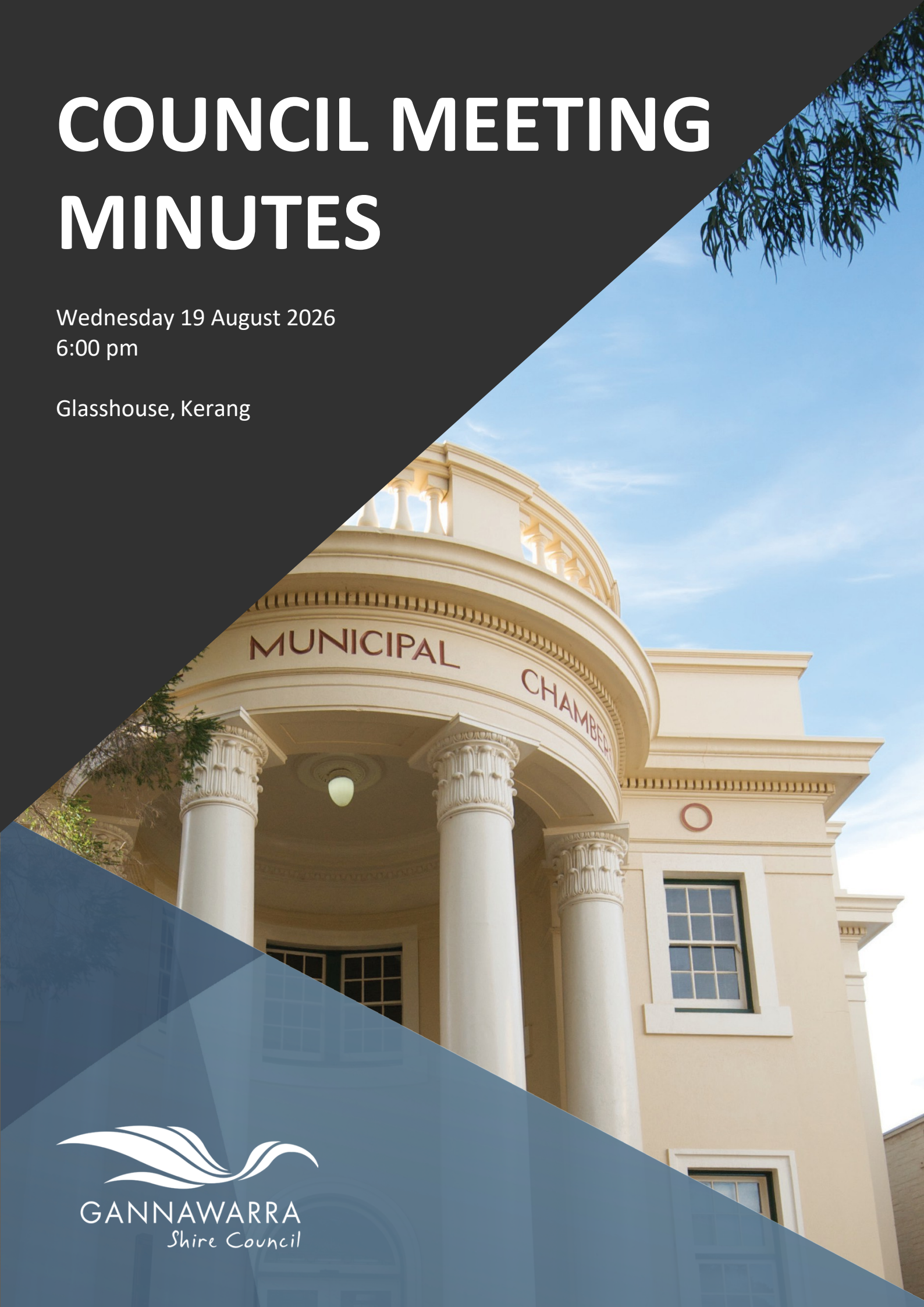
COUNCIL MEETING MINUTES

Wednesday 19 August 2026
6:00 pm

Glasshouse, Kerang



GANNAWARRA
Shire Council

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CONFIRMED

MINUTES OF GANNAWARRA SHIRE COUNCIL
COUNCIL MEETING
HELD AT THE GLASSHOUSE, KERANG
ON WEDNESDAY 19 AUGUST 2026 AT 6:00 PM

PRESENT:	**Cr Garner Smith (Mayor)**
	Cr Ross Stanton (Deputy Mayor)
	Cr Daniel Bolitho
	Cr Pat Quinn
IN ATTENDANCE:	**Chief Executive Officer**
	Manager People and Culture
	Governance Officer
GALLERY:	**6**
MEDIA:	**Nil**

CONFIRMED

1 WELCOME TO COUNTRY

The Welcome to Country video was played.

2 OPENING DECLARATION

Cr Daniel Bolitho read the Opening Declaration.

3 APOLOGIES AND LEAVE OF ABSENCE

Apologies received from:

Cr Keith Link;

Cr Charlie Gillingham; and

Cr Lisa Farrant.

4 CONFIRMATION OF MINUTES

RESOLUTION

Moved: **Cr Ross Stanton**
Seconded: **Cr Pat Quinn**

That the minutes of the Council Meeting held on 15 July 2026 be confirmed.

CARRIED

5 DECLARATION OF CONFLICT OF INTEREST

Nil.

6 BRIEFING SESSIONS

6.1 RECORD OF COUNCILLOR BRIEFING - 8 JULY 2026 TO 4 AUGUST 2026

EXECUTIVE SUMMARY

This report presents to Council written records of Councillor Briefings in accordance with clause 31 of the Gannawarra Shire Council Governance Rules.

RESOLUTION

Moved: **Cr Daniel Bolitho**
Seconded: **Cr Ross Stanton**

That Council note the Records of Councillor Briefings from 8 July 2026 to 4 August 2026.

