

AGENDA

MEETING OF THE **HORSHAM RURAL CITY COUNCIL**

To be held on
24 August 2026
At 5.30pm

In the
Council Reception Room, Civic Centre
18 Roberts Avenue, HORSHAM



**COUNCILLORS are respectfully requested to attend the Council Meeting
of the Horsham Rural City Council to be held on 24 August 2026
in the Council Reception Room, Civic Centre, Horsham at 5.30pm**

Order of Business

PRESENT

ALSO IN ATTENDANCE

1. PRAYER

Almighty God, we pledge ourselves to work in harmony for, the social, cultural and economic well-being of our Rural City. Help us to be wise in our deliberations and fair in our actions, so that prosperity and happiness shall be the lot of our people. AMEN

2. ACKNOWLEDGEMENT OF COUNTRY STATEMENT

Horsham Rural City Council acknowledges the five Traditional Owner groups of this land; the Wotjobaluk, Jaadwa, Jadawadjali, Wergaia and Jupagulk people. We recognise the important and ongoing place that all Indigenous people hold in our community.

We pay our respects to the Elders, both past and present, and commit to working together in the spirit of mutual understanding and respect for the benefit of the broader community and future generations.

3. OPENING AND WELCOME

Chairman, Cr Brian Klowss formally welcomed those in attendance to the meeting. The Mayor advised that the meeting will be recorded to maintain a video archive, which will be available on the Horsham Rural City Council website as soon as practicable.

4. APOLOGIES

5. LEAVE OF ABSENCE REQUESTS

6. CONFIRMATION OF MINUTES

Recommendation

That the minutes emanating from the Council Meeting of the Horsham Rural City Council held in the Roberts Avenue Kindergarten, Horsham at 5.30pm on 27 July 2026 be adopted.

7. CONFLICTS OF INTEREST

Declarations of Interest

A Councillor who has declared a conflict of interest, must leave the meeting and remain outside the room while the matter is being considered, or any vote is taken.

Members of Staff

Under Section 130 of the *Local Government Act 2020*, officers or people engaged under contract to the Council providing a report or advice to Council must disclose any conflicts of interests in the matter, including the type of interest.

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Defined as confidential information in accordance with Local Government Act 2020 - Section 3(1)(g)(ii) - Private commercial information

CLOSE



GAIL GATT
Chief Executive Officer

REPORTS FOR COUNCIL DECISION

9. OFFICERS REPORTS

9.1 COUNCILLOR STANDING AS A STATE OR FEDERAL CANDIDATE POLICY AND GUIDELINE

Director:	Kim Hargreaves
Directorate:	Organisational Performance
File Number:	F19/A10/000001

Officer Conflict of Interest

Officer disclosure in accordance with *Local Government Act 2020* – Section 130:

☐ Yes ☒ No

Reason: Nil

Status

Defined as confidential information in accordance with *Local Government Act 2020* – Section 3(1):

☐ Yes ☒ No

Reason: Nil

Appendix

Councillor Standing as a State or Federal Candidate Policy (**Appendix 9.1A**)

Councillor Standing as a State or Federal Candidate Guideline (**Appendix 9.1B**)

Purpose

To present the proposed Councillor Standing as a State or Federal Candidate Policy and supporting Councillor Standing as a State or Federal Candidate Guideline for Council consideration.

Summary

- The existing Councillor Standing as a State or Federal Candidate Guideline has undergone a comprehensive review against contemporary governance practice and legislative requirements.
- The review identified opportunities to strengthen Council's governance framework and address emerging governance, integrity and reputational risks.
- A new Policy has been developed to establish Council's governance principles and expectations, supported by a revised operational Guideline.
- The revised framework strengthens governance, integrity, transparency and accountability through enhanced guidance regarding public confidence, political neutrality, conflicts of interest, use of Council resources and the separation of Council and campaign activities.
- The proposed documents align with contemporary Victorian local government best practice and strengthen Council's overall governance framework.

Recommendation

That Council:

1. Adopt the Councillor Standing as a State or Federal Candidate Policy.
2. Note the supporting Councillor Standing as a State or Federal Candidate Guideline.
3. Authorise the Chief Executive Officer to make minor administrative amendments to the Guideline, provided those amendments do not materially alter the intent or operation of the Policy.

REPORT

Background

Council currently has a Councillor Standing as a State or Federal Candidate Guideline which was adopted in January 2022. The Guideline was developed to provide guidance where a Councillor seeks election to State or Federal Parliament and to assist in maintaining appropriate governance and accountability throughout the election process.

A review of the existing Guideline identified opportunities to strengthen governance expectations and provide more contemporary guidance regarding the management of actual, potential and perceived conflicts of interest, political neutrality, use of Council resources and information, interactions between Councillors and officers and broader public confidence considerations.

As part of the review, officers also considered the role of the existing Guideline within Council's governance framework. It was determined that the document had evolved beyond a purely operational guidance document and would be strengthened by the introduction of an overarching policy that clearly articulates Council's governance principles and expectations.

Accordingly, a new Councillor Standing as a State or Federal Candidate Policy has been developed and the existing Guideline has been substantially revised. Together, the documents provide a contemporary framework to assist Councillors, Council officers and the organisation in managing the governance, integrity and reputational issues that may arise when a Councillor seeks election to State or Federal Parliament.

Discussion

The proposed Policy establishes Council's governance principles and expectations regarding Councillors who intend to stand, or who are standing, as candidates in State or Federal Parliamentary elections. The Policy focuses on key governance principles including public confidence, good governance, integrity and stewardship, separation of roles, political neutrality, use of Council resources and the management of conflicts of interest. The Policy provides Council's formal statement of expectations and establishes the governance framework that supports the accompanying Guideline.

The review also considered the legislative framework governing Councillors seeking election to State or Federal Parliament. The *Local Government Act 2020* does not require a Councillor who nominates as a candidate in a State or Federal election to stand down, take a leave of absence or cease performing their duties as a Councillor. Accordingly, the proposed Policy has been developed to support good governance, political neutrality, conflict management, public confidence and the appropriate use of Council resources, rather than imposing restrictions beyond those established by legislation.

The supporting Guideline provides practical guidance regarding the administration of those principles. It includes guidance on notification of candidature, leave of absence arrangements, return of Council resources, political neutrality of Council administration, Councillor and staff interactions, access to information, public communications, social media, conflicts of interest and equal treatment obligations. The Guideline is intended to assist Councillors and Council officers to apply the principles established by the Policy in operational settings.

The revised framework represents a significant enhancement of the existing arrangements. Greater emphasis has been placed on maintaining public confidence in Council's decision-making processes and ensuring a clear separation between Council responsibilities and election campaign activities. Additional

guidance has also been included regarding the appropriate use of Council information and resources, political neutrality of Council administration, management of conflicts of interest and expectations relating to public communications and social media activity. The review was informed by contemporary Victorian local government governance practice, integrity guidance and legislative obligations to ensure the documents reflect current best practice.

The revised documents also reinforce contemporary governance principles by recognising that public confidence may be affected not only by actual conflicts of interest or misconduct but also by circumstances that may create a reasonable perception of political influence, preferential treatment or electoral advantage. As a result, the documents place a stronger emphasis on transparency, integrity, accountability and the importance of maintaining community confidence in Council's governance framework.

A key feature of the revised framework is the distinction between Council's governance principles and operational guidance. The proposed Policy establishes Council's position and expectations, while the Guideline provides detailed implementation guidance. This approach creates a clearer document hierarchy, supports good governance practice and allows minor administrative updates to the Guideline to be made without requiring amendments to Council's adopted policy position.

This approach aligns with Council's policy framework by ensuring Council adopts the governance principles while the supporting Guideline provides operational direction and implementation guidance.

The revised conflict of interest provisions have also been strengthened to reinforce that responsibility for identifying, disclosing and managing conflicts of interest rests with the individual Councillor or Council officer in accordance with legislative requirements. While governance advice may be sought where uncertainty exists, responsibility for determining whether a conflict exists remains with the relevant individual.

Options to Consider

Option 1 - Adopt the Policy and Note the Guideline

Adopt the Councillor Standing as a State or Federal Candidate Policy, note the supporting Councillor Standing as a State or Federal Candidate Guideline, and authorise the Chief Executive Officer to make minor administrative amendments to the Guideline that do not materially alter the intent or operation of the Policy.

This option establishes a clear governance hierarchy, with Council adopting the governance principles and expectations through the Policy, while the Guideline provides supporting operational guidance. This approach is consistent with contemporary governance practice and provides flexibility to maintain the Guideline as governance practices and legislative requirements evolve.

Option 1 is recommended as it provides Council with a contemporary and robust governance framework while ensuring the supporting Guideline can be maintained efficiently and remain responsive to future legislative, governance and organisational changes.

Option 2 - Adopt both the Policy and Guideline

Adopt both the Councillor Standing as a State or Federal Candidate Policy and the Councillor Standing as a State or Federal Candidate Guideline.

This option provides Council endorsement of both the governance principles and operational guidance. However, future amendments to the Guideline may require further reports to Council, reducing flexibility to make minor administrative or operational updates.

Option 3 - Retain Existing Guideline

Not adopt either the proposed Policy or revised Guideline and retain the existing Councillor Standing as a State or Federal Candidate Guideline.

This option is not recommended as it would not implement the governance improvements identified through the review and would retain a framework that is less comprehensive and does not reflect contemporary governance expectations relating to public confidence, political neutrality, conflicts of interest and the management of governance risks associated with Councillors seeking election to State or Federal Parliament.

Sustainability Implications

The proposed Policy and Guideline support good governance, transparent decision-making and effective stewardship of public resources. While the documents do not have direct environmental or climate change impacts, they contribute to the social sustainability of the municipality by strengthening public confidence, integrity, accountability and trust in Council's governance processes.

There are no direct economic, environmental or climate change implications arising from the adoption of the proposed Policy and Guideline.

Community Engagement

The proposed Policy and Guideline relate to Council's internal governance framework and the conduct of Councillors and Council officers when a Councillor seeks election to State or Federal Parliament. As the documents do not directly affect the provision of services to the community or require community input into strategic planning or service delivery, community engagement has not been undertaken.

The proposed Policy and Guideline were considered through Council's internal governance review processes and presented to Councillors at a Councillor Briefing prior to being presented to Council for consideration.

Innovation and Continuous Improvement

The proposed Policy and Guideline reflect Council's commitment to continuous improvement in governance practice. The review has resulted in the development of a new governance framework that better aligns with contemporary Victorian local government governance expectations and best practice. The revised documents strengthen guidance relating to public confidence, political neutrality, conflicts of interest, use of Council resources and information, Councillor and officer interactions, and the management of governance and integrity risks associated with Councillors seeking election to State or Federal Parliament.

The introduction of a policy and supporting guideline structure also provides a clearer governance hierarchy and supports more efficient ongoing review and maintenance of governance documentation.

Collaboration

Formal collaboration with other councils, government agencies or statutory bodies was not undertaken as part of this review. However, the review was informed by contemporary Victorian local government governance practice, guidance published by relevant local government and integrity bodies, and applicable legislative requirements to ensure the proposed documents reflect current governance expectations and best practice.

Financial Implications

There are no direct financial implications associated with the adoption of the proposed Policy and Guideline. Implementation will be undertaken within existing operational resources.

Regional, State and National Plans and Policies

The proposed Policy and Guideline support and are informed by relevant state legislative and governance frameworks applicable to local government, including:

- *Local Government Act 2020*;
- *Charter of Human Rights and Responsibilities Act 2006*;
- *Equal Opportunity Act 2010*;
- *Gender Equality Act 2020*;
- Council Governance Rules;
- Councillor Code of Conduct; and
- other relevant Council governance policies and procedures.

The proposed framework gives effect to the good governance principles contained within the *Local Government Act 2020* by promoting transparency, accountability, integrity, responsible stewardship of public resources, effective conflict of interest management and public confidence in Council decision-making.

There are no specific regional or national plans directly applicable to the subject matter of this report. The proposed documents are principally directed toward compliance with Victorian local government governance requirements and contemporary governance practice.

Council Plans, Strategies and Policies

2025-2029 Council Plan

Theme 4 – Leadership: A trusted and capable Council that leads with integrity and responsibility.

The proposed Policy and Guideline directly support Theme 4 by strengthening governance, accountability, integrity and public confidence in Council decision-making. The framework establishes clear expectations regarding the conduct of Councillors and Council officers when a Councillor seeks election to State or Federal Parliament and promotes responsible stewardship of Council resources and information.

Risk Implications

The proposed framework will strengthen Council's ability to manage governance, integrity, compliance and reputational risks that may arise where a Councillor seeks election to State or Federal Parliament. The framework establishes clearer governance controls regarding conflicts of interest, use of Council resources, access to information, communications and political neutrality. Adoption of the revised framework is expected to reduce governance, integrity and reputational risks and provide clearer guidance for Councillors and Council officers regarding their respective roles, responsibilities and obligations during election campaigns.

Conclusion

The proposed Policy and Guideline provide a contemporary and strengthened governance framework for managing Councillor candidacy for State and Federal elections. Accordingly, it is recommended that Council adopt the Policy, note the supporting Guideline and authorise the Chief Executive Officer to make minor administrative amendments to the Guideline that do not materially alter the intent or operation of the Policy.

9.2 Q4 QUARTERLY PERFORMANCE REPORT TO 30 JUNE 2026

Director:	Kim Hargreaves
Directorate:	Organisational Performance
File Number:	F18/A10/000001

Officer Conflict of Interest

Officer disclosure in accordance with *Local Government Act 2020* – Section 130:

☐ Yes ☒ No

Reason: Nil

Status

Defined as confidential information in accordance with *Local Government Act 2020* – Section 3(1):

☐ Yes ☒ No

Reason: Nil

Appendix

Q4 Quarterly Performance Report to June 2026 (Appendix 9.2A)

Purpose

To present Council with the Q4 Quarterly Performance Report to 30 June 2026, noting that the final audited data will form part of the Annual Report 2025-26.

Summary

- The Quarterly Performance Report is a key component of our commitment to continuous improvement, transparency and accountability to Council and the community.
- The Q4 Quarterly Performance Report was considered by the Audit and Risk Committee prior to being presented to Council.
- The format of the report was expanded over the previous financial year as part of Council's continuous improvement.
- This report provides financial figures which include the adopted budget, anticipated forecast and year to date actuals that will build on a quarter-by-quarter basis.
- Indicators and initiatives are also be reported on a progressive quarterly basis.
- It should be noted that this report has been prepared in alignment with the 2025-2029 Council Plan. Adopted Budget Figures for 2025-26 delivered under the four themes (previously five themes) have been restated, however the quantum has not been altered.
- This data is not final for the 2025-26 year. Data will be reviewed and may be amended before inclusion in formal audited documents and inclusion in the 2025-26 Annual Report.

Recommendation

That Council receive and note the Q4 Quarterly Performance Report to 30 June 2026, acknowledging that data will be updated before inclusion in the Annual Report 2025-26.

REPORT

Background

The Quarterly Performance Report encapsulates a quarterly budget report, progress against the 2025-2029 Council Plan, the tracking of any major initiatives, and key data relating to the Local Government Performance Reporting Framework.

The provision of relevant information on a regular basis is an important part of the internal control process and is necessary for the various levels of Council to carry out their responsibilities and obligations to the community in the management of Council business.

Council's approach to Performance Reporting (including financial performance) to the community is to include information which exceeds minimum requirements, increases readability and piques community interest. Information is presented in a clear and transparent manner, with each quarterly report building on the previous quarter's information to provide a "story" of progress rather than a "snapshot" at a point in time.

This report represents the fourth report for the financial year, with final data being included in the Annual Report 2025-26.

Discussion

The quarterly report has been prepared with the following sections of information:

1. Chief Executive Officer's Overview
2. Integrated Strategic Planning and Reporting Framework
3. Initiatives
4. Performance Indicators
5. Financial Performance by Council Plan Theme
6. Reconciliation of Financial Performance by Council Plan Theme to Comprehensive Income Statement
7. Comprehensive Income Statement
8. Balance Sheet
9. Statement of Capital Works
10. Statement of Human Resources
11. Councillor Allowances and Expenses

The CEO's Overview is a high-level summary of activities since the last Quarterly report.

The Integrated Strategic Planning and Reporting Framework section provides the reader with an explanation of the high-level requirements of the Act and Regulations for reporting to the community.

Section 4 & 5 detail the initiatives and indicators for the year – as adopted in the budget. These are reported on in a cumulative way to provide the reader with a building story of the progress so far rather than the traditional "snapshot" view of the current status.

Section 5 demonstrates expenditure and revenue at the service provision level under each of the Council Plan themes. These figures include the adopted budget, the current forecast (projected year end figure) and year to date performance.

Section 6 provides an important translation between reporting to the community by the service groupings they are familiar with compared to how the information is presented in an accounting context.

Sections 7 to 10 are the financial statements (accounting presentation). Data includes the adopted budget, forecast (projected year end figure) and year to date by quarter. Detailed notes are also provided to add value for the reader of the report. The presentation of these statements complies with model budget presentation as required under legislation. Final versions of the financial statements will be presented to Council's Audit and Risk Committee for review prior to recommendation to Council for approval and inclusion in the Annual Report 2025-26.

Section 11 satisfies legislative and policy requirements providing information on a quarterly basis around councillor allowances and expenses.

Options to Consider

The Local Government Performance Reporting Framework is a mandatory system of performance reporting for all Victorian councils. It ensures that councils are measuring and reporting on their performance in a consistent way to promote transparency and accountability in the local government sector. The framework is made up of measures from a range of service areas, including roads, planning, animal management and waste.

The *Local Government Act 2020* (s97) also requires that the Chief Executive Officer ensures that a quarterly budget report is presented to the Council at a Council meeting which is open to the public. This quarterly budget report must include a comparison of the actual and budgeted results to date; and an explanation of any material variations; and any other matters prescribed by the regulations.

Council can opt not to receive and note the quarterly report but should note the legislative and other requirements requiring the report to be presented.

Sustainability Implications

Not applicable other than any reporting included in the report on Council's environmental and sustainability goals.

Community Engagement

The Quarterly Performance report is prepared through cross-departmental consultation within Council. Following executive leadership team's endorsement, it progresses to a Council Briefing before formal endorsement at a Council Meeting. The report is then available to the public via Council's website.

Innovation and Continuous Improvement

Ongoing refinements are made to ensure the report provides clear and concise reporting on key strategic items.

Collaboration

The Q4 Quarterly Performance Report was considered by Council's Audit and Risk Committee prior to presentation to Council. This supports good governance by providing an additional level of independent oversight of the financial and non-financial performance information contained within the report.

Financial Implications

There are no financial implications of the report itself however the Quarterly Report provides detailed information on the financial position of Council and performance against budgets and various targets.

Regional, State and National Plans and Policies

Not applicable.

Council Plans, Strategies and Policies

2025-2029 Council Plan – This report clearly outlines progress towards achieving the aspirations of the Council Plan.

Risk Implications

Provision of good quality, regular reporting of financial and non-financial information to the community mitigates against the risk of poor financial governance and possible financial mismanagement. The Municipal Association of Victoria's Good Governance Guide provides that *the Council is ultimately accountable for the financial management...it should not have a hands-on role... but it needs to ensure that it has sufficient information to be satisfied that finances are in order and that the budgetary and financial planning goals are being met.*

Conclusion

The Quarterly Performance Report provides a regular and succinct report for Council and the community to assess Council's performance against key measures. It also fulfils Council's legislative and other regulatory responsibilities.

9.3 MAV STATE COUNCIL – OCTOBER 2026 - MOTIONS

Director:	Gail Gatt
Directorate:	Office of the CEO
File Number:	F15/A01/000001

Officer Conflict of Interest

Officer disclosure in accordance with *Local Government Act 2020* – Section 130:

☐ Yes ☒ No

Reason: Nil

Status

Defined as confidential information in accordance with *Local Government Act 2020* – Section 3(1):

☐ Yes ☒ No

Reason: Nil

Appendix

MAV State Council - Motions (**Appendix 9.3A**)

Purpose

To seek Councils endorsement of motions to be submitted to the Municipal Association of Victoria's State Council to be held on 23 October 2026.

Summary

- The MAV State Council will be held on 23 October 2026.
- Councils can submit motions for consideration by the State Council, however motions must first be adopted by the submitting council.
- Attached are four motions that are of particular interest to Horsham Rural City Council but are also considered of strategic importance for the State and in particular rural and regional areas of Victoria.
- This report seeks Council's adoption of the motions so they can be lodged with the MAV for consideration at the October State Council meeting.
- Motion submissions to the MAV close on 24 August 2026. (midnight)

Recommendation

That Council:

1. Endorse the four motions (as contained in Appendix 9.3A) to be lodged with the MAV for consideration at the May State Council Meeting on 24 August 2026

REPORT

Background

The Municipal Association of Victoria (MAV) is the peak body representing Victoria's 79 local councils. It advocates for councils, provides policy advice, governance guidance, and sector support, and delivers services including procurement and insurance. MAV works to strengthen local government capacity, promote community wellbeing, and ensure councils can sustainably and effectively serve Victorian communities.

Held twice per year, the MAV State Council is the peak decision-making body of the Municipal Association of Victoria, comprising representatives from all 79 Victorian councils. It sets policy, endorses advocacy priorities, and guides MAV's strategic direction, ensuring local government perspectives are represented in statewide issues and policy discussions.

Individual councils can seek to influence the advocacy and policy agenda of the MAV through the submission and adoption of motions by a majority of the members. A motion to MAV State Council must be formally endorsed by the individual council, submitted by the relevant deadline, be of statewide significance or strategic relevance, not replicate recent State Council business, and meet MAV Board assessment criteria before it is accepted for consideration.

The attached four motions are considered to comply with the requirements listed above and are of significant importance to Horsham Rural City Council and other rural and regional communities across Victoria.

Discussion

The first motion calls for the Victorian Government to invest in a comprehensive, tiered rural and regional mental health and wellbeing model. The motion responds to ongoing mental health service gaps experienced across rural Victoria, including limited access to early intervention, psychology, counselling, outreach and acute mental health services, and seeks a community-first approach that improves access to care closer to home.

The second motion seeks improved long-term planning and investment to support the reliability of water supply for recreational lakes. The motion recognises the importance of recreational water assets to regional economies, liveability, tourism, recreation and community wellbeing, particularly during periods of drought and climate variability.

The third motion calls for increased Victorian Government funding to support the implementation of Integrated Water Management (IWM) initiatives. The motion seeks dedicated funding and streamlined delivery mechanisms to assist councils and regional partners to progress projects that improve water security, waterway health and alternative water supply outcomes.

The fourth motion advocates for strengthened communications network resilience in disaster-prone areas. The motion responds to recommendations arising from the Victorian Summer Fires Inquiry and seeks action to improve telecommunications reliability during emergencies through enhanced infrastructure standards, backup power arrangements and expanded satellite communications capability.

Options to Consider

- Council can endorse all of the motions, some of the motions or none of the motions.
- Council can also put forward alternative motions for endorsement and lodging with the MAV.

Sustainability Implications

The proposed motions address key long-term sustainability challenges facing rural and regional communities, including community wellbeing, water security, emergency resilience and service accessibility. If successful, the advocacy outcomes would support improved liveability, economic resilience and sustainable community development across regional Victoria.

Community Engagement

While there has not been engagement with the community in relation to the specific proposed motions, they are informed by engagement and conversations with the community.

Innovation and Continuous Improvement

The proposed motions advocate for innovative, long-term policy and infrastructure solutions to address emerging challenges facing rural and regional communities. They support improved service delivery, greater resilience, stronger community outcomes and more effective planning and investment across mental health, water management and emergency communications.

Collaboration

The motions were sent to the neighbouring Councils of the Wimmera Southern Mallee Alliance to seek input and gain support for the motions. These motions were generally supported by all members of the alliance, with specific letters of support for the motions received from Yarriambiack Shire Council and Northern Grampians Shire Council.

Financial Implications

There are no financial implications with endorsing the motions and lodging them with the MAV.

Regional, State and National Plans and Policies

The proposed motions align with a range of regional, state and national plans and policy frameworks, including:

- Royal Commission into Victoria's Mental Health System,
- Victorian Mental Health and Wellbeing Plan 2023-2027,
- Integrated Water Management Framework for Victoria
- Inquiry into the 2025-26 Victorian Summer Fires
- State Emergency Management Plan

The proposed motions seek to advance outcomes that are consistent with these existing policy directions and support improved service delivery, community wellbeing, resilience and liveability across rural and regional Victoria.

Council Plans, Strategies and Policies

This report aligns with the Horsham Rural City Council Plan 2025-2029 and its strategic themes of in a number of areas including:

Liveability

- Promote health and wellbeing for people of all ages and abilities

Sustainability

- Use sound planning to balance growth and protect what matters

Accessibility

Officers Reports

- Improve access to quality services, public spaces and facilities
- Ensure our community can access resilient and reliable assets and services

Leadership

- Strengthen engagement, advocacy and partnerships

The proposed motions also support the Council Plan's commitment to advocating for improved access to health services, housing, transport and other essential services that contribute to the liveability and sustainability of regional communities.

Risk Implications

The proposed MAV motions seek to address strategic risks facing rural and regional communities where advocacy and policy reform may be required at a State and Commonwealth level. Participation in the MAV State Council process provides an opportunity for Council to advocate for policy outcomes that help mitigate these risks and support sustainable community outcomes. This includes

- Financial Risk – Reducing the financial burden placed on councils when gaps in State-funded services and infrastructure create additional advocacy, planning, community support and service coordination responsibilities for local government.
- Economic Risk – Inadequate government investment in essential services and infrastructure can reduce regional competitiveness, constrain economic development and hinder workforce attraction and retention.
- Reputational Risk – Communities often look to local government to advocate for solutions where State and Federal responsibilities exist. Failure to advocate on identified regional priorities may impact community confidence in Council's leadership and representation.

Conclusion

The MAV State Council provides an important opportunity for Horsham Rural City Council to advocate on issues of significance to both the municipality and rural and regional Victoria.

The four proposed motions seek to influence State Government policy and investment in areas including mental health, water security, integrated water management and emergency communications resilience. Through participation in the MAV State Council process, Council strengthens its advocacy efforts and supports outcomes that improve community wellbeing, regional liveability and economic resilience.

9.4 PLANNING SCHEME AMENDMENT C85 – FURTHER ENGAGEMENT AND SUBMISSIONS

Director:	Justine Kingan
Directorate:	Community & Liveability
File Number:	F24/A05/000018

Officer Conflict of Interest

Officer disclosure in accordance with *Local Government Act 2020* – Section 130:

☐ Yes ☒ No

Reason: Nil

Status

Defined as confidential information in accordance with *Local Government Act 2020* – Section 3(1):

☐ Yes ☒ No

Reason: Nil

Appendix

Submission table (**Appendix 9.4A**)

Engagement summary (**Appendix 9.4B**)

Purpose

Council is being asked to consider further engagement undertaken and to progress Amendment C85hors to the next statutory step by requesting the appointment of an Independent Planning Panel.

