally quite large however over the last couple of decades it has been subdivided and sold to the adjoining Tudor Village Mews retirement village. This expansion has resulted in the loss of trees, a grass tennis court, original driveway and landscaping and several outbuildings.

The site contains a single dwelling with outbuildings and is of historical importance in the local area. The original dwelling was known as 'Lismoyne', built in circa 1905 and occupied by Henry McHenry and his family in the early part of the twentieth century.

The home was originally built in the Edwardian style as a single storey, L-shaped dwelling featuring two bay windows and a return verandah on its northern elevation, and a small verandah on its southern elevation. This part of the dwelling, along the northern elevation remains today.



Map 1

In the 1920s the dwelling was extensively renovated, producing the current design in the Spanish Mission revival style, including interiors which reference the interior style of South American haciendas. The site was originally accessed from the Maroondah Highway service road, however this has been relocated to Mangans Road to the east as development occurred. The property has extensive views to the north towards the valley and westwards towards the township of Lilydale. More details on the place are listed under Issues below.

The dwelling has also been altered and added to over the last few decades, however these additions have not compromised the integrity of the dwelling.

The property has been unoccupied since the passing of the current landowner and is currently managed by legal representatives.



Image 1 – Original Dwelling



Image 2 – Current Dwelling

## **Issues**

### Property history and features

The property has changed hands several times throughout the 1910s and 1920s. In 1925, it was purchased by Captain Cecil Martin Keppel Palmer and his wife Nora shortly after their wedding as a country retreat. At this time, Keppel Palmer was the private secretary to the State Governor of Victoria, Lord Stradbroke. The Keppel Palmers appointed prominent Melbourne architect Marcus Martin to design and supervise extensive renovation works to 'Lismoyne', thereby transforming it from an Edwardian cottage to an impressive Spanish Mission style villa named 'Coldstream Hill'. Figure 3 on Page 9 of Attachment 6 'Statement of Significance' provides a detailed comparative floor plan between the existing dwelling and the proposed additions and alterations.

The dwelling was extensively photographed by Nash Boothby Studios in the late 1920s and hosted notable parties and soirees for Melbourne society. The Keppel Palmers were closely associated with Dame Nellie Melba who christened their eldest daughter Angela. There are several accounts of Madame Melba's visits to Coldstream Hill, as reported in newspapers of the day.

Ownership passed to many other families, including Darren and Diana Margaret Baillieu (parents of former Victorian Premier, Ted Baillieu) as a country and holiday residence. However, the dwelling was also occupied as a substantial family home, with maid's quarters added in the mid-1950s. The last owner of the land held the property for more than 40 years until her passing and during those years, as neighbouring Tudor Village developed and expanded, so too has the subject property changed and reduced through land subdivision, including the development over the tennis court to the west of the property. Today the dwelling, outbuildings and surrounding gardens remain in a fair to poor condition while the dwelling remains unoccupied.

### Heritage Assessment

In 2019 a study to identify gaps in heritage protection in Lilydale was commissioned (*Stage 1a Lilydale Main Street Heritage Review Gap Study, Trevor Westmore Urban Design and Heritage Conservation, 2019*).

In 2021, a peer review of the gap study was sought, and the preparation of statements of significance for properties that met the threshold for local heritage protection (*Lilydale Stage 1a Heritage Gap Study Peer Review and Review of Stage 1b Lilydale Heritage Review Gap Study: Lilydale Heritage Study, Extent Heritage Pty Ltd, 2022*).

At the time Coldstream Hill was included within both studies for investigation, however Council officers were not able to access the site to assess its current condition, with onsite assessment a requirement for any analysis of heritage significance.

An Executor for the estate has recently been appointed and officers and heritage consultants were given permission to access the site to assess its condition.

The review of the property has been prepared in accordance with the *'Heritage Victoria Heritage Overlay Guidelines, 2007'*, the *'Australia ICOMOS Charter for Places of Cultural Heritage Significance (the Burra Charter)'* and *'Planning Practice Note 01 – Applying the Heritage Overlay, August 2018'* and included:

- A desktop review of the history of the property,
- Initial input from the local heritage society,
- Further research to source historic associations through extensive newspaper collections, plans of the site as found in the state library collections and other photos including research of Marcus Martin and his architectural style, and
- Site inspections on two occasions that were carried out with officers (including Council's Arborist), heritage consultants and site manager for the property. The site inspections were extensive and included inspections of all buildings including interiors.

The work prepared by Councils heritage consultant as discussed in the *Heritage Citation – Individual Place – Coldstream Hill, 131 Maroondah Highway, Lilydale* (Extent Heritage Pty Ltd, 2024) at Attachment 5:

- Recommends the application of the Heritage Overlay to the property.
- Provides a heritage citation for the property that is to be included in the Yarra Ranges Planning Scheme under Clause 72.08 (Background Documents).

### Statement of Significance

For every heritage place (that is, a precinct or individual place) a statement of significance must be prepared using the format of:

- 'What is significant?'
- 'How is it significant?'
- 'Why is it significant?'

Statements of Significance must be incorporated into a planning scheme and will be included on the Victorian Heritage Register. A statement also provides essential information relating to:

- The curtilage, or area of significance,
- A physical analysis of the place,
- A comparative analysis with other places, to demonstrate significance, and
- Suggested conservation measures.

The review of the property identified that the property meets the threshold for inclusion on the municipal heritage overlay on the basis of local historical, representative, aesthetic, and associative significance to the Yarra Ranges Shire. Using the HERCON Criteria Assessment, which is the Victorian Heritage Register Criteria and Threshold Guidelines, the site meets five out of the eight criteria as follows:

Criteria A - Importance to the course, or pattern of our cultural or natural history.

Criteria B - Possession of uncommon, rare or endangered aspects of our cultural or natural history.

Criteria D - Important in demonstrating the principal characteristics of a class of cultural or natural places or environments.

Criteria E - Importance in exhibiting particular aesthetic characteristics.

Criteria H - Special association with the life or works of a person, or group of persons, of importance in our history.

Only one criterion needs to be met to be eligible for inclusion under the Heritage Overlay.

The heritage citation prepared for the property states:

*What is significant?*

Coldstream Hill, the property at 131 Mangans Road, Lilydale is locally significant.

Character elements that contribute to the significance of the place include:

- The elevated siting of the main dwelling set within the surrounding sprawling gardens.
- The interwar era Spanish Mission renovation of the earlier Edwardian residence primarily characterised by its hipped roof clad with Cordova tiles, brick chimneys with gable tops as well as the prominent wide, rectangular chimney fronting the courtyard, verandahs with timber eaves, posts and bush poles, timber framed doors and windows, original/early colour scheme and architectural detailing including a cement render exterior and circular vents at the gable ends.
- Known intact interiors of the residence, specifically the Dining Room with its brick stairs and metal handrail, dark stained timber detailing and arched brick fireplace, and the pressed metal ceilings in the Sitting/Smoking Room, Hallway, and Servery.
- The outdoor courtyard located to the south of the residence.
- The high, brick fence and wrought iron gate to the south of the residence as well as the drystone wall to the east.
- The extant double garage and laundry outbuildings.
- The mature Monterey Cypress (*Hesperocyparis macrocarpa*) tree.
- There are also several other small buildings along the eastern side.

*How is it significant?*

Coldstream Hill is of local historical, representative, aesthetic, and associative significance to the Yarra Ranges Shire.

Why is it significant?

## - Criterion A

Coldstream Hill is of historical significance as a residence extensively renovated during the interwar period as the Yarra Ranges Shire grew in popularity as a tourist and leisure destination for Melbourne's elite. Built as a country holiday house, Coldstream Hill not only forms a tangible link to this phase of development which saw the proliferation of architect designed houses for prominent Victorian residents, but also provides insight into the ways the region's-built environment was shaped by tourism, leisure activities and new residential aspirations during the interwar period.

## - Criterion B

Coldstream Hill is identified as an uncommon, extant example of an interwar era dwelling designed in the Spanish Mission style. Dwellings in this architectural style are rare in the Yarra Ranges Shire.

## - Criterion D

Coldstream Hill is of representative significance as a fine, characteristic example of an interwar era bungalow designed in the Spanish Mission style. The residence not only retains a high degree of integrity in terms of its form and materiality but also exhibits key architectural features associated with the style, including a Cordova tiled hipped roof, gable top chimneys, rendered facades, and windows with shutters. Its original brick fence and wrought iron gate, accompanying garage and laundry outbuildings, and its siting within sprawling gardens are also of particular note as they illustrate the principal elements of extravagant residences constructed during the interwar period in the municipality.

## - Criterion E

Coldstream Hill is of aesthetic significance for its unique design and high-quality architecture that exemplifies the Spanish Mission style which gained popularity during the interwar period. Its notable features include its asymmetrical layout, hipped roof clad with Cordova tiles, brick chimneys with gable tops as well as the prominent wide, rectangular chimney fronting the courtyard, verandahs with timber eaves, posts and bush poles, timber framed doors and windows, and architectural detailing including a cement render exterior and circular vents at the gable ends. The existing paint colours, including the coral finish to the rendered walls and chimneys and blue paint finish to the external joinery also contribute to the aesthetic presentation of the dwelling and speak to the Mediterranean influence on its design.

Further aesthetic interest is created by its arrangement around a courtyard, its brick fence and wrought iron gate, and the mature Monterey Cypress (*Hesperocyparis macrocarpa*) tree within its gardens that combine to create a visually distinct interwar era residence.

Coldstream Hill is also of aesthetic significance for its substantially intact interiors which include the Dining Room with its brick stairs and metal handrail, dark stained timber detailing and arched brick fireplace, and the pressed metal ceilings in the Sitting/Smoking Room, Hallway, and Servery.

- Criterion H

Coldstream Hill is of significance for its association as a design by the influential Marcus Martin, an architect to the wealthy families of the time in Melbourne. While this is the only known example of Martin's work in the Yarra Ranges, and one of a few examples of Martin's foray in the Spanish Mission style, his association with the place demonstrates the influence of well-regarded and connected Melbourne architects, in the Yarra Ranges in the interwar period as they undertook commissions for their wealthy clientele. In addition, the house is also significant for its association with renowned opera singer Dame Nellie Melba, a prominent resident of Coldstream, who was the Godmother of the Keppel Palmer's daughter Angela.

Amendment Proposal

Amendment C226 proposes to apply the Heritage Overlay (HO) on a permanent basis to 131 Mangans Road, Lilydale (also known as Coldstream Hill) to implement the recommendations of the *Heritage Citation – Individual Place – Coldstream Hill, 131 Maroondah Highway, Lilydale* (Extent Heritage Pty Ltd, 2024) and the *Stage 1a Lilydale Main Street Heritage Review Gap Study* (Trevor Westmore Urban Design and Heritage Conservation, 2019).

The Heritage Overlay (HO) is the appropriate planning mechanism to protect the heritage values of the property as the HO requires a permit to be granted for buildings and works, including demolition, that could affect the significance of the property.

Further details of the heritage significance of the property including photos and the amendment proposal are outlined in the attached Explanatory Report (Attachment 1) and Heritage Citation (Attachment 5).

State Heritage Protection

The property has also been separately nominated by a historian as having potential State level heritage significance under the Victorian Heritage Register (VHR) in 2020. Heritage Victoria accepted the nomination on the grounds that there was a reasonable prospect of its inclusion in the VHR.

Council has sought a further report from its heritage consultants on the properties potential for State protection that has been provided to Heritage Victoria for their continued consideration.

This report contains additional information regarding the place including history and a physical description but also notes that while the place meets the threshold for inclusion in the local Heritage Overlay, its ability to meet the threshold for the VHR is more tenuous, primarily based on the loss of intactness associated with the place as



a result of later subdivision and a notable reduction of the once expansive garden setting typical of holiday homes in the region. These views on the significance of the place will be taken into consideration by Heritage Victoria who will notify Council with their recommendation in due course.

### Municipal Heritage Strategy

Council has recently commenced work on the preparation of Yarra Ranges' first Heritage Strategy that will assist Council to meet its heritage obligations as set out in the *Planning and Environment Act 1987*, the State Planning Policy Framework and the *Aboriginal Heritage Act 2006*. A Heritage Strategy will include actions that address the identification, protection, management and/or promotion of a municipality's heritage. The action plan would be developed with an outlook of 10 years to implement the objectives.

It allows Council to:

- Identify positive heritage measures already employed by Council;
- Identify and prioritise work to be done in the future;
- Appropriately manage and monitor the heritage assets of the community; and
- Report on and celebrate achievements.

An action of the Heritage Strategy will be to improve the performance of identifying, protecting, managing and promoting heritage assets in Yarra Ranges. The current report and proposed protection of 131 Mangans Rd would be consistent with the intent and outcomes from a Heritage Strategy.

### ***Options considered***

#### Option 1 – seek permanent heritage controls for the property

Council has an obligation under the *Planning and Environment Act 1987* to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value. The Yarra Ranges Planning Scheme also contains objectives that seek to conserve places of heritage significance.

Heritage protection enables historically and culturally significant places to be protected for the benefit of current and future generations by adding to the understanding of Yarra Ranges' rich cultural history, providing a link to the past and giving a sense of place.

#### Option 2 – not proceed with heritage protection of the property

If heritage protection of the identified properties was not pursued, Council would be failing in its obligations under the *Planning and Environment Act 1987* and the Yarra Ranges Planning Scheme.

The risk of permanently losing places that are of identified historic and cultural significance would significantly increase.

### ***Recommended option and justification***

It is recommended Council proceed with Option 1.

It is considered that without the application of the Heritage Overlay, the property is at risk of further subdivision and development as it is residentially zoned (Neighbourhood Residential Zone 1) and within the incremental residential change area of Lilydale. Given its size, at 0.814 hectares, it has the potential to be further developed which would jeopardise the dwelling, outbuildings and substantial plantings which include extensive trees (in particular, Monterey Cypress species) and other unique site features including sprawling gardens, drystone walls, courtyard with bush poles, brick fencing and wrought iron gates.

The application of a Heritage Overlay would protect the property and enable suggested conservation measures to be put in place to improve and enhance the site's contribution as a heritage place and significant heritage asset for the local community.

## **FINANCIAL ANALYSIS**

The costs associated with Amendment C226 are covered by the recurring Planning Scheme Amendments operational budget for Strategic Planning.

## **APPLICABLE PLANS AND POLICIES**

This report contributes to the following strategic objective(s) in the Council Plan:

- Council Plan (2021-25) opening statement: "We acknowledge that history shapes our identities, engages us as citizens, creates inclusive communities, is part of our economic well-being, teaches us to think critically and creatively, inspires leaders and is the foundation of our future generations."
- Council Plan (2021-25): Quality Infrastructure and Liveable Places.

Yarra Ranges Planning Scheme:

- Clause 15.03-1S Heritage Conservation: ensure the conservation of places of heritage significance; and
- Clause 21.06-1- Heritage Conservation Objectives and Strategies.

## **RELEVANT LAW**

The proposed planning scheme amendment will be prepared in accordance with the legislative requirements of the *Planning and Environment Act 1987*.

## **SUSTAINABILITY IMPLICATIONS**

### ***Economic Implications***

The amendment is not expected to have any adverse or significant economic effects.

Inclusion of a site within the HO does not prohibit changes to that site or building, but rather requires an application process whereby heritage considerations can be properly addressed, along with other factors before any decision on an application is made.

This may limit development that is inconsistent with maintaining heritage values, which will improve the character of the building and the wider area. It is considered that economic impacts on future development will be offset by the contribution that the heritage place offers to the broader community.

Its protection lays the foundations for restoration to its former grandeur which is often utilised in other locations as an opportunity to generate tourism and interest from community passionate about local history.

### ***Social Implications***

Protection of heritage places benefits the community by adding to the understanding of Yarra Ranges' rich cultural history, providing a link to the past and giving a sense of place.

### ***Environmental Implications***

The amendment will not have any adverse effects on the environment. Retaining heritage buildings for adaptive reuse can also lead to environmental and economic benefits through the substantial reduction in building, demolition and new construction waste, and the conservation of embodied energy in the existing building.

## **COMMUNITY ENGAGEMENT**

If Council supports the amendment proposal and resolves to seek authorisation from the Minister for Planning to prepare and exhibit the amendment, and the Minister grants authorisation, the amendment will be subject to standard notification requirements for planning scheme amendments as required under the *Planning and Environment Act 1987*, including:

- Notification in a local newspaper,
- Letters to affected landowners and occupiers and other key stakeholders in the community,
- Information available on Council's website and Council offices, and
- Direct notification to relevant government agencies and departments.

A further report would be prepared for Council to consider any submissions received through the exhibition of the amendment.

If submissions are received and Council is unable to resolve them, Council is required to refer unresolved submission to an independent planning panel for consideration.

## **COLLABORATION, INNOVATION AND CONTINUOUS IMPROVEMENT**

No collaboration with other Councils, Governments or statutory bodies was sought.

## **RISK ASSESSMENT**

Until the property is protected by a Heritage Overlay, there is a risk of demolition, or works that may compromise the integrity of the heritage place.

The house is currently unoccupied and in a poor state due to lack of cleaning and maintenance. The property is a deceased estate and while there is a caretaker who visits the property weekly, there have been incidences of break-ins and theft of the contents of the buildings as well as water damage which has not been rectified.

The heritage citation includes conservation and restoration measures which will assist in reinstating the home and grounds to their former appearance. Given the legal complexities with the estate, resolution of the Heritage Overlay will enable decisions to be made regarding the future of the property.

## **CONFLICTS OF INTEREST**

No officers and/or delegates acting on behalf of the Council through the Instrument of Delegation and involved in the preparation and/or authorisation of this report have any general or material conflict of interest as defined within the *Local Government Act 2020*.

## **ATTACHMENTS TO THE REPORT**

1. C226 Explanatory Report
2. C226 Instruction Sheet
3. C226 Strategic Assessment Guidelines Checklist
4. HO444 Map
5. Heritage Citation
6. Statement of Significance
7. C226 Schedule to Clause 43.01
8. C226 Schedule to Clause 72.04
9. C226 Schedule to Clause 72.08
10. C226 Heritage Overlay (HO) 131 Mangans Road Lilydale Project Timeline

## **Yarra Ranges Planning Scheme**

### **Amendment C226**

### **Explanatory Report**

#### **Overview**

This amendment proposes to apply the Heritage Overlay to 131 Mangans Road, Lilydale to protect the site's buildings and identified vegetation.

#### **Where you may inspect this amendment**

The amendment can be inspected free of charge at the Yarra Ranges Council website at [www.yarraranges.vic.gov.au](http://www.yarraranges.vic.gov.au)

And

The amendment is available for public inspection, free of charge, during office hours at the following places:

Yarra Ranges Community Link Centres

- Lilydale – 15 Anderson Street, Lilydale
- Monbulk – 21 Main Road, Monbulk
- Healesville – 110 River Street, Healesville
- Upwey – 40 Main Street, Upwey
- Yarra Junction – 2442-2444 Warburton Hwy, Yarra Junction

The Monbulk, Healesville, Upwey and Yarra Junction Community Links are open from 9.00am to 5.00pm Monday to Friday.

The Lilydale Community Link is open from 8.30am to 5.00pm Monday to Friday and from 9.00am to 12 midday on Saturday.

The amendment can also be inspected free of charge at the Department of Transport and Planning website at <http://www.planning.vic.gov.au/public-inspection> or by contacting the office on 1800 789 386 to arrange a time to view the amendment documentation.

#### **Submissions**

Any person may make a submission to the planning authority about the amendment.

Submissions about the amendment must be received by TBC.

A submission must be sent to: Design and Place, Yarra Ranges Council, PO Box 105 Lilydale VIC 3140, or at [mail@yarraranges.vic.gov.au](mailto:mail@yarraranges.vic.gov.au).

## Panel hearing dates

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

- Directions hearing: TBC
- Panel hearing: TBC

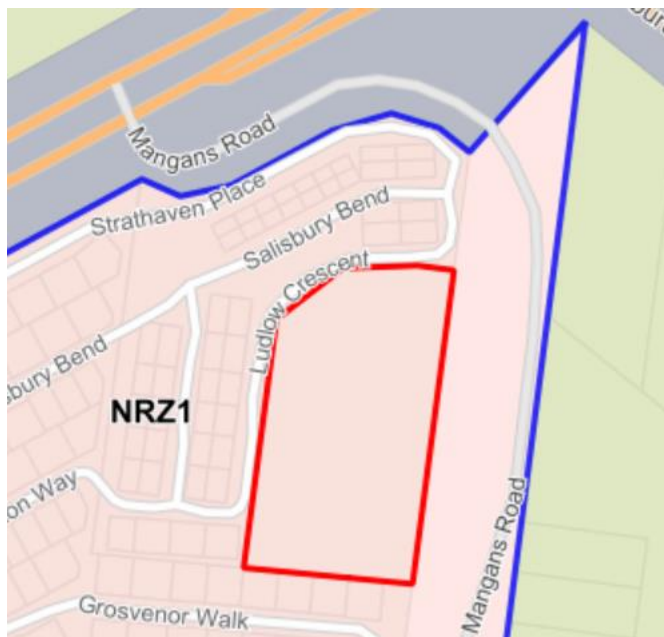
## Details of the amendment

### Who is the planning authority?

This amendment has been prepared by Yarra Ranges Shire Council.

### Land affected by the amendment

The amendment applies to 131 Mangans Road, Lilydale.



A mapping reference table is attached at Attachment 1 to this Explanatory Report.

### What the amendment does

- Amends Map No. 41 to apply the Heritage Overlay (HO444) to 131 Mangans Road, Lilydale.
- Amends the Schedule to Clause 43.01 (Heritage Overlay) to include HO444 and

- specifies a permit requirement for tree removal and internal controls.
- Amends the schedule to Clause 72.04 (Documents Incorporated in this Planning Scheme) to incorporate the Statement of Significance for 131 Mangans Road, Lilydale.
  - Amends the Schedule to Clause 72.08 (Background Documents) to specify the Heritage Citation – Individual Place for Coldstream Hill, 131 Mangans Road, Lilydale by Extent Heritage as a background document.

## **Strategic assessment of the amendment**

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

The amendment seeks to apply the Heritage Overlay (HO) on a permanent basis to 131 Mangans Road, Lilydale (also known as Coldstream Hill) to implement the recommendations of the *Heritage Citation – Individual Place – Coldstream Hill, 131 Maroondah Highway, Lilydale* (Extent Heritage Pty Ltd, 2024) and the *Stage 1a Lilydale Main Street Heritage Review Gap Study (Trevor Westmore Urban Design and Heritage Conservation, 2019)*.

The need for the studies arose from work on the Lilydale Structure Plan. In 2020, the Lilydale Structure Plan Issues and Opportunities Paper underwent public consultation, which sought public comment on the significance of properties in Lilydale considered to be of potential heritage significance but not protected by a Heritage Overlay.

The analysis of the property has been prepared in accordance with the 'Heritage Victoria Heritage Overlay Guidelines, 2007', the 'Australia ICOMOS Charter for Places of Cultural Heritage Significance (the Burra Charter)' and 'Planning Practice Note 01 – Applying the Heritage Overlay, August 2018'. The place meets the requirements and threshold for local protection through the HO.

The HO is the appropriate planning mechanism to protect the heritage values of the property as the HO requires a permit to be granted for buildings and works, including demolition, that could affect the significance of the property.

The heritage citation for the property states:

#### *What is significant?*

Coldstream Hill, the property at 131 Mangans Road, Lilydale is locally significant.

The Character elements that contribute to the significance of the place include:

- The elevated siting of the main dwelling set within the surrounding sprawling gardens.
- The interwar era Spanish Mission renovation of the earlier Edwardian residence primarily characterised by its hipped roof clad with Cordova tiles, brick chimneys with gable tops as well as the prominent wide, rectangular chimney

fronting the courtyard, verandahs with timber eaves, posts and bush poles, timber framed doors and windows, original/early colour scheme and architectural detailing including a cement render exterior and circular vents at the gable ends.

- Known intact interiors of the residence, specifically the Dining Room with its brick stairs and metal handrail, dark stained timber detailing and arched brick fireplace, and the pressed metal ceilings in the Sitting/Smoking Room, Hallway, and Servery.
- The outdoor courtyard located to the south of the residence.
- The high, brick fence and wrought iron gate to the south of the residence as well as the dry stone wall to the east.
- The extant double garage and laundry outbuildings and several other small outbuildings along the eastern side.
- The mature Monterey Cypress (*Hesperocyparis macrocarpa*) tree.

#### How is it significant?

Coldstream Hill is of local historical, representative, aesthetic, and associative significance to Yarra Ranges Council.

#### Why is it significant?

Coldstream Hill is of historical significance as a residence extensively renovated during the interwar period as the Yarra Ranges Shire grew in popularity as a tourist and leisure destination for Melbourne's elite. Built as a country holiday house, Coldstream Hill not only forms a tangible link to this phase of development which saw the proliferation of architect designed houses for prominent Victorian residents, but also provides insight into the ways the region's built environment was shaped by tourism, leisure activities and new residential aspirations during the interwar period. (Criterion A)

Coldstream Hill is identified as an uncommon, extant example of an interwar era dwelling designed in the Spanish Mission style. Dwellings in this architectural style are rare in the Yarra Ranges Shire. (Criterion B)

Coldstream Hill is of representative significance as a fine, characteristic example of an interwar era bungalow designed in the Spanish Mission style. The residence not only retains a high degree of integrity in terms of its form and materiality but also exhibits key architectural features associated with the style, including a Cordova tiled hipped roof, gable top chimneys, rendered facades, and windows with shutters. Its original brick fence and wrought iron gate, accompanying garage and laundry outbuildings, and its siting within sprawling gardens are also of particular note as they illustrate the principal elements of extravagant residences constructed during the interwar period in



the municipality. (Criterion D)

Coldstream Hill is of aesthetic significance for its unique design and high-quality architecture that exemplifies the Spanish Mission style which gained popularity during the interwar period. Its notable features include its asymmetrical layout, hipped roof clad with Cordova tiles, brick chimneys with gable tops as well as the prominent wide, rectangular chimney fronting the courtyard, verandahs with timber eaves, posts and bush poles, timber framed doors and windows, and architectural detailing including a cement render exterior and circular vents at the gable ends. The existing paint colours, including the coral finish to the rendered walls and chimneys and blue paint finish to the external joinery also contribute to the aesthetic presentation of the dwelling and speak to the Mediterranean influence on its design. Further aesthetic interest is created by its arrangement around a courtyard, its brick fence and wrought iron gate, and the mature Monterey Cypress (*Hesperocyparis macrocarpa*) tree within its gardens that combine to create a visually distinct interwar era residence. (Criterion E)

Coldstream Hill is also of aesthetic significance for its substantially intact interiors which include the Dining Room with its brick stairs and metal handrail, dark stained timber detailing and arched brick fireplace, and the pressed metal ceilings in the Sitting/Smoking Room, Hallway, and Servery. (Criterion E)

Coldstream Hill is of significance for its association as a design by the influential Marcus Martin, an architect to the wealthy families of the time in Melbourne. While this is the only known example of Martin's work in the Yarra Ranges, and one of a few examples of Martin's foray in the Spanish Mission style, his association with the place demonstrates the influence of well-regarded and connected Melbourne architects, in the Yarra Ranges in the interwar period as they undertook commissions for their wealthy clientele. In addition, the house is also significant for its association with renowned opera singer Dame Nellie Melba, a prominent resident of Coldstream, who was the Godmother of the Keppel Palmer's daughter Angela. (Criterion H)

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

The amendment is relevant to objectives of planning in Victoria, as contained in Section 4 of the Planning and Environment Act 1987:

- (a) to provide for the fair, orderly, economic and sustainable use and development of land;
- (d) To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value;
- (g) to balance the present and future interests of all Victorians.

The amendment contributes to these objectives by applying the Heritage Overlay

(HO444) to 131 Mangans Road, Lilydale which will assist in conserving and enhancing the heritage significance of the site. The amendment ensures that the heritage place will be protected for the interest of residents, visitors and future generations of the municipality.

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

The amendment will not have any adverse effects on the environment.

The amendment will have positive social and cultural impacts through the heritage protection of this place in the Yarra Ranges Planning Scheme. Protection of heritage places benefits the community by adding to the understanding of Yarra Ranges rich cultural history, providing a link to the past and giving a sense of place.

Retaining heritage buildings for adaptive reuse can also lead to environmental and economic benefits through the substantial reduction in building, demolition and new construction waste, and the conservation of embodied energy in the existing building.

The application of the Heritage Overlay may have an economic impact by affecting any future sale and development of the site.

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

The amendment will not result in any significant risk to life, property, community infrastructure or the natural environment from bushfire.

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

The amendment complies with the requirements of the Ministerial Direction -The Form and Content of Planning Schemes (section 7(5) of the Act)

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

Key State planning policies of relevance to this amendment include:

Clause 11.01-1S Settlement, which promotes the sustainable growth and development of Victoria and Metropolitan Melbourne through the consideration of the Metropolitan Planning Strategy. The amendment is consistent with Plan Melbourne 2017-2050, Direction 4.4 Respect Melbourne's heritage as we build for the future.

Clause 15.01-5S Neighbourhood Character: recognise, support and protect neighbourhood character, cultural identity and a sense of place.

Clause 15.03-1S Heritage Conservation: ensure the conservation of places of heritage significance". Relevant strategies identified to achieving this objective include:

- Identify, assess and document places of natural and cultural heritage

significance as a basis for their inclusion in the planning scheme.

- Provide for the conservation and enhancement of those places which are of, aesthetic, archaeological, architectural, cultural, scientific, or social significance.

### **How does the amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?**

Key local planning policy of relevance to this amendment includes:

Clause 15.03-1L Heritage, applies to all land affected by the Heritage Overlay and contains general, residential, commercial, alterations and additions and signs strategies. Some of the key strategies include:

- Integrating development with surrounding heritage buildings and streetscape.
- Discouraging changes to the principal facade or principal visible roof form.
- Avoiding development that dominates a precinct.
- Ensuring development of non-contributory buildings is responsive to abutting significant and contributory buildings and the streetscape.
- Discouraging the painting or rendering of unpainted surfaces.

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

The amendment supports the Municipal Planning Strategy, specifically Clause 02.03-5 Built environment and heritage by recognising the diversity of heritage buildings and places and protecting the cultural heritage that is important to nurturing greater community awareness and appreciation of Yarra Ranges' past.

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

The Amendment makes appropriate use of the Victoria Planning Provisions through the implementation of overlays to appropriately protect a place of local heritage significance and guide use and development of the relevant land.

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

The prescribed government agencies will be notified of the Amendment and will be given an opportunity to make submissions about the Amendment.

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

The amendment will not impact the relevant requirements of the *Transport Integration*

Act 2010, in particular the need for the transport system to provide for the effective integration of transport and land use.

## Resource and administrative costs

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

The amendment will have no significant impact on resource and administrative costs. There will be a minor increase in the number of circumstances where a planning permit will be required. This can be accommodated within existing resources.

## Attachment 1 – Mapping reference table

Location	Land /Area Affected	Mapping Reference	Address	Proposed Zone changes	Proposed Overlay changes	Proposed deletion changes
Lilydale	0.814 ha Land bounded by Mangans Road and Ludlow Crescent, Lilydale	001hoMap41 Exhibition	131 Mangans Road, Lilydale	Nil	HO444	Nil

## **Yarra Ranges Planning Scheme**

### **Amendment C226**

#### **Instruction sheet**

The planning authority for this amendment is Yarra Ranges Council.

The Yarra Ranges Planning Scheme is amended as follows:

#### **Planning Scheme Maps**

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

#### **Overlay Maps**

1. Amend Planning Scheme Map No.41 in the manner shown on the 1 attached map marked "Yarra Ranges Planning Scheme – Local Provision Amendment C226yran".

#### **Planning Scheme Ordinance**

The Planning Scheme Ordinance is amended as follows:

2. In **Overlays** – Clause 43.01, insert a new Schedule 444 in the form of the attached document.
3. In **Operational Provisions** – Clause 72.04, replace the Schedule with a new Schedule in the form of the attached document.
4. In **Operational Provisions** – Clause 72.08, replace the Schedule with a new Schedule in the form of the attached document.

#### **End of document**

## Strategic Assessment Guidelines Checklist

This checklist is a tool that provides a quick snapshot of the abovementioned information. It may be useful to use while preparing an amendment assessment.

**Note: In the 'Comment' field, you must click in the top left part of the field to enter any comments.**

Strategic Consideration	Yes	No	N/A	Comment
<p>Why is an amendment required?</p>	<ul style="list-style-type: none"> <li>• What does the amendment intend to do and what is its desired outcome? <input type="checkbox"/></li> <li>• How does it intend to do it? <input type="checkbox"/></li> <li>• Is it supported by or is it a result of any strategic study or report? <input checked="" type="checkbox"/></li> <li>• Will the planning policy, provision or control result in the desired planning outcome? <input checked="" type="checkbox"/></li> <li>• Will the amendment have a net community benefit? <input checked="" type="checkbox"/></li> <li>• Will the community benefit outweigh the cost of the new control? <input checked="" type="checkbox"/></li> <li>• Does the amendment repeat provisions already in the scheme? <input type="checkbox"/></li> <li>• Is the planning scheme the most appropriate means of controlling the issue or can other existing regulatory or process mechanisms deal with the issue? <input checked="" type="checkbox"/></li> <li>• Is the matter already dealt with under other regulations? <input type="checkbox"/></li> </ul>			<p>The amendment introduces heritage controls at 131 Mangans Road, Lilydale by implementing the Heritage Overlay for the site. It does this by including a new Schedule to the Heritage Overlay which would be HO444 and this will identify and protect the site's buildings and vegetation and heritage in the local area.</p>
<p>Does the amendment implement the objectives of planning and any environmental, social and economic effects?</p>	<ul style="list-style-type: none"> <li>• Does the amendment implement the objectives of planning in Victoria? (Refer to section 4 of the <i>Planning and Environment Act 1987</i>) <input checked="" type="checkbox"/></li> <li>• Does the amendment adequately address any environmental effects? <input checked="" type="checkbox"/></li> <li>• Does the amendment adequately address any social effects? <input checked="" type="checkbox"/></li> <li>• Does the amendment adequately address any economic effects? <input checked="" type="checkbox"/></li> </ul>			
<p>Does the amendment address relevant bushfire risk?</p>	<ul style="list-style-type: none"> <li>• Does the amendment meet the objective and give effect to the strategies to address the risk to life as a priority, property, community infrastructure and the natural environment from bushfire in the Planning Policy Framework (Clause 13.02 of the planning scheme)? <input type="checkbox"/></li> <li>• Has the view of the relevant fire authority been sought in formulating the amendment? <input type="checkbox"/></li> <li>• If the planning scheme includes a Local Planning Policy Framework at Clause 20, is the amendment consistent with the Local Planning Policy Framework objectives and strategies that apply to bushfire risk? <input type="checkbox"/></li> </ul>		<input checked="" type="checkbox"/>   <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	

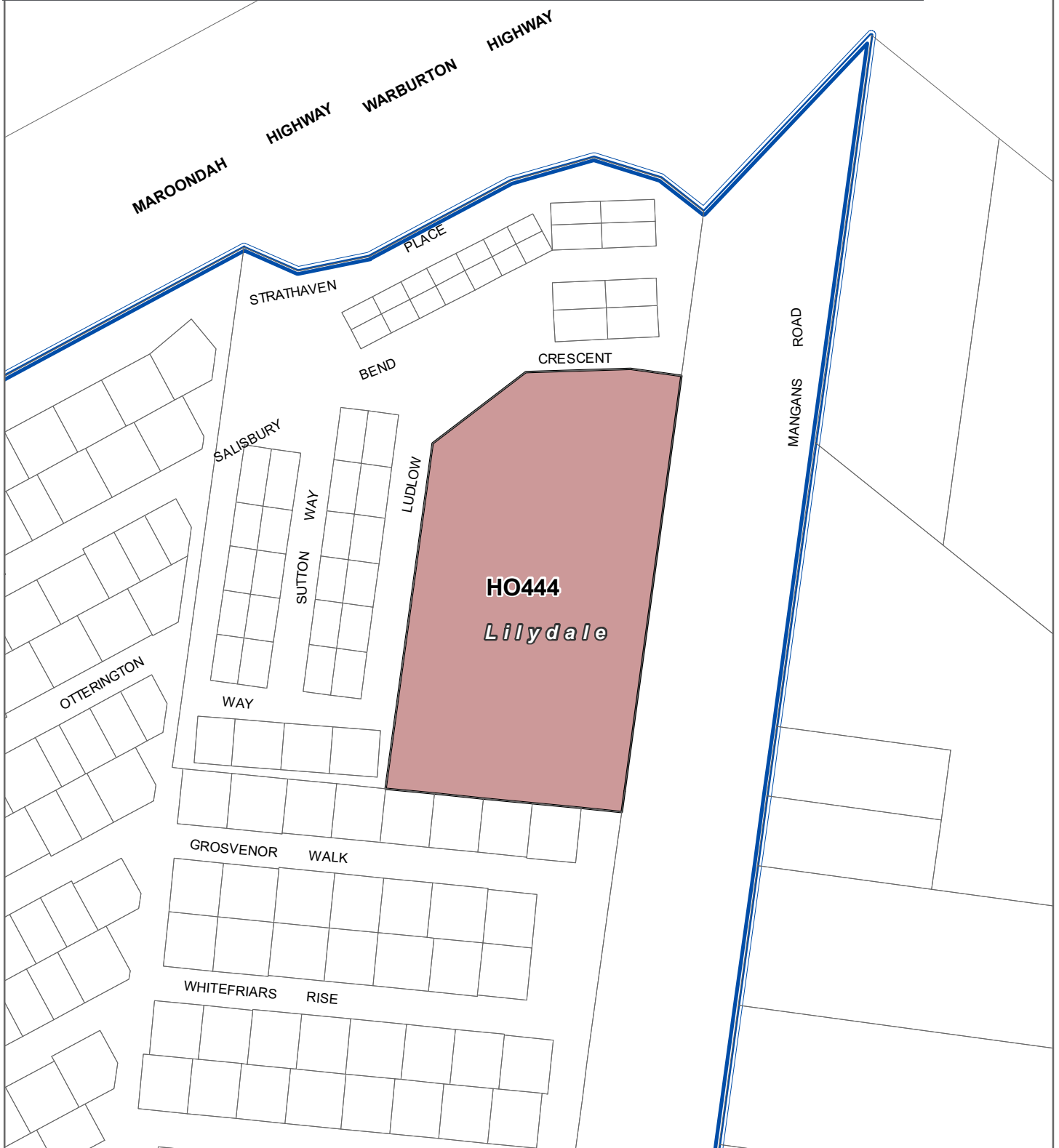
	<ul style="list-style-type: none"> <li>Is local policy for bushfire risk management required to support the amendment?</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Does the amendment comply with all the relevant Minister's Directions?	<ul style="list-style-type: none"> <li>Does the amendment comply with the requirements of the Ministerial Direction - The Form and Content of Planning Schemes?</li> <li>Do any other Minister's Directions apply to the amendment? If so, have they been complied with?</li> <li>Is the amendment accompanied by all of the information required by a Minister's Direction?</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Does the amendment support or implement the PPF?	<ul style="list-style-type: none"> <li>Does the amendment support or give effect to the PPF?</li> <li>Are there any competing PPF objectives and how are they balanced?</li> <li>Does the amendment support or give effect to any relevant adopted state policy?</li> </ul> <p>If the planning scheme includes a Municipal Planning Strategy (MPS) at Clause 02 and the amendment seeks to introduce or amend a local planning policy in the PPF:</p> <ul style="list-style-type: none"> <li>Does the new or amended local planning policy: <ul style="list-style-type: none"> <li>respond to a demonstrated need?</li> <li>implement a strategic direction in the MPS?</li> <li>relate to a specific discretion or group of discretions in the planning scheme?</li> <li>assist the responsible authority to make a decision?</li> <li>(assist any other person to understand whether a proposal is likely to be supported?)</li> </ul> </li> <li>Does the amendment affect any existing local planning policy or tool?</li> <li>Is a local planning policy necessary OR is the issue adequately covered by another planning tool or decision guideline?</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Does the amendment support or implement the LPPF?	<ul style="list-style-type: none"> <li>Does the amendment implement or support the MSS?</li> <li>Does the amendment seek to change the objectives or strategies of the MSS? If so, what is the change?</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	








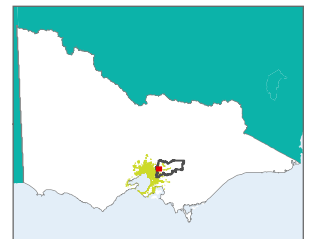


# YARRA RANGES PLANNING SCHEME - LOCAL PROVISION AMENDMENT C226yran



**LEGEND**

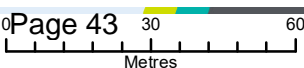
-  HO - Heritage Overlay
-  Local Government Area
-  Urban Growth Boundary



Part of Planning Scheme Map 41HO

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Planning Group  
Print Date: 25/10/2024  
Amendment Version: 1

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Metres



Department of Transport and Planning

## Heritage Citation – Individual Place

<b>Place Name</b>	Coldstream Hill
<b>Image</b>	 <p>Photograph of Coldstream Hill (source: Extent Heritage Pty Ltd, 2024).</p>
<b>Address</b>	131 Mangans Road, Lilydale VIC 3140
<b>Item Group</b>	Residential buildings (private)
<b>Item Type</b>	House
<b>Architect</b>	Marcus Martin
<b>Significance Level</b>	LOCAL
<b>Date Updated</b>	October 2024

## Curtilage Map



Figure 1. Aerial map showing boundary of Coldstream Hill, 131 Mangans Road, Lilydale.