CARRIED

CONFIRMED

7 BUSINESS REPORTS FOR DECISION

7.1 LEAVE OF ABSENCE

EXECUTIVE SUMMARY

Cr Keith Link has submitted a written request to the Mayor for leave of absence from all duties as a Councillor of Gannawarra Shire Council from 6 August 2026 to 6 November 2026 inclusive due to medical reasons.

This report presents the request to Council for consideration in accordance with clause 14 of the Gannawarra Shire Council Governance Rules.

RESOLUTION

Moved: **Cr Daniel Bolitho**
Seconded: **Cr Ross Stanton**

That Council approve a leave of absence for Cr Keith Link from 6 August 2026 to 6 November 2026 inclusive.

CARRIED

7.2 PLANNING PERMIT APPLICATION P25056 FOR LOT 1, PS318856, 190 CHUGGS ROAD, COHUNA AND LOT 2, PS428326, 215 CHUGGS ROAD, COHUNA

EXECUTIVE SUMMARY

This report is being presented to Council to determine a planning application for use and development of land for a utility installation (construction of two new lagoons), associated works and removal of native and non-native vegetation. This proposed development is in association with the existing Cohuna Water Reclamation Plant and relates to land known as Lot 1 PS318856, 190 Chuggs Road, Cohuna and Lot 2 PS428326, 215 Chuggs Road Cohuna.

The application was advertised to surrounding property owners and occupiers and three written objections were received.

The proposal has been considered by a number of referral agencies, including those agencies who have specific technical expertise in areas relating to surface water and groundwater quality, development impacts on flood water/flood levels, the protection and management of native vegetation and the protection of human health and the environment from the impacts of pollution and waste. It is important to note that these referral agencies have not objected to the proposal; it is therefore considered to be appropriate for the site. In addition, the proposal is considered consistent with the provisions of the Gannawarra Planning Scheme. The application has thus been recommended for approval with conditions.

CONFIRMED

RESOLUTION

Moved: Cr Ross Stanton
Seconded: Cr Daniel Bolitho

That Council approve Planning Application P25056 for use and development of land for a utility installation (construction of two new lagoons in association with the existing Cohuna Water Reclamation Plant) and associated works and removal of native and non-native vegetation in accordance with the endorsed plans subject to the following conditions:

General requirement

1. **The use and development of the site for the proposed buildings and works as detailed with the application and shown as the endorsed plans must not be altered or modified without the written consent of the Responsible Authority.**

Drainage

2. **All stormwater and surface water discharging from the buildings and works including the sewage lagoons must be retained on the site to the satisfaction of the Responsible Authority.**

Excavation works

3. **Earth-moving works involving trucks, excavators, earth-moving machinery and the like may be carried out on the land at 215 Chuggs Road only between the hours of 8.00am and 6.00pm on Monday to Friday, excluding Public Holidays.**

General amenity

4. **The use and development must be managed so that the amenity of the area is not detrimentally affected, through the:**
    a. **transport of soil or other materials to, from or within the land**
    b. **appearance of any building, works or materials**
    c. **emission of noise, smell, dust, light, waste water or waste products**
    d. **presence of vermin including rabbits, cats and foxes**

    to the satisfaction of the Responsible Authority.

In the event of effects on amenity which are unreasonable in the opinion of the Responsible Authority, the operator must take measures to reduce the effects as directed by the Responsible Authority.

Dust suppression

5. **All internal roads, soil stockpiles and vacant or grazed areas must be maintained to avoid dust nuisance to any nearby land to the satisfaction of the Responsible Authority.**

No mud on roads

6. **Appropriate measures must be implemented throughout the construction stage of the development to rectify and/or minimise mud, crushed rock or other debris being carried onto public roads from the subject land, to the satisfaction of the Responsible Authority.**

CONFIRMED

Parking areas and access

7. **Before the development of land at 215 Chuggs Road begins, the area(s) set aside for the parking of vehicles and access lanes on the whole site must be:**
    a. **Constructed**
    b. **Surfaced with an all-weather-pavement**
    c. **Drained**

    to the satisfaction of the Responsible Authority.

    At all times car spaces, access lanes and driveways must be kept available for these purposes.

    Once constructed, these areas must be maintained to the satisfaction of the Responsible Authority.

Landscape plan

8. **Before the development starts on the land at 215 Chuggs Road, a landscape plan for the land at 215 Chuggs Road must be approved and endorsed by the Responsible Authority. The landscape plan must:**
    a. **be prepared to the satisfaction of the Responsible Authority**
    b. **be prepared by a suitably qualified person**
    c. **have plans drawn to scale with dimensions**
    d. **be submitted in electronic form**
    e. **include the following:**
        i. **layout of landscaping and planting within all open areas of the subject land**
        ii. **preservation of existing trees on the land at 215 Chuggs Road wherever practicable**
        iii. **grass or pasture cover for all land not excavated**
        iv. **at least five rows of trees or shrubs planted generally on the west side of the land at 215 Chuggs Road between the soil stockpile area and the west boundary of the land. The tree screening must be approximately 15 metres wide and 340 metres long.**
        v. **an outline of the land to be used for stockpiles, and proposals for revegetating this land when stockpiled material is removed.**
        vi. **a dust-proof fence within the site but close to the eastern boundary of the property at 207 Chuggs Road.**

    Landscape planting must be established within three months of the approval of this permit, and thereafter maintained to the satisfaction of the Responsible Authority, including the replacement of any dead or diseased plants.