Summary

- The *Horsham Heritage Study* was commissioned in 2013 with a steering committee of Heritage Advisors, Councillors and Council Officers to identify the key historical themes associated with Horsham's growth and development that tell the story of Horsham's history and identity. With the assistance of the Horsham Historical Society and engagement with landowners, a comprehensive overview of the municipality history and places of significance was identified.
- The *Heritage Study Review* was undertaken in 2022 to ensure that the heritage citations and recommendations remained accurate and consistent with current guidelines and practices. Engagement was undertaken with landowners to confirm that the information reflected the current condition of each place.
- Planning Scheme Amendment C85hors - Horsham Heritage Study has been prepared to protect the most significant heritage places across the municipality and was approved and authorised for community consultation (exhibition) by Council on 24 March 2025 and the Minister for Planning on 11 September 2025.
- The Amendment proposes to apply heritage controls to 574 properties within heritage precincts, 31 individually listed properties, and six geographically separate properties forming a serial heritage listing due to their shared history and similar heritage characteristics.
- The Amendment was publicly exhibited from 10 November 2025 to 22 December 2025 in accordance with the requirements of the *Planning and Environment Act 1987* and included letters to property owners and occupiers, as well as notices in newspapers, drop-in sessions and individual meetings resulting in 25 submissions

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- A total of 25 submissions were received. Of these, 17 have now been resolved (68%), and 8 submissions remain unresolved (32%).
 - At its meeting on 25 May 2026, Council requested further engagement with submitters before determining the next step for Amendment C85hors. Officers have undertaken additional meetings, phone discussions, and email correspondence with submitters. As a result, an additional submission has been withdrawn, while some submitters have confirmed that they wish their unresolved submissions to proceed to an independent Planning Panel. (See appendix 9.4B Engagement Summary).
 - The recommended next step is to receive and consider all submissions, note the outcomes of the further engagement, and refer unresolved submissions and relevant post-exhibition changes to an independent Planning Panel in accordance with Part 8 of the *Planning and Environment Act 1987*.

Recommendation

That Council:

- 1) Receives and considers all submissions to Amendment C85hors to the Horsham Planning Scheme, including the outcomes of further engagement undertaken
- 2) Requests the Minister for Planning to appoint an independent Planning Panel pursuant to section 23 and Part 8 of the *Planning and Environment Act 1987* to consider unresolved submissions to Amendment C85hors.
- 3) Refers all unresolved submissions, relevant post-exhibition changes and any submitter addendums received through the further engagement process to the independent Planning Panel, while continuing to engage with submitters where opportunities remain to resolve or narrow issues before the Panel Hearing.

REPORT

Background

The *Horsham Heritage Study* was commissioned in 2013 with a steering committee of Heritage Advisors, Councillors and Council Officers to identify the key historical themes associated with Horsham's growth and development that tell the story of Horsham's history and identity. With the assistance of the Horsham Historical Society and engagement with landowners, a comprehensive overview of the municipality history and places of significance was identified.

The *Heritage Study Review* was undertaken in 2022 to ensure that the heritage citations and recommendations remained accurate and consistent with current guidelines and practices. Engagement was undertaken with landowners to confirm that the information reflected the current condition of each place.

Timeline of the Horsham Heritage Study and Amendment

1. Historical Research and Thematic Analysis - 2011
2. Assessment of Significance (Citations 2012)
3. Recommendations and Reporting (Heritage Study 2014)
4. Heritage Review 2022
5. Planning Controls (Review and C85 Amendment) 2025-26

The timeline above demonstrates that Amendment C85hors has not commenced as a standalone or recent process but is the result of a staged body of strategic heritage work undertaken over a number of years. The initial historical research and thematic analysis established the broader context for identifying places of potential local heritage significance, which was then followed by detailed assessments of significance, preparation of citations, reporting, and recommendations through the Heritage Study. This work provided the foundation for understanding which places may warrant protection and why they are important to the municipality's heritage.

The later Heritage Review and subsequent preparation of planning controls through Amendment C85hors represent the statutory implementation stage of that earlier strategic work. This step seeks to translate the findings of the heritage assessments into planning scheme controls so that places identified as having local heritage significance can be appropriately considered through future planning decisions. Amendment C85hors proposes to apply heritage controls to 574 properties within heritage precincts, 31 individually listed properties, and six geographically separate properties forming a serial heritage listing due to their shared history and similar heritage characteristics.

In this context, the current amendment is the final planning step following research, assessment, review, and consultation, and provides the mechanism for Council to determine whether the proposed heritage controls should proceed to independent Panel consideration.

Councils play a key role in local Heritage identification and protection in which Horsham has invested over 15 years of strategic work to progress to this stage.

Pre-Exhibition Engagement

As part of pre-amendment consultation - held between September and November 2023 - all landowners and occupiers were notified, and heritage citations were reviewed and finalised.

Council received feedback from approximately 19 property owners, which comprised 9 written responses and 10 phone discussions. Council was able to resolve 10 of the 19 responses, with the remaining parties retaining the option to lodge a formal submission during the exhibition process.

Exhibition of the Amendment

The Amendment was publicly exhibited for 6 weeks from 10 November to 22 December 2025 in accordance with the requirements of the *Planning and Environment Act 1987* using the following statutory notifications.

- Direct notification (letters and an information poster) to all affected property owners and occupiers (approximately 800 letters), prescribed Ministers, and authorities.
- Public notices in the *Weekly Advertiser* on 11 and 18 November 2025, and the *Government Gazette* on 13 November 2025.
- The Amendment documents were made available for viewing and download (website/officers and DTP website).
- A FAQs pamphlet was available on Council's website and hard copies made available at the Civic Centre.
- An interactive map showing the extent of the new overlays was also available on Council's website.
- Drop-in sessions were held in Horsham on Wednesday 3 December 2025, at the Council Civic Offices, Roberts Avenue, in Natimuk on Thursday 4 December 2025 at NC2, Main Street, Natimuk and in Horsham Wednesday, 10 December 2025 – Hamilton Lamb Hall, Kalkee Road, these sessions were attended by Council officers and a Heritage Consultant.

For the wider community, the Amendment was also advertised on Council's Have Your Say webpage advising that Council was taking submissions in relation to the Amendment. Council officers took over 19 public calls and met with approximately 7 community members who visited Council Offices to discuss in more detail the content of the letters received.

A total of 25 submissions were received as part of the formal exhibition process, including submissions in support and submissions raising matters that do not constitute substantive planning issues. Of these, 17 have been resolved, with 8 submissions remaining unresolved.

Further post exhibition engagement

Following the Council meeting held on 25 May 2026, Council requested that further engagement be undertaken with submitters to Amendment C85hurs before the matter returned to Council for a decision on the next statutory step. The purpose of this engagement was to provide submitters with an additional opportunity to discuss their concerns directly with planning officers, clarify the issues raised in submissions, identify whether any matters could be resolved or narrowed, and ensure Council was fully informed of the remaining issues before deciding whether to request the appointment of an independent Planning Panel.

Officers sought to contact all submitters to provide an opportunity to ask questions about the amendment, better understand the proposed heritage controls, and to confirm whether their concerns remain unresolved. As a result of this engagement, one additional submission has been formally withdrawn and the position of other submitters has been clarified, including those who wish for their submissions to proceed to the Independent Planning Panel process.

Planning officers have made reasonable efforts to respond to the concerns raised in submissions following Council's request for further engagement. Officers have provided further information about the amendment process, explained the operation and extent of the proposed heritage controls, clarified common misunderstandings about permit requirements, fees, and exemptions, and outlined the support available to affected property owners.

This engagement has assisted in resolving concerns and has clarified matters that remain unresolved and may need to be considered by an Independent Planning Panel. Engagement opportunities will continue to be offered and will still occur where it may assist in resolving or narrowing further issues prior to the commencement of a Planning Panel Hearing (Ref. to Appendix 9.4A Submission table).

Discussion

Key issues raised in further engagement

Planning officers have made reasonable efforts to engage with submitters following Council's request for further engagement and will continue to do so if an independent Panel is appointed. The further engagement has helped clarify submitter concerns, provided an opportunity to explain the amendment process and heritage controls, and resulted in additional submissions being withdrawn.

Summary of key issues raised in further engagement

- Dispute the need for Heritage Protection
- Accuracy of dates
- Permit Process and Fees
- Building Costs
- Property values

Officers have held additional meetings, phone calls, and email communications with outstanding submitters in an effort to resolve or narrow concerns. Some submitters have remained difficult to contact or have chosen not to further engage. Where submissions remain unresolved, referral to an independent Planning Panel provides the appropriate statutory process for submitters to be heard and for independent recommendations to be made to Council.

Officer responses to submitter concerns

Planning officers have approached the further engagement process, by reaching out to and working directly with submitters to better understand their specific concerns relating to their properties and to

explain how the proposed controls would, operate in practice. This includes clarifying when a planning permit would or would not be required, explaining the types of works that are generally exempt, outlining the availability of Council's Heritage Advisor and fee waiver arrangements, and correcting and clarifying information where questions were raised about property details or the amendment material. Through these discussions, officers sought to address misunderstandings, reduce uncertainty for affected property owners, and identify whether any concerns could be resolved with the need for further consideration through the Panel process.

Buildings and works that do not require a permit

Routine repairs and maintenance generally do not require a planning permit where they do not alter the appearance of the heritage place.

Paint controls

External paint controls are not proposed for residential precincts unless specific controls apply to an individual heritage place.

Fence controls

Permit requirements for fencing relate to original or significant fences, rather than all fencing on a property.

Available support

Officers advised submitters that Council's Heritage Advisor is available to assist property owners and applicants in understanding and responding to heritage requirements.

Fee waiver arrangements

A fee waiver is available for eligible heritage-related planning permit applications.

Confirmed remaining unresolved matters

Where concerns could not be resolved through further discussion, officers confirmed that submitters may have their issues considered through the independent Planning Panel process, should Council resolve to request a Panel.

A detailed summary of all engagement activities is available to Council at Appendix 9.4B of this report. Overall, the further engagement undertaken by officers has provided a meaningful opportunity for submitters to better understand the amendment, clarify how the proposed heritage controls may affect their properties, and raise any remaining concerns directly with Council officers. While not all concerns have been resolved, the process has helped address misunderstandings, provide practical information and support to affected property owners, and narrow the matters that remain in dispute. This ensures Council can now consider the next step in the amendment process with a clearer understanding of both the issues that have been addressed and those that may require independent consideration through a Planning Panel.

Exemption under Ministerial Direction 15

Ministerial Direction 15 sets timeframes for key steps in the planning scheme amendment process, including the consideration of submissions and the request for appointment of a Panel where required.

Council has discussed the timing of Amendment C85 with the Department of Transport and Planning and has received an exemption to progress to Panel on the basis that a Panel request is made by the end of September 2026. If Council does not progress the amendment to the next statutory step within the approved timeframe, there is a risk that the Department may not support further progression of the amendment and the amendment may lapse. To manage this risk, it is recommended that Council request the appointment of an independent Planning Panel.

Next Steps

The next step in the amendment process is for Council to request that the Minister for Planning appoint an independent Planning Panel to consider unresolved submissions and relevant post-exhibition changes.

Making all requested changes to the Amendment is not supported where changes are not justified by the adopted heritage methodology, the evidence base or the purpose of the Heritage Overlay. However, officers recommend that Council refer relevant post-exhibition changes to the Panel where there is a clear and evidence-based rationale for amending a heritage control, citation, or mapping outcome.

If Council does not agree to make the changes requested by all submitters, it must either refer unresolved submissions to an independent Planning Panel or abandon the Amendment, or part of the Amendment. Submitters will be provided with an updated response outlining Council's position and the next steps in the Panel process.

Council must make a formal request to the Minister for Planning to appoint a Panel, after which Planning Panels Victoria will advise of the hearing dates.

Following the Panel Hearing, the Panel will provide a report and recommendations to Council and to the Minister for Planning. On receipt of the Panel report, a Council Report will be prepared for Council to consider the Panel's recommended changes.

As the Planning Authority

As the Planning Authority for this Amendment, Council must consider all submissions made to the Amendment and may consider late submissions in accordance with Section 22 (14) of the *Planning and Environment Act 1987*.

Furthermore, under Section 23 (15) (16) of the Act, following consideration of submissions, Council as the Planning Authority must:

- a. Change the Amendment in the manner requested; or*
- b. Refer submissions to an Independent Planning Panel; or*
- c. Abandon the Amendment or part of the Amendment.*

Options to Consider

That Council:

Option 1

Receives and considers all submissions received to Amendment C85hrs to the Horsham Planning Scheme and approves to request the Minister for Planning to appoint an Independent Planning Panel **(Recommended)**.

Option 2

Having considered all submissions to Amendment C85hrs requests changes based on the submissions and refuses to request the Minister for Planning to appoint an Independent Planning Panel.

Option 3

Abandon the amendment and advise the Minister for Planning accordingly.

Option 1 is recommended because it allows unresolved submissions to be independently assessed before Council makes a final decision on the Amendment. It also supports the substantial work undertaken to research Horsham's history and protect places of identified heritage significance for future generations.

Sustainability Implications

The Amendment supports social and cultural sustainability by identifying and protecting places that contribute to Horsham Rural City's history, character, and sense of place.

Community Engagement

The Amendment was publicly exhibited for six weeks and included direct notification to affected owners and occupiers, public notices, online material, an interactive map, information sheets, and drop-in sessions. Following Council's request for further engagement on 25 May 2026, officers undertook additional meetings, phone calls, and email correspondence with submitters. The further engagement assisted in clarifying issues, resolving additional submissions, and confirming which submissions remain unresolved and should be referred to a Panel. Refer to *Appendix 9.4B Engagement summary*.

Innovation and Continuous Improvement

Considering heritage early supports more informed decision making, reduces uncertainty for applicants and the broader community, and strengthens the municipality's sense of place and identity. The Amendment is reflective of continuous improvement in Council's planning framework and aligns with best practice.

Collaboration

Collaboration was undertaken with professional heritage experts, external agencies, and the business team throughout the public engagement process.

Financial Implications

An allocation within the 2024-25 Council budget has been used to commence preparation of and for Exhibition of a Planning Scheme Amendment and a further 2025-26 budget allocation will contribute to the Independent Planning Panel as well as the costs associated with the preparation of expert witness statements.

Council Plans, Strategies and Policies

Heritage protection has been frequently raised as a high priority for the community during public consultation on a variety of plans and strategies.

Council Plan 2025-2029

- *Sustainability*

A region that grows sustainably and protects what matters.

Risk Implications

If Council does not progress the Amendment to the next statutory step within the exemption timeframe, there is a risk that the Amendment will not be supported to proceed and may lapse. There is also a reputational and governance risk if submitters are not provided with a clear pathway for independent consideration of unresolved submissions. Referring the unresolved submissions to a Panel manages these risks by following the statutory process and allowing independent assessment of the matters raised.

Conclusion

The Amendment represents the statutory implementation of a significant body of strategic heritage work undertaken over many years to identify and protect places of local heritage significance across Horsham Rural City. It proposes to apply heritage controls to properties within identified heritage precincts, individually significant properties, and properties forming a serial heritage listing, consistent with the findings of the heritage study and review.

Extensive consultation has been undertaken through pre-amendment engagement, formal public exhibition, and further post-exhibition engagement requested by Council. This process has provided affected property owners and submitters with multiple opportunities to understand the proposed controls, raise concerns, clarify how the Heritage Overlay would operate, and resolve or narrow issues where possible. Of the 25 formal submissions received during exhibition, 17 have been resolved and 8 remain unresolved.

The further engagement has assisted Council to better understand the matters that remain in dispute and has confirmed that some submitters wish to have their unresolved submissions considered through an independent Planning Panel. Referral to a Panel is the appropriate statutory pathway where submissions cannot be resolved, and will allow the outstanding matters, relevant post-exhibition changes, and any submitter addendums to be independently assessed before Council makes a final decision on the Amendment.

Progressing the Amendment to the next statutory step also manages the timing risk associated with the exemption granted under Ministerial Direction 15, which requires a Panel request to be made by the end of September 2026. It is therefore recommended that Council receive and consider all submissions, note the outcomes of further engagement, and request that the Minister for Planning appoint an independent Planning Panel to consider the unresolved submissions and relevant post-exhibition changes.

9.5 PLANNING PERMIT APPLICATION PA2500921 18 JORY STREET, NATIMUK

Director:	Justine Kingan
Directorate:	Community and Liveability
File Number:	F24/A02/000001

Officer Conflict of Interest

Officer disclosure in accordance with *Local Government Act 2020* – Section 130:

☐ Yes ☒ No

Reason: Nil

Status

Defined as confidential information in accordance with *Local Government Act 2020* – Section 3(1):

☐ Yes ☒ No

Reason: Nil

Appendix

Planning Permit application (**Appendix 9.5A**)

Delegate Report (**Appendix 9.5B**)

Confidential Objections (**Appendix 9.5C**) (**CONFIDENTIAL**)

Confidential submissions in support (**Appendix 9.5D**) (**CONFIDENTIAL**)

Purpose

To determine a planning permit application for the Use of the land for a Home-Based Business at 18 Jory Street, Natimuk.

Summary

The application seeks approval for the use of land at 18 Jory Street, Natimuk for a home-based business (Gym).

The proposed business seeks the use of an existing outbuilding four days a week between the hours of 4:30 – 8:30 pm on weekdays and 9:00 am to 12:00 pm on Saturdays for group fitness sessions associated with gymnasium activity involving silks.

The key issues for consideration are whether the proposed use satisfies the requirements of Clause 52.11 Home-Based Business, whether the site can accommodate the associated car parking demand under Clause 52.06, and whether potential amenity impacts relating to noise, hours of operation, patron numbers, traffic, lighting and privacy can be appropriately managed.

A total of 14 submissions were received. Of which three were objections (**Appendix 9.5C**) and 11 were submissions in support (**Appendix 9.5D**). Three objections were received during public notice period, advertised pursuant to Section 52 of the Planning and Environment Act 1987. Following further discussions, one objection has since been withdrawn. The remaining concerns relate primarily to residential amenity, traffic and parking, the suitability of the site for the use, and compliance with the home-based business provisions.

A full planning assessment against the Horsham Planning Scheme considering the relevant policy and

objections has been undertaken for the proposal in accordance with Section 60 of the *Planning and Environment Act 1987*, which specifies the matters which the responsible authority must consider in deciding on an application.

Recommendation

That Council, being the responsible authority under the Horsham Planning Scheme and the *Planning and Environment Act 1987* and having considered the application, referral responses, objections and the relevant provisions of the Horsham Planning Scheme, decides to **Grant a Notice of Decision** for the Use of the land for a Home Based Business at 18 Jory Street, Natimuk in accordance with the conditions contained in the delegate report **(Appendix 9.5B)**.

REPORT

Background

The subject site at Lot 55, 18 Jory Street, Natimuk, is situated within the established township area of Natimuk and is developed with an existing dwelling and outbuilding. The surrounding area is predominantly residential in character, with dwellings located on adjoining and nearby properties, and the site benefits from rear access via an existing laneway.

The proposal is to use the existing rear outbuilding for a small-scale home-based business involving group fitness and aerial silks classes. Sessions are proposed to be scheduled in small groups, with up to six patrons at any one time, and are to operate during limited afternoon, evening and Saturday morning hours. The use is intended to occur within the existing building, with customer access and parking to be managed on the site.

The application is required to be assessed against the Horsham Planning Scheme, including the Planning Policy Framework, Clause 32.05 Township Zone, Clause 44.04 Land Subject to Inundation Overlay, Clause 52.06 Car Parking, Clause 52.11 Home-Based Business and Clause 65.01 Approval of an Application or Plan. A home-based business is a Section 1 use in the Township Zone; however, the proposal requires assessment against the particular provisions because the nature of the activity, patron numbers, parking demand and potential amenity impacts must be considered.

Refer to the delegate report (**Appendix 9.5B**) for a full description of the proposed Home-Based Business and assessment against the requirements of the Horsham Planning Scheme and the *Planning and Environment Act 1987*.



Figure 1. Aerial image

Discussion

The proposed use of a Gymnasium with a number of visitors requires council to carefully consider the impact on the amenity as required by Clause 52.11 as outlined in the Delegate Report.

Objectors raised concerns regarding the suitability of the proposed home-based business within a residential area, including whether the use satisfies the requirements of Clause 52.11, the proposed hours of operation, patron numbers, noise, privacy, traffic, parking and general residential amenity.

The purpose of the Clause 52.11 home-based business provisions is to allow residents to conduct small scale businesses from their home, such as massage practitioners, therapists, piano teachers, accountants and other professionals. The provisions are not intended to facilitate commercial activity where the business operator does not reside at the premises or has an unreasonable impact on the neighbourhood amenity.

Accordingly, a permit should only be permitted where adherence to clear and reasonable conditions can be achieved, and the following have conditions have been proposed:

Business operation

- 1. The business must be operated by the resident of the premises and appropriate evidence must be submitted prior to the commencement of the use, to the satisfaction of the Responsible Authority.*

Hours of operation

5. *The use shall operate only between the hours of 4:00 pm to 8:00 pm, Wednesday to Friday and Saturday 9am to 12:30 pm to the satisfaction of the Responsible Authority.*

Limit on number of patrons

6. *No more than six (6) persons and up to two (2) staff may be present in the premises at any one time without the written consent of the responsible authority.*

Note: This does not include any parent or legal guardian present on site for a person under the age of 18 present but not participating within the home-based business activity.

Limit of number of group activities

7. *No more than four (4) group fitness activities with a maximum of twelve (12) people may occur annually without prior written approval of the Responsible Authority following notification of neighbouring properties.*

Fencing

12. *Within one (1) month of the commencement of the use a fence must be erected along the eastern boundary of the site to a minimum height of 2 metres above natural ground level. The design and construction of the fence must be able to achieve acoustic standards to the satisfaction of the responsible authority.*

Screening

13. *Before the use commences, appropriate screening measures must be undertaken to restrict overlooking from the upper level windows overlooking into the private open space areas of the adjoining residential properties to the satisfaction of the responsible authority.*

Number of car parking spaces required

15. *No fewer than 4 car space(s) must be provided on the land for the use and development, including 1 space clearly marked for use by disabled persons.*

Car park construction

16. *Before the use or occupation of the development starts, the area(s) set aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:*

- a. constructed*
- b. properly formed to such levels that they can be used in accordance with the plans*
- c. surfaced with an all-weather material*
- d. drained*
- e. clearly marked and signed to show the direction of traffic along access lanes and driveways*
- f. to the satisfaction of the responsible authority.*

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

Laneway access

17. No access is to be permitted via the rear laneway for patrons of the business.

The objectors have supported these conditions as the minimum requirement and are concerned the applicant may not comply with these requirements and continue to operate on an informal basis that will have detrimental impact on their amenity.

The applicant has raised the concerns regarding the onerous and costly impacts of acoustic treatments, limited hours of operation, fencing and all-weather onsite parking, however these conditions are considered reasonable and necessary to ensure compliance with the Horsham Planning Scheme. If the applicant wishes to dispute these conditions they may appeal under *Section 80* of the *Planning and Environment Act* through the Victorian Civil and Administrative Tribunal.

Overall, the submissions have been acknowledged and have informed the recommended permit conditions as reasonable and enforceable. While the objectors' concerns are understood, the proposal is considered acceptable having regard to the purpose of 52.11 and limited scale, proposed on-site parking and the ability to manage potential amenity impacts through conditions.

Based on the assessment of 52.11 and 52.06 of the Horsham Planning Scheme outlined in the delegate report, it is recommended that a planning permit be issued with conditions to manage the operation of the business.

Options to Consider

Option 1 – Resolve to Issue a Notice of Decision to Grant a Planning Permit

This option is recommended by officers as it is considered that the proposal is consistent with the relevant objectives and policies of the Horsham Planning Scheme.

Option 2 – Refuse the application

This option is not recommended by officers; on the grounds that the proposal with adequate conditions will comply with the Horsham Planning Scheme. *Option 3 – Defer a decision on the application*

This option is not recommended by officers as it is considered that all required information is available to form a position on the application. Deferring a decision will allow the applicant to apply to VCAT under Section 79 of the *Planning and Environment Act 1987* for failure to determine an applicant within the prescribed timeframe.

Sustainability Implications

The proposal for the Use of the land as a Home-Based Business is not considered to result in any significant sustainability impacts.

Community Engagement

As a requirement under Section 52 of the *Planning and Environment Act 1987*, notice of the application was given to adjoining landowners and occupiers. Following the notification period, three (3) submissions were received objecting to the proposal.

The applicant provided a written response to objections on 27 February 2026. This information was circulated to all objectors, and no objections were withdrawn.

A mediation meeting was held at NC2 in Natimuk on 8 May 2026. At the meeting, it was determined that draft conditions would be circulated to the applicant and objectors. Draft conditions were subsequently circulated. No resolution was reached at that time.

Further discussions have occurred between the rear adjoining property owner and the landowner. As a result, one objection has now been withdrawn.

Innovation and Continuous Improvement

Not applicable.

Collaboration

This report has been prepared in collaboration with Council officers within the Statutory Planning department and has sought the advice of Councils Infrastructure, Building and Environmental Health Department.

Financial Implications

Council may be subject to the cost of defending Council's decision should an application for review be lodged with VCAT by either party.

Regional, State and National Plans and Policies

The delegate report provides an assessment against the relevant plans and policies.

Council Plans, Strategies and Policies

Council Plan 2025-2029

- *Liveability*

A region where health and wellbeing are prioritised

- *Sustainability*

A region that grows sustainably and protects what matters.

Risk Implications

The proposal raises concerns within the community in relation to impacts on neighbourhood amenity.

Conclusion

Planning Permit PA2500921 has been assessed against the relevant provisions of the Horsham Planning Scheme and Council as the Responsible Authority is requested to decide on the application in accordance with the recommendation to issue a *Notice of Decision to Grant a Permit* contained in the delegate report.

The proposed home-based business is considered an acceptable response for the site and its township context. The application is consistent with the purpose of the Township Zone, which supports a mix of residential, commercial, and other uses in small towns where neighbourhood character and amenity are appropriately maintained. Subject to conditions managing matters such as patron numbers, car parking, hours of operation and off-site amenity impacts, the proposal satisfies the relevant Home-Based

Business requirements of Clause 52.11 and represents an appropriate use within the established residential setting.

10. COUNCILLOR REPORTS AND ACKNOWLEDGEMENTS

Cr Brian Klowss

Committee Representation	
Date	Description
	-
Other Council Activities	
25/07/26	Councillor Workshop
27/07/26	HRCC CEO/Mayor Meeting
27/07/26	Garbage Truck Gift card draw
27/07/26	Council Meeting
29/07/26	Meeting between Nationals MPs and Wimmera Southern Mallee councils re: Resource Ready
03/08/26	HRCC CEO/Mayor Meeting
03/08/26	BGLC HRCC CEO/Mayor Meeting
03/08/26	Council Briefing
04-05/08/26	VLGA Councillor Mandatory Training Program – 2 Days
07/08/26	Homelessness Week Community Event
10/08/26	HRCC CEO/Mayor Meeting
10/06/26	CEO performance review catchup
10/08/26	Council Briefing
12/08/26	Regional Cities Victoria Annual Forum and Leaders Reception
12/08/26	Across Victoria Alliance Groups Meeting
13/08/26	CEO ERC Meeting with Chair
17/08/26	HRCC CEO/Mayor Meeting
17/08/26	Council Briefing
18/08/26	Vietnam Veterans Day

Cr Bec Sluggett

Committee Representation	
Date	Description
24/07/26	Western Highway Action Committee
Other Council Activities	
25/07/26	Councillor Workshop with Darren Rae
03/08/26	Council Briefing
04/08/26	One on One Meeting with CEO
04/08/26- 05/08/26	Councillor Year 2 Mandatory Training with the VLGA – This was done in with other Councillors of the Wimmera Southern Mallee Council Alliance in Warracknabeal. This meant as a group we were able to save money and time by getting the training done together. It also provided a great opportunity for the regions Councillors to catch up and talk about shared experiences.