## Statement of Significance

What is significant?

Coldstream Hill, the property at 131 Mangans Road, Lilydale is locally significant.

Character elements that contribute to the significance of the place include:

- The elevated siting of the main dwelling set within the surrounding sprawling gardens.
- The interwar era Spanish Mission renovation of the earlier Edwardian residence primarily characterised by its hipped roof clad with Cordova tiles, brick chimneys with gable tops as well as the prominent wide, rectangular chimney fronting the courtyard, verandahs with timber eaves, posts and bush poles, timber framed doors and windows, original/early colour scheme and architectural detailing including a cement render exterior and circular vents at the gable ends.
- Known intact interiors of the residence, specifically the Dining Room with its brick stairs and metal handrail, dark stained timber detailing and arched brick fireplace, and the pressed metal ceilings in the Sitting/Smoking Room, Hallway, and Servery.
- The outdoor courtyard located to the south of the residence.
- The high, brick fence and wrought iron gate to the south of the residence as well as the dry stone wall to the east.
- The extant double garage and laundry outbuildings.

## Statement of Significance

- The mature Monterey Cypress (*Hesperocyparis macrocarpa*) tree.
- There are also several other small buildings see photos below, these are along the eastern side.

How is it significant?

Coldstream Hill is of local historical, representative, aesthetic, and associative significance to the Yarra Ranges Shire.

Why is it significant?

Coldstream Hill is of historical significance as a residence extensively renovated during the interwar period as the Yarra Ranges Shire grew in popularity as a tourist and leisure destination for Melbourne's elite. Built as a country holiday house, Coldstream Hill not only forms a tangible link to this phase of development which saw the proliferation of architect designed houses for prominent Victorian residents, but also provides insight into the ways the region's built environment was shaped by tourism, leisure activities and new residential aspirations during the interwar period. (Criterion A)

Coldstream Hill is identified as an uncommon, extant example of an interwar era dwelling designed in the Spanish Mission style. Dwellings in this architectural style are rare in the Yarra Ranges Shire. (Criterion B)

Coldstream Hill is of representative significance as a fine, characteristic example of an interwar era bungalow designed in the Spanish Mission style. The residence not only retains a high degree of integrity in terms of its form and materiality but also exhibits key architectural features associated with the style, including a Cordova tiled hipped roof, gable top chimneys, rendered facades, and windows with shutters. Its original brick fence and wrought iron gate, accompanying garage and laundry outbuildings, and its siting within sprawling gardens are also of particular note as they illustrate the principal elements of extravagant residences constructed during the interwar period in the municipality. (Criterion D)

Coldstream Hill is of aesthetic significance for its unique design and high-quality architecture that exemplifies the Spanish Mission style which gained popularity during the interwar period. Its notable features include its asymmetrical layout, hipped roof clad with Cordova tiles, brick chimneys with gable tops as well as the prominent wide, rectangular chimney fronting the courtyard, verandahs with timber eaves, posts and bush poles, timber framed doors and windows, and architectural detailing including a cement render exterior and circular vents at the gable ends. The existing paint colours, including the coral finish to the rendered walls and chimneys and blue paint finish to the external joinery also contribute to the aesthetic presentation of the dwelling and speak to the Mediterranean influence on its design. Further aesthetic interest is created by its arrangement around a courtyard, its brick fence and wrought iron gate, and the mature Monterey Cypress (*Hesperocyparis macrocarpa*) tree within its gardens that combine to create a visually distinct interwar era residence. (Criterion E)

Coldstream Hill is also of aesthetic significance for its substantially intact interiors which include the Dining Room with its brick stairs and metal handrail, dark stained timber detailing and arched brick fireplace, and the pressed metal ceilings in the Sitting/Smoking Room, Hallway, and Servery. (Criterion E)

Coldstream Hill is of significance for its association as a design by the influential Marcus Martin, an architect to the wealthy families of the time in Melbourne. While this is the only known example of Martin's work in the Yarra Ranges, and one of a few examples of Martin's foray in the Spanish Mission style, his association with the place demonstrates the influence of well-regarded and connected Melbourne architects, in the Yarra Ranges in the interwar period as they undertook commissions for their wealthy clientele. In addition, the house is also significant for its association with renowned opera singer Dame Nellie Melba, a prominent resident of Coldstream, who was the Godmother of the Keppel Palmer's daughter Angela. (Criterion H)

HERCON Criteria Assessment		
A	<i>Importance to the course, or pattern of our cultural or natural history.</i>	Coldstream Hill is of historical significance as a residence extensively renovated during the interwar period as the Yarra Ranges Shire grew in popularity as a tourist and leisure destination for Melbourne's elite. Built as a country holiday house, Coldstream Hill not only forms a tangible link to this phase of development which saw the proliferation of architect designed houses for prominent Victorian residents, but also provides insight into the ways the region's built environment was shaped by tourism, leisure activities, and new residential aspirations during the interwar period.
B	<i>Possession of uncommon, rare or endangered aspects of our cultural or natural history.</i>	Coldstream Hill is identified as an uncommon, extant example of an interwar era dwelling designed in the Spanish Mission style. Dwellings in this architectural style are rare in the Yarra Ranges Shire.
C	<i>Potential to yield information that will contribute to an understanding of our cultural or natural history.</i>	This place does not meet this criterion.
D	<i>Important in demonstrating the principal characteristics of a class of cultural or natural places or environments.</i>	Coldstream Hill is of representative significance as a fine, characteristic example of an interwar era bungalow designed in the Spanish Mission style. The residence not only retains a high degree of integrity in terms of its form and materiality but also exhibits key architectural features associated with the style, including a Cordova tiled hipped roof, gable top chimneys, rendered facades, and windows with shutters. Its original brick fence and wrought iron gate, accompanying garage and laundry outbuildings, and its siting within sprawling gardens are also of particular note as they illustrate the principal elements of extravagant residences constructed during the interwar period in the municipality.
E	<i>Importance in exhibiting particular aesthetic characteristics.</i>	Coldstream Hill is of aesthetic significance for its unique design and high-quality architecture that exemplifies the Spanish Mission style which gained popularity during the interwar period. Its notable features include its asymmetrical layout, hipped roof clad with Cordova tiles, brick chimneys with gable tops as well as the prominent wide, rectangular chimney fronting the courtyard, verandahs with timber eaves, posts and bush poles, timber framed doors and windows, and architectural detailing including a cement render exterior and circular vents at the gable ends. The

HERCON Criteria Assessment		
		<p>existing paint colours, including the coral finish to the rendered walls and chimneys and blue paint finish to the external joinery also contribute to the aesthetic presentation of the dwelling and speak to the Mediterranean influence on its design. Further aesthetic interest is created by its arrangement around a courtyard, its brick fence and wrought iron gate, and the mature the mature Monterey Cypress (<i>Hesperocyparis macrocarpa</i>) tree within its gardens that combine to create a visually distinct interwar era residence.</p> <p>Coldstream Hill is also of aesthetic significance for its substantially intact interiors which include the Dining Room with its brick stairs and metal handrail, dark stained timber detailing and arched brick fireplace, and the pressed metal ceilings in the Sitting/Smoking Room, Hallway, and Servery.</p>
F	<i>Importance in demonstrating a high degree of creative or technical achievement at a particular period.</i>	This place does not meet this criterion.
G	<i>Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions.</i>	This place does not meet this criterion.
H	<i>Special association with the life or works of a person, or group of persons, of importance in our history.</i>	<p>Coldstream Hill is of significance for its association as a design by the influential Marcus Martin, an architect to the wealthy families of the time in Melbourne. While this is the only known example of Martin's work in the Yarra Ranges, and one of a few examples of Martin's foray in the Spanish Mission style, his association with the place demonstrates the influence of well-regarded and connected Melbourne architects, in the Yarra Ranges in the interwar period as they undertook commissions for their wealthy clientele. In addition, the house is also significant for its association with renowned opera singer Dame Nellie Melba, a prominent resident of Coldstream, who was the Godmother of the Keppel Palmer's daughter Angela.</p>
	<b>Significance Level</b>	<b>LOCAL</b>



### Recommendations

Include on Heritage Overlay?	Yes
Include on Victorian Heritage Register?	No

### Recommended Heritage Controls

Recommended Heritage Controls	Yes/No
External paint controls apply?	Yes
Internal alteration controls apply?	Yes Dining Room – Brick stairs and metal handrail; dark stained timber detailing; arched brick fireplace Sitting Room/Smoking Room, Hallway, and Servery – Pressed metal ceilings
Tree controls apply?	Yes – Monterey Cypress ( <i>Hesperocyparis macrocarpa</i> )
Outbuildings or fences which are not exempt under Clause 43.01-4?	Yes Fences – Brick fence and wrought iron gate; Stone wall (to the east) Outbuildings – Garage; Laundry
Included on the Victorian Heritage Register under the Heritage Act 1995?	No
Prohibited uses permitted?	No
Aboriginal heritage place?	No

### Physical Analysis

The dwelling known as *Coldstream Hill* was the result of extensive renovation works carried out to an earlier Edwardian era dwelling called 'Lismoyne.' Lismoyne was a single storey, L-shaped structure that comprised two bay windows and a return verandah along its northern elevation and a small verandah along its southern elevation. Certain sections of the original dwelling were retained however the c. 1920s renovation works produced a house with a significantly altered architectural style, form, layout and materiality to the original dwelling.

Following this redesign, Coldstream Hill presents as an interwar era dwelling, designed by architect Marcus Martin, in the Spanish Mission style. The house is located on elevated ground and surrounded by a sprawling garden on all sides with trees and overgrown shrubbery. The property is bounded by Mangans Road to the east and by the modern Tudor Village subdivision (much of which is located on land formerly part of the Coldstream Hill estate) to the north, south, and west. The site can be accessed from Mangans Road via a dirt road driveway located to the south of the property.

The house is a single storey dwelling, arranged in a U-shaped layout around a rectangular outdoor courtyard. The courtyard is completely enclosed with the house to the north and a high brick fence and wrought iron gate, also designed in the Spanish Mission style, to the south. A Cordova tiled hipped roof sits atop the northern section of the dwelling, with a Cordova tiled pitched roof over the west section, and a corrugated iron pitched and skillion roof over the east section. Three chimneys with gable chimney tops rise out of the tiled roof with a fourth, wide rectangular chimney sits abutting the house and facing the courtyard.

## Physical Analysis

Externally, the cement render of the house has been painted over in a coral colour whilst the windows and doors are timber framed and painted in a blue colour. It is believed this is likely to be the original or early colour scheme. Each elevation of the house differs in terms of its design and fenestration. The northern elevation includes a return verandah with robust timber brackets and eaves supporting the hipped roof, two projecting bays, French doors and multipaned casement windows with shutters. A smaller verandah is positioned to the southern elevation and highlighting the main entry, facing the courtyard. It boasts four large bush poles which form a distinctive feature of the house. Simpler sash and multipaned fixed windows are located along the southern elevation with the exception of the multipaned, arched, fixed window to the wide, rectangular chimney. The western section of the house on the other hand comprises projecting expressed sash windows with a diamond lattice. Several doors and windows also include an external screen grill.

In addition to the interwar era style high, brick fence and wrought iron gate, the property also includes a well curated dry-stone wall running to the east of the main house. The original double garage is located to the south of the courtyard and comprises a corrugated iron structure with a pitched roof and large entry. Other outbuildings are located to the south of the property and include what was formerly the laundry, workshop and accommodation. The laundry is a single storey, two room dwelling with a pitched roof and weatherboard cladding. The workshop comprises a single storey structure with a pitched roof and a lean to located to its east. The accommodation building could not be accessed due to overgrown shrubbery.

### Interiors:

The walls and ceilings of the house are mainly of plaster. Some rooms retain pressed metal ceilings, and the Sitting/Smoking Room particularly has its original pressed metal ceiling with a coved pressed metal cornice (refer to image/plan). The Living Room is a large room with regular patterned plaster mouldings, an unadorned plaster ceiling, a simple cornice and a conventional fireplace. The Sitting Room and Main Bedroom also include simple fireplaces with mantles.

A small set of brick stairs with a metal handrail lead down to the Dining Room which is at a lower level. It is the most detailed room of the house with its rustic interiors that include dark stained timber posts, brackets and ceiling joists. Timber posts, panelling and mantel frame the arched brick fireplace which includes thin tiles laid on its inside in a herringbone pattern. The design of the room references the interior style of South American haciendas.

Condition	Good	Fair	Poor
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## Alterations and Additions

- The addition of the Maid's Room to the southeastern end of the main house (1956).
- The addition of the Workshop and Accommodation buildings to the south of the property (post 1956).
- The addition of the WC and Kitchen to the south of the existing Kitchen (post 1980s).
- The division of the Electrical Plant room into two rooms (post 1980s).
- The enclosing of the verandah to the east of the Kitchen to form a sunroom (post 1980s).
- The demolition of the grass tennis court and loss of a portion of surrounding land and trees to the north and west due to land subdivision (2018).
- The demolition of the Maid's Quarters, Man's Room, Bathroom and Lavatory, Workshop, Toolhouse, Extensive Fowl Pens, and the Gardner's Cottage (undated).

Integrity	High	Moderate	Low
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Historical Notes	
Construction year(s)	Lismoyne – c.1905; Coldstream Hill – c.1927
Key theme	Early Settlements and Townships
Key sub-theme	Farming Townships

At the turn of the 20th Century, the property on which Coldstream Hill is located spanned approximately 59 acres on the corner of Mangans Road and Maroondah Highway in Lilydale. About 12 acres of the land along Mangans Road was acquired by Henry McHenry (Westmore 2020, 3). In 1905, the original dwelling, named 'Lismoyne,' was constructed at the site as the primary residence for the McHenry family. The home was a single storey, L-shaped dwelling featuring two bay windows and a return verandah on its northern elevation, and a small verandah on its southern elevation. The northern elevation of the house is visible in a 1910 photograph taken during a tea party hosted by Mrs McHenry (refer Figure 2). The property subsequently changed hands several times throughout the 1910s and 1920s. In 1925, it was purchased by Captain Cecil Martin Keppel Palmer and his wife Nora née Currie shortly after their wedding as a country retreat, their primary residence being an apartment on Collins Street. At this time, Keppel Palmer was the private secretary to the State Governor of Victoria, Lord Stradbroke – a position he held from 1921-1926. After spending 10 months travelling throughout the Americas for their honeymoon, the Keppel Palmers returned to Melbourne in 1927 to settle in Lilydale (The Sun News Pictorial, 15 Feb 1927, 24).



Figure 2. Photograph showing the northern elevation of Lismoyne. Source: Unknown. 1910. *Ruby Milne's kitchen tea, Lilydale, 1910*. Photographic paper. Yarra Ranges Regional Museum online collection. Registration Number 10507. Yarra Ranges Regional Museum.

The Keppel Palmers appointed prominent Melbourne architect Marcus Martin to design and supervise extensive renovation works to Lismoyne, thereby transforming it from an Edwardian cottage to an impressive Spanish Mission style villa named 'Coldstream Hill' (Westmore 2020, 4) (refer Figure 3). As the Keppel Palmers had spent significant time in both South America and San Francisco, their observations of the local architecture likely influenced the ongoing design of Coldstream Hill, which also included a tennis court, reflecting Captain Keppel Palmer's skill as a tennis player and membership with the Royal Melbourne Tennis Club (refer Figure 4). Outbuildings

### Historical Notes

and support structures were also constructed on the site, including a laundry and garage, separate from the main residence. The original driveway connected to the Maroondah Highway service road at the northern end of the property and then curved along the west of the site to the gates of the southern courtyard. While the tennis court has been removed, the laundry and garage shown in the Block Plan at Figure 4 remain extant.

A plan for a garden treatment for the land between the tennis court and the main house was designed by noted interwar landscape designer, Edna Walling (refer Figure 5). While there are some elements extant in the garden that speak to Walling’s oeuvre, including stone walling and pathways, it is unclear whether the garden was ever constructed to Walling’s design. Even if the garden was established to a Walling design, it has been so substantially altered and is now of such low integrity as to largely erase any sense of the potential Walling design with the exception of several mature trees (which may pre-date the interwar era) and one particularly intact dry stone wall to the eastern boundary (unclear whether this was designed and implemented by Walling).

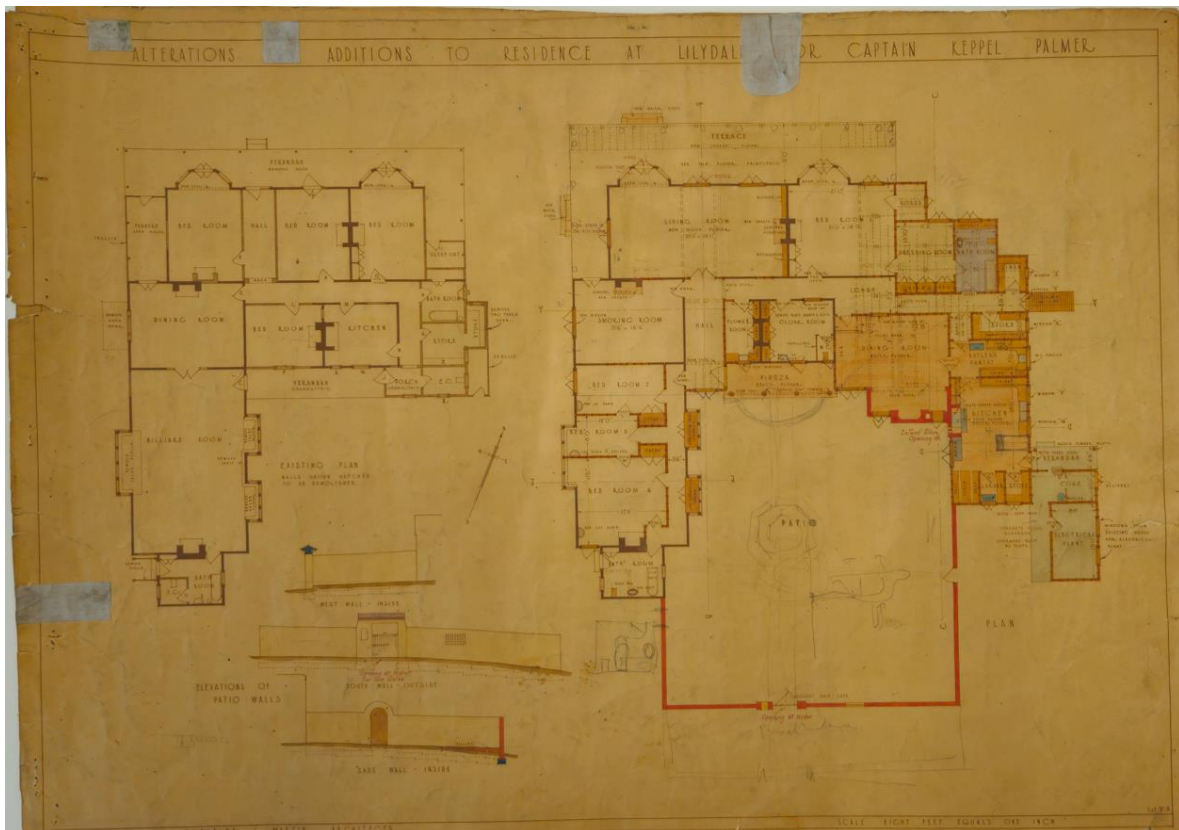


Figure 3. Drawing showing plan of Lismoyne (left) and plan and elevations of Coldstream Hill (in colour). Source: W & R Butler & Martin Architects. n.d. *Alterations and Additions to Residence at Lilydale for Captain Keppel Palmer*. Architectural drawings. Marcus W. Martin collection. Accession no.: LTAD178. State Library of Victoria.

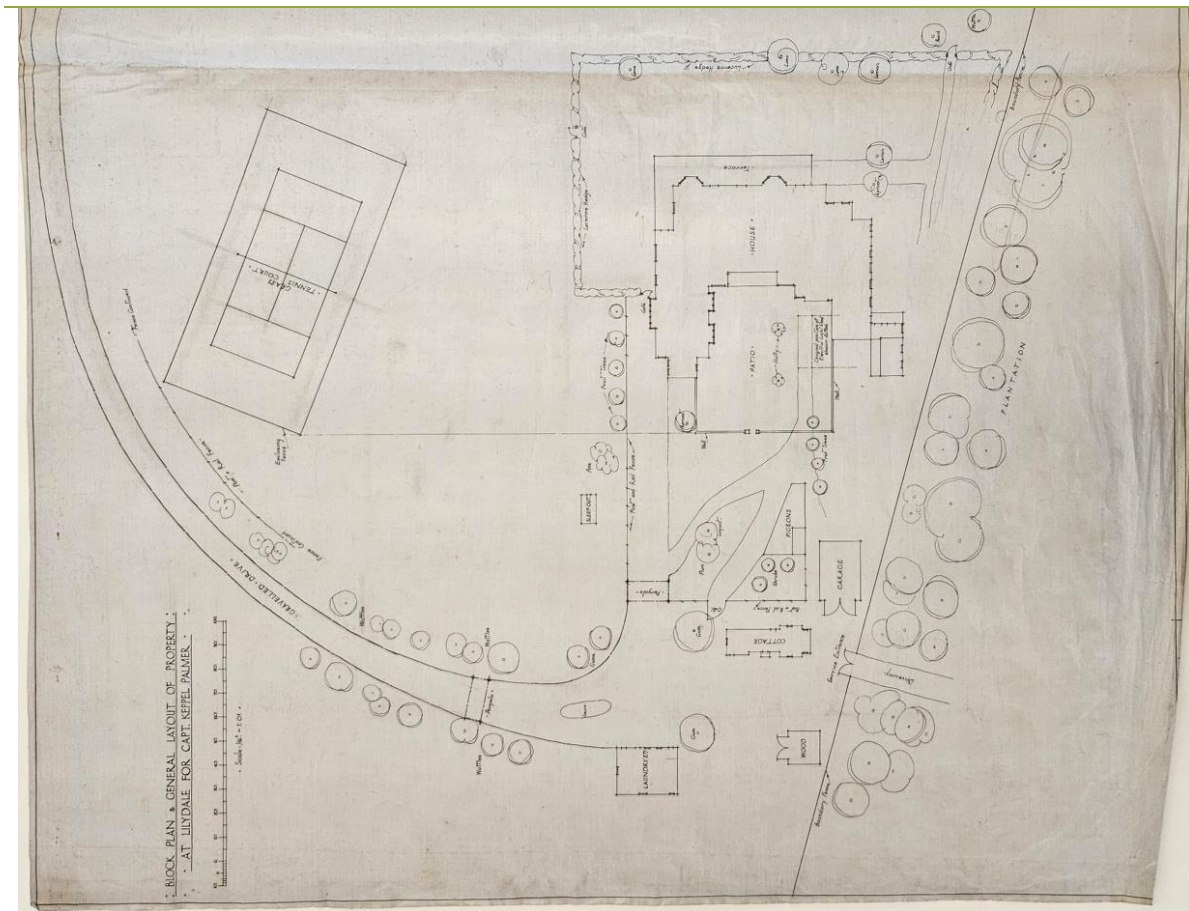


Figure 4. Site plan showing the main house, driveways, outbuildings, and tennis court. Source: W & R Butler & Martin Architects. n.d. *Block Plan & General Layout of Property at Lilydale for Capt. Keppel Palmer*. Architectural drawings. Marcus W. Martin collection. Accession No.: LTAD178. State Library of Victoria.

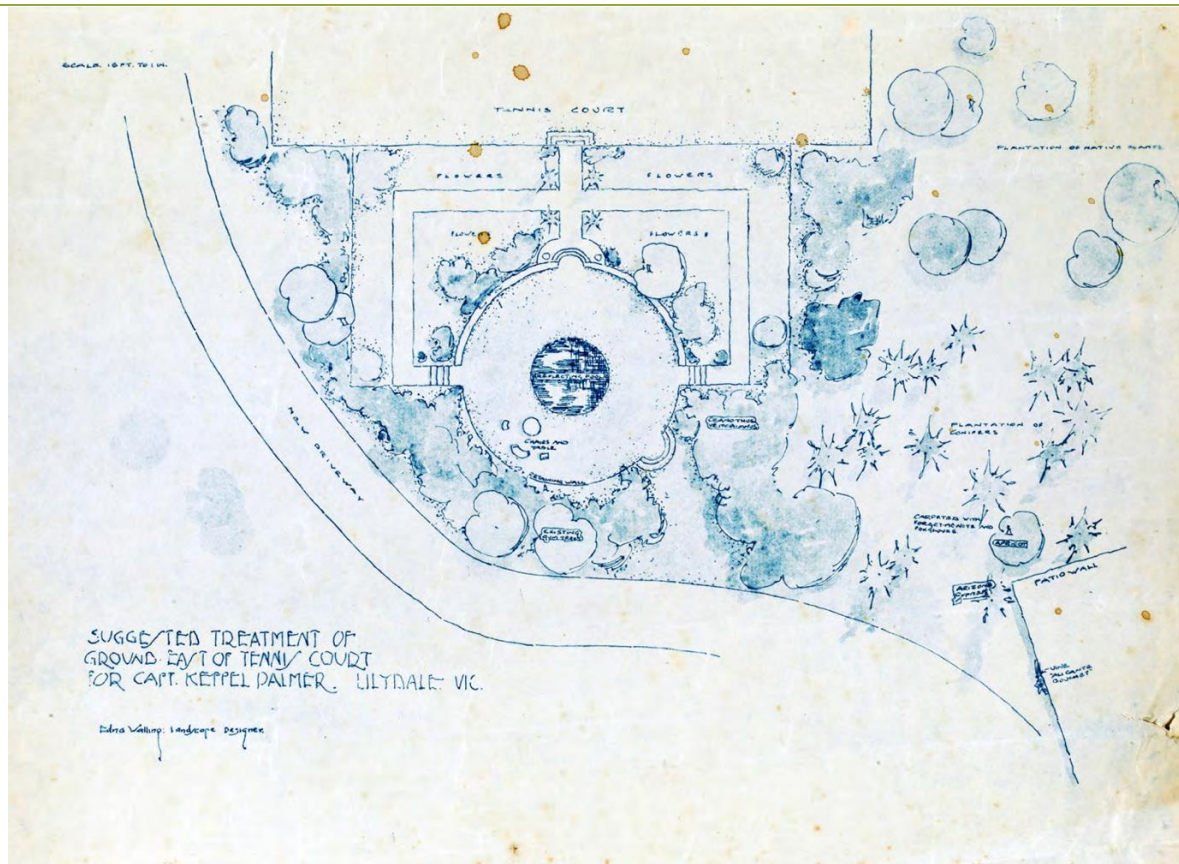


Figure 5. Proposed garden plan in between the tennis court and main house. Source: Walling, E. n.d. *Suggested treatment of ground east of tennis court for Capt. Keppel Palmer, Lilydale VIC*. Landscape architecture drawings. Edna Walling collection: Garden plans. Accession No.: H97.270/104. State Library of Victoria. <https://viewer.slv.vic.gov.au/?entity=IE638673&mode=browse>.

The Keppel Palmers were also closely acquainted with famed singer and resident of Coldstream, Dame Nellie Melba, who later became the Godmother of the Keppel Palmers' daughter, Angela (The Herald 1928, 19). Once Coldstream Hill was completed, the Keppel Palmers divided their time between Lilydale and their apartment on Collins Street in the Melbourne Mansions apartment block. It was during this period that the site was extensively photographed by Nash-Boothby Studios (refer Figure 6 to Figure 9).

## Historical Notes



Figure 6. External view of the walled garden and gates. Source: Nash-Boothby Studios. 1927. *Residence of Captain Keppel Palmer Coldstream Hill Lilydale Vic.* Photograph. In collection: Photographs documenting the exteriors and interiors of residences and commercial buildings designed by Marcus W. Martin, Horace J. Tribe and Martin and Tribe. Accession no.: H2009.25/44. State Library of Victoria. <https://viewer.slv.vic.gov.au/?entity=IE5616435&mode=browse>.



Figure 7. Internal view of the courtyard, looking northeast. Source: Source: Nash-Boothby Studios. 1927. *Residence of Captain Keppel Palmer Coldstream Hill Lilydale Vic.* Photograph. In collection: Photographs documenting the exteriors and interiors of residences and commercial buildings

## Historical Notes

designed by Marcus W. Martin, Horace J. Tribe and Martin and Tribe. Accession no.: H2009.25/44. State Library of Victoria. <https://viewer.slv.vic.gov.au/?entity=IE5667979&mode=browse>.



Figure 8. View of the southern verandah. Source: Nash-Boothby Studios. 1927. *Residence of Captain Keppel Palmer Coldstream Hill Lilydale Vic*. Photograph. In collection: Photographs documenting the exteriors and interiors of residences and commercial buildings designed by Marcus W. Martin, Horace J. Tribe and Martin and Tribe. Accession no.: H2009.25/44. State Library of Victoria. <https://viewer.slv.vic.gov.au/?entity=IE5671217&mode=browse>.



## Historical Notes



Figure 9. Interior view of the dining room. Source: Nash-Boothby Studios. 1927. *Residence of Captain Keppel Palmer Coldstream Hill Lilydale Vic.* Photograph. In collection: Photographs documenting the exteriors and interiors of residences and commercial buildings designed by Marcus W. Martin, Horace J. Tribe and Martin and Tribe. Accession no.: H2009.25/44. State Library of Victoria. <https://viewer.slv.vic.gov.au/?entity=IE5639875&mode=browse>.

The Keppel Palmers put Coldstream Hill to auction in 1933. The Argus published:

'Wednesday, April 5. In the Auction-room of Collins House, 360 Collins Street, at Half-past Two O'Clock. SALE BY AUCTION. Of The Beautiful Modern Country Residence of Captain C.M. Keppel-Palmer. Known As COLDSTREAM HILL. Situate Main Healesville Road, Lilydale, at the Corner of the Warburton Road. About 1 ½ Miles from Lilydale, 40 Minutes by Perfect Motor Road to the City. Commanding Glorious Uninterrupted Panoramic Views of the Mountains. The House, which was built under the supervision of Mr. Marcus W. Martin, in the Mexican Style of architecture, is most attractive, with cream cemented external walls and cordova tiled roof. It is approached by way of a delightful walled courtyard planted with vines and beautiful English trees, and having slate flagged path leading to loggia, with bricked floor. It comprises entrance hall, drawing room, 36ft. x 20ft., with polished myrtle floor, leading on to a spacious open verandah, living-room, 21ft. 6in. x 16ft. 6in.; Dining-room, which is a replica of a 16<sup>th</sup> century room, with bricked floor, hand-worked, massive, wooden beamed ceiling, and most artistic fireplace, with herringbone tiled back; No. 1 Bedroom, 22ft. x., with soft cream oil-painted walls and ceiling, producing a delightful and restful effect; dressing-room, off bedroom, fitted with built-in wardrobe and cupboards; Bathroom, with porcelain bath and lavatory; three other bedrooms, with bathroom and lavatory; Large cloakroom, with cupboards and lavatory, Kitchen, Pantry, Storeroom and Linen-room, &c. An ideal hot-water service is installed throughout. Water supply and electric light and power are from Government mains. Detached from the house are weatherboard maids' quarters, of two bedrooms, bathroom and lavatory; Man's room and bathroom and lavatory; laundry, workshop, toolhouse, galvanised iron Double Garage, extensive fowl pens. &c; Also, gardener's cottage. The land has an area of 22 acres 2 roods 24 3-10 perches, of which about 5 acres are laid out in charming gardens, lawns, and shrubberies of native and English Trees; Also grass tennis court. The balance of the land being pastures (about 12 acres) and lightly timbered paddock (about 6 acres)...' (The Argus 1933, 2).

## Historical Notes

In 1934, an article published in the Australian Home Beautiful on interior design noted Marcus Martin's Coldstream Hill fireplace designs (refer Figure 10).



*The fireplace end of a living room designed by Marcus Martin, F.R.A.I.A., for Captain Keppel Palmer at Coldstream.*

Figure 10. Interior view of sitting room. Source: Australian Home Beautiful, Vol. 12 No. 7, 2 July 1934.

Ownership of Coldstream Hill passed to Richard Lawrance and his wife. Following the Lawrances, Darren and Diana Margaret Baillieu, parents of former Victorian Premier Ted Baillieu, purchased the property, and like the Keppel Palmers used the property as a rural holiday house (Westmore 2020, 5). Darren Baillieu was the nephew of Melbourne's prolific financier and politician William Baillieu. Following the Baillieu family, Coldstream Hill was purchased by Richard Watney, a former race car driver and Australian manager of Rootes Australia, an English owned car manufacturer. Watney died in 1949, leading to the sale of the property as part of his estate settlement (Advocate 1949, 4). Ownership of the property next went to the Gardner family, who resided at Coldstream Hill until 1979 (Westmore 2020, 5). In 1956, during the Gardner's ownership, the maid's quarters were added to the south-eastern extent of the dwelling' (Figure 23). A 1961 aerial view of the property can be seen in Figure 11.



Figure 11. Extract from 1961 aerial photograph of the property, including the mature Monterey Cypress tree (marked by red circle), and surrounds. Source: Photographer unknown. 1961. Historic Aerial Photography – 1930s-1990s. Photograph. Landata (website).

Following this, the property was purchased by the Goldman family in 1980, who ran Goldcel Nominees Pty Ltd (Westmore 2020, 5). In the 1980s, the sunroom adjoining the kitchen on the eastern side of the dwelling was added (Figure 24). Driven by financial strain from legal complications, Ms. Cesia Goldman commenced subdivision and sale of portion of the property’s land from the 1980s, which escalated significantly in the twenty first century with the development of a substantial retirement village to the west of the Coldstream Hill dwelling. The subdivision of the property over the years and the loss of surrounding grounds, including the tennis court to the west, can be seen in Figure 12 to Figure 14. Despite the changes to the property grounds, a mature Monterey Cypress tree, visible in aerial images over the years, remains extant on site (refer Figure 11 to Figure 14; Figure 48).