Topsoil

9. **All topsoil removed during the earthworks must be stockpiled, maintained in a weed-free condition, stabilised to minimise erosion and re-used, all to the satisfaction of the Responsible Authority.**

10. **All soil stockpile areas at 215 Chuggs Road must be setback a minimum of 30 metres from the northern property boundary (frontage) and western boundaries of the land. Soil stockpiles must be covered, wetted, or otherwise managed so as to minimise wind-blown dust.**

CONFIRMED

Department of Energy, Environment and Climate Action

Construction Environmental Management Plan (CEMP)

11. **Prior to commencement of native vegetation removal, a Construction Environmental Management Plan to the satisfaction of the responsible authority must be submitted to and approved by the Department of Energy, Environment and Climate Action. When approved, the plans will be endorsed and will form part of this permit. The plans must include:**

    a. **a detailed description of the measures to be implemented to protect the native vegetation to be retained during construction works, and the person/s responsible for implementation and compliance. These measures must include the erection of a native vegetation protection fence around all native vegetation to be retained on site, to the satisfaction of the Department of Energy, Environment and Climate Action, including the tree protection zones of all native trees to be retained. All tree protection zones must comply with AS 4970-2025 Protection of Trees on Development Sites, to the satisfaction of the Department of Energy, Environment and Climate Action.**

    b. **a site plan, drawn to scale with dimensions and georeferences (such as VicGrid94 co ordinates), that clearly shows:**
        i. **The location and identification of the land affected by this permit, including standard parcel identifiers for freehold land**
        ii. **The location and area of all native vegetation present, including scattered trees, that are permitted to be removed under this permit**
        iii. **All areas of native vegetation to be retained**
        iv. **No go zones**
        v. **Construction zones, stockpiling and laydown zones and other ancillary work zones.**

Notification of permit conditions

12. **Before works start, the permit holder must advise all persons undertaking the vegetation removal or works on site of all relevant permit conditions and associated statutory requirements or approvals.**

Protection of vegetation to be retained

13. **Before works start, a native vegetation protection fence must be erected around all patches of native vegetation to be retained on site. This fence must be erected around the patch of native vegetation at a distance of 15 metres from retained native vegetation. The protection fence must be constructed of star pickets/chain mesh/or similar to the satisfaction of the Department of Energy, Environment and Climate Action. The protection fence must remain in place until all works are completed to the satisfaction of the Department of Energy, Environment and Climate Action. All tree protection zones must comply with AS 4970-2025 Protection of Trees on Development Sites, to the satisfaction of the Department of Energy, Environment and Climate Action.**

CONFIRMED

14. **Except with the written consent of the Department of Energy, Environment and Climate Action, within the area of native vegetation to be retained and any tree or vegetation protection zone associated with the permitted use and/or development, the following is prohibited:**
    a. **Vehicular access;**
    b. **Trenching or soil excavation;**
    c. **Storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products;**
    d. **Entry and exit pits for the provision of underground services;**
    e. **Any other actions or activities that may result in adverse impacts to retained native vegetation.**

Native vegetation permitted to be removed, destroyed or lopped

15. **The native vegetation identified in NVRR ID 321_20260324_1KI and permitted to be removed, destroyed or lopped under this permit is 2.401 hectares of native vegetation, which is comprised of:**
    a. **2.401 hectares patches of native vegetation.**

Native vegetation offsets

16. **To offset the removal of 2.401 hectares of native vegetation, the permit holder must secure a native vegetation offset in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (DEECA, Version 1.1). The permit holder must secure the following offsets:**
    a. **A general offset of 0.6 general habitat units:**
        i. **located within the North Central Catchment Management boundary or Gannawarra Shire LGA municipal area**
        ii. **with a minimum strategic biodiversity value of at least 0.2714.**

Offset evidence

17. **Before any native vegetation is removed, evidence that the required offset for the project has been secured must be provided to the satisfaction of the responsible authority. This evidence must be one or both of the following:**
    a. **an established first party offset site including a security agreement signed by both parties, and a management plan detailing the 10-year management actions and ongoing management of the site,**
    b. **credit extract(s) allocated to the permit from the Native Vegetation Credit Register.**

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

18. **Within 30 days of endorsement of the offset evidence by the responsible authority, the permit holder must provide a copy of the endorsed offset evidence to the Department of Energy, Environment and Climate Action at pe.assessment@deeca.vic.gov.au.**

Note: If a planning permit is granted, you should also note the following:

- ***All wildlife in Victoria is protected under the Wildlife Act 1975. Prior to removal of vegetation landholders are advised to determine whether a Wildlife Act 1975 authorisation is required. For further information please visit https://www.vic.gov.au/wildlife-licences-and-permits.***

CONFIRMED

- ***Works or other activities on public land, which may affect protected native plants, may require a Protected Flora Permit under the Flora and Fauna Guarantee (FFG) Act 1988. All native vegetation likely to be affected should be checked against the most up to date Protected Flora List (DEECA) to determine whether FFG approvals are required. Protected Flora Permits can be obtained from the regional DEECA office (Loddonmallee.Environment@deeca.vic.gov.au regional BAS email address).***

Powercor

19. **No construction works can be undertaken within the vicinity of the existing power line through the property until it has been relocated from the property.**
20. **Any works must comply with the clearances required by the Electricity Safety (Installations) Regulations.**
21. **Any construction work must comply with the Energy Safe Victoria's "No Go Zone" rules.**

Note: To apply for a permit to work go to our website: https://customer.portal.powercor.com.au/mysupply/CIAWQuickCalculator and apply on line through the No Go Zone Assessment.

Goulburn Murray Water

22. **All construction activities must follow sediment control principles outlined in EPA Publication 1834.2 Civil Construction, Building and Demolition Guide (September 2025). On-going use of the site must be undertaken in a manner whereby no polluted, or sediment laden run-off can be discharged directly or indirectly into any waterways.**
23. **All works associated with the construction of the system and its on-going use, including re-use of wastewater must be in accordance with the relevant EPA Operating Licence.**
24. **The lagoon must be lined with an impervious liner and if clay is used it must be compacted to a seepage rate of not greater than 1x 10-9 m/sec. The lagoon must be operated to a minimum level of effluent to ensure the liner does not dry out and crack.**
25. **The lagoon must be designed and constructed so that surface water cannot enter through run-off.**
26. **No effluent shall be discharged from the lagoons or permitted to enter any surface drainage systems (including Barr Creek Drain) either directly or indirectly.**
27. **The lagoons must not be located within 100 metres of any waterways or Goulburn-Murray Water drains.**
28. **Irrigation of reclaimed water must be done to optimize the uptake of water, nutrients and other pollutants such that they don't leach to groundwater or runoff to surface waters. The rate and application method must be consistent with the capability of the land and appropriate for the type of plant grown, the soil type and topography. Appropriate harvesting/mowing must be undertaken to ensure nutrient removal.**
29. **Irrigation and wastewater reuse must be managed in accordance with the principles and requirements outlined in EPA Publication 1910.2 Victorian Guideline for Water Recycling (March 2021), 1911.2 Technical Information for the Victorian Guideline for Water Recycling (March 2021) and 168.3 Guidelines for Irrigation with Recycled Water (October 2022).**