07/08/26	The Wimmera Homelessness Alliance Homelessness Week Event – May Park. This event was to shine the light on the issue that effects many people in Horsham. With community groups, organisations and service providers there to share information and support. I particularly like the fact that the organisations are working together to optimise their resources and to try and ensure that no one falls through the gaps. Although many of those I spoke to were aware and concerned that there is a growing need for support that they are struggling to meet.
10/08/26	Council Briefing
13/08/26	CEO ERC Meeting and One on One meeting with Chairperson of Committee

Cr Cam McDonald

Committee Representation	
Date	Description
	-
Other Council Activities	
06/07/26	Council Briefing
09/07/26	Council Training Planning
13/07/26	Council Briefing Natimuk Rd Bike Path Community presentation Attended by; Tony Sleep, Ian McCulloch, Dave Brennan, and Jason Harding
20/07/26	Council Briefing
27/07/26	Council Meeting

11. URGENT BUSINESS

12. PETITIONS AND JOINT LETTERS

13. PROCEDURAL BUSINESS

13.1 INFORMAL MEETINGS OF COUNCILLORS – RECORD OF MEETINGS

- Council Briefing Meetings held on 3, 10 and 17 August 2026.
- Mining and Renewables Working Group held on 3 August 2026.

Refer to **Appendix 13.1A**

13.2 COUNCIL COMMITTEE MINUTES

- Horsham Regional Livestock Exchange meeting held on 23 April 2026.

Refer to **Appendix 13.2A**

Recommendation

That Council receive and note agenda items:

- 13.1 Informal Meetings of Councillors – Record of Meetings
- 13.2 Council Committee Minutes

14. NOTICE OF MOTION

1. PURPOSE

This Policy establishes Council's governance principles and expectations where a Councillor intends to stand, or is standing, as a candidate in a State or Federal Parliamentary election.

The purpose of this Policy is to:

- maintain public confidence in Council's governance and decision-making processes;
- support the appropriate separation of Council responsibilities and election campaign activities;
- preserve the political neutrality and impartiality of Council administration;
- assist Councillors and Council officers to identify and appropriately manage actual, potential and perceived conflicts of interest;
- prevent the misuse of Council resources, information, influence and position;
- support compliance with legislative and governance obligations; and
- promote integrity, transparency, fairness and accountability throughout the election process.

Council supports the right of Councillors to seek election to State or Federal Parliament while maintaining public confidence in Council governance, protecting the integrity of Council decision-making and preserving the political neutrality of Council administration. Councillors and Council officers must act in a manner that upholds good governance, transparency, accountability and the responsible stewardship of public resources throughout the election process.

This Policy should be read in conjunction with applicable legislation, Council policies, Governance Rules, the Councillor Code of Conduct and the Councillor Standing as a State or Federal Candidate Guideline.

2. INTRODUCTION

Council recognises the democratic right of Councillors to nominate for and seek election to State or Federal Parliament. Whilst candidature for higher office is a legitimate exercise of democratic participation, a Councillor's election campaign may create governance, compliance, reputational and integrity risks if there is not a clear separation between Council responsibilities and campaign activities.

Council is committed to ensuring that:

- Council resources are used only for legitimate Council purposes;
- Council officers remain politically neutral and impartial;
- Council decision-making remains independent and free from political influence;
- all candidates are treated equitably in accordance with legislative and regulatory requirements; and
- the community maintains confidence in the integrity of Council's governance framework.

This Policy establishes Council's governance principles and expectations. The Councillor Standing as a State or Federal Candidate Guideline supports implementation of this Policy and provides detailed operational guidance.

3. SCOPE

This Policy applies to:

- Councillors who indicate an intention to stand as a candidate in a State or Federal election;
- Councillors who formally nominate as a candidate in a State or Federal election;
- Council officers whose duties may interact with, support or be affected by a Councillor's candidature; and
- any Council-related activity, communication, resource, information, process or decision that may reasonably be connected to a Councillor's candidature.

4. PRINCIPLES

4.1 Public Confidence

Council acknowledges that maintaining public confidence in Council governance is fundamental to effective local government.

Councillors and Council officers must consider not only actual misconduct, misuse of resources or conflicts of interest, but also circumstances that may reasonably create a perception of political influence, preferential treatment or electoral advantage.

4.2 Good Governance

Council recognises that Councillors hold a position of public trust and are expected to exercise their responsibilities in a manner that promotes community confidence in local government and supports the overarching governance principles contained in the Local Government Act 2020.

Council is committed to acting in accordance with the governance principles contained in the *Local Government Act 2020*. Councillors seeking election to State or Federal Parliament are expected to conduct themselves in a manner that:

- upholds the integrity of public office;
- promotes accountability and transparency;
- maintains public confidence in Council;
- supports lawful and ethical decision-making; and
- protects the reputation of Council and local government generally.

4.3 Integrity and Stewardship

Council recognises that Councillors and Council officers hold positions of public trust and are entrusted with public resources, information and authority. These responsibilities must be exercised honestly, ethically and in the best interests of the community.

Public office, Council resources, information and influence must not be used to secure private, political or electoral advantage.

4.4 Separation of Roles

A Councillor must maintain a clear distinction between:

- their role as an elected Councillor; and
- their role as a candidate in a State or Federal election.

Council responsibilities, authority, influence, information or access associated with the office of Councillor must not be used to advance election campaign activities or obtain an electoral advantage.

4.5 Political Neutrality of Council Administration

Council officers must remain politically neutral, impartial and professional in the performance of their duties at all times. Council administration must not support, promote, oppose or disadvantage any political candidate, political party or election campaign.

Council services and administrative functions must be delivered consistently, equitably and without political influence.

4.6 Use of Position and Influence

Councillors must not misuse, or attempt to misuse, their position to gain an electoral advantage for themselves or another person. Further, Councillors must not use their position, influence, access to information or relationship with Council officers to support election campaign activities.

These obligations are consistent with section 123 of the *Local Government Act 2020*.

4.7 Use of Council Resources

Council resources must only be used for legitimate Council purposes and must not be used directly or indirectly for election campaign purposes.

Council resources include, but are not limited to:

- Council funds;
- Council vehicles;
- offices and facilities;
- information technology systems;
- Council branding and publications;
- Council information; and
- staff time.

4.8 Conflicts of Interest

Councillors remain subject to all conflict-of-interest obligations under the *Local Government Act 2020*. They should actively consider whether campaign commitments, political affiliations, endorsements, public statements, relationships or campaign support arrangements may give rise to actual, potential or perceived conflicts of interest.

Where conflicts of interest are identified, they must be disclosed and managed in accordance with legislative and governance requirements.

4.9 Equal Treatment

Council is committed to ensuring that all candidates are treated fairly and equitably. Councillors seeking election must not receive preferential treatment and Council officers must administer Council services, regulatory functions, permits, approvals and compliance activities impartially, consistently and fairly.

4.10 Successful Election

Council notes that under the *Local Government Act 2020*, a Councillor who becomes a member of the Victorian Parliament, Commonwealth Parliament or another State or Territory Parliament ceases to be qualified to hold office as a Councillor.

5. COMMUNICATION

This Policy will be communicated through Council's website and intranet; and will be made available on the Councillor portal.

6. RESPONSIBILITY

Policy Owner: Chief Executive Officer.

This Policy will be reviewed every 4 years or earlier as required by changed circumstances including changes to legislation and plans, strategies or policies of HRCC.

7. DEFINITIONS

Term	Meaning
Candidate	A Councillor who has formally nominated as a candidate in a State or Federal election.
Council Resources	Council assets, facilities, equipment, information, branding, funding, services and staff time.
Political Neutrality	The obligation for Council administration to remain impartial and not support or oppose political candidates, parties or campaigns.
Prospective Candidate	A Councillor who has indicated an intention to seek election to State or Federal Parliament.

8. SUPPORTING DOCUMENTS

Document	Location
Local Government Act 2020	Victorian legislation website
Charter of Human Rights and Responsibilities Act 2006	Victorian legislation website
Equal Opportunity Act 2010	Victorian legislation website
Gender Equality Act 2020	Victorian legislation website
Councillor Code of Conduct	Council website / councillor portal
Governance Rules	Council website / councillor portal
Councillor and Staff Interaction Policy	Council website / councillor portal
Community Local Law	Council website / councillor portal
Public Transparency Policy	Council website / councillor portal
Councillor Media Policy	Council website / councillor portal
Councillor Social Media Policy	Council website / councillor portal
Councillor Standing as a State or Federal Candidate Guideline	Council website / councillor portal

9. DOCUMENT CONTROL

Version Number	Approval Date	Approval By	Amendment	Review Date
01	Date approved 2026	Council	- New policy - Policy has been created to replace existing guidelines with guidelines updated to support administrative processes	Review date 2030

It is recognised that from time-to-time circumstances may change leading to the need for minor administrative changes to Council and Administrative Policies. Where an update does not materially alter a Policy, such a change may be made administratively, without the need for formal adoption by EMT or Council. Examples include a change to the name of a Council Department/Position Title, a change to the name of a Federal or State Government Department, and a minor update to legislation which does not have a material impact. However, all changes will be noted in the document control section and version number updated.

1. PURPOSE

This Guideline provides guidance to Councillors who intend to stand, or who are standing, as candidates in State or Federal Parliamentary elections and to Council officers whose duties may interact with, or be affected by, a Councillor's candidature.

The purpose of this Guideline is to:

- maintain public confidence in Council's governance and decision-making processes;
- support the appropriate separation of Council responsibilities and election campaign activities;
- preserve the political neutrality and impartiality of Council administration;
- assist Councillors and Council officers to identify and appropriately manage actual, potential and perceived conflicts of interest;
- prevent the misuse of Council resources, information, influence and position;
- support compliance with legislative and governance obligations; and
- promote integrity, transparency, fairness and accountability throughout the election process

2. INTRODUCTION

Council recognises the democratic right of Councillors to nominate for and seek election to State or Federal Parliament.

Whilst candidature for higher office is a legitimate exercise of democratic participation, a Councillor's election campaign may create governance, compliance, reputational and integrity risks for Council if there is not a clear separation between Council responsibilities and campaign activities.

Council is committed to ensuring that:

- Council resources are used only for legitimate Council purposes;
- Council officers remain politically neutral and impartial;
- Council decision-making remains independent and free from political influence;
- all candidates are treated equitably in accordance with legislative and regulatory requirements; and
- the community maintains confidence in the integrity of Council's governance framework.

This Guideline complements and should be read in conjunction with applicable legislation, Council policies, Governance Rules, the Councillor Code of Conduct and the Horsham Rural City Council Community Local Law.

3. SCOPE

This Guideline applies to:

- Councillors who indicate an intention to stand as a candidate in a State or Federal election;
- Councillors who formally nominate as a candidate in a State or Federal election;
- Council officers whose duties may interact with, support or be affected by a Councillor's candidature; and
- any Council-related activity, communication, resource, information, process or decision that may reasonably be connected to a Councillor's candidature.

This Guideline applies from the time a Councillor declares an intention to seek election, or formally nominates as a candidate, until the relevant election process has concluded.

4. PRINCIPLES

4.1 Public Confidence

In applying this Guideline, Councillors and Council officers should consider not only actual misconduct or misuse of resources but also circumstances that may reasonably give rise to a perception of political influence, preferential treatment or electoral advantage.

4.2 Good Governance

Council is committed to acting in accordance with the principles of good governance contained within the *Local Government Act 2020*.

Councillors seeking election to State or Federal Parliament should conduct themselves in a manner that:

- upholds the integrity of public office;
- promotes accountability and transparency;
- maintains public confidence in Council;
- supports lawful and ethical decision-making; and
- protects the reputation of Council and local government generally.

4.3 Separation of Roles

A Councillor should maintain a clear distinction between:

- their role as an elected Councillor; and
- their role as a candidate in a State or Federal election.

Council responsibilities, influence, authority and access associated with the role of Councillor must not be used to advance election campaign activities or obtain an electoral advantage. Councillors should avoid circumstances where it may reasonably be perceived that Council responsibilities, influence, authority or access are being used for those purposes.

4.4 Candidature Notification and Leave Arrangements

Council recognises that an approved leave of absence can assist in maintaining public confidence by reducing the likelihood of actual, potential or perceived conflicts arising during an election campaign.

4.4.1 Notification to the Chief Executive Officer

A Councillor who becomes an endorsed candidate of a registered political party or publicly announces an intention to seek election as an independent candidate in a State or Federal election, should advise the Chief Executive Officer in writing as soon as practicable.

4.4.2 Notification to Councillors

Upon receipt of advice under clause 4.4.1, the Chief Executive Officer should notify all Councillors of the Councillor's intended candidature.

4.4.3 Declaration to Council

A Councillor who intends to stand as a candidate should declare their candidature at the next practicable Council Meeting.

4.4.4 Leave of Absence Following Nomination

Council recognises that a leave of absence assists in managing actual, potential and perceived conflicts arising from election campaigning and helps maintain public confidence in Council decision-making.

A Councillor who formally nominates as a candidate in a State or Federal election should apply for a leave of absence from Council commencing no later than the date nominations are lodged with the relevant electoral authority.

4.4.5 Consideration of Leave Application

Council should consider and determine any application for leave lodged under clause 4.4.4 at the earliest practicable opportunity.

4.4.6 Restrictions During Leave of Absence

A Councillor on leave of absence under this Guideline should not:

- attend Ordinary or Special Council Meetings;
- attend delegated committee meetings;
- represent Council at external functions, events or meetings;
- undertake duties on behalf of Council; or
- otherwise act in their capacity as a Councillor.

The leave period should conclude no earlier than the declaration of the election result or withdrawal of candidature.

4.4.7 Mayoral Arrangements

Where the Mayor becomes a candidate in a State or Federal election, consideration should be given to whether continued performance of mayoral duties may create actual, potential or perceived conflicts between Council responsibilities and election campaign activities.

A Mayor who becomes a candidate is encouraged to consider taking leave from mayoral duties for the duration of the campaign period.

Where appropriate, Council may make alternative arrangements for the performance of mayoral responsibilities in accordance with the Local Government Act 2020 and Council's Governance Rules.

4.4.8 Return of Council Resources

Upon commencement of leave, a Councillor should return any Council resources provided primarily for the performance of the Councillor role, including where applicable:

- Council vehicles;
- mobile phones;
- information technology equipment;
- Council-issued stationery;
- business cards;
- branded material; and
- any other Council property reasonably determined by the Chief Executive Officer to have been provided primarily for the performance of the Councillor role.

4.5 Political Neutrality of Council Administration

Council officers must remain politically neutral, impartial and professional in the performance of their duties at all times.

Council administration must not support, promote, oppose or disadvantage any political candidate, political party or election campaign.

Council services and administrative functions must be delivered consistently, equitably and without political influence.

Although these obligations apply at all times, they are particularly important where a Councillor has nominated, intends to nominate, or is campaigning as a candidate for State or Federal Parliament.

4.6 Councillor and Staff Interactions

A Councillor who is a prospective candidate or candidate must not request, direct or encourage a Council officer to undertake activities associated with an election campaign.

Council officers must not:

- participate in campaign activities in the course of their employment;
- provide campaign assistance;

- prepare campaign material;
- undertake campaign research;
- provide strategic political advice;
- arrange campaign events or meetings; or
- use Council resources to support campaign activities.

Nothing in this Guideline prevents Council officers from providing normal administrative support associated with legitimate Council business that would ordinarily be available to all Councillors.

4.7 Access to Information

Council information must only be accessed, used and disclosed for legitimate Council purposes.

A Councillor must not:

- access information for campaign purposes;
- use confidential information in connection with a campaign;
- seek preferential access to information; or
- obtain information through their position to gain an electoral advantage.

Council officers must not provide information that may reasonably be perceived as supporting a candidate or campaign.

4.8 Use of Position

A Councillor must not misuse, or attempt to misuse, the position of Councillor to obtain an electoral advantage for themselves or another person.

A Councillor must not represent personal election commitments, campaign positions or political views as being the position of Council unless formally authorised by Council.

Examples of inappropriate use of position may include:

- using knowledge obtained through Council to support campaign strategies;
- referencing access to confidential Council information in campaign material;
- implying Council endorsement of campaign commitments;
- using Council relationships to secure campaign support; or
- seeking access to Council officers outside normal Council processes.

4.9 Use of Council Resources

Council resources must only be used for legitimate Council purposes.

Council resources include but are not limited to:

- Council vehicles;
- offices and facilities;
- mobile phones;
- computers and information technology;
- Council branding;
- publications and promotional material;
- staff time;
- Council funds; and
- Council information.

Council resources must not be used directly or indirectly for election campaign purposes.

4.10 Public Communications

Councillors who are candidates should ensure that public statements clearly distinguish between comments made:

- in their capacity as a Councillor; and
- in their capacity as an election candidate.

Council communication channels, publications, websites, social media platforms, media releases and official events must remain politically neutral and focused on Council business.

4.11 Media and Public Commentary

Councillors who are candidates should clearly distinguish between statements made on behalf of Council and statements made in their capacity as election candidates.

Council officers must not prepare, review, distribute or support media material associated with a Councillor's election campaign.

Council media channels and spokesperson arrangements must not be used to support or oppose any candidate or political party.

Public commentary should avoid creating the impression that Council endorses a candidate, political party or campaign platform.

4.12 Social Media and Digital Platforms

Council-managed digital platforms must not be used to support election activities.

Where personal social media accounts are used for campaigning, Councillors should take reasonable steps to clearly distinguish campaign communications from Council communications.

Councillors should avoid reproducing Council branding, logos, imagery, publications or social media content in campaign material where doing so may imply Council endorsement.

Council content should not be republished through campaign platforms in a manner that may reasonably be perceived as electoral promotion.

4.13 Conflicts of Interest

Councillors remain subject to all conflict-of-interest obligations under the *Local Government Act 2020*.

Councillors should consider whether:

- campaign commitments;
 - political affiliations;
 - endorsements;
 - financial relationships;
 - public statements; or
 - campaign supporters
- may give rise to an actual, perceived or potential conflict of interest in relation to Council matters.

Councillors should consider not only whether an actual conflict of interest exists but also whether a reasonable person may perceive that campaign activities, election commitments or political affiliations could improperly influence Council decision-making.

Councillors are responsible for identifying, disclosing and managing conflicts of interest in accordance with the Local Government Act 2020. Where uncertainty exists, Councillors may seek governance advice from the Chief Executive Officer or delegated Governance Officer; however, responsibility for identifying and disclosing any conflict remains with the Councillor.

Councillors should consider whether public campaign commitments relating to Council projects or priorities may create actual, potential or perceived conflicts of interest, or otherwise affect public confidence in the impartiality of Council decision-making.

4.14 Gifts, Benefits and Hospitality

Councillors remain subject to all Council policies and legislative obligations relating to gifts, benefits and hospitality while campaigning.

Councillors should carefully consider whether gifts, hospitality, sponsorship arrangements or campaign support provided by individuals or organisations connected to Council business could create an actual, potential or perceived conflict of interest.

4.15 Compliance and Equal Treatment

All candidates remain subject to the same legislative, regulatory, permit, compliance and enforcement requirements as any other member of the public.

This includes compliance with permit and approval requirements under the Horsham Rural City Council Community Local Law where campaign activities involve signs, advertising, stalls, displays, events, public gatherings or other regulated activities.

Councillors must not seek, and Council officers must not provide, preferential treatment arising from elected office.

All regulatory and compliance functions must be administered impartially, consistently and fairly.

4.16 Reporting Concerns

Concerns regarding compliance with this Guideline may be raised with the Chief Executive Officer or through Council's established complaint processes.

Possible breaches may also be referred to relevant integrity agencies, regulators or authorities where appropriate

4.17 Human Rights, Inclusion and Gender Equity

Council is committed to ensuring governance practices are consistent with:

- the Charter of Human Rights and Responsibilities Act 2006;
- the Equal Opportunity Act 2010;
- the Gender Equality Act 2020;
- Council's Access and Inclusion commitments; and
- principles of fairness, equity and non-discrimination.

The administration of this Guideline must support equitable treatment of all persons and promote respectful and inclusive participation in democratic processes.

4.18 Successful Election

In accordance with sections 34 and 35 of the *Local Government Act 2020*, a Councillor who becomes a member of Parliament ceases to be qualified as a Councillor and the office becomes vacant.

5. COMMUNICATION

This Guideline will be communicated through:

- Council's website;
- Council's intranet;
- Councillor induction programs;
- management and staff communication channels; and
- distribution to Councillors and relevant Council officers.

6. RESPONSIBILITY

Policy Owner: Chief Executive Officer

Councillor Standing as a State or Federal Candidate Guideline

This Guideline will be reviewed every four (4) years or earlier if required due to legislative, governance or organisational change.

7. DEFINITIONS

Term	Meaning
Candidate	A Councillor who has formally nominated as a candidate in a State or Federal election.
Chief Executive Officer (CEO)	The Chief Executive Officer of Horsham Rural City Council.
Conflict of Interest	Has the meaning provided under the <i>Local Government Act 2020</i> .
Council Officer	An employee of Horsham Rural City Council.
Council Resources	Council assets, facilities, equipment, information, branding, funding, services and staff time.
Councillor	A person elected to the office of Councillor at Horsham Rural City Council.
Political Neutrality	The obligation for Council administration to remain impartial and not support or oppose political candidates or parties.
Prospective Candidate	A Councillor who has indicated an intention to seek election to State or Federal Parliament.

8. SUPPORTING DOCUMENTS

Document	Location
<i>Local Government Act 2020 (Vic)</i>	Internet
<i>Charter of Human Rights and Responsibilities Act 2006</i>	Internet
<i>Equal Opportunity Act 2010</i>	Internet
<i>Gender Equality Act 2020</i>	Internet
Councillor Code of Conduct	HRCC website
Governance Rules	HRCC website
Councillor and Staff Interaction Policy	HRCC website
Community Local Law 2021	HRCC website
Public Transparency Policy	HRCC website
Councillor Media Policy	HRCC website
Councillor Social Media Policy	HRCC website

9. DOCUMENT CONTROL

Version Number	Approval Date	Approval By	Amendment	Review Date
01	24/01/2022	Council	Council adopted as guideline	14/01/2026
1.1	March 2023	n/a	New logo	14/01/2026
02	August 2026	****	Complete rewrite of guideline to strengthen governance requirements for Councillors standing as State or Federal election candidates. The Guideline supports a newly developed Councillor Standing as a State or Federal Candidate Policy.	August 2030

It is recognised that from time-to-time circumstances may change leading to the need for minor administrative changes to Council and Administrative Policies. Where an update does not materially alter a Policy, such a change may be made administratively, without the need for formal adoption by EMT or Council. Examples include a change to the name of a Council Department/Position Title, a change to the name of a Federal or State Government Department, and a minor update to legislation which does not have a material impact. However, all changes will be noted in the document control section and version number updated.



Quarterly Performance Report 2025-26

Quarter 4 - 1 July 2025 – 30 June 2026



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1. Chief Executive Officer's Overview

It is with great pleasure that I present the final quarterly performance report for the 2025-26 financial year.

This report is presented in alignment with the themes outlined in the 2025-2029 Council Plan and is the first year of reporting in accordance with this version of the Council Plan. Council has chosen to present a reconciliation showing the 2025-26 budgets for service revenues and expenses as adopted under the 5 Themes of the previous Council Plan and the revised 4 Themes of the current Council Plan.

The report continues to demonstrate progress of initiatives which are one-off or short-term projects being delivered in addition to everyday services. Overall, these projects have progressed well, with completion percentage and commentary at the end of each quarter to support this. Any initiatives which have not been completed during the 2025-26 year will be annotated in future reports as “continuing initiatives”.

Performance indicators set out by the Local Government Planning and Reporting Framework are also articulated, with the prior year actual (2024-25), 2025-26 target and the quarterly progress towards achievement being reported. Commentary on deviations from target (where set) are provided.

The financial statements are also included. Commentary has been provided at the end of each statement. This commentary provides explanations of where the budget has been forecast to a different figure and then progress towards the forecast. It should be noted that the figures contained in these reports are preliminary figures extracted in early July. These are not the final figures for the financial year. The final figures will be prepared in the formal Financial Report and presented for auditing, prior to publication in the Annual Report for the 2025-26 year.

The financial figures vary to the adopted budget in two distinct areas. Operating Grant revenue was forecast lower after the early receipt of \$4 million of Financial Assistance Grants in the 2024-25 financial year. These were budgeted to be received in the 2025-26 financial year. This has then been further amended to take into consideration 75% of the 2026-27 amount being prepaid to Council in the 2025-26 year. It is appreciated that this means the figures for revenue vary from year to year and therefore complicates many of the financial ratios. Council has tried to provide detailed explanations where possible.

Capital Works has also seen a forecast change with incomplete capital works of \$2m from the 2024-25 year being carried forward taking total capital works for the 2025-26 year to just over \$22 million. This amount was predominantly related to two specific projects - City Oval Netball clubrooms and Dadswells Bridge Pedestrian Bridge replacement. Both projects have now been completed. During the preparation of the 2026-27 Budget, a critical review of the progress and timing of all capital works was undertaken, resulting in the forecast being reduced from \$22m to \$18.418m. At the time of report preparation, Council had achieved 70% or \$12.853m of this amount.

It is also pleasing to note that at the end of June Council made the final repayment of long-term borrowings. This means that Council had no loan commitments at the end of the financial year and is therefore well positioned to take up future borrowings for key infrastructure and community facilities in line with long term financial plans.

Council continues to be committed to improving quarterly reporting to the community, in particular demonstrating quarter by quarter how Council is progressing against community priorities and ensuring the reports are informative yet easily readable, however feedback is welcomed on improvements.

I hope that you will find the report informative and look forward to presenting the Annual Report for 2025-26 in coming months which provides more details on all the information contained in this report.