Ms. Goldman lived onsite privately at Coldstream Hill until 2019, when she passed away, leaving property access solely to her caretaker (Westmore 2020, 5).

## Historical Notes



Figure 12. Extract from 1986 aerial photograph of the property including the mature Monterey Cypress tree (marked by red circle). Source: Photographer unknown. 1961. Historic Aerial Photography – 1930s-1990s. Photograph. Landata (website).

## Historical Notes



Figure 13. 2009 aerial view showing the property, including the mature Monterey Cypress tree (marked by red circle), and the surrounding development. Source: Nearmap.



Figure 14. 2018 aerial view showing the property, including the mature Monterey Cypress tree (marked by red circle), and surrounding development. Source: Nearmap.

## Comparative Analysis

The Yarra Ranges Shire was established as a popular tourist destination, particularly for day trippers from Melbourne’s suburbs, during the interwar era post the improvement of the transport system that enabled holiday makers to go to previous inaccessible and remote areas (Context 1999, 70). During the 1920s and 1930s, the more affluent holidaymakers built substantial holiday houses or ‘rural retreats’ which were often architect-designed (Context 1999, 74). These substantial, near mansion type holiday houses built by prominent Victorians have tended to survive and there are a number of excellent examples within the Yarra Ranges Shire (Context 1999, 87).

Coldstream Hill compares well with these examples with its impressive architectural style and largely retained built form, significant features, and expansive garden setting. In addition, the home was also designed by a prominent architect for his affluent Melbourne based clients. Comparable examples include the most exceptional **Burnham Beeches and the Alfred Nicholas Memorial Gardens** (VHR H0868/HO5); **Sherbrooke House** (HO303); **Miyako House** (HO271); and **Wiori house** (not heritage listed) amongst others. While these comparisons adopt significantly different architectural styles, demonstrating the architectural diversity of the interwar era, they similarly demonstrate the historical theme of leisure based interwar development of the Yarra Ranges in a manner that is comparable to Coldstream Hills.

Within the Yarra Ranges Shire however, no comparable examples of interwar Spanish Mission style residences were identified, within the Heritage Overlay or otherwise. Therefore, the following comparative analysis focuses on Architect Marcus Martin’s other works located outside of the municipality particularly to establish the relative representative, aesthetic and associative significance of the place. Elements of the Spanish Mission style can be seen in Martin’s **Towart Lodge** (HO143, City of Stonnington) and one of the maisonettes at **104 Caroline Street** (HO355, City of Stonnington). Although Marcus Martin was certainly influenced by the Spanish Mission style of architecture, that grew in popularity in the 1920s, only two of his other works readily compare to Coldstream Hill:

- **“Broome,” 6 Glyndebourne Avenue, Toorak (HO264, City of Stonnington)**

Broome was constructed in 1925 as Marcus Martin’s own private residence. Also designed in the Spanish Mission style, Broome is less expressive than Coldstream Hill. Many features of the house, however, are similar to that of Coldstream Hill, including the rendered façade, gabled chimney, tiled hipped roof, distinctively designed gable end vents and double-hung multi-pane sash windows with shutters. Although both properties feature designed gardens, Broome’s inner-suburban setting contrasts with the rural setting of Coldstream Hill.

- **House, 102 Caroline Street, South Yarra (HO355, City of Stonnington)**

Constructed c.1927 as one of the pair of maisonettes built for Tristan Buesst, the building draws remarkable similarities to Coldstream Hill. Key comparable attributes include tiled hipped roofs, gabled chimney tops, rendered façades, multipaned windows with expressed, timber window frames and shutters, and some window and vent detailing. 102 Caroline Street also includes a fence with an entry gate similar to that at Coldstream Hill. Despite these similarities however, it must be noted that the property in South Yarra is a maisonette located in the city on a corner site, whilst Coldstream Hill is sited within sprawling gardens and grounds and located on elevated ground.

Coldstream Hill not only compares well to other similar holiday homes within the Yarra Ranges Shire, with its impressive architectural style and largely retained built form, significant features, and expansive garden setting, but also to other houses designed by Architect Marcus Martin located outside the municipality (and subject to the Heritage Overlay in other municipalities). The above comparative analysis also demonstrates a level of uniqueness to the design that is most likely the result of the collaboration between the well-travelled Keppel Palmers and the progressive approach of Architect Marcus Martin.

## Suggested Conservation Measures

For Coldstream Hill, conservation and enhancement of the character of the place in order to improve its contribution as a heritage place, would be the principal objective. This would involve:

- Conservation of the significant built form, scale, detailing and single storey scale at the main residence.
- Conservation and repair of the coral coloured exterior and external timber joinery elements, or replacement in a like for like fashion where condition requires, restoring/repainting in a finish consistent with the current presentation.
- Conservation of significant interior features.
- Conservation and restoration of the outdoor courtyard, brick fence and wrought iron gate.
- Conservation and restoration of the landscaped garden setting including the significant trees and dry stone wall.

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## Limitations

1. Condition and site modification assessment was limited to a visual inspection.
2. The historical notes provided for this citation are not considered to be an exhaustive history of the site.

Further Images



Figure 15. View of the western section of the house from the south.



Figure 16. View of the western section of the house from the southwest.



Figure 17. View of the western elevation of the house.



Figure 18. View of the northern elevation of the house.



Further Images



Figure 19. Detail view of a chimney.



Figure 20. Detail view of the projecting bay to the northern elevation.



Figure 21. View of eastern section of the house from the northeast.



Figure 22. View of the eastern section of the house from the southeast.

Further Images



Figure 23. View of eastern side entry into 1956 'maid's quarter' extension. Source: Yarra Ranges Council.



Figure 24. View of eastern side 1980s alteration. Source: Yarra Ranges Council.



Figure 25. Detail view of the cement render.



Figure 26. View of the courtyard and house from the south.

Further Images



Figure 27. View of the wide, rectangular chimney from the courtyard.



Figure 28. View of the southern verandah skillion roof and bush poles.



Figure 29. View of the southern verandah and bush poles.



Figure 30. View of the projecting, expressed timber framed windows from the courtyard.

## Further Images



Figure 31. View of the pressed metal ceiling in the servery.



Figure 32. Detail view of the pressed metal ceiling and potentially an original light fixture.



Figure 33. View of the pressed metal ceiling in the hallway.



Figure 34. Interior view of the entryway to the Dining Room.

Further Images



Figure 35. Detail view of the stairs in the Dining Room.



Figure 36. Interior view of the Dining Room.



Figure 37. Interior view of the Dining Room including fireplace.



Figure 38. Detail view of the ceiling.



Figure 39. View of the fireplace and adjacent windows.



Figure 40. Detail view of the fireplace.

Further Images



Figure 41. Detail view of the fireplace.



Figure 42. View of the brick fence and wrought iron gate.



Figure 43. View of the brick fence and wrought iron gate.



Figure 44. View of the curated stone wall to the east.



Figure 45. View of the curated stone wall to the east.

Further Images



Figure 46. View of original double Garage.



Figure 47. View of original Laundry.



Figure 48. View of mature Monterey Cypress tree.



Figure 49. View of original wrought iron gates.

## Coldstream Hill, 131 Mangans Road, Lilydale - Statement of Significance, October 2024

<b>Heritage Place:</b>	Coldstream Hill 131 Mangans Road, Lilydale	<b>PS Ref. no:</b>	HO444
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### What is significant?

Coldstream Hill, the property at 131 Mangans Road, Lilydale is locally significant.

Character elements that contribute to the significance of the place include:

- The elevated siting of the main dwelling set within the surrounding sprawling gardens.
- The interwar era Spanish Mission renovation of the earlier Edwardian residence primarily characterised by its hipped roof clad with Cordova tiles, brick chimneys with gable tops as well as the prominent wide, rectangular chimney fronting the courtyard, verandahs with timber eaves, posts and bush poles, timber framed doors and windows, original/early colour scheme and architectural detailing including a cement render exterior and circular vents at the gable ends.
- Known intact interiors of the residence, specifically the Dining Room with its brick stairs and metal handrail, dark stained timber detailing and arched brick



fireplace, and the pressed metal ceilings in the Sitting/Smoking Room, Hallway, and Servery.

- The outdoor courtyard located to the south of the residence.
- The high, brick fence and wrought iron gate to the south of the residence as well as the dry stone wall to the east.
- The extant double garage and laundry outbuildings.
- The mature Monterey Cypress (*Hesperocyparis macrocarpa*) tree.
- There are also several other small buildings see photos below, these are along the eastern side.

#### How is it significant?

Coldstream Hill is of local historical, representative, aesthetic, and associative significance to the Yarra Ranges Shire.

#### Why is it significant?

Coldstream Hill is of historical significance as a residence extensively renovated during the interwar period as the Yarra Ranges Shire grew in popularity as a tourist and leisure destination for Melbourne's elite. Built as a country holiday house, Coldstream Hill not only forms a tangible link to this phase of development which saw the proliferation of architect designed houses for prominent Victorian residents, but also provides insight into the ways the region's built environment was shaped by tourism, leisure activities and new residential aspirations during the interwar period. (Criterion A)

Coldstream Hill is identified as an uncommon, extant example of an interwar era dwelling designed in the Spanish Mission style. Dwellings in this architectural style are rare in the Yarra Ranges Shire. (Criterion B)

Coldstream Hill is of representative significance as a fine, characteristic example of an interwar era bungalow designed in the Spanish Mission style. The residence not only retains a high degree of integrity in terms of its form and materiality but also exhibits key architectural features associated with the style, including a Cordova tiled hipped roof, gable top chimneys, rendered facades, and windows with shutters. Its original brick fence and wrought iron gate, accompanying garage and laundry outbuildings, and its siting within sprawling gardens are also of particular note as they illustrate the principal elements of extravagant residences constructed during the interwar period in the municipality. (Criterion D)

Coldstream Hill is of aesthetic significance for its unique design and high-quality architecture that exemplifies the Spanish Mission style which gained popularity during the interwar period. Its notable features include its asymmetrical layout, hipped roof clad with Cordova tiles, brick chimneys with gable tops as well as the prominent wide, rectangular chimney fronting the courtyard, verandahs with timber eaves, posts and bush poles, timber framed doors and windows, and architectural detailing including a cement render exterior and circular vents at the gable ends. The existing paint colours, including the coral finish to the rendered walls and chimneys and blue paint finish to

the external joinery also contribute to the aesthetic presentation of the dwelling and speak to the Mediterranean influence on its design. Further aesthetic interest is created by its arrangement around a courtyard, its brick fence and wrought iron gate, and the mature Monterey Cypress (*Hesperocyparis macrocarpa*) tree within its gardens that combine to create a visually distinct interwar era residence. (Criterion E)

Coldstream Hill is also of aesthetic significance for its substantially intact interiors which include the Dining Room with its brick stairs and metal handrail, dark stained timber detailing and arched brick fireplace, and the pressed metal ceilings in the Sitting/Smoking Room, Hallway, and Servery. (Criterion E)

Coldstream Hill is of significance for its association as a design by the influential Marcus Martin, an architect to the wealthy families of the time in Melbourne. While this is the only known example of Martin's work in the Yarra Ranges, and one of a few examples of Martin's foray in the Spanish Mission style, his association with the place demonstrates the influence of well-regarded and connected Melbourne architects, in the Yarra Ranges in the interwar period as they undertook commissions for their wealthy clientele. In addition, the house is also significant for its association with renowned opera singer Dame Nellie Melba, a prominent resident of Coldstream, who was the Godmother of the Keppel Palmer's daughter Angela. (Criterion H)

Primary source:

Heritage Citation – Individual Place – Coldstream Hill, 131 Mangans Road Lilydale, Extent Heritage October 2024.

AMENDMENT C226YRAN

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<b>Statement of Significance:</b> Alta Dena, 1 Montrose Road, Montrose Statement of Significance May 2023								
HO444	Coldstream Hill 131 Mangans Road, Lilydale <b>Statement of Significance:</b> Coldstream Hill, 131 Mangans Road, Lilydale Statement of Significance October 2024	No	Yes	Yes	No	No	No	Yes	No

**System Note: The following ordinance will be modified in Sub-Clause:72.04  
INCORPORATED DOCUMENTS, Schedule:SCHEDULE TO CLAUSE 72.04  
INCORPORATED DOCUMENTS**

**1.0**  
C226yran

**Incorporated documents**

<b>Name of Document</b>	<b>Introduced by</b>
13 Green Street, Healesville Incorporated Document, December 2020	c187yran
261 Mount Dandenong Tourist Road, Ferny Creek, Development and Use of Land for a Restaurant and a Caretaker's House, November 2013	C129
30-32 Melba Highway, Yering, July 2016	C160
361-365 Mt Dandenong Tourist Road, Sassafras, Specific Controls Incorporated Document, June 2023	C186yran
Alta Dena, 1 Montrose Road, Montrose Statement of Significance May 2023	C210yran
Amendment L145 to the former Lillydale Planning Scheme (Heritage Golf Course, Hughes Road, Chirnside Park)	NPS1
Amendment L3 to the former Healesville Planning Scheme (15 Healesville-Kooweerup Rd and 16 Airley Rd, Healesville)	NPS1
Amendment L33 to the former Upper Yarra Planning Scheme (Warburton Mountain Resort, Martyr Road, Warburton)	NPS1
Amendment L4 to the former Upper Yarra Planning Scheme (Warburton Chalet, Scotchmans Creek Road, Warburton)	NPS1
Billanook College Master Plan October 2011	C123
Cement Creek Plantation, Cement Creek Road, East Warburton - Statement of Significance, October 2022	C197yranPt2
Chirnside Park Major Activity Centre Development Contributions Plan (Urban Enterprise, December 2023)	VC249
Coldstream Hill, 131 Mangans Road, Lilydale Statement of Significance, October 2024	C226yran
Concept Plan – Healesville Mandarin by G Burgess & K Taylor dated February 1989 (Pt CAs 163 & 163A, Maroondah Hwy and Mt Riddell Rd, Healesville)	NPS1
Concept Plan Nos CP-3-5 by Mark Burns, dated June 1996 (140 Yarra Glen Road, Healesville)	NPS1
Document Incorporated under the Schedule to Clause 52.03 (Specific Sites and Exclusions) of the Yarra Ranges Planning Scheme, March 2017	C162
Eastern Golf Club Yering, February 2013	C130
Former Lilydale Quarry Comprehensive Development Plan, October 2021 (Amended August 2022)	C213yran
Healesville Commercial Precinct – February 2015	C131
Kaufland Supermarket and complementary uses, 266-268 Maroondah Highway, Chirnside Park, Incorporated Document, March 2019	GC123
Lilydale Cemetery Incorporated Management Plan (August 2006)	C16(Part 2)
Lilydale Street Trees Incorporated Management Plan (August 2007)	C63
Little Yarra Steiner School Special Use Zone 8 Master Plan Mar 2009	C82
Manchester Road, Mooroolbark Level Crossing Removal Project Incorporated Document, February 2020	GC152
Maroondah Highway, Lilydale Level Crossing Removal Project Incorporated Document, February 2020	GC152

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**System Note: The following ordinance will be modified in Sub-Clause:72.08  
BACKGROUND DOCUMENTS, Schedule:SCHEDULE TO CLAUSE 72.08  
BACKGROUND DOCUMENTS**

**1.0**

C226yran

**Background documents**

<b>Name of background document</b>	<b>Amendment number - clause reference</b>
<i>Belgrave Commercial Precinct (Lovell Chen, 2009)</i>	
<i>Brocklesby House Ladies Rest Home (Trevor Westmore, 2009)</i>	
<i>Cave Hill Quarry Conservation Management Plan (Lovell Chen, 2015)</i>	
<i>Cement Creek Plantation, Cement Creek Road, East Warburton Heritage Citation (Extent Heritage Pty Ltd, October 2022)</i>	C197yranPt2 - Clause 43.01
<i>Chimside Park Urban Design Master Plan (Woods Bagot, September 2010)</i>	
<i>Coldstream Structure Plan (Yarra Ranges Council 2016)</i>	

Name of background document	Amendment number - clause reference
<i>Conservation of Historic Sites and Structure of Historical and Architectural Significance in the Upper Yarra Valley and Dandenong Ranges Region October</i> (Upper Yarra and Dandenong Ranges Regional Authority, 1978)	
<i>Erosion Management Overlay – Basis for Schedule Amendment</i> (WSP Australia, formerly Golder Associates, May 2023)	C217yan
<i>Former Lilydale Quarry Heritage Interpretation Strategy</i> (Lovell Chen & Biosis, 2020)	
<i>Former Lilydale Quarry Integrated Transport Plan</i> (Cardno, 2020)	
<i>Former Lilydale Quarry Integrated Water Management Strategy</i> (Incitus, 2020)	
<i>Former Lilydale Quarry Stormwater Strategy</i> (Incitus, 2020)	
<i>Former Lilydale Quarry Sustainability Framework</i> (WSP, 2020)	
<i>Healesville Structure Plan</i> (Yarra Ranges Council, 2016)	
<i>Heritage Citation - Individual Place - Alta Dena, 1 Montrose Road Montrose (Extent Heritage, May 2023)</i>	C210yan Clause 43.01
<i>Heritage Citation - Individual Place - Coldstream Hill, 131 Mangans Road, Lilydale (Extent Heritage, October 2024)</i>	C226yan Clause 43.01
<i>Lilydale Historic Houses Precinct Methodology and Heritage Precinct Report</i> (Lovell Chen, 2011)	
<i>Lilydale Major Activity Centre Structure Plan</i> (Yarra Ranges Council, 2006)	
<i>Lilydale Urban Improvement Project</i> (Planisphere, 2008)	
<i>Mooroolbark Activity Centre Structure Plan</i> (Yarra Ranges Council, 2011)	
<i>The Bend Heritage Precinct Citation</i> (Lovell Chen, 2011)	
<i>Vision 2020 by Design – A Built Environment Framework for Yarra Ranges</i> (Yarra Ranges Council, 2008)	
<i>Yarra Ranges Shire Council Gambling Planning Policy Framework - Options Paper</i> (Symplan Consulting, 2007)	
<i>Yarra Ranges Shire Council Gambling Planning Policy Framework - Discussion Paper</i> (Symplan Consulting, 2007)	
<i>Yarra Ranges Green Wedge Management Plan</i> (Yarra Ranges Council, 2010)	
<i>Yarra Ranges Housing Strategy</i> (Yarra Ranges Council, 2009)	
<i>Yarra Ranges Activity Centre Network Strategy</i> (Essential Economics, 2012)	

Planning Scheme Amendment C226:  
Heritage Overlay - 131 Mangans Rd, Lilydale  
**Project Timeline**



## REVISED 2024-2025 BUDGET - BORROWINGS

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Report Author: Manager Financial Services (CFO)

Responsible Officer: Director Corporate Services

Ward(s) affected: (All Wards);

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*The author(s) of this report and the Responsible Officer consider that the report complies with the overarching governance principles and supporting principles set out in the Local Government Act 2020.*

### CONFIDENTIALITY

This item is to be considered at a Council meeting that is open to the public.

### SUMMARY

The purpose of this report is to approve a loan of \$18.912 million in the current financial year 2024-2025 which was initially endorsed in the previous financial year budget 2023-2024 however has not yet been drawn down. The purpose of the loan was to form part of the funding for the capital works program for the 2023-2024 year.

As the period closed for the 2023-2024 financial year at 30 June 2024, a separate resolution is now required to formally approve the loan of \$18.912 million to be drawn down as part of the 2024-2025 Revised Budget.

It is important to note the approval of the loan is not a new item and in no way materially alters or impacts the current budget for the 2024-2025 financial year. It is a correction of timing of borrowings between two financial years. This approval will enable the realignment of overall cashflow and the funding assumptions to reflect the prior and current year budgets.

The proposed loan will be accessed through the funding vehicle offered by the Treasury Corporation Victoria (TCV). TCV provides funding options specifically for the Local Government sector to access.

This proposed revision aligns with both the Council's approved budget funding assumptions for 2023-2024 and 2024-2025 collectively, and its Long-Term Financial Plan to utilise borrowings to support the capital works program.

This report fulfils financial governance obligations transparently and accurately by ensuring the current 2024-2025 Annual Budget is revised to appropriately reflect these borrowings as carried forward from prior year in accordance with section 96 of the *Local Government Act 2020*.



## RECOMMENDATION

### *That Council*

1. ***Notes that borrowings of \$18.912 million are part of the 2023-2024 financial year and funding the capital works program as outlined the adopted budget for that period.***
2. ***Approves an amendment to the 2024-2025 Annual Budget to reflect the addition of \$18.912 million of carry-forward borrowings from 2023-2024 financial year and adopts the 2024-2025 Revised Budget as per Attachment 1.***
3. ***Approves the drawdown of the additional loan amount of \$18.912 million in the 2024-2025 financial year.***
4. ***Notes that the Treasury Corporation of Victoria (TCV) will be the preferred funding vehicle to facilitate the borrowings.***

## RELATED COUNCIL DECISIONS

- 2023-2024 Budget, as endorsed on 27 June 2023, Council approved borrowing limit of \$18.912 m.

The table below shows information on borrowings specifically required by the Regulations.

	Forecast	Budget	Projections		
	2022/23	2023/24	2024/25	2025/26	2026/27
	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000
Amount borrowed as at 30 June of the prior year	5,683	3,111	19,552	36,601	51,088
Amount proposed to be borrowed	-	18,912	20,689	19,400	21,000
Amount projected to be redeemed	(2,572)	(640)	(3,640)	(4,913)	(6,825)
<b>Amount of borrowings as at 30 June</b>	3,111	19,552	36,601	51,088	65,263

- 2024-2025 Budget, as endorsed on 25 June 2024, Council approved borrowing limit of \$20.448m

The table below shows information on borrowings specifically required by the Regulations.

	Forecast	Budget	Projections		
	2023/24	2024/25	2025/26	2026/27	2027/28
	\$	\$	\$	\$	\$
Amount borrowed as at 30 June of the prior year	3,112	643	18,952	17,809	15,762
Amount proposed to be borrowed	0	20,448	0	0	0
Amount projected to be redeemed	(2,469)	(2,139)	(1,143)	(2,047)	(2,045)
<b>Amount of borrowings as at 30 June</b>	643	18,952	17,809	15,762	13,717

## DISCUSSION

### *Purpose and Background*

The purpose of this report is to ensure financial governance by accurately reflecting borrowings carried forward from 2023-2024 in the 2024-2025 Annual Budget. A revision is required to:

- align the financial borrowings between 2023-2024 and 2024-2025, following the endorsement of the 2024-2025 Budget on 25 June 2025.
- overall compliance with the requirements under the *Local Government Act 2020*.
- enable access to the TCV funding vehicle.

This revision recognises the timing of borrowings across the two financial years. (Attachment 1 - Revised 2024-2025 Budget – Financing Activities)

To access loans from Council's principal lender the Treasury Corporation of Victoria (TCV), the Council must comply with the TCV Multi-Option Loan Facility Agreement, Section 4. This requires that interest-bearing loans do not exceed 60% of own-source revenue, and the Interest Coverage Ratio (ICR) does not fall below 2:1, with borrowing limits based on the adopted 2024-2025 budget.

To ensure the Council remains within these parameters, it is recommended to utilise the previously approved and budgeted carry forward of \$18.912 million.

### *Options considered*

The revised budget proposed aligns with pre-existing approvals and does not require alternative budget scenarios to be considered.

### *Recommended option and justification*

The recommended financial position is to revise the 2024-2025 Budget to include the addition of the drawdown of \$18.912m from the 2023-2024 carry forward loan. This revision will enable draw down of the loan and accurate reflection the funding of the capital works program.

## FINANCIAL ANALYSIS

The carry forward loan of \$18.912m, brings the total borrowings limit to \$39.36m. Overall the total borrowings across the two financial years of \$39.36m is still reflective of the adopted budgets as detailed in the table below. The loans are considered a requirement to manage Council's existing financial commitments.

With regard to Council's overall financial sustainability, the following analysis provides assurance council is able to service the debt:

- The VAGO Financial Sustainability Ratio targets a medium and acceptable risk as 60% of Council’s revenue.
- Borrowings % of own revenue \$39.36m/\$199.5m = 19.7%. This is well within the with VAGO target range and borrowing capacity which remains less than 60% and is consistent with Councils Long Term Financial Planning parameters.

	Loan Amount	Interest p.a	Principal p.a
FY25 Budget	\$ 20,448,000	\$ 397,447	\$ 1,849,708
FY24 Budget carry forward	\$ 18,912,000	\$ 464,289	\$ 743,710
<b>Total</b>	<b>\$ 39,360,000</b>	<b>\$ 861,736</b>	<b>\$ 2,593,418</b>

Own Revenue \$'000	2024/25
Rates and charges	\$ 182,151
Statutory fees and fines	\$ 3,761
User fees	\$ 6,394
Contributions - Monetary	\$ 3,113
Other Income	\$ 4,117
<b>Total</b>	<b>\$ 199,536</b>

**The proposed revised 2024-2025 Budget is as follows:**

The table below shows information on borrowings specifically required by the Regulations.

	Forecast	Budget	Projections		
	2023/24	2024/25	2025/26	2026/27	2027/28
	\$'000	\$'000	\$'000	\$'000	\$'000
Amount borrowed as at 30 June of the prior ye	3,112	643	36,766	31,401	25,788
Amount proposed to be borrowed	-	39,360			
Amount projected to be redeemed	(2,469)	(3,236)	(5,365)	(5,613)	(5,872)
<b>Amount of borrowings as at 30 June</b>	<b>643</b>	<b>36,766</b>	<b>31,401</b>	<b>25,788</b>	<b>19,916</b>

\*\$18.9 million with a 10-year term at 4.91% p.a., published by TCV on 11th December 2024, to be repaid semi-annually starting from February 2025.

**APPLICABLE PLANS AND POLICIES**

This report contributes to the delivery of strategic financial information as outlined in the strategic objective of ‘High Performing Organisation’ in the Council Plan.

## RELEVANT LAW

- *Local Government Act 2020*, Section 95, Revised Budget.
- The Treasury Corporation of Victoria (TCV), Multi-Option Loan Facility Agreement (TCV MOL) clause 4(j) and (k) states:  
*“Council will ensure that the total amount of the Interest-Bearing Loans and Borrowings does not exceed the amount of borrowings detailed in the relevant Annual Budget.”*

## SUSTAINABILITY IMPLICATIONS

### *Economic Implications*

Considered in 2023-2024 and 2024-2025 Budgets approval.

### *Social Implications*

Considered in 2023-2024 and 2024-2025 Budgets approval.

### *Environmental Implications*

Considered in 2023-2024 and 2024-2025 Budgets approval.

## COMMUNITY ENGAGEMENT

The \$18.912m proposed borrowings was taken through the budget consultation process in May 2023. The approved drawn down borrowings of \$20.448m in 2024-2025 was consulted on during the 2024-2025 budget process.

## COLLABORATION, INNOVATION AND CONTINUOUS IMPROVEMENT

No collaboration with other councils, governments or statutory bodies was required.

## RISK ASSESSMENT

There is inherent risk in developing a budget based on assumptions that are unknown or uncertain. Further, a constrained financial environment adds additional financial risk to the operations of the organisation. These risks have already been considered by Council during the 2023-2024 and 2024-2025 Budget and supporting documents have taken these into account to provide a balanced and prudent budget.

## **CONFLICTS OF INTEREST**

No officers and/or delegates acting on behalf of the Council through the Instrument of Delegation and involved in the preparation and/or authorisation of this report have any general or material conflict of interest as defined within the *Local Government Act 2020*.

## **ATTACHMENTS TO THE REPORT**

1. Revised 2024-2025 Budget – Financing Activities



Yarra Ranges Council

# Revised Budget 2024-25

Including projection 1 July 2025 – 30 June 2028

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## Acknowledgement of Country

Yarra Ranges Council acknowledges the Wurundjeri and other Kulin Nations as the Traditional Owners and Custodians of these lands and waterways. We pay our respects to all Elders, past, present, and emerging, who have been, and always will be, integral to the story of our region. We proudly share custodianship to care for Country together.





## Mayor and CEO introduction

Welcome to the 2024-25 Council Budget. Our annual budget is one of the most important things we do in local government. This document outlines everything we plan to undertake in the coming year, and how we'll manage our financial position over the next four years to improve our communities while delivering value-for-money for the people who live, work and play here.

From playgrounds to planning, community grants to developing our suburbs with footpaths and roadworks, to nature and sustainability work, everything we do has to be accounted for in this budget – along with the goals outlined in our Council Plan, our Health and Wellbeing and Liveable Climate Plan and other key strategies.

In a year where finances are strained in household budgets across the community, as well as in government, this year's budget has a focus on maintaining and improving existing assets, continuing several significant multi-year projects, and delivering vital community services and support.

We sincerely value and appreciate the feedback and submissions provided by our community members across the year and during our formal budget submissions process in April and May, to help inform the development of our Budget. More than 470 people visited our Shaping Yarra Ranges website to look at the Draft Budget and it was downloaded 264 times. We received 22 written submissions from our community this year and 8 people presented their requests in the Council Chamber.

Given our region's heavy rainfall and storm events over the last two years, it is no surprise that our community identified improving and maintaining drains to reduce flooding as one of the top priorities. Council has addressed this in the 2024-25 Budget through a significantly increased commitment of \$16.2 million to be spent on drainage and related infrastructure capital upgrades over the next six years across the municipality – a 300% increase from last year's budget. This is in addition to \$23.0 million of operating expenditure on infrastructure and drainage maintenance (6% increase) also included in the 2024-25 Budget year.

In response to other key areas of feedback from our community, our Budget also outlines an increase in our investment in areas of community priority including:

- Maintaining our roads, footpaths, and trails (\$22 million, a 13% increase from last year)
- Improving and maintaining parks, trees, sporting facilities, bushlands and reserves (\$22 million, 8% increase)
- Caring for the environment and responding to climate change, including emergency event management (\$6 million, 17% increase)
- Programs and activities to support the community through all stages of life (\$18 million, 4% increase in ongoing activities).

Some highlights of our capital expenditure budget of \$68.3 million for this year include:

- \$6.9 million on drainage improvements/upgrade (over the next two years)
- \$8.2 million on Warburton Mountain Bike Destination \*
- \$4.2 million on upgrading Pinks Reserve Stadium in Kilsyth \*
- \$2.9 million on upgrades to Mount Evelyn's Morrison Reserve \*
- \$2.3 million on Yarra Valley Trail, Northern Loop, Yarra Glen \*
- \$2.7 million on making our buildings more climate resilient \*

- \$2.1 million on a new Chirnside Park Playspace \*
- \$1.7 million on road renewals in Gruyere \*
- \$384,000 on upgrades to Borthwick Park, Belgrave
- \$275,000 for constructing a footpath on One Tree Hill Road in Ferny Creek
- \$253,000 to construct a footpath on York Rd between Gear Ave and Tramway Rd in Mt Evelyn.
- \$160,000 on netball facility upgrades in Mount Evelyn

\* Note – these capital projects include external funding sources

The Essential Services Commission and the Victorian State Government have set the final rate cap for 2024-25 at 2.75%, which we will apply to our overall rates revenue. This increase, which is below the rate of inflation, seeks to keep rates as affordable as possible in an environment of rising costs of living while still enabling Council's requirement to deliver essential services.

Yarra Ranges Council has been significantly impacted in the last year by major funding cuts – including more than \$100 million cut from the Federal Government previously promised for sealing roads. These funding cuts have unfortunately impacted on anticipated services to the community. Alongside these funding cuts are extreme increases in construction and insurance costs, of about 30% in the last year.

Simply put, the increasing costs in delivering services is rapidly outpacing the capped growth of rates revenue, and having funding cut from the State and Federal Governments means we need to continue to do more with less. This means that we need to continue to find efficiencies and reductions where we can, and to find new sources of income, to make sure we're fiscally responsible. A direct result is that Council is simply unable to invest in as many larger projects as we would like while we work on covering our business-as-usual services, maintenance of existing assets, and continue delivering services and strategies that Council is legislated to provide.

We've had to make many difficult decisions that we know impact people in our community. We understand that in delivering a financially responsible budget, we are not always in full alignment with community expectations, however we believe this budget represents a balanced position that is reflective to the current economic environment. Over the coming year we'll also be investigating ways we can generate additional revenue to cover our funding shortfalls, such as improving the way we hire out Council facilities.

One of the biggest changes we saw last year was the way our waste is collected across our municipality, including a new FOGO waste service, which resulted in an increased waste charge for many residents. As a result, we have already seen a dramatic reduction in volumes of waste going to landfill. We would like to thank the community for the huge part they are playing in helping to leave a better earth for future generations.

In March 2024 new State Government Guidelines were introduced which detail what can be included in the waste charge. We have already made some adjustments to align the activities captured in the waste charge to residents from 1 July 2024 and we are working on implementing the remaining guidelines over the coming years.

Overall, while our financial position remains sound, sources of revenue are increasingly tight so this budget is notably modest compared to previous years as we navigate changing circumstances and shift our focus to improving what we have. Our budget has been carefully compiled with the goal of delivering more than 120 services to benefit our 55 towns, in one of the most diverse municipalities in Victoria. Our goal is to ensure value-for-money for our community, while still meeting community members' needs now and into the future.

We believe this budget strikes that balance, helping to keep this region as one of the best places in Australia to live, work and visit.

**Cr Sophie Todorov**  
**Mayor of Yarra Ranges**

**Tammi Rose**  
**CEO, Yarra Ranges Council**

## Executive summary

Yarra Ranges Council's 2024-25 Budget (and the following three years to 2027-28) seeks to provide a solid framework to enable the delivery of high-quality services, projects and infrastructure that are valued by our community, while ensuring Council remains financially sustainable in the long-term to continue to invest in the future generations of our people and communities.

### Key statistics of the 2024-25 budget

- Total Revenue – \$252.9 million

a. Total Expenditure – \$235.1 million

- Adjusted underlying operating result - \$3.5 million deficit

Adjusted underlying operating result is an important measure of financial sustainability. This measure demonstrates Council's ability to self-fund its operations, and excludes funding related to Council's capital works program. A negative result means Council must rely on its reserves to make up the shortfall. Alternatively, a positive result means Council has excess funds to invest back into service delivery or additional capital works projects in future years.

Council acknowledges that the 2024-25 budget is allowing for a small underlying operating deficit. However, future financial projections indicate that this will only apply to the short term, with Council's longer term financial sustainability returning to positive assuming the local government sector continues to receive the fair and necessary external funding required from industry partners.

(Refer Comprehensive Income Statement in Section 3.1)

b. Total Comprehensive Result – \$17.8 million surplus

This is calculated based on total revenue of \$252.9 million less total expenditure of \$235.1 million. This result includes funding related to Council's capital works program, but not the capital expenditure of that program. This is a notional accounting measure but doesn't reflect actual cash performance of Council.

(Refer Comprehensive Income Statement in Section 3.1)

c. Cash balance – \$97.6 million

This is the cash and cash equivalent budgeted balance at end of June 2025.

(Refer Statement of Cash Flows in Section 3.4)

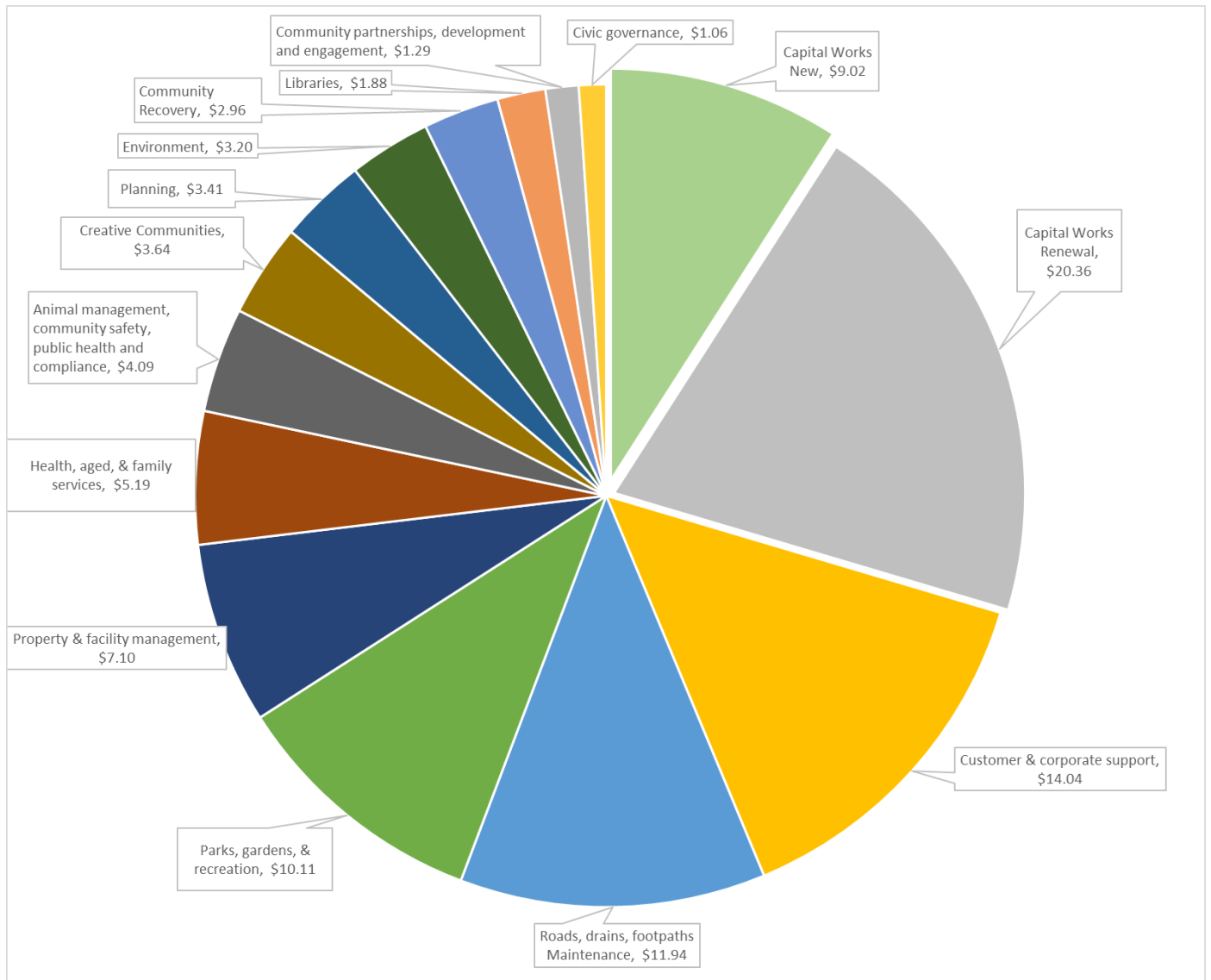
- Capital Works Program of \$68.3 million which includes \$2.3 million carried forward projects from 2023-24. The capital works program will be funded through:
  - \$25.1 million from Council operations (rates funded);
  - \$39.36 million sourced from borrowings
  - \$1.6 million from contributions from various sporting clubs, etc; and
  - \$21.1 million from external grants

(Refer Statement of Capital Works in Section 4.5).