CONFIRMED

30. **No irrigation of reclaimed water must occur within the following distances from Goulburn –Murray Water Irrigation drains (Barr Creek Drain and Drain Number 16):**
    a. **100 metres for flood/high pressure spray irrigation**
    b. **50 metres for low pressure spray irrigation**
    c. **30 metres for trickle or subsurface irrigation**
31. **Appropriate monitoring bores must be installed around the lagoons. The monitoring program must be established and undertaken to the satisfaction of the EPA and comply with conditions as specified in the Operating Licence. Results must be documented and available to Goulburn-Murray Water upon request.**
32. **Any soil excavated as a result of vegetation removal must be stabilised to ensure that sediment is not transported to waterways during a rainfall event.**

Useful information:

1. ***Any new or otherwise vehicular entrances to the subject land from the road, must be constructed at a location and of a size and standard satisfactory to the Responsible Authority. Consent for 'Works Within the Road Reserve' must be obtained from Council prior to carrying out any vehicle crossing works.***
2. ***North Central Catchment Management Authority***

Information available at North Central CMA indicates that the location described above is not subject to flooding from any designated waterway based on a flood level that has a probability of occurrence of 1% in any one year. It would be in your best interest to contact the relevant Local Council regarding the impact of overland flows associated with the local drainage system.

3. ***Environmental Protection Authority Victoria***

- ***This permit is not an EPA permission/approval. Before the use or development authorised under this permit starts, the permit holder must ensure that any obligations or duties that arise under the Environment Protection Act 2017 are met. This may include obtaining an EPA permission, approval or exemption, in accordance with the Environment Protection Regulations 2021.***
- ***The Environment Protection Act 2017 imposes duties on individuals and/or businesses undertaking the activity permitted by this permit. If your business engages in activities that may give rise to a risk to human health or the environment from pollution or waste, you must understand those risks and take action to minimise them as far as reasonably practicable.***

For further information on what the laws mean for Victorian businesses and community go to: https://www.epa.vic.gov.au/general-environmental-duty

4. ***This approval must be read in conjunction with EPA Development Licence (Licence ID: DL000300074, issued on 14 October 2025) and any other relevant statutory approvals.***

CARRIED

CONFIRMED

7.3 PLANNING PERMIT APPLICATION P25022, 10 DALTON STREET, KOONDROOK.

EXECUTIVE SUMMARY

This report is being presented to Council to determine a planning application for a three lot subdivision [re-subdivision from five lots], at 10 Dalton Street, Koondrook.

The application was advertised to surrounding property owners and occupiers and one written objection was received.

The proposal is considered to be appropriate for the site and consistent with the provisions of the Gannawarra Planning Scheme. The application has therefore been recommended for approval with conditions.

RESOLUTION

Moved: **Cr Daniel Bolitho**
Seconded: **Cr Ross Stanton**

That Council approve Planning Application P25022 for a three-lot subdivision (re-subdivision) and issue a Notice of Decision to Grant a Permit at Lot 1 LP119887, CA 66 Parish of Murrabit, CA 19D Parish of Murrabit, Lot 2 LP95459 and CA 55 Parish of Murrabit, 10 Dalton Street, Koondrook subject to the following conditions:

Layout

1. **The Plan of Subdivision lodged with Council for certification must be in accordance with the endorsed plan and must not be modified except to comply with statutory requirements or conditions of this permit, without the written consent of the Responsible Authority.**

Statement of Compliance

2. **All conditions of this permit must be complied with prior to the issue of a Statement of Compliance for the subdivision.**

Easements to be created

3. **All existing and proposed easements and sites for existing and required utility services must be set aside in favour of the relevant authority for which the easement or site is to be created on the plan of subdivision submitted for certification under the *Subdivision Act 1988*.**

Drainage

4. **All stormwater and surface water discharging from the site, buildings and works must be retained on site to the satisfaction of the Responsible Authority.**

Sight Distance

5. **Prior to the development commencing, amended plans showing revised locations of vehicle access points for Lots 1 and 2 must be provided. These locations must consider minimum sight distances in accordance with Austroads guidelines, to the satisfaction of Council. Once approved, these plans will be endorsed and form part of the permit. Prior to issue of Statement of Compliance under the *Subdivision Act 1988*, the Developer/Applicant shall construct these access points to the satisfaction of Council.**

CONFIRMED

Vehicle Crossing

6. **Prior to any development on Lot 3, a review of the existing vehicle crossing must be undertaken, in consultation with Council, to ensure compliance with modern traffic standards.**
   Note: This crossing will need to be relocated to support future use.