Gail Gatt
Chief Executive Officer

2. Integrated Strategic Planning and Reporting Framework

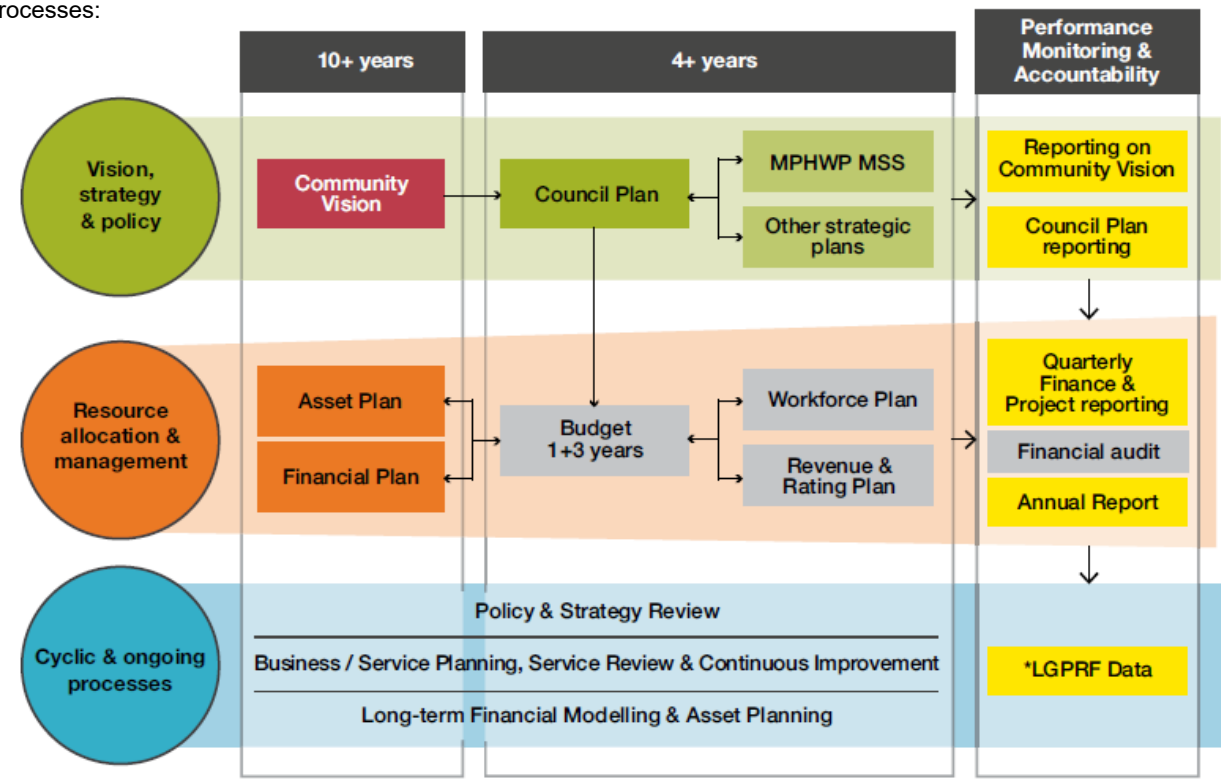
2.1 Legislative Planning and Accountability Framework

Part 4 of the *Local Government Act 2020* addresses planning and financial management. The legislative requirements to develop strategic planning, budgeting and annual reporting documents in Part 4 came into operation on 24 October 2020. The Act articulates strategic planning principles for Victorian Councils which include an integrated approach to planning, monitoring and performance reporting. The Act is supported by regulations and Local Government Victoria also publishes model documents and guidance.

The requirements in the Local Government Act 2020 are detailed in the Horsham Rural City Council's Annual Budget.

2.2 Horsham Strategic Planning and Reporting Framework

Council has in place a Planning and Reporting Framework which is based on the model framework and reflects the requirements. The diagram below depicts the planning relationships for Horsham Rural City Council's processes:



2.3 Horsham 2041 Community Vision

The Horsham 2041 Community Vision is our shared future direction.

It reflects the aspirations and priorities of our community members and sets the direction for what we want Horsham Rural City to become over the next two decades.

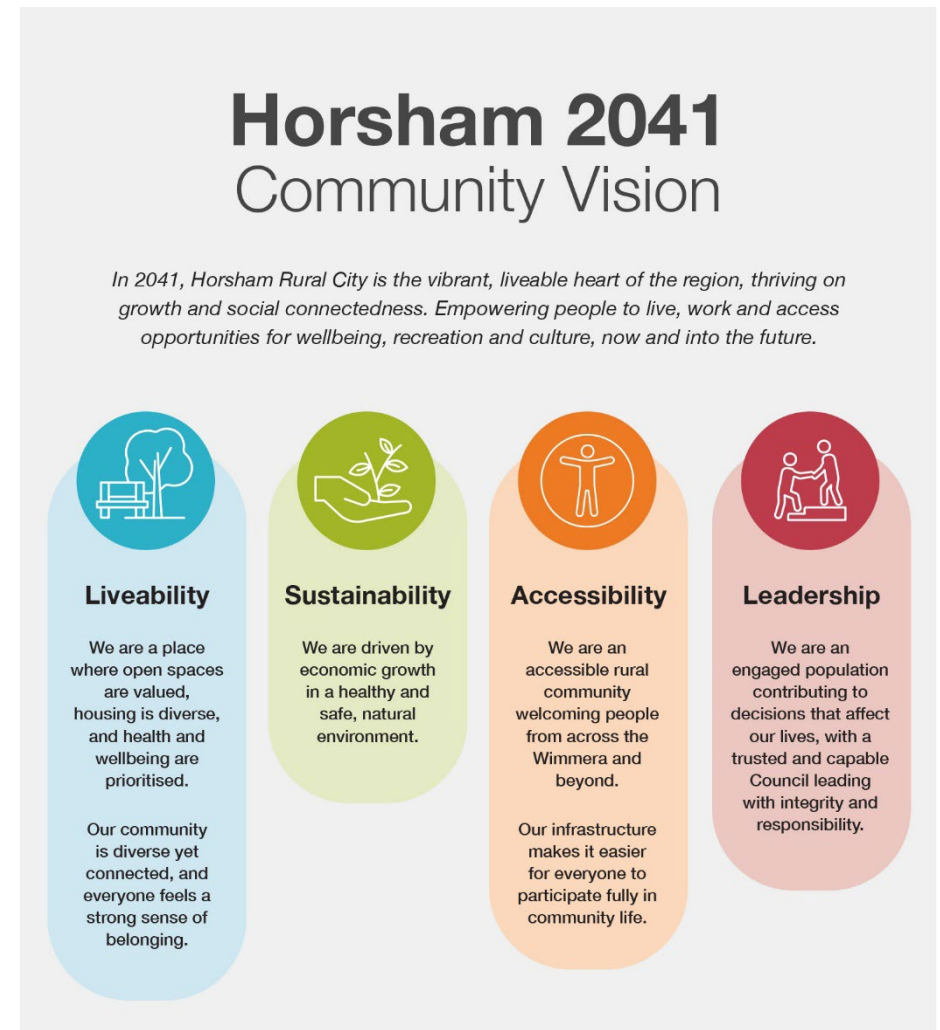
Shaped through community engagement and refined by local voices, the Vision speaks to who we are, what we care about, and how we'll grow together.

This Vision is more than a Council document. It belongs to the whole community.

It guides Council's planning, asset investment, service delivery, and advocacy.

It also invites residents, businesses, community groups, and governments at every level to contribute to a more sustainable, liveable, and accessible community for Horsham Rural City..

The Vision has been utilised to inform the Council Plan and to structure the themes within the plan which then flow through to the development of the Annual Budget as shown in the Planning and Reporting Framework.



2.4 Council's Planning and Delivery Themes (Strategic Objectives)

The Horsham Rural City Council Plan 2025-2029 sets out the Council's strategic direction for the next four years. It defines our objectives and key strategic moves.

The Council Plan is a requirement under the Local Government Act 2020 and seeks to advance the Horsham 2041 Community Vision, which describes the community's long-term aspirations for the municipality.

As required under the Public Health and Wellbeing Act 2008, the Council Plan also incorporates Horsham Rural City Council's Municipal Public Health and Wellbeing Plan.

This integrated approach strengthens Council's commitment to creating conditions for all residents to live healthy, safe and connected lives. To lead with purpose and care to shape a thriving and sustainable future. We will:

- Lead with courage and integrity.
- Work with our community to shape our future.
- Nurture our people, places and services.

Council delivers services and initiatives for over 75 separate service categories.

Each contributes to the achievement of one of the four Themes as set out in the Council Plan for the years 2025-29.



3. Initiatives



Liveability

A healthy, connected and vibrant community that supports people to live, work and thrive.

Continuing Initiatives

Initiative	Initiative Description & Purpose	2025-26 Budget	2025-26 Forecast
Community Buildings co-location & needs assessment	The Community Facilities Plan will provide an understanding of the utilisation, current demand, future use and gaps in the provision of community facilities within the municipality. It will also ensure there is equity and fairness in how Council's community facilities are used and by whom. The strategy will also inform Councils Property Policy and how Community Facilities are planned for and considered, into the future.	\$0	\$0
Progress	Comment	Project Progress	YTD Actual
Quarter 1	A final Strategy has been developed and is being presented to Council for endorsement at the November Council Meeting.	95%	\$0
Quarter 2	The Horsham Municipal Community Facilities Strategy was endorsed by Council at the November 2025 Council Meeting	100%	\$0
Initiative	Initiative Description & Purpose	2025-26 Budget	2025-26 Forecast
Development of a Masterplan for Social Infrastructure Assessment	To develop Master Plans for key municipal level assets as listed in the Social Infrastructure Framework: Plan: Funds allocated are for the development of a Conservation Management Plan and Concept Plan for Horsham Cinema.	\$0	\$6,600
Progress	Comment	Project Progress	YTD Actual
Quarter 1	This project was predominantly completed in prior years. The final reports are nearing completion which will be followed by presentation to the Project Control Group and Council.	95%	\$0
Quarter 2	Final reports are outstanding from the consultant before the project can be finalised.	95%	\$0
Quarter 3	The concept plans have now been completed and the final report is being finalised by the consultant.	98%	\$0
Quarter 4	Consultants not available to complete final stages. Finalised report to be completed in house.	98%	\$0
Initiative	Initiative Description & Purpose	2025-26 Budget	2025-26 Forecast
Outdoor Play Space Plan	The Outdoor Play Space Plan will provide a strategic framework and plan for action that responds to the challenges of upgrading existing and planning for new public play spaces.	\$0	\$4,915
Progress	Comment	Project Progress	YTD Actual
Quarter 1	Draft information has been presented to Council and the Implementation plan is being finalised. Council input will assist with identification of priority actions to align with budgets over a 4 and 10 year implementation period.	95%	\$4,915
Quarter 2	Implementation plan has been developed and is being presented to Council for consideration of identified priorities. Approval is being sought from Council to release the draft strategy for public engagement prior to finalisation and endorsement of strategy.	95%	\$4,915
Quarter 3	A draft Strategy has been developed and released for public engagement. The engagement period closes late April. The Project Control Group will review feedback and incorporate changes.	95%	\$4,915
Quarter 4	Engagement concluded. Feedback considered by Project Control Group and Council. Endorsement of the Strategy scheduled early in the 2026-27 year.	98%	\$4,963

3. Initiatives



Liveability

A healthy, connected and vibrant community that supports people to live, work and thrive.

Continuing Initiatives

Initiative	Initiative Description & Purpose	2025-26 Budget	2025-26 Forecast
Active Recreation and Sporting Strategy	Funding to hire a consultant who will develop a comprehensive plan for promoting active recreation and sports within our municipality. This strategy will enhance the health and wellbeing of the Horsham and surrounding communities by providing suitable infrastructure, open spaces, and opportunities for various recreational and sports activities.	\$60,290	\$60,290
Progress	Comment	Project Progress	YTD Actual
Quarter 1	Public engagement has occurred to inform the vision and principles that will underpin the Strategy. An Issues and Opportunities Report has been drafted.	50%	\$24,572
Quarter 2	The Issues and Opportunities Report has been presented to Council and finalised. A draft Strategy and a Engagement Plan (Phase 2) are under development and will be completed early Quarter 3 ahead of a period of public engagement.	70%	\$24,572
Quarter 3	A draft Strategy has been developed and released for public engagement. The engagement period closes late April. The Project Control Group will review feedback and incorporate changes.	95%	\$40,144
Quarter 4	Active Horsham Strategy and supporting Action Plan adopted by Council at June 2026 meeting.	100%	\$48,005

New Initiatives

Initiative	Initiative Description & Purpose	2025-26 Budget	2025-26 Forecast
Horsham Town Hall Website and Point of Sale Software Upgrade	This project aims to improve the customer experience of the HTH website, especially around ticket and product purchases.	\$10,000	\$10,000
Progress	Comment	Project Progress	YTD Actual
Quarter 1	Scope and timeline has been defined and website platform agreed upon. Planning for design and photography underway.	20%	\$0
Quarter 2	Design and brand consistency is being reviewed and developed. First branding photoshoot was completed in December.	40%	\$4,104
Quarter 3	Brand Positioning document has been developed. Updated imagery complete. Basic structured developed. Team workshop scheduled.	50%	\$6,341
Quarter 4	Final testing of site undertaken. Future programs and events uploaded. Full activation due early in Quarter 1 of 2026-27 year.	95%	\$10,245

3. Initiatives

**Sustainability**

A region that grows sustainably and protects what matters.

Continuing Initiatives

Initiative	Initiative Description & Purpose	2025-26 Budget	2025-26 Forecast
Events Stage Activation – Music Event	The initiative aims to engage a music promoter to source a large-scale event to be held at the Horsham Events Stage, located at the City Oval. The Events Stage Activation project will provide the community with an opportunity to enjoy live music. There will also be a boost to the local economy resulting from an increase in visitation to our municipality by those attending the event.	\$0	\$0
Progress	Comment	Project Progress	YTD Actual
Quarter 1	The Event Stage Activation project resulted in the identification for the need of an Event Strategy. Work on activating the event stage has now been incorporated into the Sport Marketing operational budget. Additional funding will be required for an events strategy and will be considered as part of the 2026/27 budget.	100%	\$0
Initiative	Initiative Description & Purpose	2025-26 Budget	2025-26 Forecast
Housing Affordability and Diversity Strategy	The Housing Strategy seeks to inform Council's strategic direction to implement Planning Scheme provisions, which support alternative and innovative ways of providing affordable housing options within Horsham and Natimuk as well as providing equitable housing outcomes for the community.	\$30,000	\$30,000
Progress	Comment	Project Progress	YTD Actual
Quarter 1	Draft Horsham and Natimuk Housing Strategy consultation undertaken September to October 2025.	85%	\$4,350
Quarter 2	Engagement Summary completed and Final Strategy in preparation.	95%	\$12,540
Quarter 3	Final Draft Strategy under review for alignment with State Planning Reforms. Further work will require funding in the 2026/27 financial year together with any Planning Scheme amendment requirements.	95%	\$16,740
Quarter 4	Final Draft Strategy under review for alignment with State Planning Reforms.	95%	\$16,740
Initiative	Initiative Description & Purpose	2025-26 Budget	2025-26 Forecast
Dooen Land Fill Master Plan	Development of long term Master Plan to optimise utilisation of landfill site for waste management.	\$24,793	\$0
Progress	Comment	Project Progress	YTD Actual
Quarter 1	Background work to inform Dooen Landfill Master Plan is being finalised.	10%	\$0
Quarter 2	Business Case on option for new direction essentially complete, to be presented to Council during Quarter 3.	35%	\$0
Quarter 3	Plan has been presented to Council. Follow up work on new timelines, incorporation into Long Term Financial Plan and Environment Protection Authority "in principal" approval underway.	50%	\$0
Quarter 4	Proposal developed to increase height of existing landfill. Now investigating required EPA approval process for this expansion.	60%	\$0

3. Initiatives

**Sustainability**

A region that grows sustainably and protects what matters.

Continuing Initiatives

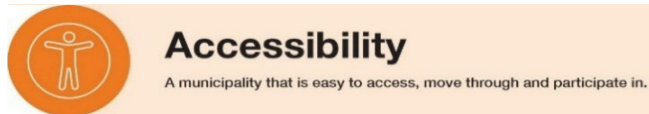
Initiative	Initiative Description & Purpose	2025-26 Budget	2025-26 Forecast
Development of Landscape Design Guidelines	Development of Landscape Design Guidelines for use by individual and commercial property developers. The Landscape Design Guidelines will empower individual and commercial property developers in our community. By adhering to Horsham's Planning Scheme, these guidelines will enhance urban spaces, improve liveability, reduce maintenance costs for public areas, and ensure project quality and compliance.	\$0	\$20,000
Progress	Comment	Project Progress	YTD Actual
Quarter 1	Scope and brief completed and contract awarded.	10%	\$0
Quarter 2	Project Plan completed and inception meeting scheduled for early 2026.	20%	\$0
Quarter 3	Draft Landscape Guidelines have been prepared and are being reviewed by an Internal Working Group.	60%	\$4,425
Quarter 4	Final Landscape Guidelines under review and graphic design in progress.	80%	\$14,750
Initiative	Initiative Description & Purpose	2025-26 Budget	2025-26 Forecast
Significant Tree Register	Develop a register of significant trees in the municipality to enable them to be appropriately protected or managed in the long term.	\$25,000	\$25,000
Progress	Comment	Project Progress	YTD Actual
Quarter 1	Project scope under review and consideration of State Planning Policy on canopy trees.	20%	\$0
Quarter 2	New scope prepared for audit of council significant trees.	25%	\$0
Quarter 3	Project under review with the Parks and Gardens team to establish the extent of the audit and timeframes.	25%	\$0
Quarter 4	Project not progressed due to need to rescope and undertake Tree Audit	25%	\$0
Initiative	Initiative Description & Purpose	2025-26 Budget	2025-26 Forecast
Climate Change Adaptation Plan	Develop a Climate Change Adaptation Plan to guide how Council and the municipality will adapt to the impacts of Climate Change.	\$20,000	\$20,000
Progress	Comment	Project Progress	YTD Actual
Quarter 1	Initial scoping conducted. Will be a priority for Quarters 2 and 3.	5%	\$0
Quarter 2	Scoping to be finalised with work to commence mid Quarter 3.	5%	\$0
Quarter 3	Proposal and scope has been received, requires review and engagement.	10%	\$0
Quarter 4	Request for quotes for consultants undertaken, evaluation being finalised. Work due to commence early in 2026-27	15%	\$0

3. Initiatives



New Initiatives

Initiative	Initiative Description & Purpose	2025-26 Budget	2025-26 Forecast
Three Lakes Feasibility Study (Green Lake, Taylors Lake & Dock Lake)	This project will consist of a Feasibility Study and Master Plan for a Lake Precinct including Green Lake, Taylors Lake and Dock Lake to evaluate each lake's future role, identify how they can be differentiated while complementing one another, explore the various development opportunities for each lake, and assess the feasibility of these opportunities.	\$54,000	\$54,000
Progress	Comment	Project Progress	YTD Actual
Quarter 1	A Project Management Plan and Project Brief have been developed, however no budget funds have been spent yet.	5%	\$0
Quarter 2	A Request for Quote is currently being advertised for a consultant to deliver the Feasibility Study.	10%	\$0
Quarter 3	Consultant appointed and first Project Control Group meeting has been held. An initial site visit has been undertaken and desktop review is underway.	20%	\$12,500
Quarter 4	Draft Feasibility Report is under review and is expected to be presented at Council Briefing session in Quarter 1 of FY2026-27	60%	\$25,000



Continuing Initiatives

Initiative	Initiative Description & Purpose	2025-26 Budget	2025-26 Forecast
Community Road Safety Grants Program – Heavy Vehicle Forum	Conduct a road safety event in partnership with relevant agencies and neighbouring Councils to provide road safety information and education to heavy vehicle drivers and operators.	\$10,000	\$10,000
Progress	Comment	Project Progress	YTD Actual
Quarter 1	Preparations well advanced for a road safety theme display at the Horsham Truck Show 1-2 November 2025.	75%	\$0
Quarter 2	Display stand developed for Horsham Truck Show, 1-2 November 2025.	100%	\$6,063

3. Initiatives

**Leadership**

A trusted and capable Council that leads with integrity and responsibility.

Continuing Initiatives

Initiative	Initiative Description & Purpose	2025-26 Budget	2025-26 Forecast
Project Management System	Implement an electronic project management system to enhance Council's management and reporting on capital and other projects	\$0	\$24,000
Progress	Comment	Project Progress	YTD Actual
Quarter 1	The project management software has been implemented including staff training.	100%	\$22,641
Quarter 2	Invoice paid in Quarter 2.	100%	\$24,000
Initiative	Initiative Description & Purpose	2025-26 Budget	2025-26 Forecast
Replacement of Electronic Document Management System	Replacement of the current Records Management System with an improved system that operates as a complete Electronic Document Management System with contemporary functionality.	\$93,000	\$0
Progress	Comment	Project Progress	YTD Actual
Quarter 1	The implementation of the new system is currently on hold pending resolution of issues at our partner RCCC site. Resourcing of the project will recommence following resolution.	50%	\$0
Quarter 2	Council's project partner still experiencing issues which continues to delay the project.	50%	\$0
Quarter 3	Project partner nearing completion of issue resolution with work underway to develop implementation plan for HRCC once fully resolved. This work will be absorbed into operational business in the 2026-27 year.	55%	\$0
Quarter 4	The project remains on hold pending final resolution of issues at the partner council and will transition to operational business planning in 2026-27.	55%	\$0
Initiative	Initiative Description & Purpose	2025-26 Budget	2025-26 Forecast
Strategic & Operational Risk Registers	Development of centralised documents that identify, assess and monitor high-level risks to Councils objectives. The work will enable proactive risk management by providing decision-makers with information to evaluate risk exposure, prioritise mitigation actions, and ensure business continuity, aligning risks with strategic goals.	\$55,000	\$0
Progress	Comment	Project Progress	YTD Actual
Quarter 1	This initiative was not reported on in Quarter 1	0%	\$0
Quarter 2	The Strategic Risk Register was presented to the Audit and Risk Committee in December 2025 and will be presented to Council in 2026. A draft workplan to refine and further develop the Operational Risk Register was also presented to the Committee and will be finalised for adoption in Quarter 3.	50%	\$0
Quarter 3	Operational Risk Work Plan endorsed by Audit and Risk Committee in February and Strategic Risks presented to Councillor Briefing in March.	60%	\$0
Quarter 4	Materials have been developed to support risk identification and evaluation activities in preparation for working with key stakeholders to undertake a comprehensive analysis of each identified risk, supporting delivery of the Risk Management Work Plan.	70%	\$0

4. Performance Indicators



Liveability

A healthy, connected and vibrant community that supports people to live, work and thrive.

Service	Indicator	2024-25 Actual	2025-26 Target	2025-26 Quarter 1	2025-26 Quarter 2	2025-26 Quarter 3	2025-26 Quarter 4
Aquatic Facilities	Utilisation of aquatic facilities (Number of visits to aquatic facilities/ Municipal Population)	6.14	6.00	1.32	3.09	5.12	5.69
	Comment: This indicator varies based on the number of visits per head of population, it is best viewed as an annual statistic due to seasonality						
	Health inspections of Council aquatic facilities [Number of authorised officer inspections of Council aquatic facilities / Number of Council aquatic facilities]	1.0	1.0	0.0	0.0	0.0	1.0
	Comment: Annual inspection was completed in May 2026.						
	Cost of Aquatic facilities per visit [Direct cost of the aquatic facilities less income received / Number of visits to the aquatic facilities] Actuals restated in quarter 4.	\$7.62 (revised)	\$8.00	\$5.53 (revised)	\$6.53 (revised)	\$5.89 (revised)	\$6.34
	Comment: Attendance at facility was close to target, cost of facility saw favourable movement due to utilities costing less than forecast, maintenance costing less than forecast, and receiving more revenue than forecast.						
Libraries	Library membership [Number of registered library members / Population] x100	19.89%	19.50%	20.04%	20.08%	20.82%	21.30%
	Comment: Although Open Access has yet to launch, membership has increased, exceeding this year's target. Activities that supported growth include programming, promotion, digital offerings & grassroots customer service.						
	Recently purchased library collection [Number of library collection items purchased in the last 5 years / Number of library collection items] x 100	36.71%	37.00%	38.55%	38.74%	39.52%	40.47%
	Comment: Intensive usage-informed de-acquisition work has removed many of the old and inactive items from the collection, freshening the collection and surpassing the year's target.						
	Cost of Library Service per head of population [Direct cost of the library service / Population]	\$37.37	\$43.00	\$13.11	\$14.80	\$25.24	\$34.59
	Comment: This indicator will increase progressively throughout the year as the level of expenditure increases. Final cost will be updated in Annual Report.						
	Library loans per head of population [Number of collection item loans / Population]	3.42	3.50	1.08	2.05	3.04	4.14
	Comment: Collection maintenance activities like de-acquisition, which increases collection appeal, coupled with increased engagement with eCollections, has driven loans above this year's target.						
	Library visits per head of population [Number of library visits / Population]	2.78	2.50	0.75	1.48	2.22	2.98
	Comment: Visits have seen a slight increase and exceeded this year's target. Initiatives like the Community Pantry, communal jigsaw, programming & digital help amidst cost-of-living pressures have likely contributed.						

4. Performance Indicators



Liveability

A healthy, connected and vibrant community that supports people to live, work and thrive.

Service	Indicator	2024-25 Actual	2025-26 Target	2025-26 Quarter 1	2025-26 Quarter 2	2025-26 Quarter 3	2025-26 Quarter 4
Maternal & Child Health	Participation in the MCH service <i>[Number of children who attend the MCH service at least once (in the year) / Number of children enrolled in the MCH service] x100</i> Comment: Figure is cumulative across the 12 months. Council will continue to monitor participation.	86.95%	90.00%	57.15%	77.42%	83.14%	86.15%
	Participation in the MCH service by Aboriginal children <i>[Number of Aboriginal children who attend the MCH service at least once (in the year) / Number of Aboriginal children enrolled in the MCH service] x100</i> Comment: Maternal Child Health services are provided by Goolum Goolum Aboriginal Cooperative and Horsham Rural City Council. The services work closely together, providing culturally safe, responsive and respectful support tailored to each family's needs.	91.67%	90.00%	80.56%	87.18%	97.78%	95.74%
	Infant enrolments in the MCH service <i>[Number of infants enrolled in the MCH service / Number of birth notifications received] x 100</i> Comment: Enrolments in the Maternal and Child Health service have remained consistently high across the reporting period with good engagement in the service. Reporting of above 100% is likely to be the result of a family moving into our catchment from another area.	101.36%	100.00%	101.89%	101.04%	100.64%	100.50%
	Participation in 4 week Key Age & Stage Visit <i>[Number of 4-week key age and stage visits / Number of birth notifications received]</i> Comment: Through proactive strategies to engage with families at the 4-week Key Age and Stage visit, Council has met its target of 95%.	94.12%	95.00%	98.11%	94.79%	94.87%	97.01%
	Cost of MCH Service per hour of service delivered <i>[Cost of the MCH service / Hours worked by MCH nurses]</i> Comment: This indicator fluctuates throughout the year as the level of expenditure increases and the number of hours of service delivered varies. End of year measurement is within the expected range with the final cost and number of service hours reviewed prior to inclusion in the Annual Report.	\$90.04	\$99.50	\$80.88	\$86.15	\$85.98	\$90.97

4. Performance Indicators



Sustainability

A region that grows sustainably and protects what matters.

Service	Indicator	2024-25 Actual	2025-26 Target	2025-26 Quarter 1	2025-26 Quarter 2	2025-26 Quarter 3	2025-26 Quarter 4
Animal Management	Animal Management prosecutions (Percentage of animal management prosecutions which are successful)	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
	Comment: Two serious dog attack matters were successful in the Magistrates Court.						
	Cost of Animal Management per head of population [Direct cost of the animal management service / Population] x 100 (revised)	\$20.34	\$18.28	\$3.61	\$8.03	\$12.38	\$16.51
	Comment: Staff vacancies during 2025-26 resulted in a reduction of cost for animal management per head of population.						
	Time taken to action animal management requests [Number of days between receipt and first response action for all animal management requests / Number of animal management requests] x 100	2.45	1.25	2.25	2.07	2.35	3.12
	Comment: Requests are attended to immediately however a process issue with closing requests may have affected reported timeframes.						
	Animals reclaimed [Number of animals reclaimed/ Number of animals collected] x 100	57.11%	57.50%	59.15%	60.92%	60.24%	55.30%
	Comment: Given the nature of the measure, variability between quarters will occur. Council has undertaken promotion in an attempt to improve reclaiming rates.						
	Percentage of animals rehomed [Number of unclaimed collected animals rehomed / Number of unclaimed collected animals] x 100	70.86%	68.00%	79.31%	76.34%	80.60%	73.71%
	Comment: Council staff have been working closely with rehoming agencies to improve rehoming outcomes.						