## Where Council spends your rates

The chart below provides an indication of how Council allocates its budgeted expenditure across the main services that it delivers. It shows how much is allocated to each service area for every \$100 that Council receives in rates income in 2024-25.

### Net Spending per \$100 Rates (2024-25 Budget)



## Historical context

Several important factors have influenced Council's financial performance over the last few years. Significantly, rate capping for Victorian councils (in place since 2016) has restricted revenue growth while the costs and volume of services and investment by Council in our community have continued to grow at a faster pace. This has had a cumulative impact placing downward pressure on Council's financial position over those years.

Setting a local council budget is always a challenging task, this year is no exception. We are operating in a post-pandemic world with our community still recovering from its deep impacts, compounded by the lasting effects of several severe weather events across the region. Our community's need for support and critical services has never been greater.

We are all facing rising cost of living pressures which are also impacting the cost of delivering the business of Council. Many of Council's assets are ageing and in need of repair and upgrade, and in some cases no longer able to meet current demands. Our state and federal governments are facing similar financial constraints, which is already seeing reduced funding available to local councils to maintain services and infrastructure – and this is expected to continue. This puts added pressure on Council's own internal sources of revenue.

The reality for Yarra Ranges is that we have 55 townships across the municipality that all greatly value their own infrastructure and facilities, which places significant financial pressure on Council to maintain and/or replace. We are focussed on important strategic work that assesses needs and rationalises the level of infrastructure investment, however we do understand the impacts of this which may be felt by individual organisations and communities.

In this context, Yarra Ranges Council's 2024-25 Budget has been developed to provide the resources for delivering the key support and services our community needs while ensuring the ongoing financial sustainability of Council into the future. Through careful financial management, we can maintain Council's stable financial position. We have worked hard to review all parts of our organisation to ensure services and infrastructure are delivered for maximum benefit whilst identifying service innovations and improvements, operational efficiencies, and savings across many areas.

In developing the 2024-25 to 2027-28 Budget, Council has determined that our community response must remain our highest priority, and as such a careful and strategic approach to budget management is required to produce a budget that is responsive and responsible. In the 2024-25 Budget (and future years), Council has made provisions for the continued recovery from the major storm events of 2021, 2022 and 2023 and has also made provision for a range of cost control measures (operational savings, efficiency targets, and some service and capital program reductions) to ensure Council maintains a positive, stable, and sustainable financial position. Some examples of this include:

- Reduced telecommunications costs through targeted negotiations.
- Savings resulting from Council's street lighting upgrades.
- Changes in some services to deliver outcomes in a more streamlined or sustainable way.
- Reduced expenditure on external consultants, with upskilling internal resources.

Over the coming years, Council will continue our work to maintain financial sustainability in a rate capped environment. Council has reviewed its 10-year long-term financial plan, which was adopted in October 2021, to ensure it reflects the changes that have occurred since its adoption, that our community is kept informed on how this will be achieved and confirm the principles by which it will be maintained.

## Budget influences

This section sets out the key budget influences arising from the internal and external environment within which Council operates.

### Municipal data

As a result of Yarra Ranges' demographic profile there are several budget implications in the short and long term as follows:

- Yarra Ranges covers approximately 2,500 km<sup>2</sup>, being home to over 55 suburbs, townships, and small communities in a mixture of rural and urban areas, which has a significant impact on the costs of providing programs and services across one of the most diverse and unique municipalities in Victoria.
- Approximately 18% of ratepayers can access the pensioner rebate. As pensioners often have low incomes, the adoption of rate increases has an impact on the disposable income of this large proportion of our community. Council does have hardship provisions in place for all ratepayers who need assistance.
- Compared to the Australian average, Yarra Ranges has a low level of disadvantage and a high level of advantage (as of the 2021 Census). It is in the top 20% of scores for both the Index of Relative Socio-economic Disadvantage (IRSD) and the Index of Relative Socio-economic Advantage (IRSAD), with scores of 1041 and 1054 respectively. The national benchmark score is 1000, higher scores reflect higher advantage and lower disadvantage. Despite these scores we are working closely with some parts of the community that are experiencing levels of disadvantage.
- While the municipality is not substantially developed, it is experiencing very low growth in rateable properties, in comparison to other councils. Rates received from the low level of new dwellings do not offset the significant costs required to replace infrastructure including roads and drains.

## External influences

In preparing the 2024-25 Budget, the following external influences have been taken into consideration:

- The Victorian State Government introduced a cap on rate increases in 2016-17. The cap for 2024-25 has been set at 2.75% (a significant reduction on the expected target increase of 3.5%).
- The continuing impact of the pandemic on Council and community services and facilities, as well as on the wider business community with programs and services to support the recovery effort.
- The impact of supporting the community as it recovers and rebuilds from the significant storm events of 2021-2024 combined with the escalating costs of living more broadly for residents.
- Cost escalations and supply issues for materials and services across both operational and capital programs.
- As a result of changes in the recycling industry there has been a rise in the cost of the processing of recyclable material.
- Increased Environmental Protection Authority (EPA) requirements for managing Council's landfill sites.

- Funds received through funding agreements from the State and Commonwealth Governments often do not increase over time in line with real cost increases, which adds pressure to meet service obligations within financial constraints. Council will continually review its service levels to ensure that we are meeting community needs within financially sustainable limits.
- The withdrawal of Commonwealth Funding in relation to the Roads for the Community Initiative.
- Council will continue to collect the Fire Services Property Levy through its rates collection process on behalf of the State Government.
- The current reform agenda of the State Government, and the flow on impacts onto the Local Government sector.
- Council has an ongoing obligation to fund any investment shortfalls in the Defined Benefits Superannuation Scheme. The last call on Local Government was in 2012-13 where Council was required to pay \$12.1 million to top up its share in the Defined Benefits Scheme. The amount and timing of any liability is dependent on the global investment market. At present the actuarial ratios are at a level such that additional calls from the sector are not expected in the next 12 months.

## Budget principles

In response to these influences, guidelines have been prepared that set out the key budget principles which informed the preparation of the budget and also provide a framework for the review and update of the long-term financial plan.

### Rates & charges

- Council will apply an annual rate increase in line with the estimated rate cap over the life of the long-term financial plan, with 2.75% being applied in year 1 and 2.5% for the remainder of the long-term financial plan.
- Waste management to be charged to ratepayers as a full cost recovery service.
- Differential rates to be applied to ensure appropriate allocation of rates (no change from 2023-24 – refer Section 0 (n) for further details):
  - Residential (100% of the rate in the dollar)
  - Commercial (150%)
  - Industrial (150%)
  - Farming (70%)
  - Recreational/Cultural (60%)
  - Vacant land (100%)
- No municipal charge.



## Government funding

- All recurrent and non-recurrent funding based on confirmed agreements is included in the budget.
- In later years of the long-term financial plan, where confirmed capital funding is unknown, an estimated percentage of capital expenditure has been used based on historical activity.

## Fees & charges

- Fees & charges are reviewed annually for appropriateness, fairness and equity. Thirty one percent (31%) of fees and charges are increasing at a similar rate to the 2.75% rate cap, with 13% of fees and charges having no increase (or being decreased) to ease the burden on the community due to cost of living pressures. Forty eight percent (48%) of fees and charges have had market corrections applied. In many cases these fees were held flat in prior years due to pandemic and pandemic recovery considerations. Note that 8% of fees and charges have been discontinued due to closures or changed services.
- See attached Appendix A - Schedule of Fees & Charges from 1 July 2024.

## Loan borrowings

- Overall borrowings are set at a financially sustainable level.
- Council is taking a strategic position to slightly increase its level of indebtedness to support community recovery and support the delivery of capital projects.
- Maintain indebtedness ratio below 60% over the long-term period (medium risk indicator). This measure indicates Council's ability to service its debts with its own sourced revenue.

## Cash

- Cash will be managed and invested in accordance with operational peaks and troughs, being mindful of short-term cash requirements of Council.
- Assist in funding the capital works program to the extent possible without compromising Council's cash position.
- Maintain a stable cash position with a liquidity ratio being managed to at least 1.1 (minimum, VAGO indicator). This measure determines Council's ability to meet its short-term financial obligations with unrestricted assets (i.e. cash holdings) and will maintain a small cash excess to cover for any unforeseen circumstances.

## Recurrent operating expenditure

- In some targeted areas, operational expenditure in 2024-25 will be held at the same or reduced levels, except for costs subject to existing contracts or where external market pressures apply.
- Salaries and wages have been calculated according to Council's full establishment staff roster which includes currently vacant positions and flexible working arrangements and increases in line with Council's Enterprise Agreement 2021.
- Future years expenditure in the long-term financial plan to be increased in line with the Victorian Department of Treasury and Finance CPI projections.
- Areas of discretionary cost will be reviewed each year as part of setting the annual budget.
- Service levels will continue to be reviewed considering community expectations, shifting demand for services and legislative requirements. The aim is to continue to be efficient with resources and an emphasis on innovation to achieve savings and efficiencies. Council further acknowledges that some services are likely to be impacted as additional operational savings are required to be identified in future years.

## New initiatives & cost pressures

- Funding of cost pressures and new initiatives will be sourced from within the organisation through efficiencies, reallocation of resources or external grant funding sources, subject to approval by Management.

## Capital works

- The asset renewal gap will be managed through the dedication and allocation of enough resources to renew the existing asset base over the long term as a priority in the Capital Works Program.
- Maintain the size of the Council's baseline contribution to the Capital Expenditure Program budget, whilst still maintaining financial sustainability.
- Increase the size of Capital Expenditure Program through third party funding such as Grant funding, Land sales, Public Open Space Funding and Special Charge Schemes.
- Longer term grant funding projections based on estimated percentage of total Capital Expenditure Program, outside of the Roads for the Community Initiative.
- Savings achieved during delivery of works will be returned to future years of the Capital Expenditure Program to fund additional work.
- Asset realisation, rationalisation and de-commissioning will be considered as a method of reducing recurrent investment needs and funding required for improvements and new assets, particularly relating to community facilities.
- The impact of new and improved assets on the ongoing operating budget will be identified and considered when assessing proposals for funding new assets and improvements. Example – whole of life costs on maintaining a new trail.
- Application for external funding for both new and renewal projects will be undertaken for all capital projects where available, however if matching funding is required, budget considerations will need to be considered.

## Community engagement

Throughout the year we hear from the community in a variety of ways whether that be at one of the many roadshows held across the municipality, our online feedback portal 'Shaping Yarra Ranges', via Councillors, at Council meetings or from customer feedback.

The information we receive from the community has provided valuable input to the 2024-25 Budget development process, helping ensure resources are being allocated to priority areas identified by the community, while also ensuring Council can continue to meet its legislative obligations.

Community engagement activities undertaken over the past 12 months have included:

- Approximately 30 pop-up activities were held across the Yarra Ranges to give community members a chance to speak face to face with Council staff.
- A formal budget consultation period was open from 24 April to 19 May 2024 via Council's Shaping Yarra Ranges portal seeking written submissions, and verbal presentations to a Hearing of Submissions Committee meeting on 28 May 2024.

More than 470 people visited our Shaping Yarra Ranges website to look at the Draft Budget and it was downloaded 264 times. We received 22 submissions from our community this year and 8 people presented their requests in the Council Chamber. We are very grateful to all in our community who took the time to provide us with feedback, input, submissions and presentations to help inform our budget.

The Budget has been developed in light of this feedback and other items raised via Councillors and the Council meeting process, noting the competing tensions for scarce resources and the diverse views and needs of approximately 156,000 residents across 55 townships.

It is no surprise that improving and maintaining drains to reduce flooding was identified by the community as one of the top priorities following recent heavy rainfall events over the past two years. Other key themes of community priorities identified include:

- Maintaining our roads, footpaths, and trails
- Improving and maintaining sporting facilities, open spaces, and reserves
- Caring for the environment and responding to climate change
- Facilities to support the community through all stages of life

## What we are funding in 2024-25

### Delivery of ongoing services

Council has allocated \$140.0 million in direct service delivery to the Yarra Ranges community. These services are summarised in Section 2 together with Council's major initiatives, actions, and measures of success.

Council's 2024-25 Budget will also support several exciting key projects. These are outlined as follows.

### Capital works program

This Budget allocates \$68.3 million towards capital works projects. Of this, \$47.3 million is allocated for asset renewals, upgrades, and expansions, while \$21.0 million will help fund the construction of new assets. In response to advocacy from Council, the program is supported by \$21.1 million in external funding from the State and Federal Governments.

### Highlights of the capital works program include:

- Roads (\$18.9 million) – including resealing and resurfacing; rehabilitation and renewals; upgrades and improvements; and special charge schemes. Works include construction of roundabout at intersection of Edward Road and Paynes Road, Chirnside Park; and extensive rehabilitation works along Victoria Road, Coldstream and Swales Road, Macclesfield.
- Drainage (\$3.7 million) – including rehabilitation and new drainage works including Maroondah Parade, Healesville, Schoolhouse Road, Woori Yallock and Fernhill Road, Mt Evelyn.
- Footpaths and cycleways (\$2.0 million) – footpath improvements to One Tree Hill Road, Ferny Creek; York Road, Mt Evelyn and Glenfern Road, Upwey and footpath renewals for Greeves Drive, Kilsyth and McKenzie King Drive, Millgrove.
- Recreational, leisure and community facilities (\$5.2 million) – including renewal of tennis facilities in Belgrave; netball facilities in Mt Evelyn; play spaces in Badger Creek and Millgrove and new improved facilities for Chirnside Urban Park and Morrison Recreation Reserve play space in Mt Evelyn.
- Parks, open space, and streetscapes (\$13.4 million) – major trail projects including ngurrak barring / Ridge walk; Yarra Valley Trail; Warburton Mountain Bike Destination and various township improvements; Indigenous Heritage Visibility; stockyard renewal and upgrade; park furniture renewal and improvements; retaining wall and step renewal; and trail rehabilitation projects.
- Buildings (\$13.9 million) – Climate Resilient Buildings for our Community; Pinks Reserve stadium improvements; energy resilient upgrades to Community Sports Pavilion in Monbulk; Advanced Design Program for Early years infrastructure and renewal of Public Toilet facilities in Sassafra and Wandin North.

The Statement of Capital Works can be found in Section 3.5 and further details on the capital works program can be found in Section 0

## Caring for the environment and responding to climate change

In 2024-25 Council will continue to support our community to prepare for climate change and care for our environment.

Key actions and programs that will be delivered include:

- Commence implementation of all activities envisaged as part of year 1 in the Nature Plan 2024-2034, with \$500k included to contribute to the vision of a healthy, resilient, and connected natural living landscape.
- Review the Integrated Water Management Plan which will enable our waterways and catchments to be protected.
- Continue the Ribbons of Green program, planting native plants on larger properties and at local schools. The program supports local community nurseries, provides education programs and biodiversity extension advice.
- Weed management program on almost 460 sites is programmed for 2024-25, which includes treatment of noxious species such as ivy and blackberries. Also including woody weed removal to address weed infestation along approximately 10 kilometres of roadsides.
- Fire slashing program, which includes slashing and brush cutting along 830 roadsides and fire access tracks.
- Complete Stage 3 of Council's streetlighting program, which will see the remaining street lights upgraded to energy efficient lighting.
- Deliver the grant funded program to protect the platypus in the Monbulk Creek catchment.
- Through the Climate Resilient Buildings Program, continue to upgrade community facilities to be climate ready and operate at a lower cost. Works include solar and battery systems and energy efficient lighting.
- Continue the transformation of Council's fleet, plant, and equipment to zero emissions technology.

## Review of Council's Financial Plan

Following the preparation of the draft 2024-25 Budget, Council has reviewed the impact the budget has on the long-term projections contained in its Financial Plan to ensure Council's financial sustainability is being maintained. The budget principles outlined above are reviewed annually and the principles and Financial Plan are adjusted as necessary to respond to the changing environment to ensure the ongoing financial sustainability of Council.

Council's long term financial sustainability remains sound, as shown in the financial performance indicators in Section 5.2.

## Commonwealth and State Government advocacy

Council's advocacy to the State and Commonwealth Governments continues to play a critical role in supporting delivery of core services, flagship projects, and civil infrastructure. Notably, over the past year, Council has secured \$4.9 million for the delivery of Yarra Valley Trail Stage 2A, funding for solar on community facilities, and attracted investment in telecommunications resilience projects and a new Adult Mental Health Local.

Yarra Ranges Council continues to advocate strongly, in line with the 2021-2025 Council Plan and the guidelines set out in Council's Advocacy Framework.



A 2023 review of Council's Advocacy Agenda has delivered a strengthened focus on seven key priorities areas, being: Vibrant Townships, Housing and Homelessness, Integrated Transport, Resilience and Sustainability, Health and Wellbeing, Housing and Homelessness, and Tourism and Sustainable Economic Growth. The refreshed agenda identifies key areas for investment and policy change to enable delivery of better roads and drainage, community and cultural infrastructure, community and environmental resilience initiatives, more housing and more sustainable support for Council to deliver community services.

Notably, the Commonwealth and Victorian Governments have announced changes to regional funding programs, which impact opportunities for Council, local businesses, and community groups to access support for critical projects and initiatives. Council will continue to raise concerns around these changes and advocate for reinstated access to relevant funding sources.

## Population growth

### How are we travelling against population projections?

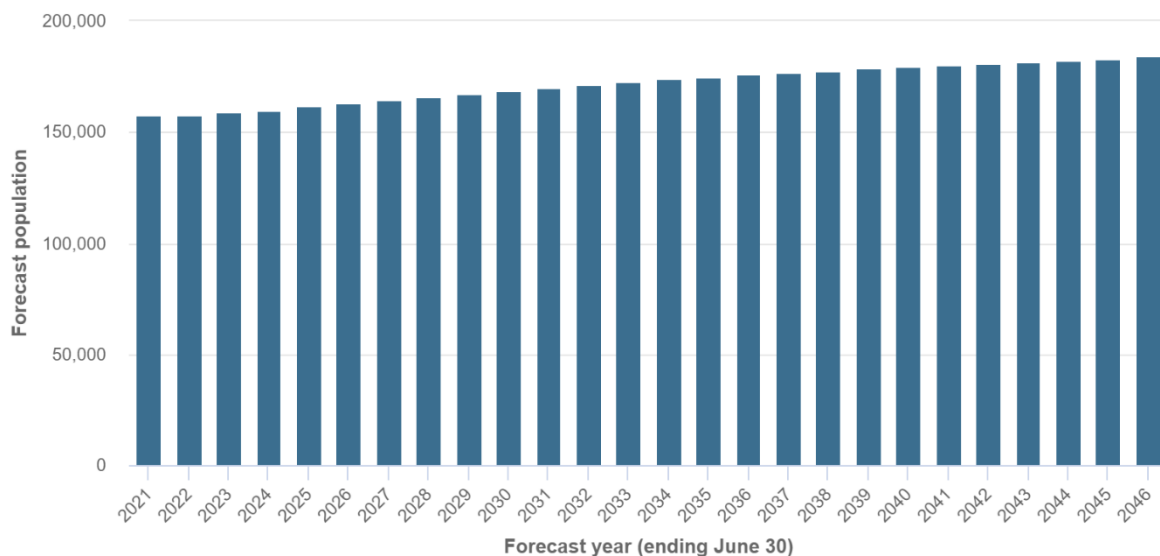
Population for Yarra Ranges was 156,068 at the 2021 Census.

The population forecasts predict that Yarra Ranges' population will grow to 184,010 by 2046. This translates to a net gain of 27,942 between 2021 and 2046, or 17.9% growth. Yarra Ranges' urban areas of Lilydale, Mooroolbark, Chirnside Park and Kilsyth are projected to have the highest population growth over the next twenty years, with local increases ranging from 18.4% in Kilsyth to a very high 66.4% in Lilydale (more than 12,000 new residents in Lilydale primarily due to the development of the Kinley Estate).

The full set of projections to 2046 can be accessed here: <http://forecast.id.com.au/yarra-ranges>

#### Forecast population

Yarra Ranges Council



Source: Population and household forecasts, 2021 to 2046, prepared by .id (opens a new window) (informed decisions), November 2023.



## Budget reports

The following reports include all statutory disclosures of information and are supported by the analyses contained in Section 0 of this report.

This section includes the following reports and statements in accordance with the *Local Government Act 2020* and the Local Government Model Financial Report.

1. Link to Integrated Planning and Reporting Framework
2. Services and service performance indicators
3. Financial statements
4. Notes to financial statements
5. Financial performance indicators
6. Schedule of Fees and charges

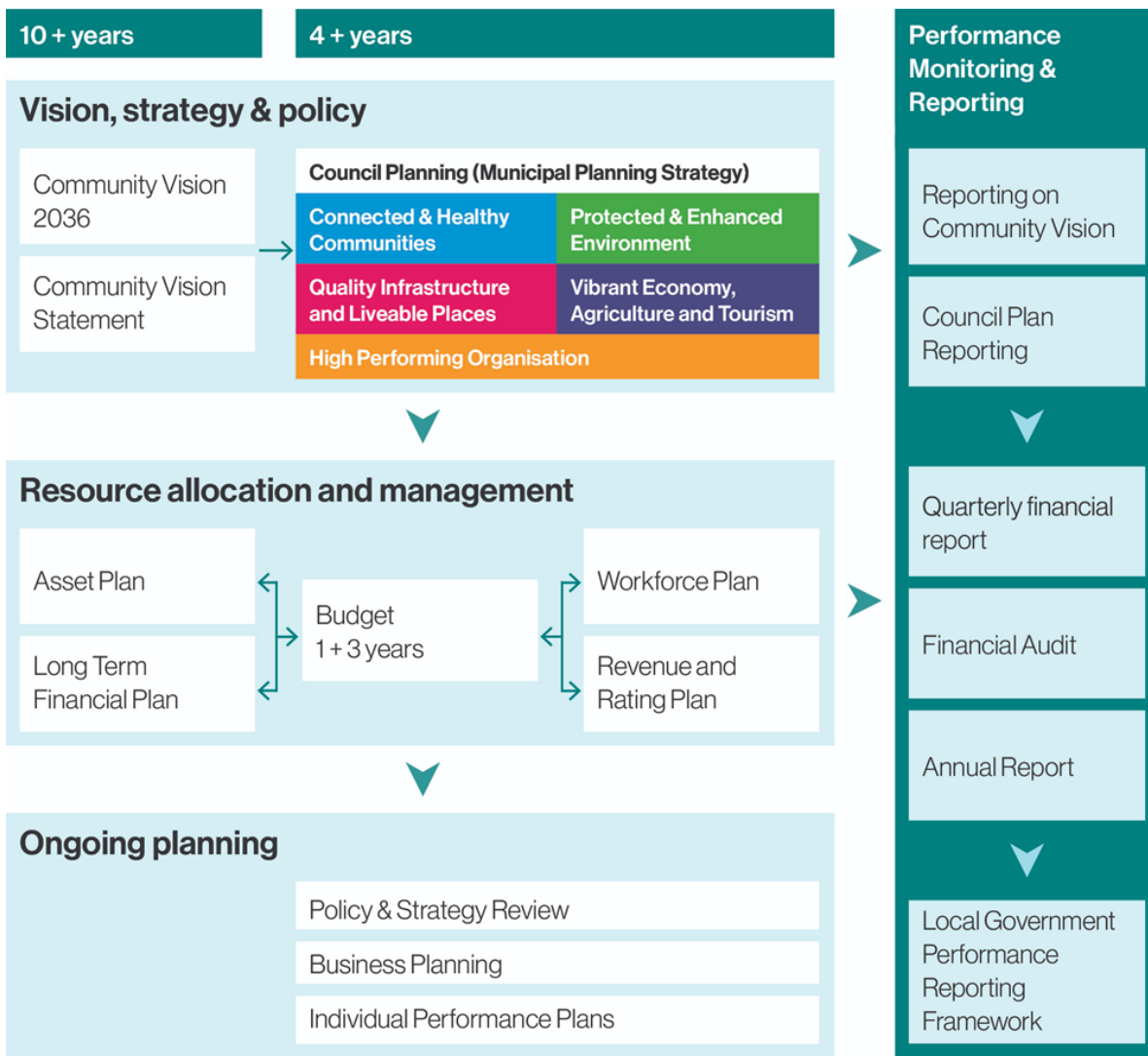


# 1. Link to the Integrated Planning and Reporting Framework

This section describes how the Budget links to the achievement of the Community Vision and Council Plan within an overall integrated strategic planning and reporting framework. This framework guides the Council in identifying community needs and aspirations over the long term (Community Vision and long-term Financial Plan), medium term (Council Plan, Workforce Plan, and Revenue and Rating Plan) and short term (Budget) and then holding itself accountable (Annual Report).

## Legislative planning and accountability framework

The Budget is a rolling four-year plan that outlines the financial and non-financial resources that Council requires to achieve the strategic objectives described in the Council Plan. The diagram below depicts the integrated planning and reporting framework that applies to local government in Victoria. At each stage of the integrated planning and reporting framework there are opportunities for community and stakeholder input. This is important to ensure transparency and accountability to both residents and ratepayers.



The timing of each component of the integrated planning and reporting framework is critical to the successful achievement of the planned outcomes.

LGPRF – Local Government Planning Reporting Framework

MPHWP – Municipal Public Health and Wellbeing Plan

MPS – Municipal Planning Strategy

## Key planning considerations

### Service level planning

Although councils have a legal obligation to provide certain services - such as animal management, local roads, food safety and statutory planning - most council services are not legally mandated, including some services closely associated with councils, such as libraries, building permits and sporting facilities. Further, over time, the needs and expectations of communities can change. Therefore, councils need to have robust processes for service planning and review to ensure all services continue to provide value for money and are in line with community expectations.

### Our purpose

#### Our vision

Whether you live here or visit, you will see how much we care for Country, how inclusive and connected our communities are, and how balanced growth makes this the best place in the world.

#### Our commitment

We'll be truthful, represent the community's needs, be positive and responsive and always strive to do better.

#### Our values

The organisation's values guide our behaviour and underpin everything we do. Our values help us achieve the organisation's vision and mission and improve the quality of the services we offer to our community.



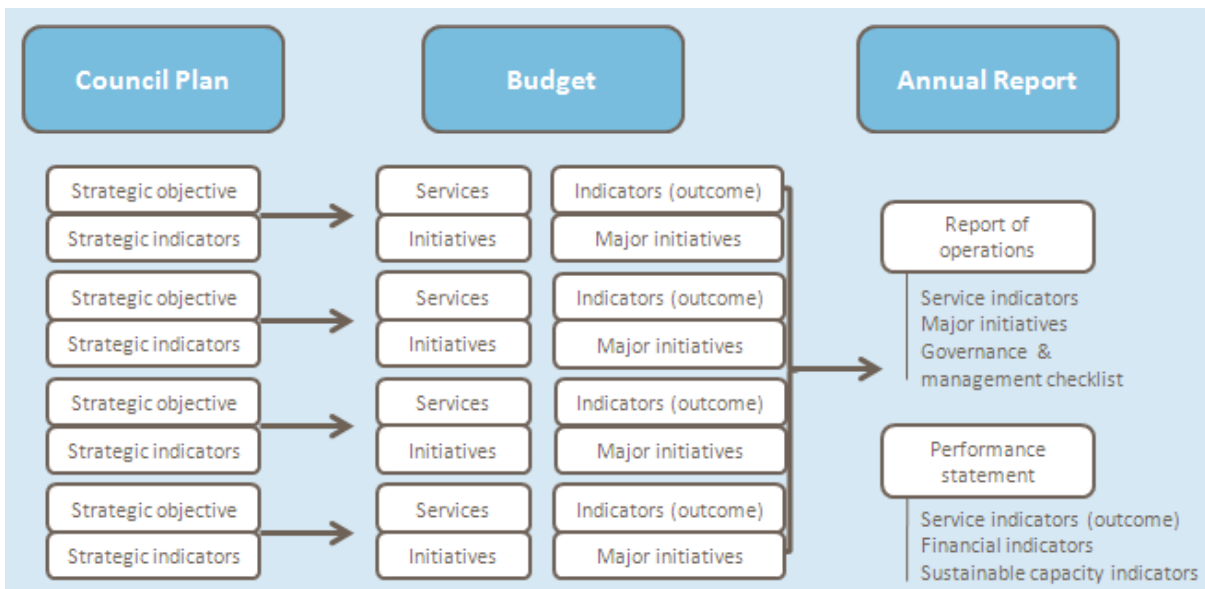
## Strategic objectives

Council delivers services and initiatives in over 58 major service categories. Each contributes to the achievement of one of the five Strategic Objectives as set out in the Council Plan. The following table lists the five Strategic Objectives as described in the Council Plan.

Strategic Objective	Description
<b>Connected and healthy communities</b>	Communities are safe, resilient, healthy, inclusive, and socially well connected. Quality services are accessible to everyone.
<b>Quality infrastructure and liveable places</b>	Quality facilities and infrastructure meet current and future needs. Places are well planned hubs of activity that foster wellbeing, creativity, and innovation.
<b>Protected and enhanced natural environment</b>	A healthier environment for future generations.
<b>Vibrant economy, agriculture, and tourism</b>	Our tourism, agriculture, health, manufacturing, and other industries are leading and dynamic. Strong investment and attraction underpin sustainable economic growth and job creation.
<b>High performing organisation</b>	An innovative, responsive organisation that listens and delivers quality, value for money services to our community.

## 2. Services and service performance indicators

This section provides a description of the services and initiatives to be funded in the Budget for the 2024-25 year and how these will contribute to achieving the strategic objectives outlined in the Council Plan. It also describes several initiatives and service performance outcome indicators for key areas of Council’s operations. Council is required by legislation to identify major initiatives, Council Plan actions and service performance outcome indicators in the Budget and report against them in its Annual Report to support transparency and accountability. The relationship between these accountability requirements in the Council Plan, the Budget and the Annual Report is shown below.



Source: Department of Jobs, Precincts and Regions

## Strategic Objective 1: Connected and Healthy Communities

To achieve our objective of Connected and Healthy Communities, we will continue to ensure that our communities are safe, resilient, healthy, inclusive, and socially well connected. We will also ensure that quality services are accessible to everyone. The services, major initiatives, Council Plan actions, and key strategies to achieve objectives for each business area are described below.

### Services

Services	Description of services provided		2022/23 Actual \$'000	2023/24 Forecast \$'000	2024/25 Budget \$'000
<b>2.1 Strategic Objective 1: Connected and Healthy Communities</b>					
1. Social planning and policy development	This service contributes to building strong and resilient communities by: -Planning, researching and developing relevant social policies and actions -Providing advice, referral and advocacy -Delivering selected community development projects.	Expenditure (Income) Net Cost	701 (0) <b>701</b>	806 (0) <b>806</b>	1,115 (0) <b>1,115</b>
2. Primary health planning and coordination	Council's Health and Wellbeing Strategy guides this legislated requirement to promote good health and wellbeing. Using data about the health of our community, Council works with its partners and the community to improve health. An Advisory Group overseeing the work is resourced by this service. The service has a primary prevention approach – keeping people well through Council's many roles in creating healthy communities and environments.	Expenditure (Income) Net Cost	363 (289) <b>74</b>	519 (282) <b>237</b>	435 (238) <b>197</b>
3. Food, health, and environment inspections and protection	This service works with owners, operators and applicants to ensure that appropriate health standards are achieved for the health and wellbeing of all.	Expenditure (Income) Net Cost	1,684 (1212) <b>472</b>	1,799 (873) <b>926</b>	1,873 (1,170) <b>703</b>
4. Library services in partnership with Eastern Regional Library Corporation	Council works in partnership with Eastern Regional Libraries to enhance learning and cultural development in the municipality through the provision of library services.	Expenditure (Income) Net Cost	4,005 - <b>4,005</b>	4,372 - <b>4,372</b>	4,372 - <b>4,372</b>
5. Maternal and child health and immunisation services	Council provides a universal and enhanced Maternal and Child Health Service to provide universal and targeted services for children and their families. Families can attend centres across the Yarra Ranges and receive services in their homes, or at other community locations.	Expenditure (Income) Net Cost	3,980 (2,455) <b>1,524</b>	3,760 (2,420) <b>1,341</b>	4,570 (2,533) <b>2,037</b>
6. Youth mental health and counselling, participation and engagement	Council provides a range of universal and targeted services for young people and their families, enabling them to receive individual support and/or participate in a range of activities.	Expenditure (Income) Net Cost	1,065 (420) <b>645</b>	962 (378) <b>584</b>	956 (336) <b>620</b>
7. Early years development and early childhood education and care	Council provides a range of services that enable children to develop and for those with additional needs to be included in a range of Early Childhood Education settings. Council also provides Child Care and Preschool Services.	Expenditure (Income) Net Cost	4,864 (4,334) <b>530</b>	5,430 (4,412) <b>1,018</b>	5,033 (4,726) <b>308</b>
8. School crossing supervision	This service provides supervision for school crossings in both the morning and afternoon to improve community safety and encourage healthy habits of walking to school.	Expenditure (Income) Net Cost	1,737 (746) <b>991</b>	1,810 (769) <b>1,041</b>	1,790 (750) <b>1,040</b>

Services	Description of services provided		2022/23 Actual \$'000	2023/24 Forecast \$'000	2024/25 Budget \$'000
9. Animal Management	This service seeks to manage animals, both domestic and farm, to improve community safety.	Expenditure	1,887	1,964	2,155
		(Income)	(1,249)	(1,936)	(1,575)
		Net Cost	<b>638</b>	<b>28</b>	<b>580</b>
10. Fire prevention and emergency management	This service works to build an empowered resilient community that can mitigate, prepare, respond and recover from emergencies.	Expenditure	15,824	11,141	6,879
		(Income)	(11,398)	(7,951)	(3,395)
		Net Cost	<b>4,427</b>	<b>3,190</b>	<b>3,484</b>
11. Positive ageing services	This service provides a comprehensive range of services as part of the Home and Community Care (HACC) program. The HACC program provides a range of coordinated and integrated service approaches which assist HACC eligible people to maximise their independence to remain living at home, stay connected to their community and adapt to changing life circumstances. The majority of this program is externally funded by State Government.	Expenditure	3,643	4,470	940
		(Income)	(1,928)	(3,039)	(127)
		Net Cost	<b>1,714</b>	<b>1,432</b>	<b>813</b>
12. Supporting people with disabilities	This service works across the Council to improve access, equity and inclusion of people with a disability. Metro Access works to increase participation of people with a disability in the life of their community.	Expenditure	118	116	127
		(Income)	(0)	(0)	(0)
		Net Cost	<b>118</b>	<b>116</b>	<b>127</b>
13. Community engagement and development programs	This service supports - Community engagement and place based Community Planning - Life long learning and building resilient organisations through the community grants program, community planning and community capacity building -Community skill development and working collaboratively with local community and local groups, networks, leaders and service organisations	Expenditure	481	510	423
		(Income)	(26)	(77)	(52)
		Net Cost	<b>455</b>	<b>434</b>	<b>371</b>
14. Services and programs to increase participation in arts, culture and heritage	Creative Communities provides a framework to use arts and heritage to engage our local communities. This is achieved through the provision and funding of: - high quality Cultural Facilities with paid staff and technical expertise - the management and delivery of arts and heritage programs in the community - partnerships with community through grants programs - facilitation of community festivals and events	Expenditure	3,565	3,948	3,919
		(Income)	(238)	(149)	(93)
		Net Cost	<b>3,326</b>	<b>3,799</b>	<b>3,826</b>
15. Development of cultural facilities	Creative Communities is responsible for the development of the Cultural Plan which includes planning for the development of cultural facilities across the municipality. This includes engagement and consultation with community and funding bodies, involvement in the project planning and involvement in delivery of the project working with the Capital Works and Planning area.	Expenditure	3,743	4,668	4,545
		(Income)	(364)	(444)	(455)
		Net Cost	<b>3,379</b>	<b>4,224</b>	<b>4,090</b>
16. General Local Laws Compliance	This service provides Local Laws compliance for the safety and wellbeing of our communities.	Expenditure	567	341	450
		(Income)	(229)	(593)	(1,060)
		Net Cost	<b>338</b>	<b>(252)</b>	<b>(610)</b>

Services	Description of services provided		2022/23	2023/24	2024/25
			Actual	Forecast	Budget
			\$'000	\$'000	\$'000
17. Community support to reduce impact and prepare for climate change	This service provides support from Yarra Ranges Environment Stewardship team for residents to take steps towards sustainable living and preparing for climate change, including education in schools.	Expenditure	192	63	79
		(Income)	(178)	(61)	(61)
		Net Cost	<b>15</b>	<b>2</b>	<b>(18)</b>
<b>Connected and Healthy Communities Total</b>		Expenditure	48,418	46,680	39,660
		(Income)	(25,067)	(23,382)	(16,570)
		Net Cost	<b>23,351</b>	<b>23,298</b>	<b>23,090</b>

## Major initiatives

- Improve mental health outcomes for the community, strengthen social connections, and advocate for equitable and accessible mental health services across the municipality.
- Build community resilience by working together to achieve greater emergency planning and preparedness with a focus on building community capacity as well as traditional cultural burning practices. This will include the development a firestick program across public, private land and local training hubs.