Environmental Health Department

7. **An application to install an onsite wastewater management system must be submitted to Council in respect of each lots 1 and 2. In addition, the Land Capability Assessment submitted with the original 4-lot proposal must be revised to reflect the updated 3-lot subdivision layout and resubmitted to Council.**
8. **A secondary wastewater management system is required to be installed on each lots 1 and 2.**

Removal of Building

9. **The shed shown on the endorsed plan must be removed from the land prior to the issue of the Statement of Compliance.**

Residential Reticulated Gas Service Connection

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

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

Public Open Space

11. **The applicant or owner must pay to the Responsible Authority a sum equivalent to 5% of the site value of all the land in the subdivision. This payment shall be made prior to the issue of a Statement of Compliance.**

Native Vegetation

12. **No native vegetation may be removed, destroyed or lopped unless in accordance with an exemption in Clause 52.17-7 of the Gannawarra Planning Scheme.**

Building Envelope

13. **All buildings on Lots 1 and 2 must be within the building envelopes for those lots as shown on the endorsed plan, unless with the consent in writing of the Responsible Authority.**

CONFIRMED

Goulburn Murray Water

14. **Any Plan of Subdivision lodged for Certification must be referred to Goulburn Murray Rural Water Corporation pursuant to Section 8(1)(a) of the *Subdivision Act*.**
15. **Prior to Certification of the Plan, the applicant must either:**
    a. **make application to Goulburn Murray Water pursuant to Sections 224 and 229 of the *Water Act 1989* to: terminate or transfer the delivery shares in relation to the property; make a declaration that the property cease to be a serviced property (to effect excision from the district); or alternatively**
    b. **demonstrate to Goulburn Murray Water reasonable satisfaction the means by which a Goulburn Murray Water water supply will be metered and delivered to the lots created by the subdivision, bearing in mind requirements for water use licences and annual use limits.**
16. **The Plan of Subdivision submitted for Certification must show:**
    a. **A building and works exclusion zone on Lot 1 and Lot 3 to prevent any future buildings or works being located within 30 metres of Goulburn Murray Water's No. 4 Channel.**
    b. **A wastewater exclusion zone on Lot 1 and Lot 3 to prevent any future wastewater disposal areas from being located within 30 metres of Goulburn-Murray Water's No. 4 Channel. This restriction must also identify that wastewater from Lot 1 and Lot 3 must be treated to a secondary standard.**

Lower Murray Water

17. **Detailed plans showing proposed driveways must be provided to Lower Murray Water to determine if the driveway/s will be clear of existing service connections and/or to inform any requirements for the protection of its existing assets and services, prior to commencement of any excavations or works required for construction of the driveway/s. Any costs associated with alterations to existing service connections or to Lower Murray Water assets as a result of new driveway/s must be met by the developer.**
18. **The plan of subdivision submitted for certification under the *Subdivision Act 1988* must be referred to Lower Murray Water pursuant to Section 8 of that Act.**
19. **The requirements of Lower Murray Water must be met, regarding the provision of water supply to the land, including payment of all associated costs prior to the Corporation agreeing to the issue of a Statement of Compliance.**
20. **Developer to enter into a Developer Design & Construct Agreement with Lower Murray Water to extend the water reticulation, subject to LMW undertaking and the outcome of a hydraulic and financial viability assessment.**
21. **The subdivider/developer or authorised agent must supply Lower Murray Water with a copy of the approved and signed Engineering Plan, which has been endorsed for construction, prior to the commencement of construction.**
22. **The subdivider/developer or authorised agent must supply Lower Murray Water with a copy of the final services layout plan (Co-ordination plan), which has been fully signed by the Council and all relevant service authorities, prior to the commencement of construction of works.**
23. **A water main must be constructed across the full frontage of the lots with all costs to be met by the developer.**
24. **A New Customer Contribution for Water is applicable for proposed Lots 1 & 2.**

CONFIRMED

North Central Catchment Management Authority

25. **Prior to certification, a suitable restriction is to be placed on the title which specifies the minimum floor level of any new dwelling(s) on each new allotment. The minimum floor level must be no lower than 0.3 metres above the applicable 1% AEP flood level 77.5 metres AHD (i.e. no lower than 77.8 metres AHD).**
    Note: Flood levels for the 1% AEP (100-year ARI) flood event have been estimated for this area under provisions of the Water Act 1989. The applicable 1% AEP flood level for the location described above is 77.5 metres AHD.
    North Central CMA advises that in the event of a 1% AEP flood event it is possible that the property may be subject to inundation from Murray River. However, it is recommended that a licensed surveyor be engaged to determine the exact effect of the applicable flood level on the property.

Powercor

26. **The plan of subdivision submitted for certification under the *Subdivision Act 1988* shall be referred to the Distributor in accordance with Section 8 of that Act.**
27. **The applicant shall provide an electricity supply to all lots in the subdivision in accordance with the Distributor's requirements and standards.**
    Note: Extension, augmentation or rearrangement of the Distributor's electrical assets may be required to make such supplies available, with the cost of such works generally borne by the applicant.
28. ***The applicant shall ensure that existing and proposed buildings and electrical* installations *on the subject land are compliant with the Victorian Service and Installation Rules (VSIR).***
    Note: Where electrical works are required to achieve VSIR compliance, a registered electrical contractor must be engaged to undertake such works.
    Note: It is recommended that applications for electricity supply to each lot be submitted at the earliest opportunity so that the precise requirements of the Distributor can then be determined and accommodated. Applications for electricity supply shall be submitted via the Distributor's web portal, "mySupply" which can be accessed via the following link: https://customer.portal.powercor.com.au/mysupply/CIAWQuickCalculator

Telecommunications

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

CONFIRMED

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

a. a telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time; and

b. a suitably qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

Expiry of Permit

31. This permit as it relates to development (subdivision) will expire if one of the following circumstances applies:

a. The plan of subdivision has not been certified under the *Subdivision Act 1988* within 2 years of the issued date of this permit.

b. A statement of compliance is not issued within 5 years of the date of certification.

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

Useful Information:

1. ***Any new or otherwise vehicular entrances to the subject land from the road, must be constructed at a location and of a size and standard satisfactory to the Responsible Authority. Consent for 'Works Within the Road Reserve' must be obtained from Council prior to carrying out any vehicle crossing works.***
2. ***Note that a small abattoir was formerly located on Lot 1 near the western boundary. The site is within the exclusion area 30 metres from GMW's No. 4 Channel.***

CARRIED

CONFIRMED

7.4 KOONDROOK CARAVAN PARK, KOONDROOK RETREAT AND COHUNA WATERFRONT CARAVAN PARK

EXECUTIVE SUMMARY

The former lessees of the Koondrook Caravan Park (KCP) advised Council on 24 December 2025 of their intention to relinquish the lease. The lease subsequently concluded in May 2026 and interim management arrangements have been established to ensure continuity of operations while long-term operating arrangements are determined.