4. Performance Indicators



Sustainability

A region that grows sustainably and protects what matters.

Service	Indicator	2024-25 Actual	2025-26 Target	2025-26 Quarter 1	2025-26 Quarter 2	2025-26 Quarter 3	2025-26 Quarter 4
Statutory Planning	Time taken to decide planning applications (The median number of days between receipt of a planning application and a decision on the application)	49	55	44	42	56	49
	Comment: Good application management has allowed Council to achieve a processing time of 49 days, exceeding our target and well below the regional average.						
	Planning applications decided within required timeframes [((Number of regular planning application decisions made within 60 days) + (Number of VicSmart planning application decisions made within 10 days)) / Number of planning application decisions made] x100	89.89%	90.00%	95.65%	93.02%	88.33%	92.93%
	Comment: Prioritising planning applications and streamlining processes has seen target exceeded in the final quarter.						
	Council planning decisions upheld at VCAT [Number of VCAT decisions that did not set aside council's decision in relation to a planning application / Number of VCAT decisions in relation to planning applications] x 100	33.33%	0%*	100.00%	100.00%	100.00%	100.00%
			Target should have been set at 100%				
	Comment: One VCAT decision was determined during Quarter 1						
	Cost of statutory planning process per application [Direct cost of the statutory planning service / Number of planning applications received]	\$4,391	\$4,635	\$4,085	\$4,378	\$4,304	\$4,461
	Comment: Cost of service has remained consistent with workload.						

4. Performance Indicators



Sustainability

A region that grows sustainably and protects what matters.

Service	Indicator	2024-25 Actual	2025-26 Target	2025-26 Quarter 1	2025-26 Quarter 2	2025-26 Quarter 3	2025-26 Quarter 4
Food Safety	Cost of food safety service <i>[Direct cost of the food safety service / Number of food premises registered or notified in accordance with the Food Act 1984]</i>	\$845.15	\$860.00	\$123.24	\$281.78	\$514.91	\$856.77
	Comment: This indicator increases progressively throughout the year as the level of expenditure increases. The year end result is very close to the anticipated target.						
Service	Indicator (Calendar Year)	2025 Actual	2026 Target	2026 Quarter 1	2026 Quarter 2	2026 Quarter 3	2026 Quarter 4
Food Safety	Critical and major non-compliance outcome notifications. <i>[Number of critical non-compliance outcome notifications and major non-compliance notifications about a food premises followed up]</i>	34.38%	100.00%	13.16%	52.17%		
	Comment: Resource constraints affected follow-up activity during the year. Recruitment and service improvements are underway to address capacity requirements.						
	Time taken to action food complaints <i>(The median number of days between receipt of a food complaint and the action to respond to the food complaint)</i>	4	3	0	3		
	Comment: The median response time remained within Council's complaint handling timeframe, with variations reflecting the complexity of individual matters.						
	Food safety assessments <i>[Number of registered class 1 food premises, registered class 2 food premises and registered class 3 food premises that receive an annual food safety assessment in accordance with the Food Act 1984 / Number of registered class 1 food premises, registered class 2 food premises and registered class 3 food premises that require an annual food safety assessment in accordance with the Food Act 1984] x 100</i>	8.95%	69.87%	32.91%	37.25%		
	Comment: Assessments will continue to be carried out throughout the calendar year.						
	Food safety samples <i>[Number of food samples obtained / Required number of food samples] x 100</i>	72.50%	100.00%	23.08%	53.85%		
	Comment: Food sampling for the calendar year has commenced with more samples to be undertaken throughout the rest of the year.						

NOTE: Targets have not been formally set for this area due to these indicators being based on a calendar year. Council's target setting process for other indicators(which are based on a financial year) are adopted by Council as part of the annual budget setting process.

4. Performance Indicators



Accessibility

A municipality that is easy to access, move through and participate in.

Service	Indicator	2024-25 Actual	2025-26 Target	2025-26 Quarter 1	2025-26 Quarter 2	2025-26 Quarter 3	2025-26 Quarter 4
Roads	Sealed local roads below the intervention level. <i>[Number of kilometres of sealed local roads below the renewal intervention level set by Council and not requiring renewal / Kilometres of sealed local roads] x100</i>	99.83%	100.00%	99.83%	99.83%	99.83%	99.83%
	Comment: Roughness (ride quality) and geometry (width) are used to determine renewal intervention level. Only a small fraction of roads have reached the intervention level. The main criterion for determining whether renewal work is required is the roughness of the road. Currently, all Councils sealed roads have an average roughness that is below the threshold for intervention. However, Council is now evaluating the geometry of key freight routes, which has led to some roads exceeding the intervention criteria. These account for less than 1% of the total roads where work is already happening or planned for future.						
	Community satisfaction with sealed local roads <i>(Community satisfaction rating out of 100 with how Council has performed on the condition of sealed local roads)</i>	46	42	N/A	N/A	N/A	54
	Comment: Improvement in score from 46 to 54 this year. Note that most of the roads named as being problems are State roads, not Council roads.						
	Sealed local road requests per 100km of sealed road <i>[Number of sealed local road requests / Kilometres of sealed local roads] x 100</i>	11.95	10.90	5.19	7.93	11.07	14.58
	Comment: Notable increase in requests compared to last year. No reason for this apparent						
	Cost of sealed local road reconstruction per m2 <i>[Direct cost of sealed local road reconstruction / Square metres of sealed local roads reconstructed]</i>	\$45.25	\$45.50	N/A	\$41.52	N/A	\$58.29
	Comment: Cost increase associated with inclusion of rural construction works, and the Ballinger St roundabout work, the latter involving a significant asphalt component						
	Cost of sealed local road resealing per m2 <i>[Direct cost of sealed local road resealing / Square metres of sealed local roads resealed]</i>	\$7.49	\$7.50	N/A	\$6.73	N/A	\$7.21
	Comment: Cost favourable compared to last year. Program completed before impacts of fuel crisis.						

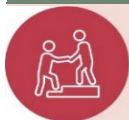
4. Performance Indicators

**Accessibility**

A municipality that is easy to access, move through and participate in.

Service	Indicator	2024-25 Actual	2025-26 Target	2025-26 Quarter 1	2025-26 Quarter 2	2025-26 Quarter 3	2025-26 Quarter 4
Waste Collection	Kerbside collection waste diverted from landfill. <i>[Weight of recyclables and green organics collected from kerbside bins / Weight of garbage, recyclables and green organics collected from kerbside bins] x100</i> Comment: Result slightly better than last year, reflecting better recycling practices by residents.	43.62%	45.00%	42.59%	45.58%	44.14%	45.56%
	Kerbside collection bins missed per 10,000 scheduled bin lifts <i>[Number of kerbside garbage and recycling collection bins missed / Number of scheduled kerbside garbage and recycling collection bin lifts] x 10,000</i> Comment: Significantly improved result compared to last year.	4.16	4.50	1.98	2.36	2.36	2.13
	Cost of kerbside garbage collection service - per bin <i>[Direct cost of the kerbside garbage bin collection service / Number of kerbside garbage collection bins]</i> Comment: Cost increase above CPI, partly due to increase in Landfil Levy fee paid to EPA.	\$105.30	\$107.00	\$28.31	\$58.41	\$89.86	\$120.91
	Cost of kerbside recyclables bin collection service - per bin <i>[Direct cost of the kerbside recyclables bin collection service / Number of kerbside recyclables collection bins]</i> Comment: Costs in recycling operations well contained in 2025-26	\$57.65	\$49.00	\$10.26	\$25.80	\$40.50	\$57.29

4. Performance Indicators



Leadership

A trusted and capable Council that leads with integrity and responsibility.

Service	Indicator	2024-25 Actual	2025-26 Target	2025-26 Quarter 1	2025-26 Quarter 2	2025-26 Quarter 3	2025-26 Quarter 4
Governance	Satisfaction with community consultation and engagement. [Community satisfaction rating out of 100 with how Council has performed on community consultation and engagement]	48	45	N/A	N/A	N/A	60
	Comment: Opportunities to Give Feedback improved significantly, increasing 12 points in 2026, reflecting positive community perceptions of Council's engagement and consultation opportunities.						
	Council resolutions made at meetings closed to the public [Number of Council resolutions made at meetings of Council, or at meetings of delegated committee consisting only of Councillors, closed to the public / Number of Council resolutions made at meetings of Council or at meetings of a delegated committee consisting only of Councillors] x 100	30.00%	30.00%	25.00%	25.71%	24.74%	23.68%
	Comment: Most of the resolutions related to commercially sensitive transactions with a small number containing personal information.						
	Councillor attendance at Council Meetings [The sum of the number of councillors who attended each council meeting / ((Number of council meetings) × (Number of councillors elected at the last Council general election))] x 100	93.28%	90.00%	92.86%	89.29%	89.61%	90.18%
	Comment: Quarter 1 - two councillors missed one meeting each. Quarter 2 - one councillor was on an approved leave of absence. Quarter 3 - one councillor was on approved leave of absence for one meeting with another councillor missing one meeting. Quarter 4 - three councillors missed one meeting each.						
	Cost of elected representative [Direct cost of the governance service / Number of councillors elected at the last council general election]	\$58,894	\$55,600	\$17,630	\$32,561	\$46,568	\$58,055
	Comment: This indicator has increased progressively throughout the year as the level of expenditure increases. The amount is higher than the target due to increases in remuneration made by the Victorian Independent Remuneration Tribunal and the establishment of the role of Deputy Mayor.						
	Community Satisfaction with Council decisions [Community satisfaction rating out of 100 with the performance of council in making decisions in the best interests of the community]	47	45	N/A	N/A	N/A	58
	Comment: Community Satisfaction with Council decisions increased by 12 points with the score of 58 exceeding both the State average and Regional City average. This strong improvement indicates growing community confidence that Council is making decisions in the best interests of the community.						

4. Performance Indicators



Financial Indicators

Indicator	Measure	2024-25 Actual	2025-26 Target	2025-26 Quarter 1	2025-26 Quarter 2	2025-26 Quarter 3	2025-26 Quarter 4
Liquidity							
Working Capital	Current assets compared to current liabilities [Current assets / Current liabilities] x100 (sufficient working capital is available to pay bills as and when they fall due) Comment: Council held considerably more cash at the end of the financial year due to the prepayment of Financial Assistance grants for the 2026/27 financial year prior to 30 June 2026. Other current asses were of a similar balance to anticipated.	254%	220%	395%	376%	368%	544%
	Cash compared to current liabilities [Cash / Current liabilities] x100 (Assessment of council's abilities to pay bills on time. Higher cash relative to liabilities suggests councils can pay bills in a timely manner) Comment: As per the comment above, Council held considerably more cash at the end of the financial year due to the prepayment of Financial Assistance grants for the 2026/27 financial year prior to 30 June 2026.	73%	44%	70%	47%	102%	114%
Obligations							
Indebtedness	Non-current liabilities compared to own-source revenue [Non-current liabilities as a percentage of own source revenue / Non-current liabilities] x100 (Assessment of whether council long term liabilities are appropriate to the size and nature of council activities) Comment: Most of the non-current liabilities relate to employee provisions and lease liabilities. Council had no interest bearing liabilities (loans) at year end. Council's own source revenue may be revised as final adjustments for end of financial year are completed. Readers should refer to the published financial statements in the Annual Report for final figures.	11.05%	9.75%	N/A	N/A	N/A	10.26%
Asset renewal	Asset renewal and upgrade compared to depreciation [Asset renewal and asset upgrade expense / Asset depreciation] x100 (assets are renewed as planned) Comment: This calculation is only carried out at the end of the financial year and was not available at the time of report preparation.	63.24%	80.00%	N/A	N/A	N/A	TBC
Loans and borrowings	Loans and borrowings compared to own-source revenue [Interest bearing loans and borrowings / Own-source revenue] x100 (Level of interest-bearing loans and borrowings is appropriate to the size and nature of Council's activities) Comment: Council did not have any loans or borrowings at 30 June 2026.	0.00%	0.00%	N/A	N/A	N/A	0.00%
	Loans and borrowings repayments compared to own-source revenue [Interest and principal repayments on interest bearing loans and borrowings / Own-source revenue] x100 (Assessment of whether council's level of repayments on interest-bearing loans and borrowings are appropriate to the size and nature of council's activities) Comment: Council did not have any loans or borrowings at 30 June 2026. Repayments for the 2025-26 year were made inaccordance with anticipated schedules.	0.36%	9.06%	N/A	N/A	N/A	8.80%

4. Performance Indicators



Financial Indicators

Indicator	Measure	2024-25 Actual	2025-26 Target	2025-26 Quarter 1	2025-26 Quarter 2	2025-26 Quarter 3	2025-26 Quarter 4
Stability							
Rates concentration	Rates compared to adjusted underlying revenue <i>[Rate revenue / Adjusted underlying revenue] x100</i> <i>(revenue is generated from a range of sources)</i> Comment: This calculation is only carried out at the end of the financial year. This figure is preliminary only, however anticipated to be close to final.	52.95%	56.00%	N/A	N/A	N/A	51.71%
Rates effort	Rates compared to property value <i>[Rate revenue / Capital improved value of rateable properties in the municipal district] x100</i> <i>(Rate revenue as a percentage of the capital improved value of rateable properties in the municipal district)</i> Comment: This result is as expected when preparing the target.	0.37%	0.38%	N/A	N/A	N/A	0.38%
Efficiency							
Expenditure level	Expenses per property assessment <i>[Total expenses / Number of property assessments]</i> <i>(resources are used efficiently in the delivery of services)</i> Comment: This indicator increases progressively throughout the year as the level of expenditure increases. This is a preliminary figure and may vary to the final figure in the financial statements included in the Annual Report.	\$4,966	\$4,801	\$1,203	\$2,331	\$3,425	\$4,592
Revenue level	Average rate per property assessment <i>[Sum of all general rates and municipal charges / Number of property assessments]</i> <i>(General rates and municipal charges per property assessment)</i> Comment: This figure is close to target, with the variables being the number of new assessments created and supplementary valuations carried out on amended developments. Some reduction in value occurred as a result of fire damage to property values during January 2026.	\$2,228	\$2,299	\$2,288	\$2,293	\$2,286	\$2,287
Operating position							
Operating position	Adjusted underlying surplus (or deficit) <i>[Adjusted underlying surplus (or deficit) / Adjusted underlying revenue] x100</i> <i>(An adjusted underlying surplus is generated in the ordinary course of business)</i> Comment: At the point of preparing the report, the underlying result was better than forecast, this is predominantly due to the early receipt of financial assistance grants which are part of both the underlying surplus and underlying revenue, thereby inflating the figure.	0.56%	1.12%	59.83%	37.33%	18.29%	12.52%

4. Performance Indicators



Financial Indicators

Indicator	Measure	2024-25 Actual	2025-26 Target	2025-26 Quarter 1	2025-26 Quarter 2	2025-26 Quarter 3	2025-26 Quarter 4
Population Population	Expenses per head of population [Total expense / Population] (Assessment of the extent to which population is a key driver of council's ability to provide services to the community)	\$3.13	\$3.02	\$0.76	\$1.47	\$2.19	\$2.94
	Comment: This indicator increases progressively throughout the year as the level of expenditure increases. This is a preliminary figure and may vary to the final figure in the financial statements included in the Annual Report.						
	Infrastructure per head of population [Value of infrastructure / Population] (Assessment of the extent to which population is a key driver of council's ability to provide services to the community)	\$32,709.61	\$32,933.34	\$32,352.23	\$32,150.94	\$32,302.13	\$32,143.67
	Comment: This indicator increases progressively throughout the year as the level of expenditure increases. This is a preliminary figure and may vary to the final figure in the financial statements included in the Annual Report.						
	Own-source revenue per head of population [Own-source revenue / Population] (Assessment of the degree to which councils generate revenue from a range of sources)	\$2,313.60	\$2,413.22	\$1,798.22	\$2,119.93	\$2,314.78	\$2,508.97
	Comment: This indicator increases progressively throughout the year as the level of revenue increases. It is higher than anticipated due to the additional revenue received as financial assistance grants. This is a preliminary figure and may vary to the final figure in the financial statements included in the Annual Report.						
	Recurrent grants per head of population [Recurrent grants / Population] (Assessment of the degree to which councils generate revenue from a range of sources)	\$757.31	\$616.17	\$87.36	\$215.89	\$313.01	\$771.66
	Comment: This indicator increases progressively throughout the year as the level of revenue increases. It is higher than anticipated due to the additional revenue received as financial assistance grants. This is a preliminary figure and may vary to the final figure in the financial statements included in the Annual Report.						

5. Financial Performance by Council Plan Theme

**Liveability**

A healthy, connected and vibrant community that supports people to live, work and thrive.

Service Area	Description of Service Provided		2025-26 Budget \$'000	2025-26 Forecast \$'000	2025-26 Actual \$'000
Aquatic Recreation	Management of the strategic use of the Aquatic Centre, including major refurbishment and upgrades.	Rev	0	40	41
		Exp	(1,040)	(1,140)	(985)
		Net	(1,040)	(1,100)	(944)
Community Safety	This service deals with matters concerning Local Laws including permits and licences, enforcement and fines and fire hazard enforcement.	Rev	288	241	207
		Exp	(710)	(712)	(691)
		Net	(422)	(471)	(484)
Library	Provides resources and programs aimed at meeting the information, creation, educational and cultural needs of the diverse community of Horsham in an equitable, effective, efficient, responsive and forward looking manner in accordance with the values and objectives of the Library Plan.	Rev	542	585	583
		Exp	(1,133)	(1,104)	(1,085)
		Net	(591)	(519)	(502)
Facilities and Operations Management	This service includes management and administration of the Operations Department to facilitate the delivery of core functions and capital programs.	Rev	19	26	27
		Exp	327	538	536
		Net	346	564	563
Parks & Gardens	Provision of managed areas for sport, recreation and amenity – includes sports grounds, parks, gardens, the Botanic Gardens and playgrounds throughout the municipality.	Rev	14	14	10
		Exp	(3,967)	(4,200)	(4,085)
		Net	(3,953)	(4,186)	(4,075)
Performing Arts Centre & Visitor Services	This service encompasses the running of the Horsham Performing Arts Centre operations, including Performing Arts, the Regional Art Gallery and support to visitors accessing the Visitor Services.	Rev	1,491	1,598	1,883
		Exp	(3,426)	(3,459)	(3,360)
		Net	(1,935)	(1,861)	(1,477)
Social Infrastructure Support	This service provides Recreational and Open space planning plus the maintenance, insurance and other ongoing costs for the municipality's recreation groups and community facilities. Also includes the community inclusion and the oversight of the Horsham Centre Cinema contract.	Rev	72	72	15
		Exp	(819)	(779)	(740)
		Net	(747)	(707)	(725)
Sports & Recreation	Provision and maintenance of outdoor and indoor sports and recreation facilities throughout the municipality, and works with community groups and user groups to increase participation.	Rev	57	53	42
		Exp	(1,325)	(1,399)	(1,440)
		Net	(1,268)	(1,346)	(1,399)
Youth & Early Years	This service provides support to families with parenting, health and development, promotion of health, wellbeing and safety, social supports, youth facility "The Station", referrals and linking with local communities.	Rev	1,166	1,256	1,252
		Exp	(1,698)	(1,522)	(1,454)
		Net	(532)	(266)	(202)
Net Cost to Council for Theme 1 – Liveability			(10,142)	(9,892)	(9,244)

5. Financial Performance by Council Plan Theme

**Sustainability**

A region that grows sustainably and protects what matters.

Service Area	Description of Service Provided		2025-26 Budget \$'000	2025-26 Forecast \$'000	2025-26 Actual \$'000
Animal Management	This service provides animal management through implementation of appropriate rules and regulations in relation to keeping of cats, dogs and other animals and livestock within the municipality to minimise disturbance to residents and the community, and ensure public safety. It also includes the operation of Council's dog and cat rehousing program.	Rev	656	520	473
		Exp	(316)	(359)	(343)
		Net	340	161	130
Business Development & Tourism	This service provides covers tourism marketing and development as well as promotion for major events and festivals.	Rev	0	0	0
		Exp	(536)	(536)	(474)
		Net	(536)	(536)	(474)
Commercial Operations	This service includes the contracted facilities such as the Caravan Park and the Wimmera Intermodal Freight Terminal. Also included is the Horsham Regional Livestock Exchange, which provides weekly sheep sales at the Burnt Creek Drive facility servicing primary industry across the Wimmera. Horsham Regional Livestock Exchange is the fourth largest sheep selling centre in Victoria. This service also includes the operations of the Horsham Aerodrome which provides a regional airport for commercial and private aircraft.	Rev	1,012	757	777
		Exp	(1,244)	(1,293)	(1,202)
		Net	(232)	(536)	(425)
Economic Development	This service provides support to the Wimmera Southern Mallee Development, maintenance and administration for the Wimmera Business Centre and general economic development and promotion for the municipality. Land sales and acquisitions, tree plantation and land management costs for the Burnt Creek and Enterprise Industrial estates and Wimmera Agricultural Logistics (WAL) Hub, are also provided under this service.	Rev	316	329	277
		Exp	(1,465)	(1,458)	(1,208)
		Net	(1,149)	(1,129)	(931)
Emergency Management	To prepare for and mitigate if possible the impacts of an emergency on HRCC and the community through good planning and interoperability with all agencies, includes the Wimmera Emergency Management Resource Sharing Partnership.	Rev	300	280	523
		Exp	(306)	(286)	(275)
		Net	(6)	(6)	248
Environmental Health	This service provides health administration, health vending machines and other preventative measures including needle exchange, Tobacco Act reforms and mosquito monitoring. A variety of legislative based services and functions around environmental health issues are also provided.	Rev	206	176	179
		Exp	(379)	(282)	(277)
		Net	(173)	(106)	(98)
Natural Resource Management	This service provides a mix of environmental services covering fire hazards, fire disaster clean up, grass removal, fire plugs, their replacement and markers, footpath cleaning in the CBD and weir operations.	Rev	48	1,058	1,060
		Exp	(114)	(178)	(232)
		Net	(67)	880	828
Statutory Planning & Regulations	This service provides statutory planning services such as planning permits, notice of applications, information certificates, scheme appeals, subdivision costs, administration of building control services including building approval, inspection fees, easement approval and State Government levies.	Rev	445	391	402
		Exp	(1,110)	(1,130)	(1,048)
		Net	(665)	(739)	(645)
Strategic Planning Services	The function of strategic planning, aims to strategically plan the municipality's land use needs for the future.	Rev	0	0	0
		Exp	(466)	(421)	(288)
		Net	(466)	(421)	(288)
Sustainability	This service manages a range of sustainability related projects from Council's Sustainability Strategy. A reserve has been established to facilitate future energy and water deficiency projects.	Rev	96	96	88
		Exp	(417)	(410)	(342)
		Net	(321)	(314)	(254)
Net Cost to Council for Theme 2 - Sustainability			(3,274)	(2,746)	(1,909)

5. Financial Performance by Council Plan Theme

**Accessibility**

A municipality that is easy to access, move through and participate in.

Service Area	Description of Service Provided		2025-26 Budget \$'000	2025-26 Forecast \$'000	2025-26 Actual \$'000
Infrastructure - Rural	This service is responsible for maintaining and constructing roads, bridges and related assets in all non-urban areas of Horsham and Natimuk. This includes the Rural Roads Victoria maintenance contract (which excludes major highways).	Rev	369	960	830
		Exp	(2,225)	(2,805)	(2,684)
		Net	(1,857)	(1,845)	(1,854)
Infrastructure - Urban	This service provides maintenance and construction of roads, streets, bridges and related assets to the required standards within Horsham and Natimuk. This also includes maintenance of bicycle tracks, drainage, footpaths and off-street car parks.	Rev	3	7	11
		Exp	(12,805)	(12,952)	(12,716)
		Net	(12,802)	(12,945)	(12,705)
Parking & Traffic Management	This service provides management of parking infringements, maintenance on parking meters, car parking fees, fines and associated costs.	Rev	94	154	89
		Exp	(221)	(224)	(217)
		Net	(127)	(70)	(129)
Streetscape & Public Conveniences	This service provides street tree maintenance, tree planting and removal, along with city centre maintenance on lighting, signage and street furniture, and street cleaning. Climate change initiatives such as environmental footprint reduction program fall within this service. This service also provides operations and maintenance of the public conveniences in Horsham, Natimuk and several rural facilities.	Rev	0	0	0
		Exp	(1,645)	(1,773)	(1,640)
		Net	(1,645)	(1,773)	(1,640)
Waste Management Services	This service manages a range of sustainability related projects from Council's Sustainability Strategy. A reserve has been established to facilitate future energy and water deficiency projects.	Rev	4,234	4,495	4,656
		Exp	(10,900)	(11,047)	(9,398)
		Net	(6,667)	(6,552)	(4,743)
Net Cost to Council for Theme 3 - Accessibility			(23,098)	(23,184)	(21,071)

5. Financial Performance by Council Plan Theme

**Leadership**

A trusted and capable Council that leads with integrity and responsibility.