## Council Plan actions

- Implement priority actions arising from the Health and Wellbeing Plan including:
  - Mental health
  - Physical activity
  - Social Recovery
  - Climate change and impacts on health
  - Reduce harm from alcohol
  - Health impacts of emergencies
  - Gender Equity.
- Implement Council's Healthy and Active Ageing Plan to increase the age and dementia friendliness of the municipality and improve social connection.
- Implement the Yarra Ranges Aquatics and Leisure Strategy to plan and provide aquatic facilities across the municipality that are inclusive, sustainable, well designed and positioned to improve community health and wellness.
- Revise and implement key actions of the Recreation and Open Space Strategy to increase community access, support community connections and activate Council's community facilities and open space network.
- Implement key actions in the Integrated Transport Strategy 2040 with a focus on people's movement in place and advocating for a cohesive public transport network that connects people with services, employment and to each other.

## Strategic objective 2: Quality infrastructure and liveable places

To achieve our objective of Quality Infrastructure and Liveable Places, we will ensure that quality facilities and infrastructure meets current and future needs. Places are well planned hubs of activity that foster wellbeing, creativity, and innovation. The services, major initiatives, Council Plan actions and key strategies to achieve objectives for each business area are described below.

### Services

Services	Description of services provided		2022/23	2023/24	2024/25
			Actual \$'000	Forecast \$'000	Budget \$'000
<b>2.2 Strategic Objective 2: Quality Infrastructure and Liveable Places</b>					
1. Maintenance and renewal of buildings	This service is responsible for maintenance of Council's buildings, facilities, public amenities and building security.	Expenditure	9,281	9,494	10,276
		(Income)	(0)	(0)	(6)
		<b>Net Cost</b>	<b>9,281</b>	<b>9,494</b>	<b>10,270</b>
2. Management of facilities	This service manages lease and licence arrangements with sporting clubs, user groups and individuals for a range of Council facilities and properties, ensuring that the needs of occupants are provided for in a viable and sustainable way.	Expenditure	1,589	1,552	1,811
		(Income)	(1,097)	(1,148)	(1,085)
		<b>Net Cost</b>	<b>491</b>	<b>404</b>	<b>726</b>
3. Road, footpath and bike path construction and maintenance	This service maintains and manages Council's civil infrastructure (roads, drainage, footpaths, etc.). The area also manages the implementation of the annual local road resurfacing program and provides after hours emergency response service.	Expenditure	6,048	5,430	7,106
		(Income)	(311)	(212)	(212)
		<b>Net Cost</b>	<b>5,737</b>	<b>5,218</b>	<b>6,894</b>
4. Major Council building projects	This service is responsible for coordinating the design and development of major building assets for the Council.	Expenditure	938	1,360	1,437
		(Income)	-	-	-
		<b>Net Cost</b>	<b>938</b>	<b>1,360</b>	<b>1,437</b>
5. Urban design including masterplanning, township and streetscape improvements	The service is responsible for developing and implementing proposals for township improvements across the municipality and supporting the development of high quality infrastructure in the private environment through strategic and statutory planning processes.	Expenditure	1,545	2,096	1,834
		(Income)	(504)	(190)	(0)
		<b>Net Cost</b>	<b>1,040</b>	<b>1,906</b>	<b>1,834</b>
6. Aquatics facilities	This service provides for the maintenance of Council's aquatic facilities.	Expenditure	2,661	2,149	2,677
		(Income)	-	-	-
		<b>Net Cost</b>	<b>2,661</b>	<b>2,149</b>	<b>2,677</b>
7. Strategic land use policy development	This service continues to review and maintain Council's planning scheme and sets the direction for land use planning within Yarra Ranges. This includes planning for the Kinley Estate.	Expenditure	1,292	1,460	1,777
		(Income)	(130)	(90)	(91)
		<b>Net Cost</b>	<b>1,162</b>	<b>1,370</b>	<b>1,686</b>
8. Statutory Building Services	Our building team ensures all buildings, both existing and proposed, comply with the Building Act and regulations. They can also assist with information about pool fencing, maintenance of fire safety equipment, general and technical advice, property information, copies of plans, landslip certificates, building complaints and Council Consent applications.	Expenditure	2,540	3,015	2,995
		(Income)	(912)	(772)	(804)
		<b>Net Cost</b>	<b>1,629</b>	<b>2,243</b>	<b>2,190</b>



Services	Description of services provided		2022/23	2023/24	2024/25
			Actual	Forecast	Budget
			\$'000	\$'000	\$'000
9. Capital works and strategic asset management	This service contributes to the management of Council's capital works program and management of Council's infrastructure assets across all infrastructure categories.	Expenditure	15,324	17,038	16,905
		(Income)	(107)	(0)	(0)
		<b>Net Cost</b>	<b>15,217</b>	<b>17,038</b>	<b>16,905</b>
10. Maintenance and renewal of plant and equipment to support services of the organisation	This service provides support to procuring, servicing and disposal of vehicles and both large and small plant that the organisation's services require to undertake their businesses effectively.	Expenditure	6,752	6,930	7,101
		(Income)	(65)	(258)	(105)
		<b>Net Cost</b>	<b>6,687</b>	<b>6,672</b>	<b>6,995</b>
11. Drainage Works	This service performs various tasks related to managing water flow and drainage systems.	Expenditure	3,411	3,211	3,680
		(Income)	(372)	(533)	(533)
		<b>Net Cost</b>	<b>3,040</b>	<b>2,678</b>	<b>3,147</b>
12. Planning permits, approvals, and advice	Assesses and provides advice and enforcement in relation to planning application approvals under the Yarra Ranges Planning Scheme and the related legislation.	Expenditure	5,441	6,251	6,158
		(Income)	(2,016)	(1,764)	(2,187)
		<b>Net Cost</b>	<b>3,425</b>	<b>4,487</b>	<b>3,971</b>
<b>Quality Infrastructure and Liveable Places Total</b>		Expenditure	56,824	59,987	63,757
		(Income)	(5,515)	(4,968)	(5,024)
		<b>Net Cost</b>	<b>51,309</b>	<b>55,019</b>	<b>58,733</b>

## Major initiatives

- Undertake and deliver integrated place planning for priority activity centres and town centres to achieve a coordinated community outcome across Yarra Ranges, in accordance with the Living Places Framework.

## Council Plan actions

- Improve our social infrastructure planning by working across council to integrate place, service, and infrastructure planning to meet the needs of our diverse communities and improve the unique places they live.
- Develop and implement a strategic approach for activating and providing functional and affordable community assets and spaces that are welcoming to all and support the wellbeing and connectedness of the community.
- Continue to evolve the maturity and sophistication of Council's Asset Management planning to ensure existing community infrastructure is renewed and maintained for the benefit of future generations.
- Activate, develop, and construct significant community facility projects across the municipality to respond to current and future community and social needs.
- Seal gravel roads in townships across the municipality enabled through funding provided by the Federal Government combined with landowner contributions to improve local amenity and liveability for the community.
- Complete the Lilydale Structure Plan and incorporate key actions into the Planning Scheme through an amendment to provide clear direction of the future land use, urban design, transport and access and landscaping forms for Lilydale.

- Integrate and strengthen the planning, maintenance, and management of community assets to ensure the needs and priorities of current and future communities are balanced against investment requirements and Council's ability to pay for them.
- Amend the planning scheme by using the outcomes of the reviewed Housing Strategy to ensure housing needs of the community are met, new housing is well designed, it provides for housing choice and improves neighbourhood character outcomes in residential areas.
- Plan, facilitate and develop urban renewal projects, including Lilydale Revitalisation project, Kinley re-development and Level Crossing Removal to facilitate the revitalisation of Lilydale. Ensuring alignment with Council's place making objectives of encouraging a vibrant, attractive, sustainable, healthy, and connected community.

## Strategic objective 3: Protected and enhanced natural environment

To achieve our objective of Protected and Enhanced Natural Environment, we will continue to strive for a healthier environment for future generations. The services, major initiatives, Council Plan actions, and key strategies to achieve objectives for each business area are described below.

### Services

Services	Description of services provided		2022/23	2023/24	2024/25
			Actual	Forecast	Budget
			\$'000	\$'000	\$'000
<b>2.3 Strategic Objective 3: Protected and Enhanced Natural Environment</b>					
1. Environmental education programs including a focus on schools	This service provides environmental education programs to our community, as well the Council's extensive school network.	Expenditure	350	349	360
		(Income)	(335)	(327)	(235)
		Net Cost	<b>15</b>	<b>22</b>	<b>125</b>
2. Weed reduction and replanting programs	Council has an active weed reduction and replanting service, in addition to running an ongoing weed removal program called Weed Wipeout, to help residents remove and dispose of weeds on their property.	Expenditure	973	1,144	1,252
		(Income)	(555)	(698)	(647)
		Net Cost	<b>418</b>	<b>446</b>	<b>606</b>
3. Biodiversity conservation	The Biodiversity Conservation Unit has responsibility for the protection and enhancement of the region's biodiversity values in line with National, State and Regional requirements. Conducts environmental assessments for planning permit applications (Council and community). Manages a system for biodiversity offsets and provides advice to landholders to enhance biodiversity.	Expenditure	1,533	2,314	1,964
		(Income)	(496)	(614)	(301)
		Net Cost	<b>1,037</b>	<b>1,699</b>	<b>1,663</b>
4. Support for friends and land care groups	This service provides grants and support for 'Friends of' groups and 'Land Care' groups across Council's parks, reserves and natural habitats.	Expenditure	726	1,691	669
		(Income)	(423)	(325)	(258)
		Net Cost	<b>303</b>	<b>1,366</b>	<b>411</b>
5. Waste management services	This service provides waste services to 59,708 general properties consisting of a weekly garbage collection, fortnightly recycling and green and hard waste collections for general properties only. We also provide services to over 2,751 commercial properties across the municipality which consist of twice weekly garbage collection, and fortnightly recycling collections. A core priority includes minimising the volume of material going to landfills through the coordination of education and management programs.	Expenditure	24,581	30,083	33,526
		(Income)	(25,265)	(30,487)	(33,430)
		Net Cost	<b>(684)</b>	<b>(404)</b>	<b>96</b>
6. Maintenance of bushland and natural open space	This service provides for the maintenance of Council's bushland and natural open spaces.	Expenditure	8,513	7,958	8,087
		(Income)	(41)	(17)	(17)
		Net Cost	<b>8,472</b>	<b>7,941</b>	<b>8,070</b>
7. Maintenance and redevelopment of sports fields, playspaces, parks and reserves	This service provides for the maintenance and redevelopment of Council's sports fields, playspaces, and parks and reserves.	Expenditure	10,672	10,978	11,023
		(Income)	(279)	(332)	(285)
		Net Cost	<b>10,393</b>	<b>10,646</b>	<b>10,739</b>
8. Environmental sustainability management	This service provides the management and administrative support for the environment and sustainability teams.	Expenditure	1,204	1,784	1,588
		(Income)	(0)	(397)	(408)
		Net Cost	<b>1,204</b>	<b>1,388</b>	<b>1,180</b>

Services	Description of services provided	2022/23	2023/24	2024/25	
		Actual	Forecast	Budget	
		\$'000	\$'000	\$'000	
9. Landfill Rehabilitation	This work typically involves reshaping, contouring and capping of the landfill, in association with ongoing management and regular monitoring of Leachate, Landfill Gas and Stormwater. This also includes the establishment of infrastructure to minimise and mitigate any potential onsite and offsite impacts to soil, ground and surface water and the atmosphere. The length of the process is indeterminable and may take many years, dependant on the nature of the site and material that was placed in the landfill and when the EPA determines no further rehabilitation is required.	Expenditure	3,985	95	1,595
		(Income)	-	-	-
		Net Cost	<b>3,985</b>	<b>95</b>	<b>1,595</b>
<b>Protected and Enhanced Natural Environment Total</b>		Expenditure	52,537	56,396	60,065
		(Income)	(27,394)	(33,198)	(35,580)
		Net Cost	<b>25,143</b>	<b>23,198</b>	<b>24,485</b>

## Major initiatives

- Ensure the plants, animals, and ecologies of Yarra Ranges that our community value so much, are supported and retained alongside us, in healthy landscapes by implementing the Nature Plan.
- Reduce our ecological footprint through our commitment to sourcing 100% renewable energy and help our communities to thrive in a changing climate through adaptive, resilient, and regenerative programs and projects.

## Council Plan actions

- Implement actions of the Liveable Climate Plan and shift to low carbon and renewable energy sources across all facilities, buildings, plant, and fleet to reduce Council's climate impact.
- Deliver actions of the Urban Tree Canopy Strategy and its implementation plan. Deliver the parks and reserves improvement program to enhance amenity, access and participation in public spaces and places.
- Implementation of the Community Waste & Resource Recovery Plan, develop education programs and pursue innovative waste processing technologies to maximise waste resource recovery for a more sustainable future.
- Continue to develop and support the capability of Environmental Volunteer Groups including seeking funding support to invest in our shared environment.
- Improve our green corridors to enable native wildlife movement across the landscape by investing in restoration and revegetation works on private and council land.

## Strategic objective 4: Vibrant economy, agriculture, and tourism

To achieve our objective of Vibrant Economy, Agriculture and Tourism, we will continue to ensure that our tourism, agriculture, health, manufacturing, and other industries are leading and dynamic. Strong investment and attraction underpin sustainable economic growth and job creation. The services, major initiatives, Council Plan actions, and key strategies to achieve objectives for each business area are described below.

### Services

Services	Description of services provided		2022/23	2023/24	2024/25
			Actual	Forecast	Budget
			\$'000	\$'000	\$'000
<b>2.4 Strategic Objective 4: Vibrant Economy, Agriculture, and Tourism</b>					
1. Facilitate tourism development and regional marketing	This service offers work across the tourism sector – a key segment of the Yarra Ranges economy to promote and develop the benefits that flow from tourism. Advocacy on developing latent tourism potential through eco and heritage tourism seeks to develop our tourism offer and deliver benefits to local communities. Yarra Ranges Tourism is a major partner and the service manages Council's Partnership Agreement with the Board.	Expenditure (Income) Net Cost	539 - <b>539</b>	491 - <b>491</b>	518 - <b>518</b>
2. Agribusiness support, business networks and sustainable business practices	Forums, industry networks, advocacy, training programs and investment attraction are promoted by this service. Strong employment opportunities are vital to our communities and the service works to facilitate vibrant local economies through relationship brokerage and networking.	Expenditure (Income) Net Cost	1,147 (218) <b>930</b>	1,533 (465) <b>1,067</b>	1,158 (24) <b>1,134</b>
<b>Vibrant Economy, Agriculture &amp; Tourism Total</b>		Expenditure (Income) Net Cost	1,687 (218) <b>1,469</b>	2,024 (465) <b>1,558</b>	1,676 (24) <b>1,652</b>

### Major initiatives

- Become a world class trails and eco-tourism destination through project development, delivery, advocacy and partnerships, including the delivery of the Ridges and Rivers projects.
- Implementing a “build back better” approach by actively promoting regenerative principles in economic recovery and adaptation efforts. Advocating for strategies that enhance community well-being and business sustainability.

### Council Plan actions

- Implement a plan that improves employment opportunities and mental health outcomes for everyone.
- Develop and deliver improvements to Council's network of recreational trails across the municipality to support improved recreational, health, social, and economic needs of the community and become a world class trails, agritourism and eco-tourism destination.
- Ongoing implementation of the Economic Development Strategy and finalisation and implementation of the Investment Attraction Plan, to create local jobs, business, and investment to deliver positive and sustainable economic community outcomes.
- Deliver key initiatives outlined in the Bayswater Business Precinct Transformation Strategy that create jobs, attracts future investment, and progresses the revitalisation of the Precinct, in association with Knox and Maroondah Councils.

- Raise the cultural profile of Yarra Ranges to drive creative industry development and cultural tourism spend via attracting and retaining new creative professionals and businesses and supporting existing creative professionals and businesses.
- Implement the relevant actions as indicated in Yarra Ranges Destination Management Plan to promote sustainable eco-tourism and infrastructure development while protecting our natural environment.

## Strategic objective 5: High performing organisation

To achieve our objective of High Performing Organisation, we will continue to strive towards an innovative and responsive organisation that listens and delivers quality and value for money services to our community. The services, major initiatives, Council Plan actions and key strategies to achieve objectives for each business area are described below.

### Services

Services	Description of services provided		2022/23 Actual \$'000	2023/24 Forecast \$'000	2024/25 Budget \$'000
<b>2.5 Strategic Objective 5: High Performing Organisation</b>					
1. Communications & Engagement	Keeping our community informed around local opportunities, services and initiatives and engaging with the community to help inform Council decision making and planning.	Expenditure (Income) Net Cost	1,658 - <b>1,658</b>	1,919 - <b>1,919</b>	1,470 - <b>1,470</b>
2. Customer Experience	This service leads the provision of front-line service, including delivery of five geographically dispersed Community Links across the municipality and Council's Contact Centre.	Expenditure (Income) Net Cost	3,681 (157) <b>3,524</b>	3,284 (64) <b>3,220</b>	3,912 (64) <b>3,848</b>
3. Financial management and reporting	This service provides financial management and reporting functions for Council, including the preparation of the Budget and the Annual Financial Statements.	Expenditure (Income) Net Cost	1,577 (3) <b>1,574</b>	1,790 - <b>1,790</b>	1,317 - <b>1,317</b>
4. Procurement, contracts and tendering	This service provides best practice procurement support to the organisation including tendering and collaborative procurement initiatives.	Expenditure (Income) Net Cost	1,140 - <b>1,140</b>	1,407 - <b>1,407</b>	1,353 - <b>1,353</b>
5. Strategy and Transformation	This service provides business support to Councillors for the development and reporting of the Council Plan, in addition to business plans across the organisation. It also leads our Business Excellence Program, a program of coordinated process improvement and innovation aligned to the nationally recognised business excellence framework. Also includes Council's advocacy program.	Expenditure (Income) Net Cost	3,146 - <b>3,146</b>	3,705 - <b>3,705</b>	3,360 - <b>3,360</b>
6. Information services	This service provides a range of different services and solutions related to the Information Management requirements of the Council including information technology, geographic information systems, records management, archives management, courier services, FOI, information privacy and an Electronic Document Management System (EDMS).	Expenditure (Income) Net Cost	9,524 (17) <b>9,507</b>	11,024 (309) <b>10,715</b>	9,548 (40) <b>9,508</b>
7. Rating and valuation services	This service provides the generation of rate notices, management of the rates database, including the fire services levy, and liaison and support of Council's Valuers.	Expenditure (Income) Net Cost	1,619 (780) <b>839</b>	1,188 (396) <b>792</b>	1,235 (387) <b>848</b>
8. Council governance & meeting procedures	This service provides leadership of Council's governance framework, including administration and operational support for Council and executive meetings, advice and guidance on legislative changes and requirements focusing on good governance initiatives. It also provides executive support to the CEO and Councillors ensuring a seamless approach to interactions within the organisation and the community.	Expenditure (Income) Net Cost	1,452 (54) <b>1,397</b>	1,555 (105) <b>1,450</b>	2,275 (105) <b>2,170</b>

Services	Description of services provided		2022/23	2023/24	2024/25
			Actual	Forecast	Budget
			\$'000	\$'000	\$'000
9. Occupational health and safety	This service provides support to the organisation in meeting requirements under the Occupational Health and Safety Act. Protecting the health and safety of employees, councillors, volunteers, contractors and visitors.	Expenditure	177	178	156
		(Income)	-	-	-
		Net Cost	<b>177</b>	<b>178</b>	<b>156</b>
10. Human resources, employee relations and organisational development	This service provides leadership and coordination of Council's human resources, workplace relations, payroll, and organisational development functions.	Expenditure	3,678	4,527	4,255
		(Income)	-	-	-
		Net Cost	<b>3,678</b>	<b>4,527</b>	<b>4,255</b>
11. Digital	This service supports Council to harness the opportunities that digital technology presents and to improve the way services are delivered to our community. This service also plays a vital role in improving and enhancing the way in which the organisation manages, shares and uses data to ensure Council's decisions are evidence-based.	Expenditure	375	453	612
		(Income)	-	-	-
		Net Cost	<b>375</b>	<b>453</b>	<b>612</b>
12. Risk management	This service provides risk management and insurance services to the organisation.	Expenditure	2,243	3,032	3,234
		(Income)	(23)	(40)	(16)
		Net Cost	<b>2,221</b>	<b>2,992</b>	<b>3,219</b>
<b>High Performing Organisation Total</b>		Expenditure	30,268	34,063	32,728
		(Income)	(1,032)	(915)	(611)
		Net Cost	<b>29,236</b>	<b>33,148</b>	<b>32,117</b>

## Council Plan actions

- Ensure Council's workforce reflects the community it serves by embedding the principles of total diversity and inclusion in our day-to-day leadership and share our experience and knowledge with the community.
- Improve trust and connection with Council through better community engagement and innovative approaches to communication.
- Develop and grow an organisational culture committed to delivering exceptional customer experience.
- Streamline internal Council processes and improve software systems to deliver more efficient services to our community.
- Increase the community's visibility, understanding of and access to Council's information and performance to improve accountability to the community.
- Provide additional digital platforms that the community can use to interact with increased accessibility and flexibility for our community.
- Consolidate and strengthen advocacy through evidence and stronger relationships to ensure other levels of government are effectively and efficiently engaged to support local services and programs.
- Adapt and improve our service delivery to ensure the measurable provision of both effective and efficient services that are supporting our municipality to rebuild resilience.



- Strengthen relationships and networks to support local community groups and build their capacity to be active in achieving community outcomes.

## 2.1 Reconciliation with budgeted operating result

	Surplus/ (Deficit)	Expenditure	Revenue
	\$'000	\$'000	\$'000
Connected and healthy communities	(23,090)	39,660	16,570
Quality infrastructure and liveable places	(58,733)	63,757	5,024
Protected and enhanced natural environment	(24,485)	60,065	35,580
Vibrant economy, agriculture and tourism	(1,652)	1,676	24
High performing organisation	(32,117)	32,728	611
<b>Total</b>	<b>(140,077)</b>	<b>197,886</b>	<b>57,809</b>
<b>Expenses added in:</b>			
Depreciation and amortisation	39,587		
Finance costs	1,546		
Other expenses/adjustments	675		
<b>Surplus/(Deficit) before funding sources</b>	<b>(181,885)</b>		
<b>Funding sources added in:</b>			
Rates and charges revenue	147,298		
Grants commission funding	16,892		
Capital grants	21,129		
Interest revenue	2,401		
Contributions – cash & non-monetary	6,113		
Other revenue	5,821		
<b>Total funding sources</b>	<b>199,654</b>		
<b>Operating surplus/(deficit) for the year</b>	<b>17,769</b>		

## 2.2 Service performance outcome indicators

The following table outlines the prescribed indicators of service performance and prescribed measures that must be included under the *Local Government Act 2020*. These are required to be reported against in the annual Performance Statement.

Service	Indicator	Performance Measure	Computation
Governance	Consultation and engagement	Satisfaction with community consultation and engagement. (Community satisfaction rating out of 100 with the consultation and engagement efforts of Council)	Community satisfaction rating out of 100 with how Council has performed on community consultation and engagement
Statutory planning	Service standard	Planning applications decided within required timeframes (percentage of regular and VicSmart planning application decisions made within legislated timeframes)	[Number of planning application decisions made within 60 days for regular permits and 10 days for VicSmart permits / Number of planning application decisions made] x100
Roads	Condition	Sealed local roads below the intervention level (percentage of sealed local roads that are below the renewal intervention level set by Council and not requiring renewal)	[Number of kilometres of sealed local roads below the renewal intervention level set by Council / Kilometres of sealed local roads] x100
Libraries	Participation	Library membership (percentage of the population that are registered library members)	[Number of registered library members / Population] x100
Waste management	Waste diversion	Kerbside collection waste diverted from landfill. (Percentage of recyclables and green organics collected from kerbside bins that is diverted from landfill)	[Weight of recyclables and green organics collected from kerbside bins / Weight of garbage, recyclables and green organics collected from kerbside bins] x100
Aquatic Facilities	Utilisation	Utilisation of aquatic facilities. (Number of visits to aquatic facilities per head of population)	Number of visits to aquatic facilities / Population
Animal Management	Health and safety	Animal management prosecutions. (Percentage of animal management prosecutions which are successful)	Number of successful animal management prosecutions / Total number of animal management prosecutions
Food safety	Health and safety	Critical and major non-compliance outcome notifications. (Percentage of critical and major non-compliance outcome notifications that are followed up by Council)	[Number of critical non-compliance outcome notifications and major non-compliance outcome notifications about a food premises followed up / Number of critical non-compliance outcome notifications and major non-compliance outcome notifications about food premises] x100
Maternal and Child Health	Participation	Participation in the MCH service. (Percentage of children enrolled who participate in the MCH service)	[Number of children who attend the MCH service at least once (in the financial year) / Number of children enrolled in the MCH service] x100
		Participation in MCH service by Aboriginal children	Percentage of Aboriginal children enrolled who participate in the MCH service

### 3. Financial statements

This section presents information regarding the Financial Statements and Statement of Human Resources. The budget information for the financial year 2024-25 has been supplemented with projections to 2027-28.

This section includes the following financial statements prepared in accordance with the *Local Government Act 2020* (the Act) and the *Local Government (Planning and Reporting) Regulations 2020* (the Regulations).

- 3.1 Comprehensive income statement
- 3.2 Balance sheet
- 3.3 Statement of changes in equity
- 3.4 Statement of cash flows
- 3.5 Statement of capital works
- 3.6 Statement of human resources

#### **Pending accounting standards**

The 2024-25 budget has been prepared based on the accounting standards applicable at the date of preparation. Pending accounting standards that will be in effect from the 2024-25 financial year have not been considered in the development of the budget.

### 3.1 Comprehensive income statement

For the four years ending 30 June 2028

	NOTES	Forecast	Budget	Projections		
		2023/24 \$'000	2024/25 \$'000	2025/26 \$'000	2026/27 \$'000	2027/28 \$'000
<b>Income / Revenue</b>						
Rates and charges	4.1.1	175,916	182,151	187,573	193,808	200,148
Statutory fees and fines	4.1.2	2,922	3,761	3,911	4,029	4,150
User fees	4.1.3	6,587	6,394	9,650	11,940	12,298
Grants – operating	4.1.4	39,604	29,250	28,874	29,740	32,164
Grants – capital	4.1.4	34,109	21,129	11,078	5,802	6,582
Contributions - monetary	4.1.5	3,231	3,113	3,710	3,235	3,332
Contributions - non-monetary	4.1.5	3,000	3,000	3,000	3,000	3,000
Other income	4.1.6	4,724	4,117	4,471	4,354	4,042
<b>Total income / revenue</b>		270,093	252,915	252,267	255,908	265,716
<b>Expenses</b>						
Employee costs	4.1.7	82,819	80,230	81,682	83,724	85,817
Materials and services	4.1.8	102,412	104,814	107,071	110,284	113,592
Depreciation	4.1.9	35,883	36,675	38,297	40,861	42,591
Amortisation - intangible assets	4.1.10	346	335	353	371	391
Depreciation - right of use assets	4.1.11	2,441	2,577	2,521	2,566	2,515
Bad and doubtful debts - allowance for impairment losses		68	64	66	68	70
Borrowing costs		130	672	1,084	813	731
Finance costs – leases		739	874	823	728	1,254
Other expenses	4.1.12	9,075	8,905	9,261	9,539	9,825
<b>Total expenses</b>		233,913	235,146	241,158	248,954	256,786
<b>Surplus/(deficit) for the year</b>		36,180	17,769	11,109	6,954	8,930
<b>Total other comprehensive income</b>		(1,932)	-	-	-	-
<b>Total comprehensive result</b>		34,248	17,769	11,109	6,954	8,930
<b>Adjusted underlying result (deficit)</b>		(592)	(3,453)	(538)	1,152	2,348

## 3.2 Balance sheet

For the four years ending 30 June 2028

	NOTES	Forecast	Budget	Projections		
		2023/24 \$'000	2024/25 \$'000	2025/26 \$'000	2026/27 \$'000	2027/28 \$'000
<b>Assets</b>						
<b>Current assets</b>						
Cash and cash equivalents		78,242	97,570	66,242	64,003	62,219
Trade and other receivables		42,403	41,833	42,409	43,470	44,931
Prepayments		-				
Other assets		12,561	13,970	13,850	13,763	13,810
<b>Total current assets</b>	4.2.1	133,206	153,373	122,501	121,236	120,960
<b>Non-current assets</b>						
Trade and other receivables		2,383	2,383	2,383	2,383	2,383
Investments in associates, joint arrangement, and subsidiaries		2,550	2,550	2,550	2,550	2,550
Property, infrastructure, plant & equipment		1,393,039	1,429,997	1,452,405	1,460,247	1,469,038
Right-of-use assets	4.2.4	17,404	15,617	14,258	11,948	9,689
Intangible assets		3,175	2,840	2,487	2,116	1,725
<b>Total non-current assets</b>	4.2.1	1,418,551	1,453,387	1,474,083	1,479,244	1,485,385
<b>Total assets</b>		1,551,757	1,606,760	1,596,584	1,600,480	1,606,345
<b>Liabilities</b>						
<b>Current liabilities</b>						
Trade and other payables		30,518	31,061	31,722	32,640	33,493
Trust funds and deposits		14,802	14,802	14,802	14,802	14,802
Contract and other liabilities		46,000	46,000	46,000	46,000	46,000
Provisions		16,500	15,056	15,319	15,589	15,866
Interest-bearing loans and borrowings	4.2.3	643	2,593	2,045	2,045	2,045
Lease liabilities	4.2.4	2,207	1,958	2,313	2,074	2,074
<b>Total current liabilities</b>	4.2.2	110,670	111,470	112,201	113,150	114,280
<b>Non-current liabilities</b>						
Provisions		6,844	8,647	8,752	8,861	8,974
Interest-bearing loans and borrowings	4.2.3	-	36,766	15,762	13,717	11,672
Lease liabilities	4.2.4	15,197	13,659	11,945	9,874	7,616
<b>Total non-current liabilities</b>	4.2.2	22,041	59,072	36,459	32,453	28,262
<b>Total liabilities</b>		132,211	170,543	148,660	145,603	142,542
<b>Net assets</b>		1,419,046	1,436,217	1,447,924	1,454,877	1,463,803
<b>Equity</b>						
Accumulated surplus		672,789	689,960	701,667	708,619	717,546
Reserves		746,257	746,257	746,257	746,257	746,257
<b>Total equity</b>		1,419,046	1,436,217	1,447,924	1,454,877	1,463,803

### 3.3 Statement of changes in equity

For the four years ending 30 June 2028

	NOTES	Total \$'000	Accumulated Surplus \$'000	Revaluation Reserve \$'000	Other Reserves \$'000
<b>2023-24 Forecast</b>					
Balance at beginning of the financial year		1,384,798	638,541	733,256	13,001
Surplus/(deficit) for the year		34,248	34,248	-	-
Net asset revaluation increment/(decrement)		-	-	-	-
Transfers to/from other reserves		-	-	-	-
<b>Balance at end of the financial year</b>		<b>1,419,046</b>	<b>672,789</b>	<b>733,256</b>	<b>13,001</b>
<b>2024-25 Budget</b>					
Balance at beginning of the financial year		1,419,046	672,789	733,256	13,001
Surplus/(deficit) for the year		17,769	17,769	-	-
Net asset revaluation increment/(decrement)		-	-	-	-
Transfers to/from other reserves	4.3.1	-	-	-	-
<b>Balance at end of the financial year</b>	4.3.2	<b>1,436,815</b>	<b>690,558</b>	<b>733,256</b>	<b>13,001</b>
<b>2025-26</b>					
Balance at beginning of the financial year		1,436,815	690,558	733,256	13,001
Surplus/(deficit) for the year		11,109	11,109	-	-
Net asset revaluation increment/(decrement)		-	-	-	-
Transfers to/from other reserves		-	-	-	-
<b>Balance at end of the financial year</b>		<b>1,447,924</b>	<b>701,667</b>	<b>733,256</b>	<b>13,001</b>
<b>2026-27</b>					
Balance at beginning of the financial year		1,447,924	701,667	733,256	13,001
Surplus/(deficit) for the year		6,954	6,954	-	-
Net asset revaluation increment/(decrement)		-	-	-	-
Transfers to/from other reserves		-	-	-	-
<b>Balance at end of the financial year</b>		<b>1,454,878</b>	<b>708,621</b>	<b>733,256</b>	<b>13,001</b>
<b>2027-28</b>					
Balance at beginning of the financial year		1,454,878	708,621	733,256	13,001
Surplus/(deficit) for the year		8,930	8,930	-	-
Net asset revaluation increment/(decrement)		-	-	-	-
Transfers to/from other reserves		-	-	-	-
<b>Balance at end of the financial year</b>		<b>1,463,808</b>	<b>717,551</b>	<b>733,256</b>	<b>13,001</b>

### 3.4 Statement of cash flows

For the four years ending 30 June 2028

	Notes	Forecast	Budget	Projections		
		2023/24	2024/25	2025/26	2026/27	2027/28
		\$'000	\$'000	\$'000	\$'000	\$'000
		Inflows (Outflows)	<b>Inflows (Outflows)</b>	Inflows (Outflows)	Inflows (Outflows)	Inflows (Outflows)
<b>Cash flows from operating activities</b>						
Rates and charges		170,326	<b>182,616</b>	185,901	191,792	198,195
Statutory fees and fines		2,922	<b>4,141</b>	4,288	4,421	4,554
User fees		7,246	<b>7,040</b>	10,320	12,925	13,497
Grants - operating		39,604	<b>29,279</b>	28,901	29,666	31,968
Grants - capital		34,109	<b>21,150</b>	11,902	6,234	6,519
Contributions - monetary		2,500	<b>3,020</b>	3,141	3,235	3,332
Interest received		3,041	<b>2,401</b>	2,687	2,517	2,150
Trust funds and deposits taken		7,698	-	-	-	-
Other receipts		2,582	<b>2,296</b>	2,841	2,382	2,401
Net GST refund / payment		14,801	<b>15,502</b>	15,525	14,434	14,861
Employee costs		(82,819)	<b>(79,756)</b>	(81,195)	(83,179)	(85,278)
Materials and services		(112,653)	<b>(114,882)</b>	(116,638)	(119,774)	(123,437)
Other payments		(8411)	<b>(9,781)</b>	(10,155)	(10,468)	(10,784)
<b>Net cash provided by/(used in) operating activities</b>	4.4.1	80,946	<b>63,026</b>	57,518	54,185	57,978
<b>Cash flows from investing activities</b>						
Payments for property, infrastructure, plant, and equipment		(89,773)	<b>(77,696)</b>	(63,462)	(50,272)	(53,217)
Proceeds from sale of property, infrastructure, plant, and equipment		64	-	-	-	-
Proceeds from sale of property, infrastructure, plant, and equipment		-	-	-	-	-
Payments for investment property		-	-	-	-	-
Proceeds from investment property		1,011	-	-	-	-
Payments for intangible assets		-	-	-	-	-
Proceeds from intangible assets		-	-	-	-	-
Payments for investments		-	-	-	-	-
<b>Net cash provided by/ (used in) investing activities</b>	4.4.2	(88,698)	<b>(77,696)</b>	(63,462)	(50,272)	(53,217)
<b>Cash flows from financing activities</b>						
Finance costs		(130)	<b>(672)</b>	(1,084)	(813)	(731)
Proceeds from borrowings		-	<b>39,360</b>	-	-	-
Repayment of borrowings		(1,846)	<b>(1,239)</b>	(2,045)	(2,045)	(2,045)
Interest paid - lease liability		(739)	<b>(874)</b>	(823)	(728)	(1,254)
Repayment of lease liabilities		(2,441)	<b>(2,577)</b>	(2,521)	(2,566)	(2,515)
<b>Net cash provided by/(used in) financing activities</b>	4.4.3	(5,156)	<b>33,998</b>	(6,473)	(6,152)	(6,545)
Net increase/(decrease) in cash & cash equivalents		(12,908)	<b>19,382</b>	(12,417)	(2,239)	(1,784)
Cash and cash equivalents at the beginning of the financial year		91,150	<b>78,242</b>	78,659	66,242	64,003
<b>Cash and cash equivalents at the end of the financial year</b>		78,242	<b>97,570</b>	66,242	64,003	62,219