The KCP adjoins the Koondrook Retreat (KR), where the glamping tents are situated on Crown land. The two tourism facilities currently operate under separate management and tenure arrangements despite functioning as a complementary tourism accommodation precinct.

The KCP occupies a significant riverside location at 5 Keene Street, Koondrook, on the banks of the Murray River. While several future land use options exist, including sale, subdivision, redevelopment or alternative leasing arrangements, the preferred option is to retain the land in Council ownership, continue its operation as a caravan park and tourism destination, and seek a single operator to manage both the Koondrook Caravan Park and Koondrook Retreat.

It is proposed that Council undertake a public tender process seeking an experienced tourism operator, with the KCP lease and a concurrent Section 17D Crown land lease for the KR offered as a combined management opportunity.

Council also owns the Cohuna Waterfront Caravan Park at 58 Island Road, Cohuna. The current lease expires on 30 April 2027. Given the approaching expiry date, it is proposed that Council also commence planning for the future lease of the Cohuna Waterfront Caravan Park through a public tender process. While separate from the Koondrook Caravan Park and Retreat arrangements, the Cohuna Waterfront Caravan Park represents a significant tourism asset and presents an opportunity for Council to undertake a consistent market testing process across its major caravan park facilities.

RESOLUTION

Moved: **Cr Ross Stanton**
Seconded: **Cr Pat Quinn**

That Council:

1. **Note that the former lessees of the Koondrook Caravan Park relinquished the lease in May 2026;**
2. **Note that interim management arrangements are currently in place to maintain operations pending a long-term leasing arrangement;**
3. **Note that the current lease for the Cohuna Waterfront Caravan Park expires on 30 April 2027;**
4. **Endorse the inclusion of the Koondrook Retreat within the tender process for the operation of the Koondrook Caravan Park;**
5. **Authorises the Chief Executive Officer to prepare, advertise and evaluate a public tender process for the operation of:**
    a. **the Koondrook Caravan Park and Koondrook Retreat; and**
    b. **the Cohuna Waterfront Caravan Park;**
6. **Authorises the Chief Executive Officer to negotiate lease arrangements for the Council-owned land at 5 Keene Street, Koondrook, a concurrent Section 17D lease for the Koondrook Retreat Crown land site, and a lease arrangement for the Cohuna Waterfront Caravan Park;**

CONFIRMED

7. **Receives a further report following completion of the tender process recommending preferred operators and lease arrangements for Council consideration.**

CARRIED

7.5 COUNCIL POLICY NO. 123 - ROADSIDE, PARKS AND RESERVES TRADING

EXECUTIVE SUMMARY

The purpose of this report is to present the proposed Roadsides, Parks and Reserves Trading Policy (Policy No. 123) for Council's consideration and adoption.

The Policy establishes a clear, fair and transparent framework for the assessment and management of itinerant trading activities on Council-controlled roadsides, parks and reserves throughout the municipality. It provides guidance regarding permit requirements, permit duration, fees, operating hours, insurance requirements, compliance obligations and site allocation principles.

The Policy supports Council's responsibility to protect public safety, preserve municipal amenity, ensure equitable access to public land and provide consistency in decision making. It also recognises the importance of supporting commercial operators, community organisations and visitors while balancing the interests of permanent businesses and the broader community.

Adoption of the Policy will provide a contemporary governance framework that aligns with the Gannawarra Shire Council Community Amenity Local Law 2023 and relevant State and Commonwealth legislation.

RESOLUTION

Moved: **Cr Daniel Bolitho**
Seconded: **Cr Ross Stanton**

That Council adopt Council Policy No. 123 – Roadsides, Parks and Reserves Trading.

CARRIED

CONFIRMED

7.6 COUNCIL POLICY NO. 121 - SMOKE AND VAPE FREE ZONES

EXECUTIVE SUMMARY

The Smoke and Vape Free Zone Policy No 121 has been reviewed to ensure it remains effective and aligned with current public health legislation, Council's Community Amenity Local Law, and community expectations.

The revised policy strengthens Council's commitment to promoting healthy environments by expanding the scope of the policy to include vaping and clarifying designated smoke and vape free areas.

Adoption of the revised policy will support improved community health outcomes, reduce exposure to second-hand smoke, aerosol or vapour from vape products (also known as e-cigarettes), and provide clearer guidance for enforcement.

RESOLUTION

Moved: **Cr Ross Stanton**
Seconded: **Cr Pat Quinn**

That Council adopt Council Policy No. 121 - Smoke and Vape Free Zones.

CARRIED

7.7 COUNCIL POLICY NO. 128 - ASSET DISPOSAL & RATIONALISATION

EXECUTIVE SUMMARY

Council Policy No. 128 – Asset Disposal and Rationalisation and the associated procedure have been reviewed to reflect current legislation, asset management practices and Council's organisational structure.

The review updates legislative references, clarifies roles and responsibilities, strengthens governance and asset management requirements, improves alignment with Council's Asset Management Policy and Asset Management Framework and incorporates requirements to ensure asset disposals are appropriately reflected within Council's Asset, GIS and financial systems.

Council is requested to adopt the revised Asset Disposal and Rationalisation Policy and note the updated supporting procedure.

RESOLUTION

Moved: **Cr Daniel Bolitho**
Seconded: **Cr Ross Stanton**

That Council adopt Council Policy No. 128 - Asset Disposal and Rationalisation.

CARRIED

CONFIRMED

7.8 COUNCIL POLICY NO. 133 - APPOINTMENT OF ACTING CEO

EXECUTIVE SUMMARY

The purpose of this report is to present the revised Council Policy No. 133 – Appointment of Acting Chief Executive Officer for Council adoption.

The policy has undergone a legislative and governance review to ensure it reflects the requirements of the *Local Government Act 202*0, aligns with Council Policy No. 145 – CEO Employment and Remuneration and incorporates current organisational terminology and governance practices.