Service Area	Description of Service Provided		2025-26 Budget \$'000	2025-26 Forecast \$'000	2025-26 Actual \$'000
Community Relations & Advocacy	Responsible for three key areas: Advocacy and grant seeking, media and communications and community engagement.	Rev	0	0	0
		Exp	(750)	(742)	(666)
		Net	(750)	(742)	(666)
Engineering Services	Has overall responsibility for delivery of Council's capital works delivery and annual programming, traffic planning, waste planning, road, street and drain design and monitoring of standards adherence (quality assurance) for the infrastructure.	Rev	70	70	107
		Exp	(850)	(420)	(733)
		Net	(780)	(350)	(626)
Financial Services	Provides financial services internally to all staff, department managers, project leaders, Council, plus delivers external services in the form of information to government and the community.	Rev	111	109	138
		Exp	(1,726)	(2,575)	(2,121)
		Net	(1,615)	(2,466)	(1,983)
Governance & Leadership	This service manages and facilitates Council's governance services, the implementation of Council decisions and policies, and compliance with legislative requirements. This also includes the Customer Service, the management of Council's property portfolio (including Leases/Licenses & land sales/purchases), Records Management, the office of the Mayor and Councillors, and the office of the Chief Executive.	Rev	0	27	31
		Exp	(2,938)	(2,703)	(2,552)
		Net	(2,938)	(2,675)	(2,522)
Information Technology	Provides IT hardware and software systems, IT support services to staff, customer services at Horsham and Natimuk and the Council's Records Management service. The goal of this service	Rev	32	32	3
		Exp	(1,980)	(1,988)	(2,121)
		Net	(1,948)	(1,956)	(2,117)
Management & Administration	This service provides management across the areas of finance, IT, rates and organisation development	Rev	15	50	47
		Exp	(2,050)	(1,923)	(1,717)
		Net	(2,036)	(1,872)	(1,670)
Management & Administration	This service provides local and regional facilitation and leadership for planning, developing and delivering community services to meet the needs of the community.	Rev	0	0	0
		Exp	(496)	(491)	(550)
		Net	(496)	(491)	(550)
Management & Administration	This service provides administration and support services for the Infrastructure Services department.	Rev	0	0	0
		Exp	(533)	(426)	(411)
		Net	(533)	(426)	(411)
People & Safety	This service is responsible for human resources, payroll, OHS, risk management, industrial relations and organisational performance functions.	Rev	0	0	3
		Exp	(1,187)	(1,220)	(1,323)
		Net	(1,187)	(1,220)	(1,320)
Revenue Services	Rate collection services encompasses collection of Council rateable income which ensures consistency in debt management, general rate, municipal and garbage charges. Property services encompasses, collection of property valuations, maintaining a strategically focused property management system.	Rev	83	139	139
		Exp	(676)	(682)	(564)
		Net	(593)	(544)	(425)
Strategic Asset Management	Responsible for the strategic management of Council's Infrastructure, including the long term planning of asset renewal and capital works.	Rev	0	0	0
		Exp	(538)	(513)	(331)
		Net	(538)	(513)	(331)
Net Cost to Council for Theme 4 - Leadership			(13,413)	(13,255)	(12,619)

6. Reconciliation of Financial Performance by Council Plan Theme to Comprehensive Income Statement

2025-26 Budget as Adopted				2025-26 Budget - Restated				2025-26 Forecast				2025-26 Actual			
	Revenue	Expenditure	Net Cost		Revenue	Expenditure	Net Cost		Revenue	Expenditure	Net Cost		Revenue	Expenditure	Net Cost
	\$'000	\$'000	\$'000		\$'000	\$'000	\$'000		\$'000	\$'000	\$'000		\$'000	\$'000	\$'000
Theme 1 - Community	1,523	2,529	1,006	Theme 1 - Liveability	3,649	13,790	10,141	Theme 1 - Liveability	3,885	13,776	9,891	Theme 1 - Liveability	4,060	13,304	9,244
Theme 2 - Liveability	3,270	14,729	11,459	Theme 2 - Sustainability	3,079	6,351	3,273	Theme 2 - Sustainability	3,606	6,353	2,747	Theme 2 - Sustainability	3,779	5,687	1,908
Theme 3 - Sustainability	6,150	16,251	10,101	Theme 3 - Accessibility	4,699	27,797	23,097	Theme 3 - Accessibility	5,616	28,800	23,184	Theme 3 - Accessibility	5,585	26,656	21,071
Theme 4 - Accessibility	554	16,845	16,291	Theme 4 - Leadership	311	13,723	13,413	Theme 4 - Leadership	427	13,682	13,255	Theme 4 - Leadership	469	13,087	12,619
Theme 5 - Leadership	241	11,307	11,067												
Total Cost of Services & Initiatives	11,738	61,661	49,924	Total Cost of Services & Initiatives	11,738	61,661	49,924	Total Cost of Services & Initiatives	13,534	62,612	49,078	Total Cost of Services & Initiatives	13,893	58,734	44,842
Non-attributable Expenses:				Non-attributable Expenses:				Non-attributable Expenses:				Non-attributable Expenses:			
- Borrowing Costs			171	- Borrowing Costs			171	- Borrowing Costs			171	- Borrowing Costs			168
- Loss on Disposal of Assets			0	- Loss on Disposal of Assets			0	- Loss on Disposal of Assets			579	- Loss on Disposal of Assets			0
- Capital Program Items Expensed			0	- Capital Program Items Expensed			0	- Capital Program Items Expensed			0	- Capital Program Items Expensed			0
- Share of Associates Loss			0	- Share of Associates Loss			0	- Share of Associates Loss			1,022	- Share of Associates Loss			1,022
- Other Non attributable expenses			0	- Other Non attributable expenses			0	- Other Non attributable expenses			0	- Other Non attributable expenses			0
			171				171				1,772				1,189
Total Cost before funding sources			50,094	Total Cost before funding sources			50,094	Total Cost before funding sources			50,850	Total Cost before funding sources			46,031
Funding Sources:				Funding Sources:				Funding Sources:				Funding Sources:			
- Rates & Charges Revenue			29,850	- Rates & Charges Revenue			29,850	- Rates & Charges Revenue			30,022	- Rates & Charges Revenue			30,044
- Waste Charge Revenue			5,037	- Waste Charge Revenue			5,037	- Waste Charge Revenue			5,145	- Waste Charge Revenue			5,145
- Financial Assistance Grants			8,569	- Financial Assistance Grants			8,569	- Financial Assistance Grants			11,322	- Financial Assistance Grants			11,358
- Interest Revenue			600	- Interest Revenue			600	- Interest Revenue			853	- Interest Revenue			1,834
- Capital Project Revenue			7,318	- Capital Project Revenue			7,318	- Capital Project Revenue			7,651	- Capital Project Revenue			6,767
- Investment Property Fair Value Adjustments			0	- Investment Property Fair Value Adjustments			0	- Investment Property Fair Value Adjustments			0	- Investment Property Fair Value Adjustments			58
- Gain on Disposal of Assets			4,333	- Gain on Disposal of Assets			4,333	- Gain on Disposal of Assets			1,315	- Gain on Disposal of Assets			1,348
			55,707				55,707				56,308				56,555
Operating Surplus/(Deficit) for the Year <i>(as per Comprehensive Income Statement)</i>			5,612	Operating Surplus/(Deficit) for the Year <i>(as per Comprehensive Income Statement)</i>			5,612	Operating Surplus/(Deficit) for the Year <i>(as per Comprehensive Income Statement)</i>			5,458	Operating Surplus/(Deficit) for the Year <i>(as per Comprehensive Income Statement)</i>			10,524

7. Comprehensive Income Statement

	2025-26 Budget	2025-26 Forecast	2025-26 Actual YTD Quarter 1	2025-26 Actual YTD Quarter 2	2025-26 Actual YTD Quarter 3	2025-26 Actual YTD Quarter 4	Note
Income							
Rates & Charges	34,887	35,167	34,782	34,973	35,071	35,189	1
Statutory Fees & Charges	1,448	1,238	234	513	817	1,109	2
User Fees	6,804	6,942	1,521	3,429	5,238	7,339	3
Grants - Operating	10,461	14,319	1,896	3,488	5,520	14,553	4
Grants - Capital	7,283	7,593	823	2,606	5,741	6,566	5
Contributions - Monetary	248	301	3	191	194	279	6
Contributions - Non Monetary	35	0	0	0	0	116	7
Net Gain/(Loss) on Disposal of Property & Assets	4,333	736	0	3,314	3,337	1,348	8
Fair Value Adjustments Investment Property	0	0	0	0	0	58	9
Other Income	1,946	2,965	288	1,183	2,341	3,888	10
Total Income	67,444	69,262	39,547	49,698	58,259	70,447	
Expenses							
Employee Costs	(24,619)	(24,004)	(5,978)	(11,142)	(17,189)	(22,536)	11
Materials and Services	(19,872)	(20,874)	(4,133)	(9,094)	(12,918)	(18,627)	12
Depreciation	(16,317)	(16,847)	(4,204)	(8,409)	(12,614)	(16,782)	13
Amortisation - Intangible Assets	(330)	(330)	(82)	(165)	(247)	(330)	14
Amortisation - Right of Use Assets	(55)	(67)	(17)	(34)	(51)	(67)	15
Bad & Doubtful Debts	(35)	(35)	0	(0)	(0)	(3)	16
Borrowing Costs	(171)	(171)	3	(82)	(82)	(168)	17
Finance Costs - Leases	(5)	(14)	0	0	0	0	18
Share of Associates	0	(1,022)	(1,022)	(1,022)	(1,022)	(1,022)	19
Other Expenses	(428)	(441)	(113)	(203)	(302)	(388)	20
Total Expenses	(61,832)	(63,805)	(15,545)	(30,151)	(44,425)	(59,923)	
Surplus/(Deficit) for the Year	5,612	5,458	24,003	19,547	13,835	10,524	
Other comprehensive income							
Items that will not be reclassified to surplus or deficit in future periods							
Net assets revaluation gain/(loss)							
Net impairment of revalued assets increment/(decrement)							
Total other comprehensive income	0	0	0	0	0	0	
Total comprehensive result	5,612	5,458	24,003	19,547	13,835	10,524	

7. Comprehensive Income Statement

Notes to the Comprehensive Income Statement

This report does not include all adjustments and accrual entries for the full financial year. Refer to the Financial Statements in Council's 2025/26 Annual Report for final figures.

1	Rates and charges for the full financial year slightly exceed budget. This is the result of supplementary valuations and charges. At the end of Quarter 4 - \$2.4m was still to be collected.
2	Overall Statutory Fees are at 90% of the anticipated annual level. Most service areas were close to anticipated levels with the exception being collection of Local Laws and Community Safety Fines and Infringements in the final quarter being lower than anticipated.
3	User Fees are at 106% which is higher than anticipated for the year. The major variance was in waste collection fees (this is reflective of increased charges to cover increased costs of disposal and operating costs) and performance fees at the Horsham Town Hall.
4	Operating Grants were forecast to \$14.3m (\$3.9m increase) following the receipt of 75% of the 2026/27 Financial Assistance Grants Allocation being received in the 2025/26 financial year. The remainder of the grant will be paid on a quarterly basis in the 2026/27 financial year. Operational grants received in full for the year include the Engage Youth Program (\$60k), Freeza Youth Events (\$40k), Emergency Resourcing Program (\$240k), Roadside Weeds & Pests Program (\$85k), Land Care Facilitator (\$47k), Wimmera Libraries (\$200k), Art Gallery Operations (\$90k), School Crossing Supervision (\$65k) and Performing Arts Operations (\$80k). Other grants which will be received progressively throughout the year include SPARK Arts Engagement (86k), Supported Playgroups (\$140k) and Maternal & Child Health Services (\$607k). Overall Operating Grants are just over 102% of the anticipated forecast amount.
5	Most Capital Works Grants are contingent upon completion of programmed milestones. At the end of the quarter, partial claims had been completed for works projections including O'Callaghan's Parade Streetscape and Safety Works (\$456k not claimed), Natimuk Road Cycle Path (\$56k not claimed), Three bridges Safety Treatments (\$176k not claimed), Wimmera Libraries Open Access fit out (\$191k not claimed) and Riverside Road alignment and Safety Upgrades (HVSPP Funding of \$103k not Claimed). Claims for other projects which have been received included , HVSPP Funding of \$401k for Noradjuha-Tooan East Road, Roads to Recovery works for \$2.4m and Local Roads and Community Infrastructure Program final claim of \$1.637m, Gross' Bridge Load Modelling \$272k, Haven Tennis Club Lighting Project \$225k and Bennett Road Shared Use Path \$145k. Final payment of \$80k for City Oval Netball Clubrooms has also been submitted.
6	Contributions towards library operations of \$111k has been received for the full year of operations. Other contributions are in progress.
7	Non monetary contributions are calculated and recorded at the end of the financial year and at the time of preparing the report, were still underway,
8	Net gains or losses on the disposal of property, plant and equipment are calculated and recognised at the end of the financial year after proceeds are received and all costs are known and included. The amount shown in this item is the gross proceeds prior to year end adjustments to be undertaken.
9	Investment property is valued as at 30 June each year and the adjustment recorded at that point in time. No adjustment is made throughout the year. Year end adjustment had not yet been processed.
10	Other income is higher than anticipated levels (131%), predominantly due to interest revenue on investment funds. Revenue has also been received in advance following fires in January 2026. The related expenditure will be spread over multiple financial years.
11	Employee costs are generally within budget at 94%. Some positions have been vacant for parts of the year. This has been offset (to some degree) by materials and services where external services have been engaged to deliver the level of service. Some end of year adjustments are yet to be processed.
12	Materials and services are slightly low at the end of Quarter 4 at 90%. There are some further year end adjustments to occur, and some expenditure which will carry forward into the 2026/27 financial year.
13	Depreciation is averaged over the year with any adjusting entries posted in the final quarter. Expense is therefore at 100% of the estimated total for the year with the final adjustments not yet processed at the time of report preparation.
14	Amortisation of Intangible Assets is averaged over the year with any adjusting entries posted in the final quarter. Expense is therefore at 100% of the estimated total for the year with the final adjustments not yet processed at the time of report preparation.
15	Amortisation of Right of Use assets has been recalculated at the end of the 2024/25 financial year and is now forecast to the \$67k. As with Depreciation and Amortisation of Intangible assets, the average expense is posted throughout the year with any adjustment in the final quarter. The final adjustments not yet processed at the time of report preparation.
16	Bad and doubtful debts are calculated and recognised at year end. Work is continuing on the review at the time of report preparation.
17	Loan interest instalments are due in December and June of the Financial year and have been fully paid.
18	Finance Lease costs are recognised in the final quarter of the year. Final calculations had not been processed at the time of report preparation.
19	Council has withdrawn from an associate arrangement after the publication of the budget. This item represents the write off of the carrying value of the share held in the balance sheet. This is a non-cash transaction.
20	Other expenses is at 88% at the end of Quarter 4. Expense items include Mayor and Councillors expenses and Audit Expenses.

8. Balance Sheet

		2025-26 Budget	2025-26 Actual YTD Quarter 1	2025-26 Actual YTD Quarter 2	2025-26 Actual YTD Quarter 3	2025-26 Actual YTD Quarter 4	Note
Assets	Current Assets						
	Cash & Cash Equivalents	6,922	12,989	8,891	17,855	13,465	1
	Other Financial Assets	21,000	21,000	27,000	33,000	36,000	1
	Trade & Other Receivables	6,794	35,621	30,562	9,211	4,145	2
	Inventories	217	365	397	417	323	3
	Assets Classified as Held for Sale	48	3,490	3,490	3,490	1,675	4
	Other Assets	0	167	169	259	836	5
		34,981	73,631	70,509	64,233	56,444	
	Non Current Assets						
	Trade & Other Receivables	419	359	357	380	301	
	Investments in Associates & Joint Ventures	1,022	0	0	0	0	6
	Property, Infrastructure, Plant & Equipment (PIPE)	674,409	662,287	658,069	653,785	649,307	7
	Right of Use Assets	109	475	458	441	424	8
	Investment Property	0	2,700	2,700	2,700	2,800	9
	Intangible Assets	360	640	558	476	424	10
		676,319	666,462	662,143	657,782	653,257	
	Total Assets	711,300	740,093	732,652	722,014	709,701	
Liabilities	Current Liabilities						
	Trade and Other Payables	(7,516)	(7,406)	(7,163)	(5,680)	(5,256)	11
	Trust Funds & Deposits	(823)	(854)	(842)	(879)	(804)	
	Unearned Income/Revenue	(892)	0	0	0	0	12
	Provisions	(6,597)	(6,297)	(6,297)	(6,297)	(6,297)	
	Interest Bearing Loans & Borrowings	0	(4,305)	(4,305)	(4,305)	0	13
	Lease Liabilities	(56)	(79)	(79)	(79)	(79)	14
	Suspense	0	316	(84)	(312)	7	15
		(15,884)	(18,625)	(18,771)	(17,552)	(12,429)	
	Non Current Liabilities						
	Provisions	(4,639)	(4,781)	(4,781)	(4,781)	(4,781)	
	Lease Liabilities	(179)	(430)	(430)	(430)	(430)	14
		(4,818)	(5,211)	(5,211)	(5,211)	(5,211)	
	Total Liabilities	(20,702)	(23,836)	(23,981)	(22,763)	(17,640)	
Net Assets		690,598	716,257	708,670	699,252	692,061	
Equity	Accumulated Surplus	(255,240)	(270,370)	(262,783)	(253,364)	(246,174)	
	Asset Revaluation Reserve	(413,692)	(424,221)	(424,221)	(424,221)	(424,221)	
	Discretionary Reserve	(21,666)	(21,666)	(21,666)	(21,666)	(21,666)	
Net Equity		(690,598)	(716,257)	(708,670)	(699,252)	(692,061)	

8. Balance Sheet

Notes to the Balance Sheet

This report does not include all adjustments and accrual entries for the full financial year. Refer to the Financial Statements in Council's 2025/26 Annual Report for final figures.

1	Combined cash at the end of the quarter was \$49.465m. Council anticipated to hold \$50.939m at the 30 June 2026.
2	Of the current debtors outstanding at the end of Quarter 4, property debtors (rates and ESVF Levy) were \$2.4m. General trade receivables were \$1m and infringements \$514k. Whilst Council actively pursues outstanding debts, it takes a sensitive approach to personal circumstances of hardship and allows flexible payment options where appropriate.
3	The level of inventory held varies throughout the year based predominantly on the requirements of the infrastructure construction and maintenance teams.
4	At the end of September, Council recognised some land which had been developed and was available for sale. One lot was sold prior to 30 June 2026 with the remaining land remaining for sale (under Contract) into the 2026/27 financial year.
5	Accrued income of 639k has been recognised for items such as interest earned but not received \$542k. Prepaid expenses relating to the 2026/27 financial year of \$348k for items such as software have been paid in advance.
6	Council has withdrawn from this associate after the setting of the budget. The value of the share in the associate has been written off to the Income Statement and Council will not recognise any investment in future reports.
7	Whilst depreciation is posted monthly, reducing the value of PIPE, capital expenses or increases are not posted until the end of the financial year. These adjustments had not been processed at the time of report preparation. The Statement of Capital works provides more information on the progress of asset additions.
8	Council reviewed the value of its Right of Use assets after adopting budget calculations.
9	Investment properties were included in PIPE when adopting the budget. Investment properties are revalued each year at the 30 June. The 30 June 2026 has not yet been processed.
10	Intangible assets include landfill air space and library eAudiobooks. These values were revised after adopting the budget. Final adjustments have not been processed.
11	Trade and Other payables is consistent with expectations for this point in the year. The amounts relate to accrued expenditure for the year which was paid post balance date (\$4m) with the remaining amounts being rates received in advance (\$944k) and other trade creditors.
12	Unearned income was calculated at the time of budget preparation, however this amount has now been earned or the accrual reversed in anticipation of actual receipts. A further review of this is currently underway and generally relates to monies/ticket sales for future events.
13	The \$4.3m interest bearing loan was paid during June 2026, leaving a year end balance of zero.
14	Council recalculated the value of leases after the adopting of the budget.
15	Suspense accounts are funds temporarily held before allocation to other revenue or expense accounts.

9. Statement of Capital Works

		2025-26 Budget	2025-26 Forecast	2025-26 Actual YTD Quarter 1	2025-26 Actual YTD Quarter 2	2025-26 Actual YTD Quarter 3	2025-26 Actual YTD Quarter 4	Note
Property	Land	830	50	27	38	38	103	1
	Land Under Roads	0	0	0	0	0	51	2
	Buildings	1,759	2,298	466	1,362	1,389	1,684	2
	Building Improvements	0	0	0	0	0	0	
		1,759	2,298	466	1,362	1,389	1,684	
Total Property		2,589	2,348	493	1,400	1,427	1,839	
Plant & Equipment	Heritage Plant and Equipment	0	0	0	0	0	0	
	Plant, Machinery & Equipment	3,195	1,342	112	158	1,236	1,311	3
	Fixtures, Fittings & Furniture	677	716	106	345	395	558	4
	Art Collection*	25	25	0	0	0	0	5
	Public Arts*	30	30	0	0	5	19	6
	Library Books	113	146	55	95	115	141	7
Total Plant & Equipment		4,040	2,259	273	598	1,751	2,029	
Infrastructure	Roads	7,848	7,680	757	2,150	3,661	5,404	8
	Other Road Expenditure	0	1	1	0	0	0	
	Off Street Car Parks	0	0	0	0	0	0	
	Kerb and Channel	145	196	80	149	284	209	9
	Bridges	924	924	108	173	438	860	10
	Footpaths & Cycleways	818	966	39	116	216	606	11
	Drainage	145	130	20	44	56	82	12
	Recreational, Leisure & Community Facilities	70	214	8	29	72	147	13
	Waste Management	657	199	41	59	115	177	14
	Parks, Open Spaces & Streetscapes	2,018	2,430	333	417	746	1,126	15
	Aerodromes	50	3	0	0	2	2	16
	Other Infrastructure	923	1,067	35	183	256	425	17
	Total Infrastructure	13,598	13,811	1,422	3,321	5,847	9,037	
* appears as Heritage Plant and Equipment in Budget								
Total Capital Works Expenditure		20,226	18,418	2,187	5,319	9,025	12,905	
Funding Sources	Capital Grants	7,283	7,593	823	2,606	5,741	6,566	
	Contributions to Capital	35	57	0	15	15	201	
	Council Cash	12,908	10,768	1,365	2,698	3,269	6,138	
	Borrowings	0	0	0	0	0	0	
Total Capital Works Funding		20,226	18,418	2,187	5,319	9,025	12,905	

9. Statement of Capital Works

Notes to the Statement of Capital Works

This report does not include all adjustments and accrual entries for the full financial year. Refer to the Financial Statements in Council's 2025/26 Annual Report for final figures.

This report does not show commitments, e.g. contracts which have been awarded but which have not yet commenced or only partly undertaken or works and services which have had a purchase order approved, but expenditure has not yet occurred.

Comments below relate to key projects from various line items

1	Council has provided budget allocations for the purchase of some additional land. Council has decided not to pursue one piece with another anticipated to settle in the 2026/27 financial year. The actual expenditure undertaken relates to preparation works of industrial land to be ready for sale (\$38k). Council has also recognised the value of developer donated land (\$65k)
2	Council has forecast an additional \$615k of building works in the 2025/26 year. Significant works which were incomplete in the 2024/25 year, including, depot relocation planning (\$220k), Scout Hall Amenity Upgrade (\$75k) and City Oval Netball Court Clubrooms (\$63k). Council has also received additional funding to assist with projections under the Tiny Towns funding stream - Telangatuk East Hall Upgrade (\$38k) and Dadswells Bridge Hall Upgrade (\$44k). Wimmera Libraries fit out has been delayed with \$115k to be carried forward. Depot relocation planning was not all expended (\$18k). Other variances are of a more minor nature.
3	Procurement of Plant and Equipment has lengthy tendering and contract evaluation and awarding processes. This is further delayed with long lead times for the delivery of some items of plant. Various items are at different stages in the procurement cycle. Whilst a number of items have been ordered, they will not be received until the 2026/27 financial year. The forecast for 2025/26 and Budget for 2026/27 have been amended to reflect the actual timeframes.
4	The new lighting desk at the Town Hall is completed. Information Technology purchases continued throughout the year with some savings and some projects being deferred to the 2026/27 year.
5	Art Collection purchases are generally recognised as they occur during the financial year, with donated works of art recognised at year end. Theis had not yet occurred at the time of report preparation.
6	Projects have continued with some savings identified.
7	Library books are purchased throughout the year but highly dependant on releases of titles etc. Expenditure at reporting date was 97%.
8	The forecast included \$1.5m for Enterprise Estate roads and drainage, of which on \$85k was achieved, along with Burnt Creek Estate roads and drainage forecast at \$600k with \$297k spent. Three Bridges Roads has also been delayed with \$51k spend of the \$444k forecast. Other projects only had minor variances.
9	Some additional works undertaken throughout the year.
10	Works on Gross Bridge were not finalised in 2024/25, with \$196k being carried forward into the current year. This with some other minor carry forwards sees the budget allocation move to \$924k. Works were completed apart from \$80k for bridge renewal strengthening designs.
11	Most works scheduled were completed, however the Natimuk Road Cycle path expenditure is at \$184k out of a predicted \$312k with other bike path improvements at \$3k out of a programmed \$65k. Footpath renewal on Henty Highway between Gilbert Crescent and Clynes Road West was also delayed spending \$2k out of a forecast \$65k.
12	Works were undertaken on 7 of the 8 identified projects. The Culverts work of \$40k was not commenced.
13	Works have commenced on projects at the Aquatic centre with procurement activities commenced for some others. Planning works have also commenced for two large lighting projects to be submitted for external funding in the future.
14	Design Audit works at Dooen Landfill have commenced (\$34k spent out of \$60k forecast). Monitoring Bores at Dooen Landfill \$45k were not factored into the forecast.
15	A further \$303k has been forecast into the class to include the Dadswells Bridge Pedestrian Bridge Construction, of which \$299k has been spent. Lukin Court Park development is well completed with \$190k out of \$194 forecast. However funds were under expended in the following projects: Greening Greater Horsham \$193k, Play space Design \$10k and annual renewal work in Urban and rural open spaces \$155K.
16	Essential Line marking works were carried out as programmed.
17	Additional expenditure has been programmed at the WAL hub for the preparation of land for sale (power, water, fencing etc works) of \$265k with \$179k of this being spent. Burnt Creek Water and Power supply was forecast at \$187k with \$12k currently incurred. The Apex Island expenditure (\$310k) has not yet been costed to this area. Renewal works at the Livestock Exchange were not undertaken \$50k. and fuel tank remediation costs incurred were \$40k from a predicted \$100k.

10. Statement of Human Resources

		2025-26 Budget	2025-26 Forecast	2025-26 Actual YTD Quarter 1	2025-26 Actual YTD Quarter 2	2025-26 Actual YTD Quarter 3	2025-26 Actual YTD Quarter 4	Note
Employee Costs - Operating	Communities & Place	7,103	6,647	1,569	3,179	4,803	6,433	1
	Corporate Services	5,701	6,019	1,660	2,571	4,286	5,434	
	Infrastructure Services	11,376	10,899	2,628	5,160	7,748	10,202	
	Office of the CEO	439	439	121	233	351	467	
Employee Costs as shown in Comprehensive Income Statement		24,619	24,004	5,978	11,142	17,189	22,536	
Employee Costs included in Capital Works		1,600	1,512	258	575	942	1,356	
Total Employee Costs Expenditure		26,219	25,516	6,236	11,717	18,130	23,892	

***This report does not include all adjustments and accrual entries for the full financial year.
Refer to the Financial Statements in Council's 2025/26 Annual Report for final figures.***

Notes to the Statement of Human Resources

Council undertook an organisational realignment effective mid-May. This statement has not been amended to the new department names and groupings and therefore sees some variance between department budgets, forecasts and actuals.