### 3.5 Statement of capital works

For the four years ending 30 June 2028

	NOTES	Forecast	Budget	Projections		
		2023/24	2024/25	2025/26	2026/27	2027/28
		\$'000	\$'000	\$'000	\$'000	\$'000
<b>Property</b>						
Land		697	-	-	-	-
<b>Total land</b>		697	-	-	-	-
Buildings		13,357	7,413	-	-	296
Building improvements		3,926	6,501	3,091	3,175	3,313
<b>Total buildings</b>		17,283	13,914	3,091	3,175	3,609
<b>Total property</b>		17,980	13,914	3,091	3,175	3,609
<b>Plant and equipment</b>						
Plant, machinery and equipment		3,627	2,282	3,122	2,735	2,810
Fixtures, fittings, and furniture		18	19	19	20	20
Computers and telecommunications		2,171	2,488	374	385	573
<b>Total plant and equipment</b>		5,816	4,789	3,515	3,140	3,403
<b>Infrastructure</b>						
Roads		25,054	18,934	15,336	10,080	10,064
Bridges		1,986	466	262	269	277
Footpaths and cycleways		1,078	1,982	3,307	2,647	2,699
Drainage		1,714	3,738	3,491	2,743	2,629
Recreational, leisure and community facilities		8,222	5,194	2,330	1,847	1,802
Parks, open space and streetscapes		14,005	13,413	12,795	3,888	1,359
Off street car parks		467	380	390	401	412
Other infrastructure		5,291	5,509	13,188	17,513	22,128
<b>Total infrastructure</b>		57,817	49,616	51,099	39,388	41,370
<b>Total capital works expenditure</b>	4.5.1	81,613	68,319	57,705	45,703	48,382
<b>Represented by:</b>						
New asset expenditure		23,914	20,970	17,028	7,317	4,458
Asset renewal expenditure		25,718	27,873	35,588	35,427	39,382
Asset expansion expenditure		5,979	569	1,001	1,015	929
Asset upgrade expenditure		26,002	18,907	4,088	3,944	3,491
<b>Total capital works expenditure</b>	4.5.1	81,613	68,319	57,705	45,703	48,382
<b>Funding sources represented by:</b>						
Grants		34,109	21,129	8,761	4,096	2,146
Contributions		4,915	1,609	590	-	-
Council cash		42,589	25,134	48,354	41,607	46,236
Borrowings		-	20,448	-	-	-
<b>Total capital works expenditure</b>	4.5.1	81,613	68,319	57,705	45,703	48,382



### 3.6 Statement of human resources

For the four years ending 30 June 2028

	Forecast	Budget	Projections		
	2023/24	2024/25	2025/26	2026/27	2027/28
	\$'000	\$'000	\$'000	\$'000	\$'000
<b>Staff expenditure</b>					
Employee costs – operating *	82,819	<b>80,230</b>	81,682	83,724	85,817
Employee costs – capital	6,789	<b>7,023</b>	7,199	7,379	7,563
<b>Total staff expenditure</b>	<b>89,608</b>	<b>87,253</b>	<b>88,881</b>	<b>91,103</b>	<b>93,380</b>
	FTE	<b>FTE</b>	FTE	FTE	FTE
<b>Staff numbers</b>					
Employees	772	<b>745</b>	739	739	739
<b>Total staff numbers</b>	<b>772</b>	<b>745</b>	<b>739</b>	<b>739</b>	<b>739</b>

\* Note: included in Budget 2024-25 and future years is an allowance for vacancies and conclusion of fixed term positions

A summary of human resources expenditure categorised according to the organisational structure of Council is included below:

Department	Comprises				
	Budget	Permanent		Casual	Temporary
	2024/25	Full Time	Part time		
	\$'000	\$'000	\$'000	\$'000	\$'000
Communities	<b>21,370</b>	11,758	6,346	907	2,360
Corporate Services	<b>16,488</b>	12,186	1,934	225	2,143
Built Environment and Infrastructure	<b>22,794</b>	18,713	501	0	3,580
Office of the CEO	<b>2,574</b>	2,342	106	0	126
Planning and Sustainable Futures	<b>16,383</b>	11,790	1,333	0	3,261
Recovery & Response	<b>621</b>				621
<b>Total permanent staff expenditure</b>	<b>80,230</b>	<b>56,788</b>	<b>10,220</b>	<b>1,132</b>	<b>12,090</b>
Other employee related expenditure	-				
Capitalised labour costs	<b>7,023</b>				
<b>Total expenditure</b>	<b>87,253</b>				

A summary of the number of full time equivalent (FTE) Council staff in relation to the above expenditure is included below:

Department	Budget	Comprises		Casual	Temporary
	2024/25	Permanent	Part time		
		Full Time			
Communities	<b>204</b>	105	66	10	23
Corporate Services	<b>150</b>	106	21	3	21
Built Environment and Infrastructure	<b>218</b>	179	5	-	34
Office of the CEO	<b>18</b>	16	1	-	1
Planning and Sustainable Futures	<b>148</b>	101	12	-	35
Recovery & Response	<b>6</b>	-	-	-	6
<b>Total staff</b>	<b>745</b>	<b>507</b>	<b>105</b>	<b>13</b>	<b>120</b>

## Summary of planned human resources

Expenditure for the four years ending 30 June 2028

	2024/25	2025/26	2026/27	2027/28
	\$'000	\$'000	\$'000	\$'000
<b>Communities</b>				
Permanent - Full time	11,758	12,129	12,653	13,074
Women	9,519	9,635	9,875	10,122
Men	2,239	2,495	2,659	2,830
Persons of self-described gender	-	-	118	121
Permanent - Part time	6,346	6,576	6,691	6,819
Women	5,514	5,652	5,570	5,595
Men	832	924	1,020	1,120
Persons of self-described gender	-	-	101	104
<b>Total Communities</b>	<b>18,103</b>	<b>18,705</b>	<b>19,344</b>	<b>19,893</b>
<b>Built Environment &amp; Infrastructure</b>				
Permanent - Full time	18,718	19,406	19,785	19,939
Women	5,587	5,838	5,984	6,133
Men	13,131	13,569	13,689	13,576
Persons of self-described gender	-	-	112	230
Permanent - Part time	501	514	526	540
Women	440	451	463	474
Men	61	62	64	65
Persons of self-described gender	-	-	-	-
<b>Total Built Environment &amp; Infrastructure</b>	<b>19,219</b>	<b>19,920</b>	<b>20,312</b>	<b>20,479</b>
<b>Corporate Services</b>				
Permanent - Full time	12,186	12,471	12,762	13,051
Women	8,715	8,805	8,893	8,846
Men	3,471	3,666	3,869	4,079
Persons of self-described gender	-	-	-	126
Permanent - Part time	1,934	2,082	2,134	2,187
Women	1,753	1,896	1,944	1,992
Men	181	186	191	195
Persons of self-described gender	-	-	-	-
<b>Total Corporate Services</b>	<b>14,120</b>	<b>14,553</b>	<b>14,896</b>	<b>15,239</b>
<b>Office of the CEO</b>				
Permanent - Full time	2,342	2,365	2,387	2,409
Women	1,893	1,781	1,661	1,534
Men	449	584	726	874
Persons of self-described gender	-	-	-	-
Permanent - Part time	106	109	111	114
Women	106	109	111	114
Men	-	-	-	-
Persons of self-described gender	-	-	-	-
<b>Total Office of the CEO</b>	<b>2,448</b>	<b>2,473</b>	<b>2,498</b>	<b>2,523</b>
<b>Planning &amp; Sustainable Futures</b>				
Permanent - Full time	11,790	12,316	13,185	14,207
Women	6,107	6,373	6,971	7,583
Men	5,683	5,944	6,214	6,494
Persons of self-described gender	-	-	-	129
Permanent - Part time	1,333	1,459	1,591	1,929
Women	960	886	807	724
Men	373	574	784	1,205
Persons of self-described gender	-	-	-	-
<b>Total Planning &amp; Sustainable Futures</b>	<b>13,123</b>	<b>13,776</b>	<b>14,776</b>	<b>16,136</b>

	2024/25	2025/26	2026/27	2027/28
	\$'000	\$'000	\$'000	\$'000
Casuals, temporary and other expenditure	13,222	12,316	11,821	11,422
Capitalised labour costs	7,023	7,199	7,379	7,563
<b>Total staff expenditure</b>	<b>87,253</b>	<b>88,881</b>	<b>91,102</b>	<b>93,380</b>

## Staff numbers for the four years ending 30 June 2028

	2024/25	2025/26	2026/27	2027/28
	FTE	FTE	FTE	FTE
<b>Communities</b>				
Permanent - Full time	105	105	108	109
Women	81	80	81	81
Men	24	25	26	27
Persons of self-described gender	-	-	1	1
Permanent - Part time	67	68	68	68
Women	53	53	51	50
Men	13	14	15	16
Persons of self-described gender	-	-	1	1
<b>Total Communities</b>	<b>172</b>	<b>173</b>	<b>176</b>	<b>177</b>
<b>Corporate Services</b>				
Permanent - Full time	106	106	106	106
Women	72	71	70	68
Men	34	35	36	37
Persons of self-described gender	-	-	-	1
Permanent - Part time	21	21	21	21
Women	18	19	19	19
Men	2	2	2	2
Persons of self-described gender	-	-	-	-
<b>Total Corporate Services</b>	<b>127</b>	<b>127</b>	<b>127</b>	<b>127</b>
<b>Built Environment &amp; Infrastructure</b>				
Permanent - Full time	119	121	123	125
Women	35	36	36	36
Men	84	85	86	87
Persons of self-described gender	-	-	1	2
Permanent - Part time	5	5	5	5
Women	4	4	4	4
Men	1	1	1	1
Persons of self-described gender	-	-	-	-
<b>Total Environment &amp; Infrastructure</b>	<b>124</b>	<b>126</b>	<b>128</b>	<b>130</b>
<b>Office of the CEO</b>				
Permanent - Full time	16	16	16	16
Women	12	11	10	9
Men	4	5	6	7
Persons of self-described gender	-	-	-	-
Permanent - Part time	1	1	1	1
Women	1	1	1	1
Men	-	-	-	-
Persons of self-described gender	-	-	-	-
<b>Total Office of the CEO</b>	<b>17</b>	<b>17</b>	<b>17</b>	<b>17</b>
<b>Planning &amp; Sustainable Futures</b>				
Permanent - Full time	101	103	104	106
Women	52	53	53	53
Men	49	50	51	52
Persons of self-described gender	-	-	-	1
Permanent - Part time	12	12	12	13
Women	10	9	8	7
Men	2	3	4	6
Persons of self-described gender	-	-	-	-
<b>Total Planning &amp; Sustainable Futures</b>	<b>113</b>	<b>115</b>	<b>116</b>	<b>119</b>
<b>Casuals and temporary staff</b>	<b>133</b>	<b>121</b>	<b>115</b>	<b>109</b>
<b>Capitalised labour</b>	<b>60</b>	<b>60</b>	<b>60</b>	<b>60</b>
<b>Total staff numbers</b>	<b>745</b>	<b>739</b>	<b>739</b>	<b>739</b>

## Notes to the financial statements

This section presents analysis on material components of the financial statements.

- 4.1 Comprehensive income statement
- 0 Balance sheet
- 4.3 Statement of changes in equity
- 4.4 Statement of cash flows
- 4.5 Statement of capital works

## 4.1 Comprehensive income statement

### Rates and charges

Rates and charges are required by the *Local Government Act 2020* (the Act) and the Regulations to be disclosed in Council's budget.

As per the Act, Council is required to have a Revenue and Rating Plan which is a four-year plan for how Council will generate income to deliver the Council Plan, program and services and capital works commitments over a four-year period.

In developing the Budget, rates and charges were identified as an important source of revenue. Planning for future rate increases has therefore been an important component of the financial planning process. The Fair Go Rates System (FGRS) sets out the maximum amount councils may increase rates in a year. For 2024-25 the FGRS cap has been set at 2.75%. The cap applies to both general rates and municipal charges and is calculated on the basis of Council's average rates and charges.

The level of required rates and charges has been considered in this context, with reference to Council's other sources of income and the planned expenditure on services and works to be undertaken for the community.

To achieve these objectives while maintaining service levels and a strong capital expenditure program, the average general rate will increase by 2.75% in line with the rate cap. The change from 2023-24 of 3.9% includes additional supplementary rates charged during the year in excess of the forecasted amount of \$1.160 million. For increases in average rates paid per property, refer to section 4.1.1 (l).

This will raise total rates and charges for 2024-25 to \$183.3 million.

4.1.1(a) The reconciliation of the total rates and charges to the Comprehensive Income Statement is as follows:

	2023/24 Forecast	2024/25 Budget	Change	%
	\$'000	\$'000	\$'000	
General Rates *	141,101	146,217	5,494	3.9%
Supplementary Rates	757	1,160	25	3.3%
Garbage and service charges	29,742	33,336	3,594	12.1%
Special Rates and charges	4,173	1,438	(2,735)	-65.5%
Sub total before interest on rates and charges	175,916	182,151	6,378	3.6%
Interest on rates and charges (included in other income)	643	1,156	513	79.7%
<b>Total rates and charges</b>	176,416	183,307	6,891	3.9%

\*These items are subject to the rate cap established under the FGRS

4.1.1(b) The rate in the dollar to be levied as general rates under Section 158 of the Act for each type or class of land compared with the previous financial year.

Type or class of land	2023/24	2024/25	Change
	cents/\$CIV*	cents/\$CIV*	
General rate for rateable residential properties	0.25069	<b>0.24943</b>	<b>-0.50%</b>
General rate for rateable commercial properties	0.37604	<b>0.37415</b>	<b>-0.50%</b>
General rate for rateable industrial properties	0.37604	<b>0.37415</b>	<b>-0.50%</b>
General rate for rateable farming properties	0.17548	<b>0.17460</b>	<b>-0.50%</b>
General rate for rateable recreational/cultural properties	0.15041	<b>0.14966</b>	<b>-0.50%</b>
General rate for rateable vacant properties	0.25069	<b>0.24943</b>	<b>-0.50%</b>

4.1.1(c) The estimated total amount to be raised by general rates in relation to each type or class of land, and the estimated total amount to be raised by general rates, compared with the previous financial year.

Type or class of land	2023/24	2024/25	Change	
	\$'000	\$'000	\$'000	%
Residential	122,759	<b>126,918</b>	4,159	<b>3.39%</b>
Commercial	8,446	<b>8,970</b>	524	<b>6.21%</b>
Industrial	4,341	<b>4,735</b>	395	<b>9.09%</b>
Farming	5,443	<b>5,479</b>	37	<b>0.67%</b>
Recreational / Cultural	78	<b>76</b>	3	<b>9.42%</b>
Vacant Land	34	<b>37</b>	-2	<b>-2.24%</b>
<b>Total amount to be raised by general rates</b>	<b>141,101</b>	<b>146,215</b>	<b>5,116</b>	<b>3.89%</b>

4.1.1(d) The number of assessments in relation to each type or class of land, and the total number of assessments, compared with the previous financial year.

Type or class of land	2023/24	2024/25	Change	
	Number	Number	Number	%
Residential	62,059	<b>62,449</b>	390	<b>0.63%</b>
Commercial	2,334	<b>2,344</b>	10	<b>0.43%</b>
Industrial	1,074	<b>1,085</b>	11	<b>1.02%</b>
Farming	1,599	<b>1,568</b>	(31)	<b>(1.94%)</b>
Recreational /Cultural	13	<b>13</b>	-	<b>0.0%</b>
Vacant Land	329	<b>328</b>	(1)	<b>0.30%</b>
<b>Total number of assessments</b>	<b>67,408</b>	<b>67,787</b>	<b>379</b>	<b>0.56%</b>

4.1.1(e) The basis of valuation to be used is the Capital Improved Value (CIV).

4.1.1(f) The estimated total value of each type or class of land, and the estimated total value of land, compared with the previous financial year.

Type or class of land	2023/24	2024/25	Change	
	\$'000	\$'000	\$'000	%
Residential	48,985,830	<b>50,883,276</b>	1,897,446	3.87%
Commercial	2,245,993	<b>2,397,555</b>	151,562	6.75%
Industrial	1,154,490	<b>1,265,710</b>	111,220	9.63%
Farming	3,101,623	<b>3,138,405</b>	36,782	1.19%
Recreational /Cultural	52,500	<b>50,950</b>	(1,550)	(2.95%)
Vacant Land	13,427	<b>14,915</b>	1,488	11.08%
<b>Total value of land</b>	<b>55,553,863</b>	<b>57,750,811</b>	<b>2,196,948</b>	<b>3.95%</b>

Property valuations for rating purposes will be as per general valuations dated 1 January 2024.

Valuation data is based on preliminary valuations received from the Valuer General in March 2023. This was reviewed and updated, as required, following confirmation of true and correct valuation data, for supplementary valuations to 2023/2024 levels, completed by the Valuer General of Victoria up to 20 June 2024.

4.1.1(g) The municipal charge under Section 159 of the Act compared with the previous financial year.

Yarra Ranges Council does not apply a municipal charge.

4.1.1(h) The estimated total amount to be raised by municipal charges compared with the previous financial year.

Yarra Ranges Council does not apply a municipal charge.

4.1.1(i) The rate or unit amount to be levied for each type of service rate or charge under Section 162 of the Act compared with the previous financial year.

The waste service charges are not included in the Essential Services Commission's rate capping framework and has been calculated based on a full cost recovery model.

In March 2024 new State Government Guidelines were introduced which detail what can and cannot be included in the waste charge. We have already made some adjustments to reduce our waste charge to residents from 1 July 2024 and we will consider other changes in the coming years.

The Victorian State Government introduced new legislation for local councils to move to a circular economy plan by introducing changes to the way we collect kerbside waste, with the introduction of FOGO bins (Food Organics, Garden Organics) and the introduction of glass recycling. Yarra Ranges Council's adoption of FOGO was part of our ongoing commitment to reducing waste and greenhouse gases. Reducing the amount sent to landfill helps minimise future landfill charges for the disposal of organic waste, for a cleaner, greener community. The FOGO transition commenced 1 October 2023, and the 2024-25 year includes a full year of FOGO, whereas 2023-24 included 9 months of the new initiative.



Type of Charge	Per Rateable Property	Per Rateable Property	Change	
	2023/24	2024/25	\$	%
	\$	\$	\$	%
Additional FOGO 120L (Inc Full Year FOGO)	125.00	<b>175.00</b>	50	<b>40%</b>
Additional FOGO 240L (Inc Full Year FOGO)	140.00	<b>190.00</b>	50	<b>35.7%</b>
Additional Recycling 240L	79.00	<b>80.00</b>	1	<b>1.3%</b>
Additional Rubbish 120L	168.00	<b>135.00</b>	(33)	<b>(19.6%)</b>
Minimal Waste Charge	96.00	<b>112.00</b>	16	<b>16.7%</b>
Non-Residential Waste Service 1 - 240L FOGO bin, 240L Recycling bin, 120L Rubbish bin	385.00	<b>419.00</b>	34	<b>8.8%</b>
Non-Residential Waste Service 2 - 240L FOGO bin, 240L Recycling bin, 80L Rubbish bin	370.00	<b>404.00</b>	34	<b>9.2%</b>
Non-Residential Waste Service 3 - 240L FOGO bin, 120L Recycling bin, 120L Rubbish bin	370.00	<b>404.00</b>	34	<b>9.2%</b>
Non-Residential Waste Service 4 - 240L FOGO bin, 120L Recycling bin, 80L Rubbish bin	355.00	<b>389.00</b>	34	<b>9.6%</b>
Non-Residential Waste Service 5 - 120L FOGO, 240L Recycling bin, 120L Rubbish bin	370.00	<b>394.00</b>	24	<b>6.5%</b>
Non-Residential Waste Service 6 - 120L FOGO, 240L Recycling bin, 80L Rubbish bin	355.00	<b>389.00</b>	34	<b>9.6%</b>
Non-Residential Waste Service 7 - 120L FOGO, 120L Recycling bin, 120L Rubbish bin	355.00	<b>389.00</b>	34	<b>9.6%</b>
Non-Residential Waste Service 8 - 120L FOGO, 120L Recycling bin, 80L Rubbish bin	340.00	<b>374.00</b>	34	<b>10.0%</b>
Residential Waste Service 1 - 240L FOGO bin, 240L Recycling bin, 120L Rubbish bin, Hard & Green Waste Collection	459.00	<b>507.00</b>	48	<b>10.5%</b>
Residential Waste Service 2 - 240L FOGO bin, 240L Recycling bin, 80L Rubbish bin, Hard & Green Waste Collection	444.00	<b>492.00</b>	48	<b>10.8%</b>
Residential Waste Service 3 - 240L FOGO bin, 120L Recycling bin, 120L Rubbish bin, Hard & Green Waste Collection	444.00	<b>492.00</b>	48	<b>10.8%</b>
Residential Waste Service 4 - 240L FOGO bin, 120L Recycling bin, 80L Rubbish bin, Hard & Green Waste Collection	429.00	<b>477.00</b>	48	<b>11.2%</b>
Residential Waste Service 5 - 120L FOGO bin, 240L Recycling bin, 120L Rubbish bin, Hard & Green Waste Collection	444.00	<b>492.00</b>	48	<b>10.8%</b>
Residential Waste Service 6 - 120L FOGO, 240L Recycling bin, 80L Rubbish bin, Hard & Green Waste Collection	429.00	<b>477.00</b>	48	<b>11.2%</b>
Residential Waste Service 7 - 120L FOGO, 120L Recycling bin, 120L Rubbish bin, Hard & Green Waste Collection	429.00	<b>477.00</b>	48	<b>11.2%</b>
Residential Waste Service 8 - 120L FOGO, 120L Recycling bin, 80L Rubbish bin, Hard & Green Waste Collection	414.00	<b>462.00</b>	48	<b>11.6%</b>

4.1.1(j) The estimated total amount to be raised by each type of service rate or charge, and the estimated total amount to be raised by service rates and charges, compared with the previous financial year.

Type of Charge	2023/24	2024/25	Change	
	\$	\$	\$	%
Additional FOGO 240L (Inc Full Year FOGO)	446	557	111	24.9%
Additional Recycling 240L	508	474	(34)	(6.7%)
Additional Rubbish 120L	768	736	(32)	(4.2%)
Minimal Waste Charge	17	31	14	82.3%
Non-Residential Waste Service 1 (Inc Full Year FOGO)- 240L FOGO bin, 240L Recycling bin, 120L Rubbish bin	1,312	974	(338)	(25.8%)
Non-Residential Waste Service 2 (Inc Full Year Organic) 240L FOGO bin, 240L Recycling bin, 80L Rubbish bin	420	5	(415)	(98.8%)
Non-Residential Waste Service 5 (Inc Full Year Organic) 120L FOGO bin, 240L Recycling bin, 120L Rubbish bin	3	18	15	500.0%
Residential Waste Service 1 (Inc Full Year FOGO)- 240L FOGO bin, 240L Recycling bin, 120L Rubbish bin, Hard & Green Waste Collection	19,345	23,327	3,982	20.6%
Residential Waste Service 2 (Inc Full Year FOGO)- 240L FOGO bin, 240L Recycling bin, 80L Rubbish bin, Hard & Green Waste Collection	3,118	3,481	363	11.6%
Residential Waste Service 3 (Inc Full Year FOGO)- 240L FOGO bin, 120L Recycling bin, 120L Rubbish bin, Hard & Green Waste Collection	4	24	20	500.0%
Residential Waste Service 4 (Inc Full Year FOGO)- 240L FOGO bin, 120L Recycling bin, 80L Rubbish bin, Hard & Green Waste Collection	3	19	16	533.3%
Residential Waste Service 5 - (Inc Full Year FOGO)-120L FOGO bin, 240L Recycling bin, 120L Rubbish bin, Hard & Green Waste Collection	2,158	2,571	413	19.1%
Residential Waste Service 6 (Inc Full Year FOGO) -120L FOGO, 240L Recycling bin, 80L Rubbish bin, Hard & Green Waste Collection	763	897	134	17.6%
Residential Waste Service 7 (Inc Full Year FOGO) -120L FOGO, 120L Recycling bin, 120L Rubbish bin, Hard & Green Waste Collection	17	62	45	264.7%
Residential Waste Service 8 (Inc Full Year FOGO) -120L FOGO, 120L Recycling bin, 80L Rubbish bin, Hard & Green Waste Collection	83	160	77	92.8%
<b>Total</b>	<b>28,965</b>	<b>33,336</b>	<b>4,371</b>	<b>15.1%</b>

4.1.1(k) The estimated total amount to be raised by all rates and charges compared with the previous financial year.

	2023/24	2024/25	Change	
	\$'000	\$'000	\$'000	%
General Rates	141,101	146,217	5,116	3.6%
Waste Service Charges	29,902	33,336	3,434	11.5%
<b>Total Rates and charges</b>	<b>117,003</b>	<b>179,553</b>	<b>8,550</b>	<b>5.0%</b>

#### 4.1.1(l) Fair Go Rates System Compliance

Yarra Ranges Shire Council is required to comply with the State Government's Fair Go Rates System (FGRS). The table below details the budget assumptions consistent with the requirements of the Fair Go Rates System.

	2023/24	2024/25
Total Rates	\$ 141,066,138	\$ 146,141,118

Number of rateable properties	67,408	<b>67,774</b>
Base Average Rate	\$ 2,092.70	<b>2,098.71</b>
Maximum Rate Increase (set by the State Government)	3.50%	<b>2.75%</b>
Capped Average Rate	\$ 2,093.12	<b>2,156.43</b>
Maximum General Rates and Municipal Charges Revenue	\$ 141,077,577	<b>146,149,842</b>
Budgeted General Rates and Municipal Charges Revenue	\$ 141,066,138	<b>146,141,118</b>
Budgeted Cultural and Recreational Rates	\$ 78,965	<b>76,252</b>
Budgeted Supplementary Rates	\$ 799,020	<b>1,160,000</b>
Budgeted Total Rates and Municipal Charges Revenue	\$ 141,944,123	<b>\$ 147,377,370</b>

#### 4.1.1(m) Any significant changes that may affect the estimated amounts to be raised by rates and charges.

There are no known significant changes which may affect the estimated amounts to be raised by rates and charges. However, the total amount to be raised by rates and charges may be affected by:

- the making of supplementary valuations (2024-25: estimated \$782k and 2023-24 \$757k)
- the variation of returned levels of value (e.g. valuation appeals)
- changes of use of land such that rateable land becomes non-rateable land and vice versa
- changes of use of land such that residential land becomes business land and vice versa.

#### 4.1.1(n) Differential rates

The rate and amount of rates payable in relation to each category of differential are:

Type or class of land	2023/2024 cents/\$CIV*	2024/2025 cents/\$CIV*	Change
General rate for rateable residential properties	0.25069	<b>0.24943</b>	<b>-0.50%</b>
General rate for rateable commercial properties	0.37604	<b>0.37415</b>	<b>-0.50%</b>
General rate for rateable industrial properties	0.37604	<b>0.37415</b>	<b>-0.50%</b>
General rate for rateable farming properties	0.17548	<b>0.17460</b>	<b>-0.50%</b>
General rate for rateable recreational/cultural properties	0.15041	<b>0.14966</b>	<b>-0.50%</b>
General rate for rateable vacant properties	0.25069	<b>0.24943</b>	<b>-0.50%</b>

Each differential rate will be determined by multiplying the CIV of rateable land (categorised by the characteristics described below) by the applicable rate as outlined below.

Council believes each differential rate will contribute to the equitable and efficient carrying out of Council functions. Details of the objectives of each differential rate, the types of classes of land which are subject to each differential rate and the uses of each differential rate are set out below.

### ***Residential land***

**Definition:** Residential Land is any land which does not have the characteristics of Vacant Sub-Standard Land, Farm Land, Commercial Land or Industrial Land, and which is:

- used, designed, or adapted to be used primarily for residential purposes; or
- vacant land but which, by reason of its locality and zoning under the relevant Planning Scheme would, if developed, be or be likely to be used primarily for residential purposes; or
- any other land which does not have the characteristics of Vacant Sub-Standard Land, Farm Land, Commercial Land, or Industrial Land.

**Objectives:** The objective of this differential rate is to ensure that such rateable land makes an equitable financial contribution to the cost of carrying out the functions of Council having regard to the capacity of such land to be used to yield income and the demands such land makes on Council's infrastructure. Those functions include the:

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

**Characteristics:** The types and classes of rateable land within this category are those having the relevant characteristics described above (see definition).

**Use of Rate:** The differential rate will be used to fund 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.

**Level of Rate:** 100% of Residential Rate.

**Use of Land:** Any use permitted under the Yarra Ranges Council Planning Scheme.

**Geographic Location:** The geographic location of the land within this category is wherever it is located within the municipal district, without reference to ward boundaries.

**Planning Scheme Zoning:** The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the relevant Yarra Ranges Council Planning Scheme.

**Types of Buildings:** All buildings which are already constructed on the land, or which are constructed prior to the expiry of the financial year.

### ***Vacant substandard land***

**Definition:** Vacant Sub-Standard Land is any land which does not have the characteristics of Residential Land, Farmland, Commercial Land or Industrial Land, and which is vacant land on which, by reason of its locality and zoning under the relevant Planning Scheme, no building can be erected except in accordance with an adopted restructure plan.

**Objectives:** The objective of this differential rate is to ensure that all rateable land makes an equitable financial contribution to the cost of carrying out the functions of Council having regard to the capacity of such land to be used to yield income and the demands such land makes on Council's infrastructure. Those functions include the:

- implementation of good governance and sound financial stewardship

- construction, renewal, upgrade, expansion, and maintenance of infrastructure assets
- development and provision of health, environmental, conservation, leisure, recreation, youth, and family community services
- provision of strategic and economic management, town planning and general support services and
- promotion of cultural, heritage and tourism aspects of Council's municipal district.

**Characteristics:** The types and classes of rateable land within this category are those having the relevant characteristics described above.

**Use of Rate:** The differential rate will be used to fund 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.

**Level of Rate:** 100% of the Residential Rate.

**Use of Land:** Any use permitted under the Yarra Ranges Council Planning Scheme.

**Geographic Location:** The geographic location of the land within this category is wherever it is located within the municipal district, without reference to ward boundaries.

**Planning Scheme Zoning:** The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the relevant Yarra Ranges Council Planning Scheme.

**Types of Buildings:** All buildings which are already constructed on the land, or which are constructed prior to the expiry of the financial year.

### *Commercial land*

**Definition:** Commercial Land is any land which does not have the characteristics of Residential Land, Vacant Sub-Standard Land, Farmland or Industrial Land, and which is:

- used, designed, or adapted to be used primarily for the sale of goods or services or other commercial purposes or
- vacant land but which, by reason of its locality and zoning under the relevant Planning Scheme, would, if developed, be or be likely to be used primarily for the sale of goods or services or other commercial purposes.

**Objectives:** The objective of this differential rate is to ensure that all rateable land makes an equitable financial contribution to the cost of carrying out the functions of Council having regard to the capacity of such land to be used to yield income and the demands such land makes on Council's infrastructure. Those functions include the:

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

The commercial rate is set at 150% of the residential rate and the reasons for the use and level of this differential rate are:

- to reduce the rate distribution to Residential Land by applying a higher differential to Commercial Land in recognition of the tax deductibility of rates that is not available to owners of most Residential Land
- in recognition of the extra services, when compared to Residential Land, that Commercial Land derives from Council, which include but are not limited to economic development activities for businesses, the impact that heavy vehicles (servicing businesses) have on road infrastructure, street cleaning and local laws monitoring car park overstay.

**Characteristics:** The types and classes of rateable land within this category are those having the relevant characteristics described above.

**Use of Rate:** The differential rate will be used to fund 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.

**Level of Rate:** 150% of the Residential Rate.

**Use of Land:** Any use permitted under the Yarra Ranges Council Planning Scheme.

**Geographic Location:** The geographic location of the land within this category is wherever it is located within the municipal district, without reference to ward boundaries.

### *Industrial land*

**Definition:** Industrial Land is any land which does not have the characteristics of Residential Land, Vacant Sub-Standard Land, Farmland, or Industrial Land, and which is:

- used, designed, or adapted to be used primarily for the sale of goods or services or other commercial purposes or
- vacant land but which, by reason of its locality and zoning under the relevant Planning Scheme, would, if developed, be or be likely to be used primarily for the sale of goods or services or other commercial purposes.

**Objectives:** The objective of this differential rate is to ensure that all rateable land makes an equitable financial contribution to the cost of carrying out the functions of Council having regard to the capacity of such land to be used to yield income and the demands such land makes on Council's infrastructure. Those functions include the:

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

The industrial rate is set at 150% of the residential rate and the reasons for the use and level of this differential rate are:

- to reduce the rate distribution to residential land by applying a higher differential to Industrial Land in recognition of the tax deductibility of rates that is not available to owners of most Residential Land

- in recognition of the extra services, when compared to Residential Land, that Industrial Land derives from Council, which include but are not limited to economic development activities for businesses, the impact that heavy vehicles (servicing businesses) have on road infrastructure, street cleaning and local laws monitoring car park overstay.

**Characteristics:** The types and classes of rateable land within this category are those having the relevant characteristics described above.

**Use of Rate:** The differential rate will be used to fund 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.

**Level of Rate:** 150% of the Residential Rate.

**Use of Land:** Any use permitted under the Yarra Ranges Council Planning Scheme.

**Geographic Location:** The geographic location of the land within this category is wherever it is located within the municipal district, without reference to ward boundaries.

**Planning Scheme Zoning:** The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the relevant Yarra Ranges Council Planning Scheme.

**Types of Buildings:** All buildings which are already constructed on the land, or which are constructed prior to the end of the financial year.

### *Farm land*

**Definition:** Farmland is any land which does not have the characteristics of Residential Land, Vacant Sub-Standard Land, Commercial Land, or Industrial Land, and which is:

- 'Farm land' within the meaning of Section 2(1) of the *Valuation of Land Act 1960* and
- approved by Council as farm land, following the receipt of an application by an owner of land in accordance with the rules and application process detailed on Council's website.

**Objectives:** The objective of this differential rate is to ensure that all rateable land makes an equitable financial contribution to the cost of carrying out the functions of Council having regard to the capacity of such land to be used to yield income and the demands such land makes on Council's infrastructure. Those functions include the:

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

The farm rate is set at 70% of the residential rate and the reasons for the use and level of this differential rate are:

- to encourage the continuation of farming pursuits on rural land in support of the strategic objective to support the economic development of the agricultural sector.
- in recognition that the size of the landholding required to conduct a farm business is far greater than other non-farm businesses with similar turnover and (pre-tax) profitability. Therefore, farms in comparison have a higher valuation and would pay higher rates if a lower differential rate was not applied.

- in recognition that farm businesses' profitability is affected by weather, which means that their income is more susceptible and fragile than many other businesses.

**Characteristics:** The types and classes of rateable land within this category are those having the relevant characteristics described above.

**Use of Rate:** The differential rate will be used to fund 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.

**Level of Rate:** 70% of the Residential Rate.

**Use of Land:** Any use permitted under the Yarra Ranges Council Planning Scheme.

**Geographic Location:** The geographic location of the land within this category is wherever it is located within the municipal district, without reference to ward boundaries.

**Planning Scheme Zoning:** The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the relevant Yarra Ranges Council Planning Scheme.

**Types of Buildings:** All buildings which are already constructed on the land, or which are constructed prior to the end of the financial year.

### ***Cultural and recreational land***

**Definition –** Under the *Cultural and Recreational Lands Act 1963* Section 2a Recreational land is considered land that is:

- vested in or occupied by anybody corporate or unincorporate which exists for the purpose of providing or promoting cultural or sporting recreational or similar facilities or objectives and which applies its profits in promoting its objects; and
- used for out-door sporting recreational or cultural purposes or similar out-door activities; or
- lands which are used primarily as agricultural showgrounds; or
- lands (whether or not otherwise rateable) which are declared by Order of the Governor in Council under Section 2a to be recreational lands.

**Objectives:** The objective of this differential rate is to ensure that all rateable land makes an equitable financial contribution to the cost of carrying out the functions of Council having regard to the capacity of such land to be used to yield income and the demands such land makes on Council's infrastructure. Those functions include the:

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

**Characteristics:** The types and classes of rateable land within this category are those having the relevant characteristics described above.

**Use of Rate:** The Cultural and Recreational rate will be used to fund 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.



**Level of Rate:** 60% of the Residential Rate.

**Use of Land:** Any use permitted under the Yarra Ranges Council Planning Scheme.

**Geographic Location:** The geographic location of the land within this category is wherever it is located within the municipal district, without reference to ward boundaries.

**Planning Scheme Zoning:** The zoning applicable to each ratable land within this category, as determined by consulting maps referred to in the relevant Yarra Ranges Council Planning Scheme.

**Types of Buildings:** All buildings which are already constructed on the land, or which are constructed prior to the end of the financial year.

#### 4.1.2 Statutory fees and fines

	Forecast	Budget	Change	
	2023/24	2024/25		
	\$'000	\$'000	\$'000	%
Infringements and costs	935	1,560	625	66.9%
Court Recoveries	1,375	1,662	287	20.9%
Town planning fees	485	438	(47)	-9.69%
Other Recoveries	127	101	(28)	-21.71%
<b>Total statutory fees and fines</b>	<b>2,922</b>	<b>3,761</b>	<b>839</b>	<b>28.6%</b>

Statutory fees relate mainly to fees and fines levied in accordance with legislation and include animal registrations, *Public Health and Wellbeing Act 2008* registrations and parking fines. Increases in statutory fees are made in accordance with legislative requirements. Statutory fees and fines are predicted to increase compared to 2023-24 Forecast, driven by reinforcing infringements and court recoveries, post Covid and implementing new initiatives (paid parking program).

The Department of Treasury and Finance sets the value of a penalty unit annually. A detailed listing of statutory fees and fines is included in Appendix A – Fees and Charges Schedule.