The proposed amendments are administrative and governance in nature and do not alter Council's existing authority regarding the appointment of an Acting Chief Executive Officer (Acting CEO). The revisions improve legislative accuracy, consistency between Council policies and clarity for future administration of Acting CEO appointments.

RESOLUTION

Moved: **Cr Ross Stanton**
Seconded: **Cr Daniel Bolitho**

That Council adopt Council Policy No. 133 – Appointment of Acting Chief Executive Officer.

CARRIED

7.9 GANNAWARRA URBAN STORMWATER MANAGEMENT PLAN

EXECUTIVE SUMMARY

Council publicly exhibited the Draft Gannawarra Urban Stormwater Management Plan 2026–2036 following Council endorsement in April 2026. The exhibition period provided an opportunity for community members, government agencies, water authorities and other stakeholders to review the Draft Plan and provide feedback.

The Gannawarra Urban Stormwater Management Plan 2026–2036 provides a risk-based framework for managing stormwater across the municipality and meeting Council's obligations under the *Environment Protection Act 2017*. Following public exhibition and stakeholder consultation, several amendments were made to strengthen recognition of cultural heritage, Traditional Owner engagement and cultural values.

Adoption of the plan will guide Council's management of stormwater risks to human health, property, infrastructure and the environment over the next ten years.

RESOLUTION

Moved: **Cr Daniel Bolitho**
Seconded: **Cr Pat Quinn**

That Council adopt the Gannawarra Urban Stormwater Management Plan 2026–2036.

CARRIED

CONFIRMED

7.10 DRAFT GROW GANNAWARRA CHILDREN AND YOUTH STRATEGY 2026-2030

EXECUTIVE SUMMARY

The draft *GROW Gannawarra Children and Youth Strategy 2026–2030* outlines Council's commitment to supporting children, young people and their families.

Informed by consultation with children, young people, community stakeholders, service providers and partner organisations, together with evidence from *The State of Gannawarra Children and Young People Report 2023*, the draft strategy provides a coordinated framework to improve outcomes for young people aged 0–24 years across the municipality.

Children and young people comprise approximately one quarter of Gannawarra's population, making their wellbeing, participation and development critical to the Shire's long-term resilience, sustainability and prosperity. The draft strategy recognises that investing in children and young people today contributes to stronger communities and better outcomes for future generations.

Consultation to develop the draft strategy highlighted community strengths, including strong social connections, engaged families, committed service providers, and a willingness to collaborate. It also identified key challenges affecting local children, young people and families, including workforce shortages, limited access to specialist and allied health services, mental health concerns, transport barriers, social isolation, educational engagement and opportunities for meaningful participation in decision-making.

Guided by the Australian Research Alliance for Children and Youth (ARACY) *Nest* framework, the draft strategy focuses on six key wellbeing domains: Valued, Loved and Safe; Material Basics; Healthy; Learning; Participating; and Identity and Culture.

The draft strategy positions Council as a leader, facilitator, partner and advocate, working collaboratively with community, government and service providers to strengthen systems, services and opportunities that support children, young people and families.

The draft strategy establishes an action plan for 2026–2030 and supports the guiding principles of the *Gannawarra Community Vision 2040* – connection, liveability, equity, wellbeing, resilience, and growth. Through partnership, advocacy and collective action, the draft strategy provides a roadmap for ensuring every child and young person in Gannawarra is connected, supported and empowered to thrive.

RESOLUTION

Moved: **Cr Ross Stanton**
Seconded: **Cr Daniel Bolitho**

That Council:

1. **Endorse the Draft GROW Gannawarra Children and Youth Strategy 2026-2030 for community feedback.**
2. **Invite feedback from the community from Thursday 20 August until Friday 18 September 2026.**

CARRIED

CONFIRMED

7.11 2026 RESIDENTIAL KERBSIDE REFORM SURVEY AND GLASS ADVOCACY

EXECUTIVE SUMMARY

Council's 2026 Residential Kerbside Reform Survey generated 1,269 responses, representing the highest level of community participation in a Council engagement activity. The strong response demonstrates the high level of community interest in waste and recycling services and provides Council with a robust, locally informed evidence base for future decision-making.

The survey captured valuable insights into household waste behaviours, service preferences and community priorities. A significant finding was that 89% of respondents did not support the introduction of a standalone glass kerbside recycling bin, highlighting strong community concerns regarding the cost, practicality and suitability of the proposed service in a rural municipality. The survey also identified strong support for practical education initiatives to improve waste and recycling outcomes.

The survey results have strengthened Council's ability to advocate on behalf of the community. In accordance with Council's resolution of 18 February 2026, advocacy correspondence has been prepared for distribution to the Victorian Government, local Members of Parliament and DEECA regarding the proposed mandatory standalone glass recycling service. The survey provides clear local evidence supporting Council's position that alternative approaches to glass recovery should be considered.

This survey represents a significant achievement in community engagement and will help ensure future waste and resource recovery planning, service delivery and advocacy are informed by the views, needs and experiences of Gannawarra residents.

RESOLUTION

Moved: **Cr Ross Stanton**
Seconded: **Cr Daniel Bolitho**

That Council:

1. **Receive and note the results of the 2026 Residential Kerbside Reform Survey.**
2. **Endorse the attached advocacy letter regarding the Victorian Government's proposed mandatory standalone kerbside glass recycling service.**
3. **Authorise the Mayor and Chief Executive Officer to sign and forward the letter to:**
    a. **The Minister for Environment**
    b. **The Minister for Local Government**
    c. **The Member for Murray Plains**
    d. **Members for Northern Victoria Region of the Legislative Council**
    e. **The Department of Energy, Environment and Climate Action (DEECA).**

CARRIED

CONFIRMED

7.12 CHRISTMAS CLOSURE 2026

EXECUTIVE SUMMARY

Gannawarra Shire Council has historically closed its offices over the Christmas/New Year holiday period. It is proposed that Council close its main administration offices, libraries, Gannawarra Shire Children's Centre administration and Works Depot from 12:30pm on Thursday, 24 December 2026 and reopen on Monday, 4 January 2027.