- 1 Corporate includes 'on cost' expenses for the entire organisation where some costs such as Workcover has been paid for the full year in advance

11. Councillor Allowances and Expenses

Councillor		2025-26 Actual YTD Quarter 1	2025-26 Actual YTD Quarter 2	2025-26 Actual YTD Quarter 3	2025-26 Actual YTD Quarter 4	2025-26 Full Year	Notes
Cr Brian Klowss (Mayor from 27/11/2025)	Allowance	11,683.00	31,414.73	29,575.74	19,717.16	92,390.63	
	Communication	61.78	514.21	157.75	45.23	778.97	
	Conferences & Seminars	754.55	750.00	-63.18		1,441.37	
	Development & Training		3,472.48		502.14	3,974.62	
	Memberships					0.00	
	Transportation	705.62	2,790.88			3,496.50	
	Travel & Accommodation		372.67			372.67	
	Internal Plant Hire		2,850.00	2,280.00	4,560.00	9,690.00	
	Other	149.78	154.58			304.36	
Total		13,354.73	42,319.55	31,950.31	24,824.53	112,449.12	
Cr Rebecca Sluggett (Deputy Mayor from 27/11/2025)	Allowance	11,683.00	12,902.21	14,787.99	9,858.66	49,231.86	
	Communication	61.78	496.04	139.19	45.19	742.20	
	Conferences & Seminars		1,300.00		1,525.45	2,825.45	
	Development & Training		1,972.46		502.14	2,474.60	
	Transportation		259.60	820.78	1,203.52	2,283.90	
	Travel & Accommodation	795.39	441.82	0.00	1,600.91	2,838.12	
	Other	63.87	154.59	0.00		218.46	
	Total	12,604.04	17,526.72	15,747.96	14,735.87	60,614.59	
Cr Ian Ross (Mayor up to 27/11/2025)	Allowance	38,449.00		7,197.56	5,841.50	51,488.06	1
	Communication	98.23	533.05	124.71	59.73	815.72	
	Development & Training		1,972.46		502.14	2,474.60	
	Travel & Accommodation	204.55				204.55	
	Internal Plant Hire	3,420.00	1,710.00		34.51	5,164.51	
	Other	36.14	154.58			190.72	
	Total	42,207.92	4,370.09	7,322.27	7,982.50	61,882.78	

11. Councillor Allowances and Expenses

Councillor		2025-26	2025-26	2025-26	2025-26	2025-26	Notes
		Actual YTD Quarter 1	Actual YTD Quarter 2	Actual YTD Quarter 3	Actual YTD Quarter 4	Full Year	
Cr Dean O'Loughlin	Allowance	11,683.00	8,762.25	8,762.25	5,841.50	35,049.00	
	Communication	62.00	496.15	153.73	59.73	771.61	
	Development & Training		1,972.46		502.14	2,474.60	
	Other	36.14	154.59			190.73	
	Total	11,781.14	11,385.45	8,915.98	6,403.37	38,485.94	
Cr Cam McDonald	Allowance	11,683.00	8,762.25	8,762.25	5,841.50	35,049.00	
	Communication	62.08	496.16	139.29	45.24	742.77	
	Development & Training		1,972.47		502.14	2,474.61	
	Transportation	1,262.77	2,850.19	1,199.74	3,082.48	8,395.18	
	Other	36.14	154.58			190.72	
	Total	13,043.99	14,235.65	10,101.28	9,471.36	46,852.28	
Cr Angela Munn	Allowance	11,683.00	8,762.25	8,762.25	5,841.50	35,049.00	
	Communication	61.78	496.05	139.19	45.24	742.26	
	Development & Training		1,972.47		502.14	2,474.61	
	Transportation		615.62			615.62	
	Other	36.15	154.57			190.72	
	Total	11,780.93	12,000.96	8,901.44	6,388.88	39,072.21	
Cr Todd Wilson	Allowance	11,683.00	8,762.25	8,762.25	5,841.50	35,049.00	
	Communication	62.18	496.39	139.19	45.19	742.95	
	Conferences & Seminars		1,000.01		1,485.45	2,485.46	
	Development & Training		1,972.47		502.12	2,474.59	
	Travel & Accommodation	732.27	278.18		1,050.91	2,061.36	
	Other	54.33	154.56	-72.73		136.16	
	Total	12,531.78	12,663.86	8,828.71	8,925.17	42,949.52	

11. Councillor Allowances and Expenses

Councillor		2025-26 Actual YTD Quarter 1	2025-26 Actual YTD Quarter 2	2025-26 Actual YTD Quarter 3	2025-26 Actual YTD Quarter 4	2025-26 Full Year	Notes
Totals by Expenditure Type	Allowance	108,547.00	79,365.94	86,610.29	58,783.32	333,306.55	
	Communication	469.83	3,528.05	993.05	345.55	5,336.48	
	Conferences & Seminars	754.55	3,050.01	-63.18	3,010.90	6,752.28	
	Development & Training	0.00	15,307.27	0.00	3,514.96	18,822.23	
	Memberships	0.00	0.00	0.00	0.00	0.00	
	Transportation	1,968.39	6,516.29	2,020.52	5,830.62	16,335.82	
	Travel & Accommodation	1,732.21	1,092.67	0.00	2,651.82	5,476.70	
	Internal Plant Hire	3,420.00	4,560.00	2,280.00	4,594.51	14,854.51	
	Other	412.55	1,082.05	-72.73	0.00	1,421.87	
	Total	117,304.53	114,502.28	91,767.95	78,731.68	402,306.44	
Totals by Councillor	Cr Brian Klowss	13,354.73	42,319.55	31,950.31	24,824.53	112,449.12	
	Cr Rebecca Sluggett	12,604.04	17,526.72	15,747.96	14,735.87	60,614.59	
	Cr Ian Ross	42,207.92	4,370.09	7,322.27	7,982.50	61,882.78	
	Cr Dean O'Loughlin	11,781.14	11,385.45	8,915.98	6,403.37	38,485.94	
	Cr Cam McDonald	13,043.99	14,235.65	10,101.28	9,471.36	46,852.28	
	Cr Angela Munn	11,780.93	12,000.96	8,901.44	6,388.88	39,072.21	
	Cr Todd Wilson	12,531.78	12,663.86	8,828.71	8,925.17	42,949.52	
	Total	117,304.53	114,502.28	91,767.95	78,731.68	402,306.44	

Notes to the Councillor Allowances and Expenses

- 1 Cr Ross had an approved leave of absence during Quarters 2 and 3.



Acknowledgement of Country

Horsham Rural City Council acknowledges the five Traditional Owner groups of this land: the Wotjobaluk, Jaadwa, Jadawadjali, Wergaia and Jupagulk people.

We recognise the important and ongoing place that all Indigenous people hold in our community.

We pay our respects to the Elders, past and present, and commit to working together in the spirit of mutual understanding and respect for the benefit of the broader community and future generations.

Appendix 9.3A - MAV State Council – Motions

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A Tiered Rural and Regional Mental Health and Wellbeing Model

Motion:

That the MAV calls on the Victorian Government to fund a complete rural and regional mental health and wellbeing model, comprising:

- a. Rural Mental Health and Wellbeing Locals established in key rural towns as the primary community access point for people experiencing emerging, moderate or complex mental health needs, backed by satellite service locations, integrated outreach programs, crisis assessment and early intervention capability, mental health literacy and community education initiatives, rural workforce development hubs, and planning for future Step Up/Step Down subacute facilities.
- b. Psychology services established in identified gap towns, alongside existing GP, social work and counselling services.
- c. Expanded counselling and social work capacity delivered through public health services and not-for-profit providers.
- d. Guaranteed, ongoing funding for mobile clinical outreach and counselling services to remote communities and farmers.
- e. New acute psychiatric bed capacity at regional health services currently without local acute mental health care, in line with Recommendation 11 of the Royal Commission into Victoria's Mental Health System.
- f. Recognition that statewide phone and online mental health services remain a valuable backstop, but are no substitute for local, face-to-face capacity in rural and regional communities.

Background / Context

Rural and regional Victorians continue to experience poorer mental health outcomes and significantly greater barriers to accessing care than their metropolitan counterparts. Distance, workforce shortages, limited service availability and increasing demand mean many communities are unable to access timely mental health support close to home.

The challenge is not simply a shortage of acute mental health beds, though Victoria's mental health bed base sits 34 per cent below the national average, the lowest of any state. Across rural Victoria, many residents struggle to access psychology services, counselling, social work support, outreach programs and early intervention services before reaching crisis point. This has contributed to growing pressure on emergency departments, ambulance services and police, which increasingly serve as the default entry point into the mental health system.^T

The proposed motion reflects these findings and advocates for a complete rural and regional mental health and wellbeing model. Rather than relying primarily on hospital-based responses after a crisis has occurred, the model strengthens the full continuum of care through Mental Health and Wellbeing Locals, psychology services, counselling and social work capacity, outreach services, workforce development initiatives and local acute care where required. Recent investment such as the Youth Prevention and Recovery Centre (YPARC) at Newington is welcome, but does not resolve access disparities for outlying communities. Families from towns such as Nhill still face a three-hour one-way drive to reach it, underscoring that regional hub investment alone is insufficient without a tiered model that builds outward from the most localised level of care.

The motion also acknowledges that while virtual and telephone-based services play an important role in the mental health system, they cannot replace accessible, face-to-face support delivered within local communities.

While informed by the experience of the Wimmera Southern Mallee, the challenges identified are common across rural and regional Victoria. The proposed model is therefore scalable and capable of supporting broader mental health reform across the State.

Why State Government Action Is Required

The Victorian Government holds central responsibility for:

- Designing and funding integrated mental health service models that support prevention, early intervention and recovery.
- Funding and commissioning acute and subacute mental health services across Victoria.
- Delivering the recommendations of the Royal Commission into Victoria's Mental Health System, including Recommendation 11 relating to acute bed-based capacity.

- Funding Mental Health and Wellbeing Locals and associated community-based service models.
- Investing in psychology, counselling, social work and outreach services delivered through public health services, community health organisations and not-for-profit providers.
- Leading mental health workforce planning, attraction and retention initiatives for rural and regional Victoria.

Local government has no direct responsibility for commissioning clinical mental health services, workforce deployment or mental health infrastructure investment. Without sustained State investment in a coordinated and tiered service model, rural and regional communities will continue to experience mental health care that is fragmented, distant and crisis-driven rather than local, coordinated and preventative.

Financial and Governance Impacts on Councils

While local government does not fund or deliver clinical mental health services, councils across rural and regional Victoria bear significant downstream impacts from persistent service gaps, including:

- Increased demand on council delivered community health, family and youth support services, as residents seek help through the points of contact available to them locally.
- Increased reliance on police, ambulance and emergency departments as default responders to mental health crises.
- Workforce attraction and retention challenges, with access to health services increasingly influencing the liveability and attractiveness of rural communities.
- Increased advocacy demands placed on councils, which are often the first point of contact for residents seeking assistance when government service systems are unable to meet local needs.

As mental health challenges continue to grow, councils are increasingly required to respond to the social, economic and community impacts of mental ill-health despite having no authority or funding responsibility for mental health service delivery.

Without a coordinated State-led response, local government will continue to bear the consequences of service gaps that sit beyond its legislative remit and financial capacity to address.

Alignment with MAV Strategic Priorities

This motion aligns directly with multiple MAV enabling priorities:

- **Priority 1: Active Local Democracy** - by amplifying rural community voices and enabling councils to shape service models that reflect local needs.
- **Priority 2: Connected Places** - by reducing distance barriers and ensuring access to care across dispersed rural and regional communities.
- **Priority 3: Health & Wellbeing** - by advocating for a complete continuum of mental health care encompassing prevention, early intervention, community-based support, outreach, crisis response and acute services.
- **Priority 8: Diversity, Equity & Inclusion** - by addressing the disproportionate impact of service gaps on Aboriginal communities, CALD communities, young people, older residents and other priority cohorts..
- **Priority 9: Resilience & Recovery** - by strengthening local crisis response capability and reducing reliance on emergency services as the primary response to mental health challenges.
- **Priority 10: Intergenerational Infrastructure** - by supporting long-term investment in Mental Health and Wellbeing Locals, workforce development, outreach capability and future step-up and step-down service infrastructure.

The proposed model provides a practical and scalable framework for addressing long-standing mental health inequities across rural and regional Victoria while supporting the broader objectives of the Royal Commission and ongoing mental health system reform.

Reliability of Water Supply for Recreational Lakes

Motion:

That the MAV advocates to the Victorian Government to:

- a) Commit, through water planning processes, to identify and fund options to improve the reliability of water supply to recreational lakes affected by declining inflows due to climate change, drought and increasing levels of competing extraction demands.
- b) Ensure recreational and amenity values are explicitly and equitably weighted alongside urban, agricultural, industrial, mining, environmental and cultural water values in regional water strategy decision-making
- c) Recognise the importance of recreational water for the regional economy and the physical and mental health and wellbeing of residents and visitors, in particular during times of drought or adversity.

Background / Context

Recreational lakes and weir pools across regional and rural Victoria are significant economic and community assets, yet current water planning and entitlement arrangements do not guarantee their reliability, leaving them acutely exposed to climate-driven inflow decline and competing extraction demands. This risk is not isolated to any single catchment, but it is best evidenced in the Wimmera Southern Mallee, where four years of independent longitudinal research found regional economic contribution from recreational lakes fell from \$33.68 million in 2018–19 to \$28.49 million in 2019–20, a drop of over \$5 million in a single year. This was accompanied by a fall of more than 30,000 recreational visits, driven substantially by low water levels and algal blooms rather than reduced demand. Regional water authorities have, in some cases, resorted to piping water from storage catchments into recreational lakes and weir pools to sustain them through summer after seasonal inflows failed as an interim operational fix rather than a funded, structural solution.

Beyond economic contribution, recreational waterbodies deliver measurable health and wellbeing benefits, valued at around \$1.5 million annually for Wimmera Southern Mallee resident participants and \$2.5–4 million annually across regional Victoria, reflecting reduced risk of breast cancer, coronary heart disease, diabetes, bowel cancer, stroke, anxiety and depression. Passive use such as walking, jogging and cycling near waterbodies increased markedly during COVID-19 restrictions, demonstrating that these benefits are most needed during periods of adversity, precisely when reliable access is hardest to guarantee under declining inflows. Community perception data reinforces this: residents in rural and regional communities consistently rate their local lakes and weir pools among their towns' greatest community assets, with smaller communities often rating them the single greatest asset.

While the evidence base is strongest in the Wimmera, the underlying pattern of declining inflows, entitlement frameworks that treat recreational water as a lower priority than other uses, and real, quantifiable economic and wellbeing losses when reliability fails, is consistent with pressures facing recreational water bodies across regional and rural Victoria. Without explicit recognition and funding through formal water planning processes, reliability of supply to recreational lakes risks continuing to be treated as incidental to water strategy decision-making, rather than as a legitimate competing value alongside urban, agricultural, industrial, mining, environmental and cultural water uses.

Why State Government Action Is Required

The Victorian Government holds central responsibility for:

- Development and administration of Regional Sustainable Water Strategies and associated water planning processes;
- Setting the framework by which competing water values (urban, agricultural, industrial, mining, environmental, cultural and recreational) are weighed and prioritised in bulk water entitlement and allocation decisions;
- Oversight and funding of water corporations (such as regional water authorities) responsible for the operational management and supply of water to recreational lakes; and
- Determining eligibility criteria and funding programs for water infrastructure and resilience investment.
- Assessing and approving major water-intensive developments, including mining proposals, that may compete with recreational water allocations.

The evidence demonstrates that recreational water is currently treated as a residual use, sustained only through discretionary transfers rather than a secured, high-reliability entitlement. This is a structural feature of the entitlement framework the State Government controls, not an operational issue councils or water corporations can resolve independently. Without an explicit State commitment to review and fund reliability improvements and to formally weight recreational and amenity values in strategy decision-making, recreational lakes will remain the most exposed water use to further inflow decline and competing extraction, including from proposed mining developments

Financial and Governance Impacts on Councils

While councils do not control water entitlements or supply infrastructure, declining reliability of recreational water supply has direct and quantifiable consequences for local government, including:

- Loss of regional economic activity underpinning local tourism, hospitality and event-based revenue
- Continued fixed costs for council-managed lakeside and foreshore infrastructure (boat ramps, camping grounds, amenities) regardless of visitation, while revenue and economic return decline in low-water years;
- Community and reputational pressure on councils to respond to or advocate on an issue over which they hold no regulatory control; and
- Risk to community wellbeing outcomes that councils are otherwise investing in through open space, recreation and public health strategies, given the quantified physical and mental health value of reliable water access.

Councils are, in effect, absorbing the economic and community consequences of an entitlement and planning framework they have no authority to change, while lacking any funded mechanism of their own to secure improved reliability.

Alignment with MAV Strategic Priorities

This motion aligns with MAV's enabling priorities relating to:

- **Health & Wellbeing** — recognising the physical and mental health value of accessible recreational water, particularly during drought or adversity;
- **Connected Places** — supporting the public spaces and shared community assets that recreational lakes represent;
- **Sustainable Economy** — protecting regional and rural economic assets shown to generate significant tourism and local economic activity, which are vulnerable to climate-driven supply decline; and
- **Climate & Regenerative Design** — advocating for water planning frameworks that explicitly account for climate change impacts on inflows and competing extraction pressures.

Increased Government Funding for Integrated Water Management (IWM) Implementation

Motion:

That the MAV advocates to the Victorian Government to:

- d) Provide dedicated, ongoing funding to support the implementation of Integrated Water Management (IWM) initiatives identified through regional and local IWM forums
- e) Streamline access to annual funding programs for IWM projects that deliver stormwater harvesting, alternative water supply, and waterway health outcomes, recognising the significant co-investment and coordination role played by local government.

Background / Context

Integrated Water Management (IWM) delivers significant, proven benefits for Victorian communities by improving water security, reducing reliance on potable and river water, building drought resilience and creating healthier, cooler and more liveable public spaces. Since 2017, the Victorian Government has invested \$72.8 million to support 176 priority IWM projects statewide, 126 of them in regional Victoria, delivered through 15 regional and metropolitan IWM forums engaging over 100 partner organisations. This investment has enabled genuine, demonstrated outcomes: in the Wimmera alone, completed projects such as the Horsham SmartWater and IWM Connections project and the Greening St Arnaud recycled water scheme have measurably reduced reliance on drinking and river water while improving town amenity and drought resilience.

However, current funding arrangements do not match the scale or pace of identified opportunity. IWM funding is delivered through competitive grant rounds rather than dedicated, ongoing programs, requiring councils to compete annually for implementation funding even where projects are already identified, supported and ready to advance through their regional IWM forum's Strategic Directions Statement. Horsham Rural City Council's 2026 application to extend its reclaimed water pipeline from the Horsham Racecourse to the Wotonga Basin Pump Station illustrates the practical burden of this model: a \$502,390 project requiring a council co-contribution of approximately 34 per cent (\$170,000), sourced from an existing council budget, to be competitive for a single grant round with a second project stage still requiring a separate future funding application. This pattern is repeated across the sector, wherever a "ready-to-advance" IWM opportunity depends on securing one-off, competitive funding rather than a predictable implementation pathway.

The 2026 refresh of the Wimmera IWM Forum's Strategic Directions Statement identifies further systemic barriers limiting the effectiveness of the current funding model, including high staff turnover risking loss of technical knowledge within partner organisations; inequitable distribution of project support toward councils with greater existing capacity, disadvantaging smaller and lower-resourced councils; IWM not yet being treated as a strategic priority in some councils; and complex regulatory approval processes, compounded in many regional areas by the absence of a local EPA presence. Numerous regionally-endorsed, "ready to advance" IWM opportunities including the Donald IWM Plan, Mooney Dams Reactivation, Murtoa Grain Bunkers reclaimed water project, Horsham Water Grid Stage 2 and the Wimmera Greenscapes program remain at feasibility or concept stage, awaiting implementation funding despite being formally identified and supported through their regional forum.

While this evidence is drawn substantially from the Wimmera, the underlying funding model competitive, uncertain and requiring significant council co-investment applies to all 15 IWM forums statewide, making dedicated and ongoing implementation funding a matter of genuine statewide significance to the local government sector.

Why State Government Action Is Required

The Victorian Government holds central responsibility for:

- Design and administration of the IWM funding framework, including the IWM Partnerships Program and other grant mechanisms through which project implementation funding is allocated;
- Establishing and resourcing the 15 regional and metropolitan IWM forums through which project priorities are identified and endorsed;
- Setting the eligibility, co-contribution and competitive assessment criteria that determine which projects proceed to delivery; and
- Regulatory settings that directly affect the pace and complexity of IWM project delivery, particularly in regional areas without a local EPA presence.

Local government does not control the funding mechanism, competitive assessment process or regulatory approval pathway that determines whether an IWM project identified through a forum actually proceeds to delivery. Councils can identify, plan and co-fund projects, but cannot guarantee implementation funding without a fundamentally different, government-led funding model. Moving from competitive, uncertain grant rounds to dedicated, ongoing implementation funding matched to the genuine pipeline of forum-endorsed projects is a decision only the State Government can make.

Financial and Governance Impacts on Councils

The current competitive funding model imposes direct financial and governance costs on councils, including:

- Significant co-investment obligations, often 30 per cent or more of total project cost, drawn from already-constrained council operating or capital budgets
- Resourcing costs associated with preparing competitive grant applications for projects that may not ultimately be funded, despite being formally endorsed through a regional IWM forum process;
- Loss of project momentum and cost escalation risk where multi-stage projects must secure separate, sequential funding rounds for each stage, rather than a coordinated funding pathway;
- Disproportionate impact on smaller and lower-capacity councils, who are less able to prepare competitive applications or fund co-contribution requirements, reinforcing regional inequity in which communities benefit from IWM investment; and
- Ongoing strategic and staff resourcing pressure associated with maintaining forum participation and project readiness, compounded by high staff turnover across the sector.

Without a shift to dedicated, ongoing funding, councils will continue to bear disproportionate financial risk and administrative burden to progress projects that have already been identified as regional priorities.

Alignment with MAV Strategic Priorities

This motion aligns with MAV's enabling priorities relating to:

- **Climate & Regenerative Design** — supporting IWM as a core mechanism for climate adaptation, drought resilience and sustainable water use across Victorian communities;
- **Connected Places** — enabling the public open space, greening and amenity outcomes that IWM projects consistently deliver;
- **Sustainable Economy** — reducing council and community reliance on increasingly constrained potable and river water supplies through cost-effective alternative water sources; and
- **Intergenerational Infrastructure** — securing long-term, resilient water infrastructure investment rather than one-off, competitively-funded projects with uncertain continuity.

Communications Network Resilience During Emergencies

Motion:

That the MAV advocates to the Victorian Government to:

- f) Implement, as a matter of priority, Recommendation 37 of the Inquiry into the 2026 Summer Fires across Victoria, and work with telecommunications providers, energy distribution providers and the Commonwealth Government to develop a communications network disaster resilience plan that improves resilience in disaster-prone areas, ensuring communities with a demonstrated history of communications failure during fire events are treated as priority locations under that plan.
- g) Advocate to the Commonwealth Government, in line with Recommendation 38, for telecommunications to be declared an essential service, recognising that state-level programs alone cannot resolve resilience gaps stemming from a lack of Commonwealth-level obligations on carriers.
- h) Advocate to the Commonwealth Government, in line with Recommendation 39, for the introduction of mandatory resilience standards requiring mobile towers in disaster-prone areas to operate without mains power for a minimum of 48 hours.
- i) Support the expanded rollout of satellite communications technologies, including low earth orbit systems, for firefighting purposes as identified under Recommendation 37, and consider extending this rollout to broader community resilience use in regional and disaster-prone areas following the conclusion of the current trial.

Background / Context

The Inquiry into the 2026 Summer Fires across Victoria, tabled in Parliament on 28 July 2026, examined the resilience of telecommunications infrastructure during the January 2026 fires and made three specific recommendations directed at improving communications network resilience:

- Recommendation 37 - a communications network disaster resilience plan, developed with telecommunications providers, energy distributors and the Commonwealth Government;
- Recommendation 38 - Victorian Government advocacy to the Commonwealth for telecommunications to be declared an essential service; and
- Recommendation 39 - Victorian Government advocacy to the Commonwealth for mandatory resilience standards requiring mobile towers in disaster-prone areas to operate without mains power for a minimum of 48 hours.

The Inquiry's evidence base for these recommendations is substantial. NBN Co advised the Committee that most telecommunications disruption during emergencies stems from loss of mains power rather than direct damage to infrastructure, underscoring the importance of backup power standards. Telstra confirmed to the Inquiry that no real-time system currently exists at state or Commonwealth level to identify communities at risk of losing connectivity during an emergency. The Committee found that current voluntary industry engagement "falls short of establishing clear or enforceable obligations on telecommunications providers to improve the reliability and resilience of services, particularly in rural and regional areas."

This motion supports the timely implementation of Recommendations 37 and 39, and further calls for two specific strengthening measures beyond the Inquiry's recommendations: that communities with a demonstrated history of communications failure during fire events be treated as priority locations under any resulting disaster resilience plan and tower compliance schedule, and that the expanded satellite rollout contemplated for firefighting purposes under Recommendation 37 be extended, following the conclusion of the current trial, to general community resilience use in regional and disaster-prone communities.

Why State Government Action Is Required

The Victorian Government holds central responsibility for:

- Leading development of the communications network disaster resilience plan called for under Recommendation 37, in partnership with telecommunications providers, energy distributors and the Commonwealth Government;
- Advocacy to the Commonwealth Government, as recommended under Recommendations 38 and 39, given telecommunications regulation is a Commonwealth responsibility that the State cannot unilaterally resolve;
- Coordinating emergency management planning and resourcing, including through Emergency Management Victoria, which the Inquiry heard is already engaging with the Commonwealth on infrastructure hardening and coverage gap programs; and
- Determining the scope and continuation of state-funded satellite communications trials, including decisions on expanded rollout following the current trial's conclusion.

While telecommunications carriers and the Commonwealth hold primary regulatory responsibility for network resilience standards, the Inquiry found that voluntary industry commitments alone are insufficient. The Victorian Government's role as convenor, advocate and co-investor as set out in Recommendations 37 to 39 is the mechanism through which meaningful, enforceable resilience improvements can be achieved for Victorian communities. Local government has no jurisdiction over telecommunications regulation, carrier obligations or Commonwealth policy settings; these are levers only the State and Commonwealth Governments hold.

Financial and Governance Impacts on Councils

Unresolved telecommunications resilience gaps have direct consequences for councils, particularly in fire-prone rural and regional areas, including:

- Increased burden on councils and municipal emergency management committees to coordinate local emergency communications when primary telecommunications infrastructure fails during a fire event;
- Councils bearing reputational and community pressure to advocate on communications resilience issues that sit outside their statutory authority or funding capacity to resolve directly;
- Continued reliance on ad hoc, temporary carrier responses (such as deployable communications units) rather than planned, funded resilience infrastructure, creating uncertainty for municipal emergency planning; and

Councils are, in effect, left managing the local consequences of a regulatory and infrastructure gap that sits entirely within Commonwealth and State jurisdiction, without the authority or resourcing to resolve it themselves.

Alignment with MAV Strategic Priorities

This motion aligns with MAV's enabling priorities relating to:

- **Resilience & Recovery** - directly implementing recommendations from an official government inquiry into disaster response and communications resilience;
- **Connected Places** - ensuring communities retain access to essential communications infrastructure during and after emergencies;
- **Active Local Democracy** - amplifying the evidence and experience of rural and regional communities heard directly by the Inquiry; and
- **Climate & Regenerative Design** - strengthening infrastructure resilience against increasingly severe and frequent bushfire events under a changing climate.

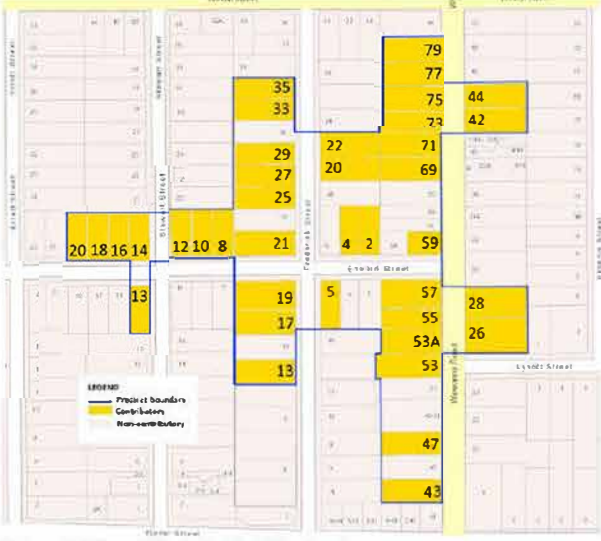
Planning Scheme Amendment C85hors_Appendix 1 Submission Table

Submission	Property information	Submission and Response
Submission 1 Submitter name: [REDACTED] Property [REDACTED] [REDACTED] Parcel details: N/A Submitter email: [REDACTED] Submitter phone: [REDACTED] Precinct/Individual: N/A HO no: N/A Proposed Controls: N/A Contributory/Non-Contributory: N/A	Property street view: N/A	Summary of submitter issue/s raised: - Has no direct impact on submitters property - Opposes the Amendment in its entirety Council response: - The planning scheme amendment process enables any person to make a submission, regardless of whether they have a direct ownership or occupier interest in affected land. - The Amendment has been prepared on the basis of a heritage assessment undertaken in accordance with the relevant heritage methodology and the requirements of the <i>Planning and Environment Act 1987</i>. The application of a heritage controls is based on the identified heritage significance of places, rather than the personal interest of individual submitters. - The submission expresses a general opposition to the amendment but does not provide substantive heritage evidence to challenge the findings of the supporting heritage study. Accordingly, no changes to the amendment are recommended in response to this submission. Action taken: - Written response to submission. - Submission considered frivolous and withdrawn. Proposed outcome / recommendation: Apply the Heritage Overlay as Exhibited.
Submission 2 Submitter name: [REDACTED] Property address: [REDACTED] [REDACTED] Parcel details: Lot 2 CS1708 Parish: Horsham Submitter email: [REDACTED]	Property street view:	Summary of submitter issue/s raised: [REDACTED] does not meet the criteria for inclusion in the Horsham Heritage Overlay. Current heritage assessments are broad, incomplete, and do not accurately reflect the condition of the property, with no comparative analysis to justify its inclusion. - Applying a Heritage Overlay would impose financial, administrative, and non-practical burdens, restricting routine maintenance, upgrades, and future redevelopment.