#### 4.1.3 User fees

	Forecast	Budget	Change	
	2023/24	2024/25		
	\$'000	\$'000	\$'000	%
Aged and health services	25	2	(23)	-92.0%
Leisure centre and recreation	952	706	(246)	-25.9%
Childcare/children's programs	963	1,215	252	26.2%
Registration and other permits	2,148	2,180	32	1.5%
Animal control	1,400	1,350	(50)	-3.6%
Building services	434	540	106	24.3%
Other fees and charges	665	401	(264)	-39.7%
<b>Total fees and charges</b>	<b>6,587</b>	<b>6,394</b>	<b>(193)</b>	<b>-2.9%</b>

User fees, charges and fines relate to the recovery of costs to deliver services by charging the users of Council's services. These include separate rating schemes, use of leisure, entertainment and other community facilities, and the provision of human services such as childcare and community services. In setting the budget, the key principle for determining the level of user fees has been to keep fees at the current level or restrict the increase of fees for most services to 2.75% to reduce the burden of increased fees to the community, a review of services was undertaken to align with current market rates. This community-focused pricing model remains the main driver in setting Fees. Across Council, user fees budgeted income is expected to decrease due to exiting Health Ageing from 30 June 2024, a reduction in Venue and Public Hall Hire services, and a reduction on Biodiversity Offset Project.

#### 4.1.4 Grants

	Forecast	Budget	Change	
	2023/24	2024/25	\$'000	%
	\$'000	\$'000		
<b>Summary of grants</b>				
Commonwealth funded grants	43,184	33,767	(9,417)	-22%
State funded grants	30,529	16,612	(13,917)	-46%
<b>Total grants received</b>	<b>73,713</b>	<b>50,379</b>	<b>(23,334)</b>	<b>-32%</b>

	Forecast	Budget	Change	
	2023/24	2024/25	\$'000	%
	\$'000	\$'000		
<b>(a) Operating Grants</b>				
<b>Recurrent - Commonwealth Government</b>				
Aged care	1,649	53	(1,596)	-97%
Family and children	2,078	2,274	196	9%
Financial assistance grants	19,183	16,892	(2,291)	-12%
<b>Recurrent - State Government</b>				
Aged care	864	130	(734)	-85%
Community health	47	0	(47)	-100%
Community safety	443	432	(11)	-2%
Environmental planning	1,024	866	(158)	-15%
Family and children	993	1,003	10	1%
Maternal and child health	2,333	2,402	69	3%
School Crossing supervisors	769	750	(19)	-2%
Recreation	623	84	(539)	-87%
<b>Total recurrent grants</b>	<b>30,006</b>	<b>24,886</b>	<b>(5,120)</b>	<b>-17%</b>
<b>Non-recurrent - Commonwealth Government</b>				
Environmental planning	441	433	(8)	-2%
<b>Non-recurrent - State Government</b>				
Community health	828	178	(650)	-79%
Community safety	77	52	(25)	-32%
Environmental planning	860	385	(475)	-55%
Family and children	650	517	(133)	-20%
Natural disaster events	6,742	2,799	(3,943)	-58%
Recreation	0	0	0	0%
<b>Total non-recurrent grants</b>	<b>9,598</b>	<b>4,364</b>	<b>(5,234)</b>	<b>-55%</b>
<b>Total operating grants</b>	<b>39,604</b>	<b>29,250</b>	<b>(10,354)</b>	<b>-26%</b>

	Forecast 2023/24 \$'000	Budget 2024/25 \$'000	Change	
			\$'000	%
<b>(b) Capital Grants</b>				
<b>Recurrent - Commonwealth Government</b>				
Roads	2,435	2,146	(289)	-12%
<b>Recurrent - State Government</b>				
Total recurrent grants	2,435	2,146	(289)	-12%
<b>Non-recurrent - Commonwealth Government</b>				
Bridges	635	0	(635)	-100%
Buildings	2,089	2,828	739	35%
Off-street Car Parks	100	0	(100)	-100%
Open Space	3,699	1,222	(2,477)	-67%
Community and Recreation	970	0	(970)	-100%
Roads	9,905	7,919	(1,986)	-20%
<b>Non-recurrent - State Government</b>				
Bridges	887	0	(887)	-100%
Buildings	7,082	1,414	(5,668)	-80%
Footpaths and Cycleways	57	0	(57)	100.0%
Open Space	2,818	2,770	(48)	-2%
Plant and Machinery	125	0	(125)	-100.0%
Community and Recreation	3,214	2,830	(384)	-12%
Roads	93	0	(93)	-100.0%
Total non-recurrent grants	31,674	18,983	(12,691)	-40%
Total capital grants	34,109	21,129	(12,980)	-38%
Total Grants	73,713	50,379	(23,334)	-32%

Operating grants include monies from State and Federal government sources for the purposes of funding the delivery of Council's services to residents. The level of operating grants is projected to decrease by \$10.4 million across all funding streams compared to the 2023-2024 Forecast. Mainly from Natural Disaster and Events - storms, and Council's exit from Healthy Ageing (aged care) services from 30 June 2024. The decision was prompted by the planned introduction of the Federal Government's new Support at Home (SAH) program, which is part of National Reforms to Aged Care. From July 1 2024, the SAH program will be a new, integrated program that will combine a range of aged care programs. As a result, Council has changed its future role in aged care service delivery.

Capital Grants income is anticipated to decrease \$12.98 million (-38%) due to a reduction in building funding from the state government (down \$5.7 million) and a reduction in parks, open space and streetscapes funding from the federal government (down \$2.5 million).

#### 4.1.5 Contributions

	Forecast	Budget	Change	
	2023/24	2024/25		
	\$'000	\$'000	\$'000	%
Contributions - Monetary	3,321	3,113	(118)	-3.7%
Contributions - Non-Monetary	3,000	3,000	0	0.0%
<b>Total contributions</b>	<b>6,231</b>	<b>6,113</b>	<b>(118)</b>	<b>-1.9%</b>

Monetary contributions relate mainly to monies paid by developers for public recreation, footpaths, drainage, and car parking in accordance with planning permits issued for property development with the decrease relating to easing building development activity in 2024-25.

Also included are contributions towards capital projects and contributions from the State Revenue Office in relation to the administration of the Fire Services Levy.

Non-monetary asset contributions in the main relate to the construction of infrastructure assets by developers in accordance with planning permits issued for property development.

#### 4.1.6 Other income

	Forecast	Budget	Change	
	2023/24	2024/25		
	\$'000	\$'000	\$'000	%
Interest	3,001	2,402	(599)	-20.0%
Rent	1,045	1,125	80	7.6%
Cost recovery and reimbursements	678	590	(88)	-13%
<b>Total other income</b>	<b>4,724</b>	<b>4,117</b>	<b>(607)</b>	<b>-12.9%</b>

Other income is reducing due to planned lower interest rates applied to outstanding rates in Budget 2024/25.

#### 4.1.7 Employee costs

	Forecast	Budget	Change	
	2023/24	2024/25		
	\$'000	\$'000	\$'000	%
Wages and salaries	78,789	76,354	(2,438)	-3%
Work Cover	692	706	14	2%
Superannuation	8,459	8,781	322	4%
Fringe Benefits Tax	351	85	(266)	-76%
Other Employee Costs	(5,472)	(5,696)	(224)	4%
<b>Total employee costs</b>	<b>82,818</b>	<b>80,230</b>	<b>(2,589)</b>	<b>-3%</b>

Employee costs include all labour related expenditure such as wages and salaries, and on-costs such as allowances, leave entitlements and employer superannuation.

Employee costs are budgeted to decrease by 3% or \$2.6 million in 2024-25 compared to the forecast in 2023-24. The decrease is attributed to the following key factors:

- Council’s exit from Healthy Ageing (aged care) services from 30 June 2024 \$2.1 million reduction.
- Natural disaster reduction in staffing \$1.5 million reduction, with permanent roles allocated and dependent on our unpredictable natural environment.

Other employee costs are in credit due to the capitalisation of Operational wages to capital works projects. In Forecast 2023-24 these are \$6.8 million and in Budget 2024-25 \$7.0 million.

The salaries and wages budget for 2024-25 has been calculated based on Council’s employee establishment register, which includes budgeted costs for all positions across Council (including vacant positions which are expected to be filled).

Salaries and wages for employees in 2024-25 are budgeted to increase by 2.75% (inclusive of 0.5% increase in statutory superannuation contribution) in line with Council’s negotiated Enterprise Agreement.

Full-time equivalents (FTE) reduce from 772 in 2023-24 to 745 in 2024-25, mainly due to exit from Aged Care services.

Council is the largest employer in the Yarra Ranges and much of its staff live in the local community – we are pleased to be able to continue to support local employment in a significant way.

#### 4.1.8 Materials and services

	Forecast	Budget	Change	
	2023/24	2024/25	\$'000	%
	\$'000	\$'000	\$'000	%
Contract Payments (see details below for major contract payments)	46,496	<b>50,537</b>	4,039	8.7%
Building maintenance	6,026	<b>6,799</b>	773	12.8%
General Maintenance	3,644	<b>3,881</b>	237	6.5%
Utilities	2,978	<b>2,512</b>	(466)	-15.6%
Office Administration	6,693	<b>6,347</b>	(346)	-5.2%
Information technology	6,793	<b>6,127</b>	(666)	-9.8%
Consultants	4,780	<b>4,824</b>	44	0.9%
Other Material and Services	383	<b>429</b>	46	12.0%
Other Contract Payments	16,556	<b>18,032</b>	1,476	8.9%
Community Seminars and Programs	3,189	<b>3,695</b>	506	15.9%
Storm recovery	4,872	<b>1,631</b>	(3,241)	-66.5%
<b>Total materials and services</b>	102,412	<b>104,814</b>	2,402	2.4%

Materials and services include the purchases of consumables, payments to contractors for the provision of services, and utility costs.

Materials and services are budgeted to increase by 2.4% or \$2.4 million. The increase in Council's major contracts of \$4.0 million is detailed below. The remaining \$1.6 million reduction is the result of the following major movements:

- Storm Recovery – reduction of \$3.2 million due to anticipated reduced events.
- Other Contract Payments – increase of \$1.4 million mainly due to infrastructure maintenance cost increases for drainage and road works \$1.6 million.

### List of major contract payments

	Forecast	Budget	Change	
	2023/24	2024/25	\$'000	%
	\$'000	\$'000	\$'000	%
Garbage collection/disposal	8,883	8,274	(609)	-6.8%
Green waste collection/disposal (FOGO)	8,428	11,723	3,295	39.1%
Street Litter Bin Clearance/Disposal	5,718	6,514	796	13.9%
General recycling service	4,928	5,149	221	4.4%
Aquatic facility management	1,254	955	(299)	-23.8%
Building Maintenance – Minor works	2,978	2,835	(143)	-4.8%
Trees reactive maintenance	3,765	4,104	339	9.0%
Bushfire prevention	1,020	1,207	187	18.3%
Contracted services for programmed maintenance	7,640	7,680	40	0.5%
Insurance	1,884	2,096	130	5.3%
<b>Total major contract payments</b>	46,498	50,537	4,039	8.7%

Major contract payments are expected to increase by 8.7% or \$4.0 million in 2024-25.

Garbage and green waste collection/disposal is the main driver for the increase (net \$2.7 million increase). This includes \$3.3 million increase in FOGO due to a full year of service in 2024-25 (compared to 8 months of FOGO service in 2023-24). These increases are in part offset by reductions in the cost of garbage collection and disposal as food and garden organic waste is moved into FOGO services.

'FOGO' bins (Food Organics, Garden Organics) introduction was a result of State Government reform and introduction of the Circular Economy Policy, which introduces a four-bin waste stream requiring local councils to introduce 'FOGO' bins. Council's adoption of FOGO is part of our ongoing commitment to reducing waste and greenhouse gases. Reducing the amount of waste sent to landfill will also help minimise future landfill charges for the disposal of organic waste, for a cleaner, greener community.

#### 4.1.9 Depreciation

	Forecast	Budget	Change	
	2023/24	2024/25	\$'000	%
	\$'000	\$'000		
Property	9,920	10,012	92	0.9%
Plant and Equipment	1,883	2,065	182	9.7%
Infrastructure	24,080	24,598	518	2.2%
<b>Total depreciation</b>	35,883	36,675	792	2.2%

Depreciation is an accounting measure which attempts to allocate the value of an asset over its useful life for Council's property, plant and equipment and infrastructure assets, such as roads and drains. The increase of \$0.8 million for 2024-25 is mainly due to the completion of new assets.

Refer to the Statement of Capital Works for a more detailed analysis of Council's capital works program for the 2024-25 year.

#### 4.1.10 Amortisation – intangible assets

Council's intangible assets with finite lives (for example certain software) are amortised as an expense on a systematic basis over the asset's useful life.

	Forecast	Budget	Change	
	2023/24	2024/25	\$'000	%
	\$'000	\$'000		
Intangible assets	346	335	(11)	-3.1%
<b>Total amortisation - intangible assets</b>	346	335	(11)	-3.1%

#### 4.1.11 Depreciation – right of use assets

Right of use assets represent the Council's right to use an asset over the course of the lease. Depreciation of the Council's right of use assets relates to the depreciable amount of the assets over their useful life.

	Forecast	Budget	Change	
	2023/24	2024/25	\$'000	%
	\$'000	\$'000		
Right of use assets	2,441	2,577	133	5.4%
<b>Total depreciation - right of use assets</b>	2,441	2,577	133	5.4%



#### 4.1.12 Other expenses

	Forecast	Budget	Change	
	2023/24	2024/25	\$'000	%
	\$'000	\$'000	\$'000	%
Council contributions and grants	8,198	7,828	(370)	-4.5%
Operating lease rentals	262	369	107	40.8%
Councillor allowances	391	483	92	23.5%
Councillor other expenses and reimbursements	86	94	8	9.3%
Auditor remuneration – internal	78	70	(8)	-10.3%
Auditor remuneration - VAGO - financial statements, performance statement, grant acquittals	60	61	2	1.7%
<b>Total other expenses</b>	9,075	8,905	(170)	-1.9%

## Balance sheet

This section analyses the movements in assets, liabilities, and equity between 2023-24 and 2024-25.

### Key assumptions

In preparing the budgeted Balance Sheet for the year ending 30 June 2025 it was necessary to make several assumptions about assets, liabilities, and equity balances. The key assumptions are as follows:

A total of 88% of total rates and charges raised will be collected in the 2024-25 year (2023-24: 88% forecast actual). It has been assumed that a decline in the value of rates outstanding is being impacted by the number of rate payers on financial hardship.

Trade creditors to be based on total capital and operating expenditure. Payment cycle is 30 days from date of invoice.

Other debtors and creditors to remain consistent with 2023-24 levels.

#### 4.1.1 Current assets and non-current assets

	Forecast	Budget	Change	
	2023/24	2024/25	\$'000	%
	\$'000	\$'000	\$'000	%
<b>Assets</b>				
<b>Current assets</b>				
Cash and cash equivalents	78,242	97,570	417	.5%
Trade and other receivables	42,403	41,833	(570)	-1.3%
Other current assets	12,561	13,970	1,409	11.2%
<b>Total current assets</b>	133,206	153,373	1,256	.9%
<b>Non-current assets</b>				
Trade and other receivables	2,383	2,383	0	0
Investments in associates, joint arrangement and subsidiaries	2,550	2,550	0	(0)
Property, infrastructure, plant & equipment	1,393,039	1,429,997	36,958	2.7%
Right-of-use assets	17,404	15,617	(1,787)	-10.3%
Intangible assets	3,175	2,840	(335)	-10.6%
<b>Total non-current assets</b>	1,418,551	1,453,387	34,836	2.5%
<b>Total assets</b>	1,551,757	1,606,760	36,092	2.3%

Cash and cash equivalents include cash and investments, such as cash held in the bank and in petty cash, and the value of investments in deposits or other highly liquid investments with short term maturities of three months or less.

For a detailed analysis of cash flows, please see Section 4.4.

Property, infrastructure, plant, and equipment is the largest component of Council's worth and represents the value of all land, buildings, plant and equipment, and infrastructure assets such as roads, footpath, drainage, and open space assets etc. which have been built up by Council over many years.

Intangible assets represent Council's software assets.

Right of use assets are where Council is required to recognise a right of use asset and associated liability for leases longer than 12 months, except those considered to be of low value.

#### 4.1.2 Current liabilities and non-current liabilities

	Forecast 2023/24 \$'000	Budget 2024/25 \$'000	Change	
			\$'000	%
<b>Liabilities</b>				
<b>Current liabilities</b>				
Trade and other payables	30,518	31,061	543	1.8%
Trust funds and deposits	14,802	14,802	0	0
Contract and other liabilities	46,000	46,000	0	0
Provisions	16,500	15,056	(1,444)	-8.8%
Interest-bearing liabilities	643	2,593	1,950	303.3%
Lease liabilities	2,207	1,958	(249)	11.3%
<b>Total current liabilities</b>	<b>110,670</b>	<b>111,470</b>	<b>800</b>	<b>0</b>
<b>Non-current liabilities</b>				
Provisions	6,344	8,647	2,303	36.3%
Interest-bearing liabilities	0	36,766	36,766	0
Lease liabilities	15,197	13,659	(1,539)	-10.1%
<b>Total non-current liabilities</b>	<b>21,541</b>	<b>59,072</b>	<b>18,071</b>	<b>0</b>
<b>Total liabilities</b>	<b>132,211</b>	<b>170,543</b>	<b>37,531</b>	<b>0</b>

Trade and other payables are those to whom Council owes money as of 30 June each year.

Provisions include accrued long service leave and annual leave owing to employees and provision for landfill remediation.

Interest-bearing loans and borrowings represent funds borrowed by Council.

Lease Liabilities are where Council is required to recognise a right of use asset and associated liability for leases longer than 12 months, except those considered to be of low value.

#### 4.1.3 Borrowings

The table below shows information on borrowings specifically required by the Regulations.

	Forecast 2023/24 \$	Budget 2024/25 \$	Projections		
			2025/26 \$	2026/27 \$	2027/28 \$
Amount borrowed as at 30 June of the prior year	3,112	643	37,864	36,721	34,674
Amount proposed to be borrowed	0	39,360	0	0	0
Amount projected to be redeemed	(2,469)	(2,139)	(1,143)	(2,047)	(2,045)
<b>Amount of borrowings as at 30 June</b>	<b>643</b>	<b>37,864</b>	<b>36,721</b>	<b>34,674</b>	<b>32,629</b>

#### 4.1.4 Leases by category

Following the introduction of AASB 16 Leases, right of use assets and lease liabilities have been recognised as outlined in the table below:

	Forecast 2023/24 \$	Budget 2024/25 \$
<b>Right-of-use assets</b>		
Property	596	598
Vehicles	16,758	14,689
Other	50	330
<b>Total right-of-use assets</b>	17,404	15,617
<b>Lease liabilities</b>		
<b>Current lease Liabilities</b>		
Property	60	98
Vehicles	2,094	1,780
Other	53	1,958
<b>Total current lease liabilities</b>	2,207	1,958
<b>Non-current lease liabilities</b>		
Property	573	548
Vehicles	14,624	12,860
Other	-	251
<b>Total non-current lease liabilities</b>	15,197	13,659
<b>Total lease liabilities</b>	17,404	15,617

Where the interest rate applicable to a lease is not expressed in the lease agreement, Council applies the average incremental borrowing rate in the calculation of lease liabilities. The current incremental borrowing rate is 5%.

## Statement of changes in equity

### 4.1.1 Reserves

Total reserves are made up of the asset revaluation reserve and other reserves. Asset revaluation reserve represents the difference between the previously recorded value of assets and their current valuations.

Other reserves are the Public Open Space Reserve that Council has set aside to meet a specific purpose in the future and for which there is no existing liability. These amounts are transferred from the accumulated surplus of the Council to be separately disclosed.

### 4.1.2 Equity

Equity is accumulated surplus which is the value of all net assets less reserves that have accumulated over time. Increase in accumulated surplus results directly from the budgeted accounting result for the year (\$17.8 million).

## Statement of cash flows

This section analyses the expected cash flows from the operating, investing, and financing activities of Council for the 2024-25 year. Budgeting cash flows for Council is a key factor in setting the level of rates and providing a guide to the level of capital expenditure that can be sustained with or without using existing cash reserves.

The analysis is based on three main categories of cash flows:

**operating activities** - Refers to the cash generated or used in the normal service delivery functions of Council. Cash remaining after paying for the provision of services to the community may be available for investment in capital works, or repayment of debt.

**investing activities** - Refers to cash generated or used in the enhancement or creation of infrastructure and other assets. These activities also include the acquisition and sale of other assets such as vehicles, property, and equipment.

**financing activities** - Refers to cash generated or used in the financing of Council functions and include borrowings from financial institutions. These activities also include repayment of the principal component of loan repayments for the year.

### 4.1.1 Net cash flows provided by/used in operating activities.

	Forecast	Budget		
	2023/24	2024/25	Change	
	\$'000	\$'000	\$'000	%
	Inflows	<b>Inflows</b>		
	(Outflows)	<b>(Outflows)</b>		
<b>Cash flows from operating activities</b>				
Rates and charges	170,326	<b>182,616</b>	12,290	7.2%
Statutory fees and fines	2,922	<b>4,141</b>	1,219	41.7%
User fees	7,246	<b>7,040</b>	(206)	-2.8%
Grants – operating	39,604	<b>29,279</b>	(10,325)	-26.1%
Grants – capital	34,109	<b>21,150</b>	(12,959)	-38.0%
Contributions – monetary	2,500	<b>3,020</b>	520	20.8%
Interest received	3,041	<b>2,401</b>	(640)	-21.0%
Dividends received	-	-	-	
Trust funds and deposits taken	7,698	-	(7,698)	-100.0%
Other receipts	2,582	<b>2,296</b>	(286)	-11.1%
Net GST refund / payment	14,801	<b>15,502</b>	701	4.7%
Employee costs	(82,819)	<b>(79,756)</b>	3,063	-3.7%
Materials and services	(112,653)	<b>(114,882)</b>	(2,229)	2.0%
Short-term, low value and variable lease payments	-	-	-	
Trust funds and deposits repaid	-	-	-	
Other payments	(8,411)	<b>(9,781)</b>	(1,370)	16.3%
<b>Net cash provided by/(used in) operating activities</b>	<b>80,946</b>	<b>63,026</b>	<b>(17,920)</b>	<b>-22.1%</b>

The net cash flows from operating activities does not equal the surplus (deficit) for the year as the expected revenues and expenses of the Council include non-cash items which are excluded from the Cash Flow Statement.

#### 4.1.2 Net cash flows provided by/used in investing activities.

	Forecast		Budget	
	2023/24	2024/25	Change	
	\$'000	\$'000	\$'000	%
	Inflows	<b>Inflows</b>		
	(Outflows)	<b>(Outflows)</b>		
<b>Cash flows from investing activities</b>				
Payments for property, infrastructure, plant, and equipment	(89,774)	<b>(77,696)</b>	12,078	-13.5%
Proceeds from sale of property, infrastructure, plant, and equipment	64	-	(64)	-100%
Payments for investments	1,011	-	(1,011)	-100%
Proceeds from sale of investments	-	-	-	0.0%
Loans and advances made	-	-	-	0.0%
Payments of loans and advances	-	-	-	0.0%
<b>Net cash provided by/ (used in) investing activities</b>	<b>(88,699)</b>	<b>(77,696)</b>	11,003	-12.4%

#### 4.1.3 Net cash flows provided by/used in financing activities.

	Forecast		Budget	
	2023/24	2024/25	Change	
	\$'000	\$'000	\$'000	%
	Inflows	<b>Inflows</b>		
	(Outflows)	<b>(Outflows)</b>		
<b>Cash flows from financing activities</b>				
Finance costs	(130)	<b>(672)</b>	(732)	562.9%
Proceeds from borrowings	-	<b>39,360</b>	39,360	0.0%
Repayment of borrowings	(1,845)	<b>(1,239)</b>	(1,391)	75.4%
Interest paid - lease liability	(739)	<b>(874)</b>	(135)	18.3%
Repayment of lease liabilities	(2,441)	<b>(2,577)</b>	(136)	5.6%
<b>Net cash provided by/(used in) financing activities</b>	<b>(3,009)</b>	<b>33,998</b>	36,966	-392.6%

## Statement of capital works

This section presents a listing of the capital works projects that will be undertaken for the 2023-24 year, classified by expenditure type and funding source. Works are also disclosed as current budget or carried forward from prior year.

### 4.1.1 Summary

	Forecast	Budget	Change	%
	2023/24	2024/25		
	\$'000	\$'000		
Property	17,980	13,914	(4,066)	-22.61%
Plant and equipment	5,816	4,789	(1,027)	-17.66%
Infrastructure	57,817	49,615	(8,202)	-14.19%
<b>Total</b>	<b>81,613</b>	<b>68,319</b>	<b>(13,294)</b>	<b>-16.29%</b>

	Project Cost \$'000	Asset expenditure types				Summary of Funding Sources			
		New	Renewal	Upgrade	Expansion	Grants	Contrib.	Council cash	Borrowings
		\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Property	13,914	908	7,528	6,039	(561)	4,242	-	6,742	2,930
Plant and equipment	4,789	(37)	2,748	2,078	-	-	-	2,415	2,374
Infrastructure	49,616	20,099	17,597	10,789	1,130	16,886	1,609	15,976	15,144
<b>Total</b>	<b>68,319</b>	<b>20,971</b>	<b>27,873</b>	<b>18,907</b>	<b>569</b>	<b>21,129</b>	<b>1,609</b>	<b>25,133</b>	<b>20,448</b>

### Property (\$13.9 million)

The property class comprises land, buildings and building improvements including community facilities, municipal offices, sports facilities, and pavilions.

In the 2024-25 year, \$13.9 million will be expended on building and building improvement projects. The more significant projects include Pinks Reserve Stadium Improvements (\$4.2 million); Council Building Minor Works (\$3.3 million); and Climate Resilient Buildings for our Community (\$2.8 million).



### **Plant and equipment (\$4.8 million)**

Plant and Equipment includes plant, machinery and equipment, fixtures, fittings and furniture, and computers and telecommunications.

In the 2024-25 year, \$4.8 million will be expended on new plant, equipment, and other projects. The more significant projects include ongoing cyclical replacement of the plant and vehicle fleet (\$2.4 million); and upgrade/replacement of information technology (\$2.4 million).

### **Infrastructure (\$49.6 million)**

Infrastructure includes roads, bridges, footpaths and cycleways, drainage, recreation, leisure and community facilities, parks, open space, and streetscapes, off-street car parks and other infrastructure.

In the 2024-25 year, \$49.6 million will be expended on Infrastructure projects. The more significant road projects include local road reseals and resurfacing (\$6.3 million); Alfred Street and John Street, Wandin North (\$1.5 million) and Mt Morton Road, Hood Street, Belgrave Heights (\$1.3 million). \$3.5 million will be expended on drainage projects, of which \$0.3 million will go towards drainage rehabilitation projects.

The footpath and cycleways program expenditure will be \$1.9 million, of which \$0.9 million will go towards footpath rehabilitation works and \$1.0 million will go towards footpath new and improvement works.

\$15.1 million will be expended on parks, open space, and streetscape projects and \$6.7 million will be spent on recreational, leisure and community facilities projects.

### **Asset renewal (\$25.3 million), new assets (\$17.1 million), upgrade (\$30.0 million) and expansion (\$4.2 million)**

A distinction is made between expenditure on new assets, asset renewal, upgrade, and expansion. Expenditure on asset renewal is expenditure on an existing asset, or on replacing an existing asset that returns the service of the asset to its original capability. Expenditure on new assets does not have any element of expansion or upgrade of existing assets but will result in a new asset with an additional burden for future operation, maintenance, and capital renewal.

Many projects comprise of a blend of new, renewal, upgrade, and expansion elements. For 2023-24, expenditure on new assets will include Chirnside Urban Park (\$2 million); Warburton Mountain Bike Destination (\$0.8 million); Yarra Valley Trail - Stage 2A (\$0.5 million); Morrison Recreation Reserve playspace (\$0.5 million) and Commercial Road, Mount Evelyn - drainage (\$0.4 million).

#### 4.1.2 Current budget

Capital Works Area	Project Cost \$'000	Asset expenditure types				Summary of Funding Sources			
		New	Renewal	Upgrade	Expansion	Grants	Contributions	Council cash	Borrowings
		\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
<b>PROPERTY</b>									
<b>Buildings</b>									
Advanced Design Program - Early Years	250	-	-	63	187	115	-	-	135
Climate Resilient Buildings for our Community	2,776	-	-	2,776	-	2,500	-	-	276
Community Sports Pavilion, Monbulk	161	161	-	-	-	161	-	-	-
Community Sports Pavilion, Powelltown	52	-	-	26	26	-	-	-	52
Kilsyth Recreation Reserve Pavilion	12	-	-	12	-	-	-	-	12
Monbulk Aquatic Centre	250	-	-	250	-	-	-	-	250
Pinks Reserve Stadium Improvements	4,190	-	2,190	2,000	-	2,000	-	-	2,190
Yarra Ranges Regional Museum Feature Lighting	15	-	-	15	-	-	-	-	15
<b>Building Improvements</b>									
Aquatic Facilities Minor Works	2,230	-	2,081	149	-	-	-	2,230	-
Council Building Minor Works	3,276	-	2,324	952	-	-	-	3,276	-
Council Buildings Statutory Compliance	95	-	48	47	-	-	-	95	-
Public Toilets Sassafra	500	-	500	-	-	-	-	500	-
Public Toilets Wandin North	250	-	250	-	-	-	-	250	-
Upwey Men's Shed	50	-	35	15	-	-	-	50	-
<b>TOTAL PROPERTY</b>	<b>14,107</b>	<b>161</b>	<b>7,428</b>	<b>6,305</b>	<b>213</b>	<b>4,776</b>	<b>0</b>	<b>6,401</b>	<b>2,930</b>
<b>PLANT AND EQUIPMENT</b>									
<b>Plant, Machinery and Equipment</b>									
Plant Replacement	2,447	-	2,447	-	-	-	-	2,447	-
<b>Fixtures, Fittings and Furniture</b>									
Hall Furniture and Equipment	19	-	19	-	-	-	-	19	-
<b>Computers and Telecommunications</b>									
Information technology upgrade - hardware	430	-	430	-	-	-	-	-	430
Information technology upgrade - software	1,944	-	-	1,944	-	-	-	-	1,944
<b>TOTAL PLANT AND EQUIPMENT</b>	<b>4,840</b>	<b>0</b>	<b>2,896</b>	<b>1,944</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,466</b>	<b>2,374</b>

Capital Works Area	Project Cost \$'000	Asset expenditure types				Summary of Funding Sources			
		New	Renewal	Upgrade	Expansion	Grants	Contributions	Council cash	Borrowings
		\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
<b>INFRASTRUCTURE</b>									
<b>Roads</b>									
Edward Road and Coldstream West Road Intersection, Chirnside Park	150	-	-	150	-	150	-	-	-
Edward Road and Paynes Road, Chirnside Park	768	768	-	-	-	768	-	-	-
Local Roads Design Costs	74	-	-	37	37	-	-	74	-
Manchester Road and Proposed East Ridge Drive extension, Chirnside Park	200	200	-	-	-	200	-	-	-
Alfred Street and John Street, Wandin North	1,493	-	-	1,493	-	999	494	-	-
Alpine Street Group, Warburton	130	-	-	130	-	130	-	-	-
Bell Street Group, Seville	135	-	-	135	-	135	-	-	-
Cedar Court, Burns Way (includes Harvest Close), Loch Avenue, Mayview Drive, Monbulk	919	-	-	919	-	495	424	-	-
Mt Morton Road, Hood Street, Belgrave Heights	1,336	-	-	1,336	-	1,336	-	-	-
Nation Road, Selby	270	-	-	270	-	270	-	-	-
Station Road Group, Seville	75	-	-	75	-	75	-	-	-
Tainton Street and Railway Parade, Wandin North	1,148	-	-	1,148	-	808	340	-	-
Victoria Road Group, Seville	740	-	-	740	-	740	-	-	-
Gruyere Road, Gruyere (Harvey Close to Darling Road)	363	-	363	-	-	-	-	363	-
Kerb and Channel Rehabilitation	137	-	137	-	-	-	-	137	-
Local Roads Rehabilitation	218	-	218	-	-	-	-	218	-
Maddens Lane, Gruyere (Maroondah Highway to Medhurst Road)	1,388	-	1,388	-	-	962	-	426	-
Retaining Wall Rehabilitation	300	-	300	-	-	-	-	300	-
Reseal & Resurfacing Local Roads	6,291	-	6,291	-	-	-	-	6,291	-
Road Pavement Rehabilitation	105	-	105	-	-	-	-	105	-
Swales Road, Macclesfield	516	-	516	-	-	516	-	-	-
Victoria Road, Coldstream	1,238	-	1,238	-	-	1,238	-	-	-
Traffic Works & Improvements	222	-	-	111	111	-	-	222	-
<b>Bridges</b>									
Bridge Rehabilitation Works	50	8	25	12	5	-	-	50	-

Capital Works Area	Project Cost \$'000	Asset expenditure types				Summary of Funding Sources			
		New	Renewal	Upgrade	Expansion	Grants	Contributions	Council cash	Borrowings
		\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Mayer Bridge, Warburton	223	-	223	-	-	-	-	223	-
Wilson Street, Healesville	193	49	144	-	-	-	-	193	-
<b>Footpaths and Cycleways</b>									
Footpath Minor Improvements	19	-	-	4	15	-	-	-	19
Glenfern Road, Upwey	214	214	-	-	-	-	-	-	214
One Tree Hill Road, Ferny Creek	275	275	-	-	-	-	-	-	275
Southern Cross, Chirnside Park	73	73	-	-	-	-	-	-	73
Stephens Road, Healesville	70	70	-	-	-	-	-	-	70
The Brentwood's, Chirnside Park	103	103	-	-	-	-	-	-	103
York Road, Mount Evelyn	253	253	-	-	-	-	-	-	253
Burwood Highway, Upwey	211	-	211	-	-	-	-	211	-
Cameron Court, Kilsyth	46	-	46	-	-	-	-	46	-
Clegg Road, Mt Evelyn	28	-	28	-	-	-	-	28	-
Greeves Drive, Kilsyth	281	-	281	-	-	-	-	281	-
Lena Grove, Kilsyth	81	-	81	-	-	-	-	81	-
Maroondah Highway, Lilydale	37	-	37	-	-	-	-	37	-
McKenzie King Drive, Millgrove	201	-	201	-	-	-	-	201	-
Mt Dandenong Tourist Road, Kalorama	20	-	20	-	-	-	-	20	-
<b>Drainage</b>									
Belle Vue, Lilydale	200	200	-	-	-	-	-	-	200
Britton Road, Seville	339	339	-	-	-	-	-	-	339
Carmen Reserve - Lilydale	200	200	-	-	-	-	-	-	200
Chapel Street, Lilydale	50	50	-	-	-	-	-	-	50
Dalkeith Crescent, Belgrave	50	50	-	-	-	-	-	-	50
David Hill Road, Monbulk	80	80	-	-	-	-	-	-	80
Drainage Improvement Works	150	150	-	-	-	-	-	-	150
Fernhill Road, Mount Evelyn	445	445	-	-	-	-	-	-	445
Main Street, Upwey Stage 1	100	100	-	-	-	-	-	-	100
Maroondah Parade, Healesville	225	-	-	-	225	-	-	225	-
Nimblefoot Way/Delta Close, Lilydale	150	150	-	-	-	-	-	-	150

Capital Works Area	Project Cost \$'000	Asset expenditure types				Summary of Funding Sources				
		New	Renewal	Upgrade	Expansion	Grants	Contributions	Council cash	Borrowings	
		\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	
North Avenue, Mount Evelyn	415	415	-	-	-	-	-	-	415	
Schoolhouse Road, Woori Yallock	316	316	-	-	-	-	-	-	316	
Station Street, Coldstream	420	-	-	420	-	-	-	406	14	
Wilson's Lane, Lilydale Stage 1	50	50	-	-	-	-	-	-	50	
Drainage Rehabilitation	263	-	263	-	-	-	-	263	-	
<b>Recreational, Leisure &amp; Community Facilities</b>										
Chirnside Urban Park Play space	2,116	2,116	-	-	-	973	-	-	1,143	
Morrison Recreation Reserve, Mount Evelyn Play space	2,924	2,924	-	-	-	2,220	-	-	704	
Blue gum Reserve, Badger Creek	102	-	102	-	-	50	-	52	-	
McKenzie King Drive Reserve, Millgrove	102	-	102	-	-	50	-	52	-	
Capital Development Grants Program	364	-	-	364	-	-	-	-	364	
Borthwick Park, Belgrave Renewal & Community Space	384	-	374	10	-	-	-	384	-	
Mount Evelyn Netball Facility	160	-	160	-	-	-	-	160	-	
Sports Courts Rehabilitation Program	123	-	100	23	-	-	-	123	-	
Sportsfield Rehabilitation Program	200	-	40	160	-	-	-	40	160	
Sportsfield Synthetic surface renewal	176	-	123	53	-	-	-	176	-	
<b>Parks, Open Space and Streetscapes</b>										
Park Signage	59	59	-	-	-	-	-	26	33	
Indigenous Heritage Visibility	36	36	-	-	-	-	-	36	-	
Barriers/Fencing/Gate Renewal	194	-	194	-	-	-	-	194	-	
Council Properties Fencing	135	-	135	-	-	-	-	135	-	
Culvert Renewal	24	-	24	-	-	-	-	24	-	
Park Signage Renewal	53	-	53	-	-	-	-	53	-	
Park Furniture Renewal	119	-	119	-	-	-	-	119	-	
Park Power Supply and Lighting Renewals	60	-	60	-	-	-	-	60	-	
Retaining Walls and Steps Renewal	56	-	56	-	-	-	-	56	-	
Stockyard Renewal and Upgrade	265	-	265	-	-	-	-	265	-	
Lilydale Revitalisation: Lions Park	25	-	13	12	-	25	-	(37)	37	
Township Improvements, Healesville	49	-	-	49	-	-	-	-	49	
Townships Renewal & Improvements	450	-	135	225	90	-	-	135	315	