RESOLUTION

Moved: **Cr Pat Quinn**
Seconded: **Cr Daniel Bolitho**

That Council:

1. **Approve the closure of Council offices to the public over the Christmas/New Year period from 12:30pm on Thursday, 24 December 2026 through to Friday, 1 January 2027 inclusive, with business resuming as usual on Monday, 4 January 2027.**
2. **Give notice of the amended office hours by publishing the details in the local newspaper, on Council's website, on social media and in Council newsletters, including all emergency contact details.**

CARRIED

CONFIRMED

8 URGENT BUSINESS

MOTION

Moved: **Cr Daniel Bolitho**
Seconded: **Cr Pat Quinn**

That Council admit Urgent Business into the Agenda as distributed.

CARRIED

RESOLUTION

Moved: **Cr Daniel Bolitho**
Seconded: **Cr Pat Quinn**

That Council:

1. **Write to the Premier of Victoria, the Leader of the Opposition, the Minister for Planning and the Minister for Energy and Resources:**
   a. **Raising concerns relating to the planning approval process for renewable energy projects, including, but not limited to, the Normanville Energy Park.**
   b. **Requesting that all planning applications for renewable energy projects adhere to the following criteria:**
      I. **A full Environment Effects Statement (EES) process, with no fast-tracking provisions, for all renewable energy projects that are assessed and approved by the Minister.**
      II. **A consultation period of not less than 56 days for EES and planning permits for renewable energy and transmission projects.**
      III. **That the granting of a planning permit for a wind energy project does not create planning restrictions or diminish planning rights on neighbouring land.**
      IV. **That issues raised in Gannawarra Shire Council submissions to renewable energy planning applications, including the Normanville Energy Park, are comprehensively addressed as part of the assessment and approval process.**
   c. **Requesting that resources be provided to councils and landowners to assist with understanding and participating in planning permit and EES processes, and that additional resources be made available to councils for the monitoring and enforcement of planning permit conditions.**
2. **Resolve that projects approved directly by the Minister for Planning that require the construction of private assets within Council-managed road reserves be determined by Council resolution and not under officer delegation in accordance with Policy 116, until the current review of that policy has been completed.**
3. **Note that this motion does not express a position on the merits of renewable energy projects, but rather seeks improvements to the planning, assessment, consultation and governance processes associated with their approval.**

CARRIED

CONFIRMED

9 NOTICES OF MOTION

Nil.

10 QUESTION TIME

Name: Robyn Bonney

Address: Kerang

Question:
What portion of money from dog/animal registration was meant to go towards a dog park in Kerang?

Answer:
No portion of animal registration revenue has been specifically set aside for the development of a dog park in Kerang.
A prescribed amount from each animal registration is paid to the State Government with the balance forming part of Council's operational revenue and contributing towards the delivery of animal management services.
These services include pound operations, authorised officer activities, after-hours response, education and compliance.

Question:
Why has the money in question above not put towards a dog park and when can we expect one to be put into town? Given we have the land to be able to put one together?

Answer:
Any new facility of this nature would require separate consideration through Council's annual budget and capital works planning processes.
Council has previously considered the potential for a dedicated dog park in Kerang, and the Kerang Recreation Corridor Masterplan identifies an area adjacent to the Kerang Pistol Club and Kerang Regional Park as a potential location.
However, a dedicated dog park is not currently included in Council's Budget or Capital Works Program and is not considered a priority at this time. Accordingly, Council is unable to provide a timeline for its development.
The establishment of a dedicated dog park would also require more than the allocation of land. Appropriate fencing, water, shade, seating, waste facilities, parking and ongoing maintenance would need to be planing, costed and funded.
Any investment would need to be considered alongside Council's existing parks, recreation reserves and open spaces and other competing Council priorities.
It is also important to note that Council already provides opportunities for dogs to be exercised off leash.
Under Council Policy No. 068 - Dogs and Cats - Designated Areas, dogs may be off leash in Council-controlled public places and recreation grounds where a sporting fixture is not taking place, expect in locations where dogs are prohibited or specifically required to be on a leash. Dogs using these areas must remain under effective voice control.
Council acknowledges the community interest in a dedicated dog park.
Should such a facility be proposed in the future, it would be considered through Council's normal planning and budget processes, having regard to community need, Council priorities and available funding.

CONFIRMED

11 DELEGATES REPORTS

11.1 DELEGATES REPORTS

EXECUTIVE SUMMARY

Council has memberships with peak Local Government associations, local and regional forums, along with statutory committees. Some memberships require that a Councillor be appointed to act as a delegate to formally represent Council, typically in a voting capacity.

This Agenda item provides an opportunity for Council appointed delegates to present a verbal update on any pertinent matters arising from Council's membership with the following associations.

COUNCILLOR COMMITTEES 2025/2026	
COMMITTEE	**COUNCILLOR**
Murray River Group of Councillors (MRGC)	Cr Garner Smith, Mayor
Loddon Campaspe Group of Councils (LCGC)	Cr Garner Smith, Mayor
Central Victorian Greenhouse Alliance (CVGA)	Cr Daniel Bolitho
Municipal Fire Management Planning Committee (MFMPC)	Cr Lisa Farrant
Municipal Association of Victoria (MAV)	Cr Ross Stanton
Municipal Emergency Management Planning Committee (MEMPC)	Cr Keith Link
Community Halls Community Asset Committee	Cr Keith Link
Community Resilience Committee	Cr Keith Link
Rural Councils Victoria (RCV)	Cr Charlie Gillingham
Transport Connections	Cr Pat Quinn
Timber Towns Victoria (TTV)	Cr Pat Quinn

CONFIRMED

12 CONFIDENTIAL ITEMS

Nil.

The Meeting closed at 6:56pm.

The Minutes of this Meeting were confirmed at the Meeting of the Gannawarra Shire Council held on 16 September 2026.

Mayor Garner Smith
CHAIR

CONFIRMED