Capital Works Area	Project Cost \$'000	Asset expenditure types				Summary of Funding Sources			
		New	Renewal	Upgrade	Expansion	Grants	Contributions	Council cash	Borrowings
		\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Warburton Urban Design Framework	47	14	23	5	5	-	-	-	47
Northern Loop, Yarra Valley Trail	2,250	2,250	-	-	-	2,250	-	-	-
Park Trails Improvements/Connectivity	64	64	-	-	-	-	-	-	64
ngurrak barring / RidgeWalk	1,612	1,612	-	-	-	1,217	-	-	395
Warburton Mountain Bike Destination	8,210	8,210	-	-	-	-	93	-	8,117
Yarra Valley Trail, Stage 1	150	150	-	-	-	-	-	-	150
Yarra Valley Trail, Stage 2A	500	500	-	-	-	500	-	-	-
Lilydale - Warburton Trail Rehabilitation Projects	171	-	137	34	-	-	-	171	-
Trail Rehabilitation Projects	570	-	570	-	-	-	-	570	-
<b>Off Street Car Parks</b>									
Car Park Rehabilitation	380	-	380	-	-	-	-	380	-
<b>Other Infrastructure</b>									
Advanced Design Program	300	300	-	-	-	-	-	300	-
Asset Improvement Fund	500	100	-	300	100	-	-	500	-
Project Management	4,709	471	3,061	706	471	-	-	4,709	-
<b>TOTAL INFRASTRUCTURE</b>	<b>51,686</b>	23,364	18,342	8,921	1,059	16,107	1,351	19,084	15,144
<b>TOTAL NEW CAPITAL WORKS</b>	<b>70,633</b>	<b>23,525</b>	<b>28,666</b>	<b>17,170</b>	<b>1,272</b>	<b>20,883</b>	<b>1,351</b>	<b>27,951</b>	<b>20,448</b>

### 4.1.3 Works carried forward from the 2023-24 year

\* Negative values denote an adjustment to the timing of funds from future years

Capital Works Area	Project Cost \$'000	Asset expenditure types				Summary of Funding Sources			
		New \$'000	Renewal \$'000	Upgrade \$'000	Expansion \$'000	Grants \$'000	Contributions \$'000	Council cash \$'000	Borrowings \$'000
<b>PROPERTY</b>									
<b>Buildings</b>									
Carbon Management Improvements	65	-	-	65	-	-	-	65	-
Oonah Belonging Place, Healesville	10	10	-	-	-	-	-	10	-
Solar Landfill Feasibility Study	54	54	-	-	-	-	-	54	-
Pinks Reserve Stadium Improvements	(1,105)	-	-	(331)	(774)	(1,201)	-	96	-
PAC Climate Resilient Buildings for our Community	183	183	-	-	-	167	-	16	-
GSF Climate Resilient Buildings for our Community	500	500	-	-	-	500	-	-	-
<b>Building Improvements</b>									
Council Building Minor Works	100	-	100	-	-	-	-	100	-
<b>TOTAL PROPERTY</b>	<b>(193)</b>	<b>747</b>	<b>100</b>	<b>(266)</b>	<b>(774)</b>	<b>(534)</b>	<b>0</b>	<b>341</b>	<b>0</b>
<b>PLANT AND EQUIPMENT</b>									
<b>Plant, Machinery and Equipment</b>									
Biochar Facility - Stage 2	40	-	20	20	-	-	-	40	-
Plant Replacement	(205)	(37)	(168)	-	-	-	-	(205)	-
<b>Computers and Telecommunications</b>									
Information technology upgrade - software	114	-	-	114	-	-	-	114	-
<b>TOTAL PLANT AND EQUIPMENT</b>	<b>(51)</b>	<b>(37)</b>	<b>(148)</b>	<b>134</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>(51)</b>	<b>0</b>
<b>INFRASTRUCTURE</b>									
<b>Roads</b>									
Nation Road, Selby	305	-	-	305	-	305	-	-	-
Alpine Street Group, Warburton	341	-	-	341	-	341	-	-	-
Campbell Road Group, Healesville	44	-	-	44	-	44	-	-	-
School Road and Valley Road, Seville	70	-	-	70	-	70	-	-	-
Station Road Group, Seville	90	-	-	90	-	90	-	-	-
Gruyere Road, Gruyere (Harvey Close to Darling Rd)	(363)	-	(363)	-	-	-	-	(363)	-

Capital Works Area	Project Cost \$'000	Asset expenditure types				Summary of Funding Sources			
		New \$'000	Renewal \$'000	Upgrade \$'000	Expansion \$'000	Grants \$'000	Contributions \$'000	Council cash \$'000	Borrowings \$'000
Maddens Lane, Gruyere (Maroondah Highway to Medhurst Road)	(405)	-	(405)	-	-	-	-	(405)	-
Swales Road, Macclesfield	(127)	-	(127)	-	-	-	-	(127)	-
Bailey Grove Road Group, Wandin North	19	-	-	19	-	19	-	-	-
Cedar Court Road Group, Monbulk	282	-	-	282	-	282	-	-	-
Dorothy Road Group, Mount Evelyn	25	-	-	25	-	25	-	-	-
Falls Road Group, Mount Evelyn	43	-	-	43	-	43	-	-	-
Haynes Street Road Group, Silvan	9	-	-	9	-	9	-	-	-
Oak Grove and Wilkilla Road, Mount Evelyn	15	-	-	15	-	15	-	-	-
Arthurs Road, Chum Creek	350	-	-	350	-	-	258	92	-
South Avenue, Mt Evelyn	20	-	15	5	-	-	-	20	-
<b>Footpaths and Cycleways</b>									
One Tree Hill Road, Ferny Creek	30	30	-	-	-	-	-	30	-
Stephens Road, Healesville	20	20	-	-	-	-	-	20	-
Gear Avenue, Mt Evelyn	20	-	-	20	-	-	-	20	-
<b>Drainage</b>									
Fernhill Road, Mount Evelyn	28	28	-	-	-	-	-	28	-
Maroondah Parade, Healesville	11	-	-	-	11	-	-	11	-
Childs Road, Kalorama	43	43	-	-	-	-	-	43	-
Schoolhouse Road, Woori Yallock	24	24	-	-	-	-	-	24	-
Water Sensitive Urban Design Catchment Solutions Program	48	48	-	-	-	-	-	48	-
Station Street, Coldstream	131	131	-	-	-	-	-	131	-
<b>Recreational, Leisure &amp; Community Facilities</b>									
Chirnside Urban Park play space	(1,866)	(1,866)	-	-	-	(723)	-	(1,143)	-
Pinks Reserve Park Improvements	260	-	-	260	-	260	-	-	-
Morrison Recreation Reserve District plays pace, Mt Evelyn	149	149	-	-	-	-	-	149	-
<b>Parks, Open Space and Streetscapes</b>									
Township Improvements, Belgrave	300	105	135	-	60	-	-	300	-
Warburton Mountain Bike Destination	(2,228)	(2,228)	-	-	-	-	-	(2,228)	-



Capital Works Area	Project Cost \$'000	Asset expenditure types				Summary of Funding Sources			
		New \$'000	Renewal \$'000	Upgrade \$'000	Expansion \$'000	Grants \$'000	Contributions \$'000	Council cash \$'000	Borrowings \$'000
Yarra Valley Trail	(150)	(150)	-	-	-	-	-	(150)	-
Indigenous Heritage Visibility	(36)	(36)	-	-	-	-	-	(36)	-
Township Master Plan Development, Upwey	20	20	-	-	-	-	-	20	-
Master Plan Program	32	32	-	-	-	-	-	32	-
Township Improvements Healesville	(9)	-	-	(9)	-	-	-	(9)	-
Yarra Valley Trail - Stage 2A	160	160	-	-	-	-	-	160	-
Wandin North Township Improvements	200	200	-	-	-	-	-	200	-
Urban Park Plan, Kilsyth	25	25	-	-	-	-	-	25	-
<b>TOTAL INFRASTRUCTURE</b>	<b>(2,070)</b>	<b>(3,265)</b>	<b>(745)</b>	<b>1,869</b>	<b>71</b>	<b>780</b>	<b>258</b>	<b>(3,108)</b>	<b>-</b>
<b>TOTAL CARRIED FORWARD CAPITAL WORKS 2023/24</b>	<b>(2,314)</b>	<b>(2,555)</b>	<b>(793)</b>	<b>1,737</b>	<b>(703)</b>	<b>246</b>	<b>258</b>	<b>(2,818)</b>	<b>-</b>

#### 4.1.4 Summary of planned capital works for the years ending 30 June 2026, 2027 & 2028

2025/26	Total \$'000	Asset Expenditure Types				Total \$'000	Funding Sources			
		New \$'000	Renewal \$'000	Expansion \$'000	Upgrade \$'000		Grants \$'000	Contributions \$'000	Council Cash \$'000	Borrowings \$'000
<b>Property</b>										
Buildings	0	0	0	0	0	0	0	0	0	0
Building improvements	3,091	0	2,273	0	818	3,091	0	0	3,091	0
<b>Total Buildings</b>	<b>3,091</b>	<b>0</b>	<b>2,273</b>	<b>0</b>	<b>818</b>	<b>3,091</b>	<b>0</b>	<b>0</b>	<b>3,091</b>	<b>0</b>
<b>Total Property</b>	<b>3,091</b>	<b>0</b>	<b>2,273</b>	<b>0</b>	<b>818</b>	<b>3,091</b>	<b>0</b>	<b>0</b>	<b>3,091</b>	<b>0</b>
<b>Plant and Equipment</b>										
Plant, machinery and equipment	3,122	0	3,122	0	0	3,122	0	0	3,122	0
Fixtures, fittings and furniture	19	0	19	0	0	19	0	0	19	0
Computers and telecommunications	374	0	329	0	45	374	0	0	374	0
<b>Total Plant and Equipment</b>	<b>3,515</b>	<b>0</b>	<b>3,470</b>	<b>0</b>	<b>45</b>	<b>3,515</b>	<b>0</b>	<b>0</b>	<b>3,515</b>	<b>0</b>
<b>Infrastructure</b>										
Roads	15,336	732	14,299	152	153	15,336	2,596	450	12,290	0
Bridges	262	39	131	26	66	262	0	0	262	0
Footpaths and cycleways	3,770	1,789	1,962	15	4	3,770	0	0	3,770	0
Drainage	3,491	3,097	271	0	123	3,491	0	0	3,491	0
Recreational, leisure and community facilities	2,330	0	1,633	0	697	2,330	0	0	2,330	0
Parks, open space and streetscapes	12,795	10,763	920	157	955	12,795	6,165	140	6,490	0
Off street car parks	390	0	390	0	0	390	0	0	390	0
Other infrastructure	13,188	1,071	10,239	651	1,227	13,188	0	0	13,188	0
<b>Total Infrastructure</b>	<b>51,562</b>	<b>17,491</b>	<b>29,845</b>	<b>1,001</b>	<b>3,225</b>	<b>51,562</b>	<b>8,761</b>	<b>590</b>	<b>42,211</b>	<b>0</b>
<b>Total Capital Works Expenditure</b>	<b>58,168</b>	<b>17,491</b>	<b>35,588</b>	<b>1,001</b>	<b>4,088</b>	<b>58,168</b>	<b>8,761</b>	<b>590</b>	<b>48,817</b>	<b>0</b>

2026/27	Total \$'000	Asset Expenditure Types				Total \$'000	Funding Sources			
		New \$'000	Renewal \$'000	Expansion \$'000	Upgrade \$'000		Grants \$'000	Contributions \$'000	Council Cash \$'000	Borrowings \$'000
<b>Property</b>										
Buildings	0	0	0	0	0	0	0	0	0	0
Building improvements	3,175	0	2,335	0	840	3,175	0	0	3,175	0
<b>Total Buildings</b>	<b>3,175</b>	<b>0</b>	<b>2,335</b>	<b>0</b>	<b>840</b>	<b>3,175</b>	<b>0</b>	<b>0</b>	<b>3,175</b>	<b>0</b>
<b>Total Property</b>	<b>3,175</b>	<b>0</b>	<b>2,335</b>	<b>0</b>	<b>840</b>	<b>3,175</b>	<b>0</b>	<b>0</b>	<b>3,175</b>	<b>0</b>
<b>Plant and Equipment</b>										
Plant, machinery and equipment	2,735	0	2,735	0	0	2,735	0	0	2,735	0
Fixtures, fittings and furniture	20	0	20	0	0	20	0	0	20	0
Computers and telecommunications	385	0	339	0	46	385	0	0	385	0
<b>Total Plant and Equipment</b>	<b>3,140</b>	<b>0</b>	<b>3,094</b>	<b>0</b>	<b>46</b>	<b>3,140</b>	<b>0</b>	<b>0</b>	<b>3,140</b>	<b>0</b>
<b>Infrastructure</b>										
Roads	10,080	0	9,767	156	157	10,080	2,146	0	7,934	0
Bridges	269	40	135	27	67	269	0	0	269	0
Footpaths and cycleways	3,232	1,746	1,466	16	4	3,232	0	0	3,232	0
Drainage	2,743	2,465	278	0	0	2,743	0	0	2,743	0
Recreational, leisure and community facilities	1,847	0	707	0	1,140	1,847	0	0	1,847	0
Parks, open space and streetscapes	4,530	2,565	918	290	757	4,530	1,950	0	2,580	0
Off street car parks	401	0	401	0	0	401	0	0	401	0
Other infrastructure	19,625	1,086	16,631	654	1,254	19,625	0	0	19,625	0
<b>Total Infrastructure</b>	<b>42,727</b>	<b>7,902</b>	<b>30,303</b>	<b>1,143</b>	<b>3,379</b>	<b>42,727</b>	<b>4,096</b>	<b>0</b>	<b>38,631</b>	<b>0</b>
<b>Total Capital Works Expenditure</b>	<b>49,042</b>	<b>7,902</b>	<b>35,732</b>	<b>1,143</b>	<b>4,265</b>	<b>49,042</b>	<b>4,096</b>	<b>0</b>	<b>44,946</b>	<b>0</b>

2027/28	Total \$'000	Asset Expenditure Types				Total \$'000	Funding Sources			
		New \$'000	Renewal \$'000	Expansion \$'000	Upgrade \$'000		Grants \$'000	Contributions \$'000	Council Cash \$'000	Borrowings \$'000
<b>Property</b>										
Buildings	296	0	148	0	148	296	0	0	296	0
Building improvements	3,313	0	2,451	0	862	3,313	0	0	3,313	0
<b>Total Buildings</b>	<b>3,609</b>	<b>0</b>	<b>2,599</b>	<b>0</b>	<b>1,010</b>	<b>3,609</b>	<b>0</b>	<b>0</b>	<b>3,609</b>	<b>0</b>
<b>Total Property</b>	<b>3,609</b>	<b>0</b>	<b>2,599</b>	<b>0</b>	<b>1,010</b>	<b>3,609</b>	<b>0</b>	<b>0</b>	<b>3,609</b>	<b>0</b>
<b>Plant and Equipment</b>										
Plant, machinery and equipment	2,810	0	2,810	0	0	2,810	0	0	2,810	0
Fixtures, fittings and furniture	20	0	20	0	0	20	0	0	20	0
Computers and telecommunications	573	0	348	0	225	573	0	0	573	0
<b>Total Plant and Equipment</b>	<b>3,403</b>	<b>0</b>	<b>3,178</b>	<b>0</b>	<b>225</b>	<b>3,403</b>	<b>0</b>	<b>0</b>	<b>3,403</b>	<b>0</b>
<b>Infrastructure</b>										
Roads	10,064	0	9,743	160	161	10,064	2,146	0	7,918	0
Bridges	277	42	139	28	68	277	0	0	277	0
Footpaths and cycleways	3,019	1,513	1,485	17	4	3,019	0	0	3,019	0
Drainage	2,629	2,343	286	0	0	2,629	0	0	2,629	0
Recreational, leisure and community facilities	1,802	0	1,254	0	548	1,802	0	0	1,802	0
Parks, open space and streetscapes	1,963	0	926	287	750	1,963	0	0	1,963	0
Off street car parks	412	0	412	0	0	412	0	0	412	0
Other infrastructure	24,298	1,002	21,711	558	1,027	24,298	0	0	24,298	0
<b>Total Infrastructure</b>	<b>44,464</b>	<b>4,900</b>	<b>35,956</b>	<b>1,050</b>	<b>2,558</b>	<b>44,464</b>	<b>2,146</b>	<b>0</b>	<b>42,318</b>	<b>0</b>
<b>Total Capital Works Expenditure</b>	<b>51,476</b>	<b>4,900</b>	<b>41,733</b>	<b>1,050</b>	<b>3,793</b>	<b>51,476</b>	<b>2,146</b>	<b>0</b>	<b>49,330</b>	<b>0</b>

## 5 Performance indicators

The following tables highlight Council's current and projected performance across a selection of targeted service and financial performance indicators. These indicators provide a useful analysis of Council's intentions and performance and should be interpreted in the context of the organisation's objectives.

The targeted performance indicators below are the prescribed performance indicators contained in Schedule 4 of the Local Government (Planning and Reporting) Regulations 2020. Results against these indicators and targets will be reported in Council's Performance Statement included in the Annual Report.

### Targeted performance indicators - Service

Indicator	Measure	Notes	Actual	Forecast	Target	Target Projections			Trend
			2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	+/-
<b>Governance</b>									
Satisfaction with community consultation and engagement	Community satisfaction rating out of 100 with the consultation and engagement efforts of Council	1	51	51	54	51	51	51	o
<b>Roads</b>									
Sealed local roads below the intervention level	Number of kms of sealed local roads below the renewal intervention level set by Council / Kms of sealed local roads	2	97.6%	99.0%	98.5%	98.5%	98.5%	98.5%	+
<b>Statutory planning</b>									
Planning applications decided within the relevant required time	Number of planning application decisions made within the relevant required time / Number of decisions made	3	53.3%	54.4%	58.0%	60.0%	62.8%	70.3%	+
<b>Waste management</b>									
Kerbside collection waste diverted from landfill	Weight of recyclables and green organics collected from kerbside bins / Weight of garbage, recyclables and green organics collected from kerbside bins	4	50.2%	52.0%	56.0%	61.0%	62.0%	63.0%	+

### Targeted performance indicators - Financial

Indicator	Measure	Notes	Actual	Forecast	Target	Target Projections			Trend
			2022/23	2023/24	2024/25	2025/26	2026/27	2026/28	+/-
<b>Liquidity</b>									
Working Capital	Current assets / current liabilities	5	123%	120%	121%	109%	107%	106%	-
<b>Obligations</b>									
Asset renewal	Asset renewal and upgrade expense / Asset depreciation	6	139%	154%	99%	104%	92%	101%	+
<b>Stability</b>									
Rates concentration	Rate revenue / adjusted underlying revenue	7	78%	79%	83%	84%	84%	84%	+
<b>Efficiency</b>									
Expenditure level	Total expenses / no. of property assessments	8	\$3,220.16	\$3,116.20	\$3,371.80	\$3,143.43	\$3,485.79	\$3,549.24	+

## Financial performance indicators

The following table highlights Council's current and projected performance across a range of key financial performance indicators. These indicators provide a useful analysis of Council's financial position and performance and should be interpreted in the context of the organisation's objectives.

The financial performance indicators below are the prescribed financial performance indicators contained in Part 3 of Schedule 3 of the Local Government (Planning and Reporting) Regulations 2020. Results against these indicators will be reported in Council's Performance Statement included in the Annual Report.

Indicator	Measure	Notes	Actual	Forecast	Budget	Projections			Trend
			2022/23	2024/25	2024/25	2025/26	2026/27	2027/28	+/-
<b>Operating position</b>									
Adjusted underlying result	Adjusted underlying surplus (deficit) / Adjusted underlying revenue	9	2.5%	-1.6%	-2.8%	-1.5%	-0.7%	-0.2%	-
<b>Liquidity</b>									
Unrestricted cash	Unrestricted cash / current liabilities	10	61.9%	57.3%	57.3%	46.0%	43.7%	41.7%	-
<b>Obligations</b>									
Loans and borrowings	Interest bearing loans and borrowings / rate revenue	11	1.9%	0.4%	21.6%	9.6%	8.2%	6.9%	+
Loans and borrowings	Interest and principal repayments on interest bearing loans and borrowings / rate revenue		2.1%	1.1%	1.5%	1.7%	1.5%	1.4%	o
Indebtedness	Non-current liabilities / own source revenue		6.0%	11.3%	20.7%	14.4%	10.6%	7.1%	+
<b>Stability</b>									
Rates effort	Rate revenue / CIV of rateable properties in the municipality	12	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	o
<b>Efficiency</b>									
Revenue level	General rates and municipal charges / no. of property assessments	13	\$2,370	\$2,461	\$2,575	\$2,718	\$2,794	\$2,916	+

### Notes to indicators

- Satisfaction with community consultation and engagement** – Council has an ongoing commitment to deliver effective and meaningful engagement, focusing on building internal capacity to deliver consistent engagement.
- Sealed local roads below the intervention level** – Existing condition and funding levels indicate that the sealed road network will continue to meet the required performance levels that ensure long term sustainability.

3. **Planning applications decided within the relevant required time** – Attracting and retaining qualified planners is a critical issue for the sector. Medium and long-term projects are currently underway to deliver process improvements over the next three (3) years. This will enhance the quality of our planning service, improve efficiencies, and expand our information sources for owners, applicants and the community.
4. **Kerbside collection waste diverted from landfill** – The increase of 4% additional recovery relates to the introduction of the new Food Organic and Garden Organic (FOGO) service that commenced in October 2023. This will see a reduction in waste to landfill and an increase in organic material recovery.
5. **Working capital** – Slight increase in working capital from 2022 reflects increases in both cash from anticipated increase in collection activity as well as increase in lease liabilities due to projected increase in leased assets.
6. **Asset renewal** – Decrease reflects reduction in overall capital program, due to constraints in capacity to deliver and maintaining longer term financial sustainability.
7. **Rates concentration** – Increased reliance on rates revenue reflects decreased projections on externally sourced grant income.
8. **Expenditure level** – Increased expenses due to cost escalations and pressures having a significant impact on overall expenditure levels.
9. **Adjusted underlying result** – is the net surplus or deficit for the year (per Australian Accounting Standards) adjusted for non-recurrent grants used to fund capital expenditure, non-monetary asset contributions, and contributions to fund capital expenditure other than grants and non-monetary asset contributions. It is an indicator of the sustainable operating result required to enable Council to continue to provide core services and meet its objectives.

A short-term period of operational deficits is acceptable to support Council's approach to current cost pressures, with operational efficiencies being identified in future years to bring underlying results back into sustainable surplus.

10. **Unrestricted cash** – means all cash and cash equivalents other than restricted cash, including cash that will be used to fund capital expenditure from the previous financial year. Restricted cash means cash and cash equivalents, within the meaning of Accounting Standard *AASB 107 Statement of Cash Flows*, that are not available for use other than for a purpose for which it is restricted.
11. **Interest bearing loans and borrowings** – This indicator is trending upward due to the additional borrowings that have been factored into the budget to deliver the capital works program.
12. **Rates effort** – Rates effort, which is intended to examine the community's capacity to pay, presents rate revenue as a percentage of the capital improved value of rateable properties in the municipality. The trend is relatively steady for rates effort.
13. **Revenue level** – Revenue level presents the residential rate revenue per residential property assessment. The trend shows a small annual increase.



## Appendix A

### Fees and charges schedule

This attached schedule presents the fees and charges which will be charged in respect to various goods and services during the financial year 2024-25.

Note that this schedule only includes fees set by Council. There are other fees in addition to this listing that are set in accordance with legislative requirements and charged by Council. These fees are updated as of 1 July 2024 and will be reflected on Council's website.

## End of Yarra Ranges Council Budget Report

**11. COUNCILLOR MOTIONS**

*In accordance with Chapter 3 Division 4 of the Governance Rules developed by Council in accordance with section 60 of the Local Government Act 2020.*

There were no Councillor motions received prior to the Agenda being printed.

**12. ITEMS THROUGH THE CHAIR**

**13. REPORTS FROM DELEGATES**

## 14. DOCUMENTS FOR SIGNING AND SEALING

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Report Author: Senior Governance Officer  
Responsible Officer: Director Corporate Services  
Ward(s) affected: All Wards;

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*The author(s) of this report and the Responsible Officer consider that the report complies with the overarching governance principles and supporting principles set out in the Local Government Act 2020 and in accordance with Clause 87 of the Meeting Procedures and Use of Common Seal Local Law 2015, as prescribed by Section 14(2)(c) of the Local Government Act 2020.*

### CONFIDENTIALITY

This item is to be considered at a Council meeting that is open to the public.

### SUMMARY

It is requested that the following document be signed and sealed:

- a) Letter Under Seal – Anne Monichon

A letter under seal has been prepared in recognition of Anne Monichon who is retiring after 20 years of service with Yarra Ranges Council, working most recently as a Child Safety Business Partner.

During this time Anne has led, supported and enhanced the safety of children and young people in the Yarra Ranges.

### RECOMMENDATION

*That the following listed document be signed and sealed:*

- a) Letter Under Seal – Anne Monichon**

## 15. INFORMAL MEETINGS OF COUNCILLORS

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Report Author: Senior Governance Officer  
Responsible Officer: Director Corporate Services  
Ward(s) affected: All Wards

---

*The author(s) of this report and the Responsible Officer consider that the report complies with the overarching governance principles and supporting principles set out in the Local Government Act 2020.*

### CONFIDENTIALITY

This item is to be considered at a Council meeting that is open to the public

### SUMMARY

Chapter 8, Rule 1, of the Governance Rules requires that records of informal meetings of Councillors must be kept and that the Chief Executive Officer must ensure that a summary of the matters discussed at the meeting tabled at the next convenient Council meeting and recorded in the Minutes of that Council meeting.

An 'informal meeting of Councillors' is defined in the Governance Rules as a meeting of 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 records for informal meetings of Councillors are attached to the report.

### RECOMMENDATION

***That the records of the Informal Meetings of Councillors, copies of which are attached to the report, be received and noted.***

## **ATTACHMENTS TO THE REPORT**

1. 3 December 2024 – Council Briefing
2. 3 December 2024 – Council Forum
3. 6 December 2024 – Councillor Development Program
4. 7 December 2024 – Councillor Development Program
5. 17 December 2024 – Council Briefing
6. 17 December 2024 – Councillor Development Program



# Informal Meeting of Councillors

## Public Record



<b>Meeting Name:</b>	Council Briefing	
<b>Date:</b>	3 December 2024	Start Time: 6.16pm      Finish Time: 6.20pm
<b>Venue:</b>	Council Chamber, Civic Centre, Anderson Street, Lilydale and via videoconference	
<b>Attendees:</b>	<p><b>Councillors:</b> Cr Child (Chair), Cr Higgins (Deputy Chair), Cr McAllister, Cr Cox, Cr Heenan, Cr McIlwain, Cr Ward (From 5.51pm), Cr Mazzarella and Cr Marriott (Exited the Chamber at 5.32pm, returned at 6.04pm)</p> <p><b>Via Zoom:</b></p> <p><b>CEO/Directors:</b> Tammi Rose, Leanne Hurst, Hjalmar Philipp, Kath McClusky and Kim O'Connor (Acting Director Corporate Services)</p> <p><b>Officers:</b> Gina Walter, Beck Stevens, Ben Waterhouse, Joanne Hammond and Ameer Cooper</p> <p><b>Externals:</b> Nil</p>	
<b>Apologies:</b>	Nil	
<b>Disclosure of Conflicts of Interest:</b>	<ul style="list-style-type: none"> <li>For transparency, Councillor Jeff Marriott noted his involvement in matters relating to Item number 10.1 - YR-2023/951 - 23 Maddens Lane Gruyere - Planning Report.</li> </ul>	
<b>Matter/s Discussed:</b>	This briefing covered the following items of business to be considered at the 10 December 2024 Council Meeting.	
	10.1	YR-2023/951 - 23 Maddens Lane Gruyere - Planning Report
	10.2	2025 Council Meeting Dates
	10.3	Councillor Appointments to Committees and External Bodies
	10.4	EOI6105 7525: Maddens Lane, Coldstream Road Rehabilitation - Stage 2
	17.1	Property Sales Update
<b>Completed By:</b>	Gina Walter	

# Informal Meeting of Councillors

## Public Record



<b>Meeting Name:</b>	Council Forum	
<b>Date:</b>	03 December 2024	Start Time: 5.30pm    Finish Time:8.38pm
<b>Venue:</b>	Council Chamber, Civic Centre, Anderson Street, Lilydale and via videoconference	
<b>Attendees:</b>	<p><b>Councillors:</b> Cr Child (Chair), Cr Higgins (Deputy Chair), Cr McAllister, Cr Cox, Cr Heenan, Cr McIlwain, Cr Ward (From 5.51pm), Cr Mazzarella and Cr Marriott (Exited the Chamber at 5.32pm, returned at 6.04pm)</p> <p><b>Via Zoom:</b></p> <p><b>CEO/Directors:</b> Tammi Rose, Leanne Hurst, Hjalmar Philipp, Kath McClusky and Kim O'Connor (Acting Director Corporate Services)</p> <p><b>Officers:</b> Gina Walter, Beck Stevens, Ben Waterhouse, Joanne Hammond, Anee Cooper, Katie Douglas, Katherine Baltas, Alison Fowler, Anne Blakeway, Julian Guess, Bumeke Jayasinghe, Nathan Islip and Simone Lawrence</p> <p><b>Externals:</b> <b>Chloe Ward (DEECA)</b></p>	
<b>Apologies</b>	Nil	
<b>Disclosure of Conflicts of Interest:</b>	<ul style="list-style-type: none"> <li>For transparency, Councillor Jeff Marriott noted his involvement in matters relating to Item number 2.1 - YR-2023/951 - 23 Maddens Lane Gruyere - Planning Report and exited the Chamber during this discussion.</li> </ul>	
	2.1	YR-2023/951 - 23 Maddens Lane Gruyere - Planning Report
	3.1	C226 Heritage Overlay (HO) 131 Mangans Road, Lilydale
	6.1	Upper Yarra Local Development Strategy - Continuation
	6.2	2025 Council Meetings Dates
	6.3	Councillor Appointments to Committees and External Bodies
	6.4	Property Sales Update
	6.5	Stormwater Community Reference Panel – Draft Terms of Reference
	10	For Noting

**Assembly of Councillors**  
**Public Record**



	10.1	Quarterly Corporate Services Reporting (July-September 2024)
	10.2	Indicative Forum & Council Meeting Schedule
<b>Completed By:</b>	Gina Walter	

# Informal Meeting of Councillors

## Public Record



<b>Meeting Name:</b>	Councillor Development Program (CDP)
<b>Date:</b>	06 December 2024                      Start Time: 9am                      Finish Time: 1pm
<b>Venue:</b>	The Coranderrk Cemetery (End of) Barak Lane Healesville/ Badger Weir
<b>Attendees:</b>	<p><b>Councillors:</b> Cr Child, Cr Higgins, Cr McAllister, Cr McIlwain and Cr Marriott</p> <p><b>CEO/Directors:</b> Leanne Hurst</p> <p><b>Via Zoom:</b> NIL</p> <p><b>Externals:</b> NIL</p> <p><b>Apologies:</b> Cr Cox, Cr Heenan, Cr Ward and Cr Mazzarella Tammi Rose, Hjalmar Philipp, Kath McClusky, Kim O'Connor (Acting Director Corporate Services) and Amee Cooper</p>
<b>Disclosure of Conflicts of Interest:</b>	<ul style="list-style-type: none"> <li>• Nil</li> </ul>
	<b>Item Title</b>
	- Walk on Country – Cultural Awareness Training
<b>Completed By:</b>	Christy Seeger

# Informal Meeting of Councillors

## Public Record



<b>Meeting Name:</b>	Councillor Development Program (CDP)		
<b>Date:</b>	07 December 2024	<b>Start Time:</b> 9am	<b>Finish Time:</b> 3pm
<b>Venue:</b>	Karwarra Gardens Kalorama		
<b>Attendees:</b>	<p><b>Councillors:</b> Cr Child, Cr Higgins, Cr McAllister, Cr Cox, Cr Heenan, Cr McIlwain, Cr Ward, Cr Mazzarella and Cr Marriott</p> <p><b>CEO/Directors:</b> Tammi Rose, Leanne Hurst, Hjalmar Philipp, Kim O'Connor (Acting Director Corporate Services) and Amee Cooper</p> <p><b>Via Zoom:</b> NIL</p> <p><b>Externals:</b> NIL</p> <p><b>Apologies:</b> Kath McClusky</p>		
<b>Disclosure of Conflicts of Interest:</b>	<ul style="list-style-type: none"> <li>• Nil</li> </ul>		
	<b>Item Title</b>		
	- Introduction to corporate planning and local government finance (s98)		
	- Procurement Overview		
	- Budget & Long-Term Financial Plan (s91, s92 and s93)		
<b>Completed By:</b>	Christy Seeger		

# Informal Meeting of Councillors

## Public Record



<b>Meeting Name:</b>	Council Briefing
<b>Date:</b>	17 December 2024                      Start Time: 4.31pm    Finish Time: 6.03pm
<b>Venue:</b>	Council Chamber
<b>Attendees:</b>	<p><b>Councillors:</b>    Cr Child, Cr Cox, Cr Mcllwain, Cr Ward, Cr Higgins (4:48pm), Cr McAllister (5:05pm), Cr Heenan (5:26pm) and Cr Marriott.</p> <p><b>CEO/Directors:</b> Tammi Rose, Leanne Hurst, Hjalmar Philipp, Kath McClusky, and Cathrine Bennett.</p> <p><b>Via Zoom:</b>            Cr Mazzarella (until 5:32pm)</p> <p><b>Officers:</b>             Andrew Edge, Mel Villani, Lisa Keedle and Corrine Bowen.</p> <p><b>Via Zoom:</b>            Phil Murton</p> <p><b>External:</b>             Russell Jenson (CFA)</p> <p><b>Apologies:</b>          Ben Waterhouse</p>
<b>Disclosure of Conflicts of Interest:</b>	<ul style="list-style-type: none"> <li>• Nil</li> </ul>
	<b>Item Title</b>
	- Aquatics Briefing
	- Councillor Development Program Update
	- CFA Seasonal Update
<b>Completed By:</b>	Andrew Edge

# Informal Meeting of Councillors

## Public Record



<b>Meeting Name:</b>	Councillor Development Program (CDP)
<b>Date:</b>	17 December 2024                      Start Time: 6.04pm    Finish Time: 9.22pm
<b>Venue:</b>	Council Chamber
<b>Attendees:</b>	<p><b>Councillors:</b>    Cr Child, Cr Cox, Cr McIlwain, Cr Ward, Cr Higgins, Cr McAllister, Cr Heenan and Cr Marriott.</p> <p><b>CEO/Directors:</b> Tammi Rose, Leanne Hurst, Hjalmar Philipp, Kath McClusky.</p> <p><b>Via Zoom:</b>            Nil</p> <p><b>Officers:</b>            Andrew Edge, Mel Villani, Daniel Wressell, Lisa Keedle, Corrine Bowen, Rachael Giddens and Louise Parzatka.</p> <p><b>External:</b>            Nil</p> <p><b>Apologies:</b>        Cr Mazzarella and Ben Waterhouse</p>
<b>Disclosure of Conflicts of Interest:</b>	<ul style="list-style-type: none"> <li>• Nil</li> </ul>
	<b>Item Title</b>
	- Emergency Management
	- Health & Wellbeing (s26)
	- Safer Communities & Domestic Animal Management Plan (s68A)
<b>Completed By:</b>	Andrew Edge

**16. URGENT BUSINESS**

*In accordance with Chapter 3 Rule 24 of the Governance Rules developed by Council in accordance with section 60 of the Local Government Act 2020.*



**17. CONFIDENTIAL ITEMS**

*In accordance with Chapter 3 Rule 24 of the Governance Rules developed by Council in accordance with section 60 of the Local Government Act 2020.*

There were no Confidential Items listed for this meeting.

**18. DATE OF NEXT MEETING**

The next meeting of Council is scheduled to be held on Tuesday 11 February 2025 commencing at 7.00pm, at Council Chamber, Civic Centre, Anderson Street, Lilydale and via videoconference.



**In providing for the good governance of its community, Councillors are reminded of their obligation to abide by the provisions as set within the Local Government Act 2020 and the Code of Conduct for Councillors.**

**When attending a Council Meeting, Councillors should adhere to the procedures set out in the Governance Rules developed by Council in accordance with section 60 of the Local Government Act 2020.**

The following is a guide for all Councillors to ensure they act honestly, in good faith and in the best interests of Yarra Ranges as a whole.

1. Councillors will respect the personal views of other Councillors and the decisions of Council.
2. Councillors may publicly express their own opinions on Council matters but not so as to undermine the standing of Council in the community.
3. The Mayor is the official spokesperson for Council.
4. Councillors will incur expenditure in a responsible manner and in accordance with the Councillor Expenditure and Policy.
5. Councillors will avoid conflicts of interest and will always openly disclose any direct and indirect interests where they exist.
6. Councillors will act with integrity and respect when interacting with Council staff and members of the public.
7. Councillors will demonstrate fairness in all dealings and conduct and be open with and accountable to the community at all times.
8. Councillors will conduct themselves in a manner that does not cause detriment to Council or the Yarra Ranges community.