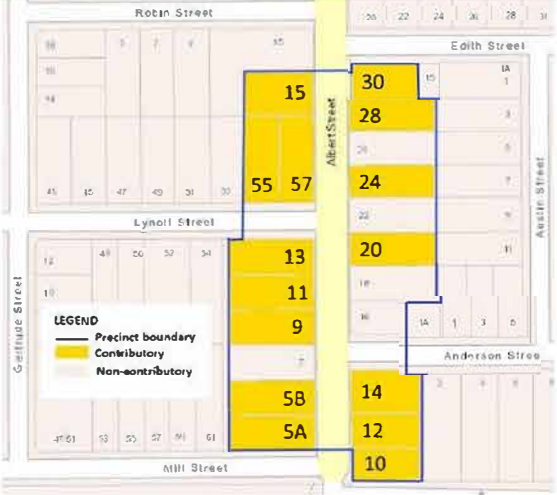
Planning Scheme Amendment C85hors_Appendix 1 Submission Table

Submission	Property information	Submission and Response
Submitter phone: Not provided Precinct/Individual: Precinct HO no: HO66 Proposed Controls: Edward Street Residential Precinct Contributory/Non-Contributory: Contributory	 street frontage  side view (corner site)	- Given the lack of compelling evidence of heritage significance including [REDACTED] under the Heritage Overlay would be unnecessary and unreasonable. Council response: - The amendment is supported by a detailed heritage study prepared by qualified consultants, Grieve Gillett and Landmark Heritage Pty Ltd in accordance with the <i>Planning and Environment Act 1987</i> and Planning Practice Note 1 (Applying the Heritage Overlay). - The heritage assessment includes a thematic research and individual citations for precincts have been proposed for inclusion. There are no proposed internal alterations controls, external condition and intactness were considered in accordance with Planning Practice Note 1. The assessment evaluates the extent of contributory elements and whether identified heritage values are still evident, supported by comparative municipal analysis to ensure the local threshold is met. On review, the assessment of [REDACTED] is considered methodologically sound and justified. - The Heritage Overlay seeks to conserve and enhance places of identified heritage significance in the public interest. While it may introduce permit requirements for some external works, not all works require planning approval, as there are broad exemptions for routine repairs and maintenance and like for like repairs do not typically require a planning permit. - The Heritage Overlay does not prohibit development but ensures that any future changes respond appropriately to identified heritage values. - The Heritage Overlay is applied based on identified heritage significance and strategic policy, not ownership status or financial considerations. While impacts on development potential and property value are acknowledged, planning schemes operate in the public interest under the <i>Planning and Environment Act 1987</i>. Heritage controls do not prevent development, and many heritage properties continue to function effectively as investment or rental properties.

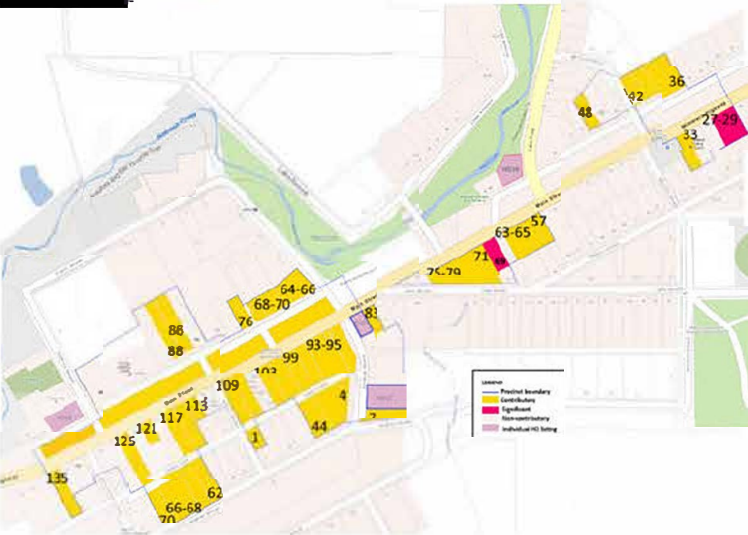
Planning Scheme Amendment C85hors_Appendix 1 Submission Table

Submission	Property information	Submission and Response
	 Edward Street Residential Precinct map	- A property does not need to be classified as individually significant, it can also form part of a precinct and warrant heritage protection, places may be included in the Heritage Overlay where they meet the adopted criteria. - The inclusion of [REDACTED] is based on a professional assessment that the property contributes to Horsham's historical development and built form. While concerns regarding significance, integrity, financial impacts and planning implications are acknowledged, the assessment is considered methodologically sound and the inclusion strategically justified. Action taken: - Written response to submission. - Submission withdrawn. Proposed outcome / recommendation: Apply the Heritage Overlay as Exhibited.
Submission 3 Submitter name: [REDACTED] Property address: [REDACTED] Parcel details: Lot 7 LP11545 Parish: Horsham Submitter email: [REDACTED] Submitter phone: Not provided Precinct/Individual: Precinct HO no: HO63	Property street view:  [REDACTED] frontage	Summary of submitter issue/s raised: - Formally opposes the proposed Heritage Overlay for property at [REDACTED]. - The property does not demonstrate the level of architectural or historical significance required for heritage designation, as its design is typical of many homes in the area and lacks unique or notable features. - Applying the Heritage Overlay in this case would impose restrictions without providing meaningful cultural or community benefit. - Heritage controls would limit the ability to carry out essential works efficiently, increase costs, and introduce administrative delays, particularly for an investment property. - The properties characteristics and intended use as a rental property, including it in the Heritage Overlay would be disproportionate and unreasonable. Council response:

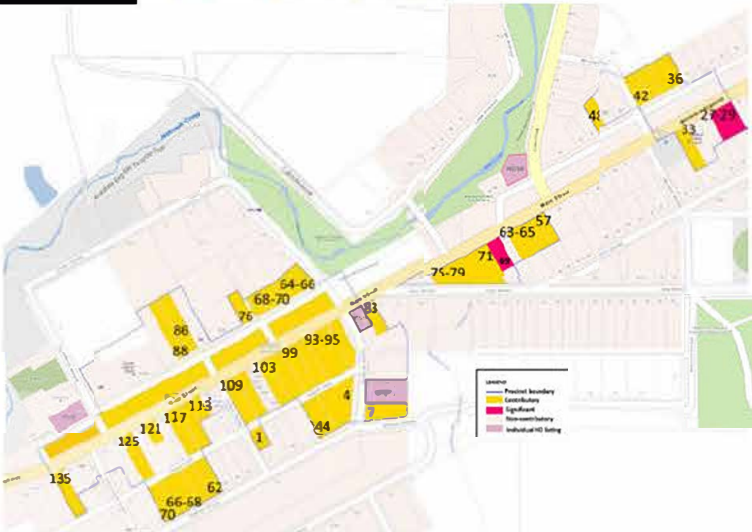
Planning Scheme Amendment C85hors_Appendix 1 Submission Table

Submission	Property information	Submission and Response
Proposed Controls: Albert Street Residential Precinct Contributory/Non-Contributory: Contributory	 Albert Street Residential Precinct map	- The amendment is supported by a detailed heritage study prepared in accordance with the <i>Planning and Environment Act 1987</i> and Planning Practice Note 1 (Applying the Heritage Overlay). The assessment confirms that [REDACTED] meets the threshold for local heritage significance, as part of the precinct citation and comparative analysis demonstrating its representative value within Horsham's historical development. - The Heritage Overlay does not prevent maintenance, repair or propose any internal controls. Routine repairs and maintenance and like for like repairs generally do not require a planning permit. Where external works require approval, the focus is on ensuring changes respect the identified heritage values whilst still allowing for reasonable ongoing use - The Heritage Overlay is applied based on identified heritage significance and strategic policy, not ownership status or financial considerations. While impacts on development potential and property values are acknowledged, planning schemes operate in the public interest under the <i>Planning and Environment Act 1987</i>. Heritage controls do not prevent development, and many heritage properties continue to function effectively as investment or rental properties. - The Heritage Overlay does not prevent modernisation or the continuation of residential use, but it requires external changes to respect heritage values. There is no evidence that applying heritage controls to individually significant places or precincts materially reduces housing supply, and heritage properties across Victoria continue to contribute to rental accommodation. Action taken: - Written response to submission. - Submitter has confirmed support for submission to be included in the Independent Planning Panel process. - Property was on the market and has recently sold. Proposed outcome / recommendation: Apply the Heritage Overlay as Exhibited.
Submission 4	Property street view:	Summary of submitter issue/s raised:

Planning Scheme Amendment C85hors_Appendix 1 Submission Table

Submission	Property information	Submission and Response
Submitter name: [REDACTED] Property address: [REDACTED] Parcel details: Lot 3 PS730959 Parish: Natimuk Submitter email: [REDACTED] Submitter phone: [REDACTED] Precinct/Individual: Precinct HO no: HO68 Proposed Controls: Natimuk Township Precinct Contributory/Non-Contributory: Non-Contributory	 [REDACTED] frontage  Natimuk Township Precinct map	- The submitter opposes the inclusion of [REDACTED] in the proposed Heritage Overlay. - Request that the precinct boundary be amended to exclude [REDACTED]. Both properties are newly built, non-contributory dwellings and located at the edge of the proposed precinct. - The inclusion of both [REDACTED] does not advance heritage conservation objectives and instead imposes unnecessary regulatory burdens on owners, discouraging investment and improvement. Council response: - Council acknowledges that [REDACTED] is a non-contributory property within the proposed precinct. While non-contributory properties are often included within mapped precincts, a review of its edge location and limited relationship to contributory properties indicates that its inclusion does not materially strengthen the precinct's significance. - The properties at [REDACTED] are both recent constructions located at the outer edge of the precinct and do not form part of the cohesive historic streetscape. - Following a review of your submission and the supporting heritage assessment, Council supports a minor amendment to exclude [REDACTED] from the precinct boundary. Action taken: - Written response to submission. - Remove property from the precinct boundary - Submission withdrawn. Proposed outcome / recommendation: - Recommend property to be removed from precinct boundary. Alteration to the Heritage Overlay as Exhibited.
Submission 5	Property street view:	Summary of submitter issue/s raised: The submitter opposes the inclusion of [REDACTED] in the proposed Heritage Overlay.

Planning Scheme Amendment C85hors_Appendix 1 Submission Table

Submission	Property information	Submission and Response
Submitter name: [REDACTED] Property address: [REDACTED] Parcel details: Lot 4 PS730959 Submitter email: [REDACTED] Submitter phone: [REDACTED] Precinct/Individual: Natimuk Township Precinct HO no: HO68 Proposed Controls: Natimuk Township Precinct Contributory/Non-Contributory: Non contributory	 [REDACTED] frontage Note: not up to date  Natimuk Township Precinct map	- Request that the precinct boundary be amended to exclude [REDACTED]. Both properties are newly built, non-contributory dwellings and located at the edge of the proposed precinct. - The inclusion of both [REDACTED] does not advance heritage conservation objectives and instead imposes unnecessary regulatory burdens on owners, discouraging investment and improvement. Council response: - Council acknowledges that [REDACTED] is a non-contributory property within the proposed precinct. While non-contributory properties are often included within mapped precincts, a review of its edge location and limited relationship to contributory properties indicates that its inclusion does not materially strengthen the precinct's significance. - The properties at [REDACTED] are both recent constructions located at the outer edge of the precinct and do not form part of the cohesive historic streetscape. - Following a review of your submission and the supporting heritage assessment, Council supports a minor amendment to exclude [REDACTED] from the precinct boundary. Action taken: - Written response to submission. - Remove property from the precinct boundary - Property removed from precinct. - Submission withdrawn. Proposed outcome / recommendation: Recommend property to be removed from Precinct boundary. Alteration to the Heritage Overlay as Exhibited.
Submission 6 Submitter name: [REDACTED]	Property street view:	Summary of submitter issue/s raised: The submitter opposes the proposed Heritage Overlay on the basis that it will unfairly and significantly impact five properties they own and create financial hardship and uncertainty.

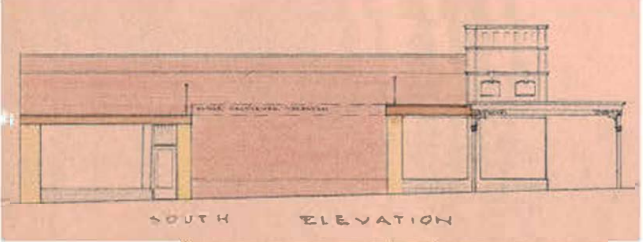
Planning Scheme Amendment C85hors_Appendix 1 Submission Table

Submission	Property information	Submission and Response
Property address: [REDACTED] Parcel details: Lot 14 LP8692 Parish: Horsham Submitter email: [REDACTED] Submitter phone: [REDACTED] Precinct/Individual: Precinct HO no: HO66 Proposed Controls: Edward Street Residential Precinct Contributory/Non-Contributory: Contributory	 [REDACTED] frontage  Edward Street Residential Precinct map	- Two residential properties ([REDACTED]) were intended to be sold in the near future and are in poor condition, with potential redevelopment or subdivision previously identified as the most viable outcome. - Concerns were raised about older commercial buildings at [REDACTED], which have been maintained over many years but may ultimately require replacement. - The submitter considers the planning scheme amendment to have been an unfair process due to the lack of consultation with affected landowners and the lack of consideration of both building condition and for economic viability. Council response: - Council acknowledges the submitter's concerns regarding the potential financial implications of the proposed Heritage Overlay on the five affected properties. However, the application of heritage controls is based on an assessment of the heritage significance undertaken in accordance with the <i>Planning and Environment Act 1987</i> and Planning Practice Note 1 (Applying the Heritage Overlay). While the Heritage Overlay may introduce additional planning permit requirements, it does not prohibit reasonable use, maintenance, adaptation or, where justified, redevelopment of land. - With respect to [REDACTED] and [REDACTED], Council acknowledges the submitter's long-term maintenance of these commercial buildings and the concern that replacement may eventually be required. The Heritage Overlay does not prevent alterations, additions or, where justified, demolition, but ensures that any such works are assessed having regard to the heritage significance of the place and the broader precinct. Ongoing maintenance and adaptive reuse are encouraged outcomes for heritage buildings and can support the ongoing use of commercial properties. - The shops at [REDACTED] have pitched roofs, indicating that they were constructed before WWII and are part of the early development of Horsham. Their original parapets,

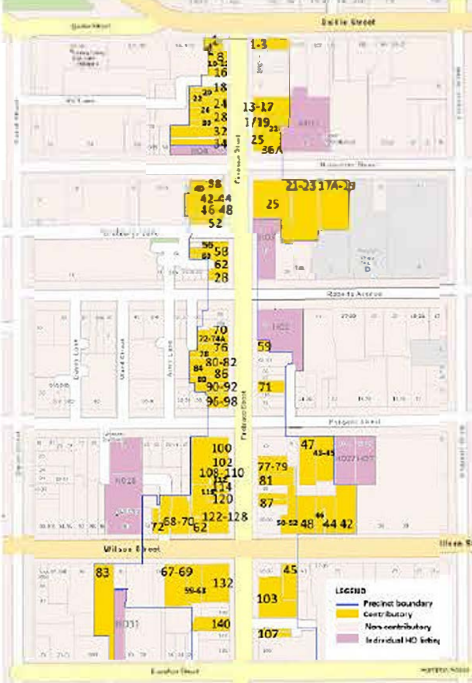
Planning Scheme Amendment C85hors_Appendix 1 Submission Table

Submission	Property information	Submission and Response
	 Street frontage  Natimuk Road Residential Precinct map	above awning level, have been sheeted over. Their original appearance is shown in a c1920s view of Firebrace Street from the Post Office tower (State Library of Victoria, Rose Series P.4836, 'Panorama from P.O., Horsham, Vic.).  While the overall building comprising [redacted] and [redacted] a 19th-century building, the small shopfront of [redacted] was inserted in 1956 (see detail below from Permit No. 1516). This shopfront remains intact to its 1956 form and fabric, with an angled display window, recessed entry, glazed timber door, and chrome framing to the windows. As intact post-war commercial buildings form part of the heritage significance of the Firebrace Street Precinct, the shop at [redacted] is clearly Contributory.

Planning Scheme Amendment C85hors_Appendix 1 Submission Table

Submission	Property information	Submission and Response
	 street frontage  frontage	 • In relation to [REDACTED] and [REDACTED], Council notes the submitter's intention to sell and the view that redevelopment or subdivision were your intended future outcomes. The condition of a building and its redevelopment potential can be considered as part of a further heritage assessment. However, it is noted, that the poor condition of a building alone does not take away from its heritage significance. Should the Heritage Overlay be applied, it would not preclude redevelopment but would require that any future proposal to appropriately respond to the identified heritage values and be assessed through a planning permit process. • [REDACTED] is an unusual house of accomplished design which is highly intact, including its original front fence. It makes a very strong contribution to the Natimuk Road Precinct. • As set out in the statement of significance for the Edward Street precinct, there are two groups of houses that contribute to the precinct: 1) Edwardian-style houses, built c1900-20, and 2) interwar-type house built c1920-40. • The house at [REDACTED] is a timber house. Its form and detail suggest a 1920s build-date, including a gabled roof form with major and minor gables to the front, Japanese-inspired window and door architraves, timber hood over the front window, simple timber modillions and struts to the gable ends, and remnant simple timber verandah brackets. There have been some external alterations to the house: the original verandah posts are gone, and the gable apexes have been overclad. • The 1920s build-date is confirmed by the following documents: The Certificate of Title for the property, Vol. 5042 Folio 296, records that John Edward Young, a carpenter of Horsham,

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Submission	Property information	Submission and Response
	 Firebrace Street Commercial Precinct map	purchased this block on 30 September 1925. He is recorded as residing on Frederick Street that same year, in the Commonwealth Electoral Roll, indicating the house had been constructed by 1925. Just prior to his purchase of the property, the electoral roll records that Mr Young resided in Minyip. Mr Young sold [REDACTED] to Eleanor Strownix on 20 December 1928. This is also reflected in the Commonwealth Electoral Roll. In 1928, Mrs Strownix was listed at her previous residence in George Street, Horsham, but by 1931 she and her husband were listed as residing at [REDACTED] [REDACTED]. - In summary, there is clear documentation that the house at [REDACTED] was built during the interwar period. It is largely intact and legible as an interwar-era house. As interwar-era development is recognised in the precinct statement of significance, this property should remain Contributory. - Council does not agree that the amendment process has been unfair or has lacked community consultation. The amendment has followed the statutory exhibition requirements under the <i>Planning and Environment Act 1987</i>, which including engagement with the broader community and also with directly affected landowners and occupiers. Two previous rounds of engagement have also occurred, in 2012 with the broader community when the Heritage Study was undertaken and a second targeted engagement with landowners and occupier in 2023 upon the completion of citations. Action taken: - Meeting with submitter held on 2 March 2026. - Council to further investigate property within the Edward Street Residential Precinct with heritage advisor. - Written response to submission. - Submission partially resolved. - Submitter has confirmed support for submission to be included in the Independent Planning Panel process. Proposed outcome / recommendation:

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Submission	Property information	Submission and Response
Submission 7 Submitter name: [REDACTED] Property address: [REDACTED] Parcel details: Lot 1 TP341487 Parish: Horsham Submitter email: [REDACTED] Submitter phone: [REDACTED] Precinct/Individual: Precinct HO no: HO67 Proposed Controls: Railway Avenue Residential Precinct Contributory/Non-Contributory: Contributory	Property street view:  [REDACTED] frontage  Railway Avenue Residential Precinct map	Apply the Heritage Overlay as Exhibited. Summary of submitter issue/s raised: - The original house has been significantly altered, both internally and externally. - The property owner requests the property be reclassified from contributory to non-contributory to reflect these changes. Council response: - In response to the request to reclassify the property from contributory to non-contributory, Council has reviewed the extent of modification against the adopted assessment criteria and mapping methodology and have sought further advice from a heritage expert in relation to the additional evidence provided, which included documentation of substantial external alterations and loss of original fabric and It is considered that the changes have reduced the building's integrity to a level where it no longer meaningfully demonstrates the identified heritage characteristics. While the property retains its original siting and general form, these elements alone are not sufficient to support a contributory status. It is now recommended that the property be reclassified as non-contributory and remain within the precinct. - The submitter has provided a series of historic photos and newspaper articles that demonstrate the evolution of this house. It has gone through two major changes. It was built as a Victorian villa in 1892 and was then given a high-quality California Bungalow makeover with the addition of a gabled front porch and new front windows. More recently, in 1981, there were extensive changes to the 1920s front façade, partially enclosing the gabled front porch and removing its distinctive rubble-based piers, and resheeting the gable apex. In addition, a copy of the 1920s gable façade was added to the right-hand side of the house, almost doubling its width and making it nearly impossible to understand the early 20th century origins of this house. While the Victorian house with interwar remodelling would have otherwise been contributory to the precinct, its presentation to the street has been too altered since then.

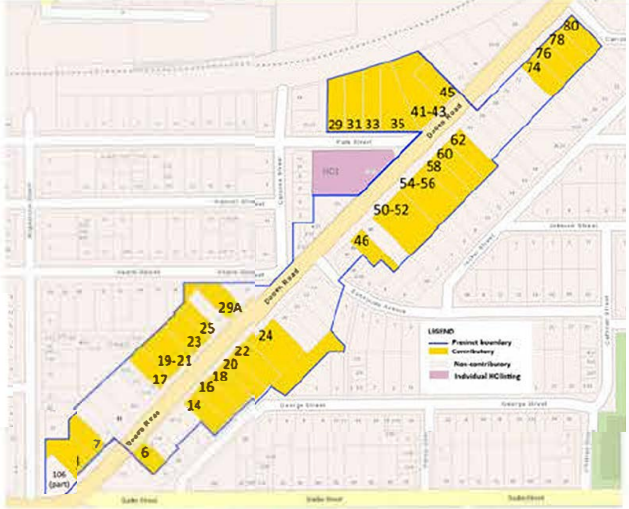
Planning Scheme Amendment C85hors_Appendix 1 Submission Table

Submission	Property information	Submission and Response
		Action taken: - Meeting with submitter held on 6 March 2026. - Written response to submission. - Submission withdrawn. Proposed outcome / recommendation: - Recommend reclassification for property as non-contributory. Alteration to the Heritage Overlay as was Exhibited.
Submission 8 Submitter name: [REDACTED] Property address: [REDACTED] Parcel details: Lot 1 TP411938 Parish: Horsham Submitter email: [REDACTED] Submitter phone: [REDACTED] Precinct/Individual: Precinct HO no: HO67 Proposed Controls: Railway Avenue Residential Precinct Contributory/Non-Contributory: Contributory	Property street view:  [REDACTED] frontage  Railway Avenue Residential Precinct map	Summary of submitter issue/s raised: - The submitter supports the Heritage Overlay in principle but considers it to be poorly timed, as much of the original heritage fabric of the dwelling has already been lost through earlier alterations. - While renovations have been undertaken sympathetically, the submission argues the property no longer represents a strong or intact example of its era, particularly compared to other more significant heritage properties within Horsham. Council response: - Council acknowledges the submitter's in-principal support for the Heritage Overlay and the view that its application is poorly timed given previous alterations to the dwelling. The timing of the amendment reflects the completion of a comprehensive heritage review rather than the condition or recent works to any individual property. Heritage significance is assessed against established criteria, having regard to the place's ability to demonstrate key characteristics of a period or theme, even where some original fabric has been lost. The fact that sympathetic alterations have occurred prior to the introduction of the overlay does not preclude the application of a heritage control where sufficient heritage value remains. - In response to the submitters view that the dwelling no longer represents a strong or intact example of its era when compared to more prominent heritage places within Horsham, Council notes that local heritage significance does not require a place to be the most intact or architecturally distinguished example. The

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Submission	Property information	Submission and Response
		assessment considers the building and its contribution to the identified heritage character and themes of the area and broader precinct in its entirety. While sympathetic renovations are acknowledged, the place is assessed as retaining sufficient characteristics to demonstrate its period of development and its contribution to the broader streetscape and is therefore considered to meet the threshold for inclusion. Action taken: • Written response to submission. • Following further engagement with the submitter, it was agreed that the citation will be updated to reflect accurate information. • Submitter has confirmed support for their submission to be included in the Independent Planning Panel process. Proposed outcome / recommendation: Apply the Heritage Overlay as Exhibited.
Submission 9 Submitter name: [REDACTED] Property address: [REDACTED] [REDACTED] Parcel details: Lot 1 TP838323 Parish: Horsham Submitter email: [REDACTED] Submitter phone: [REDACTED] Precinct/Individual: Precinct HO no: HO61 Proposed Controls: Dooen Road Residential Precinct Contributory/Non-Contributory: Contributory	Property street view:  [REDACTED] frontage	Summary of submitter issue/s raised: • The owner of [REDACTED] seeks exclusion from the proposed Heritage Overlay. • The property was purchased without overlays to retain future redevelopment or removal options. • The heritage citation overstates the heritage value of Dooen Road and does not reflect current conditions. • Surrounding development, including a 24-hour service station and other recent approvals, have altered the overall character of the area. Council response: • Council acknowledges the request from the owner of [REDACTED] to exclude the property from the proposed Heritage Overlay. The inclusion of land within the overlay is based on the findings of the adopted heritage study, which considers the significance of the broader precinct rather than individual property owner preference. The property forms part of a large number of historic development along Dooen Road that

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Submission	Property information	Submission and Response
	 Dooen Road Residential Precinct map	demonstrates the identified historical theme and streetscape character. • Council acknowledges that the property was purchased at a time when no heritage controls were applied, and that future redevelopment or removal options were anticipated. However, planning controls may change over time in response to strategic planning work and updated heritage studies. The absence of an overlay at the time of purchase does not preclude any future application of heritage controls where heritage significance has been identified. The Heritage Overlay does not prohibit change and supports future redevelopment that is sympathetic to the heritage values of the precinct. • In response to concerns that the Heritage Citation overstates the heritage value of Dooen Road and does not reflect current conditions, Council advises that the citation has been prepared by qualified heritage experts Grieve Gillett and Landmark Heritage Pty Ltd in accordance with established methodology and criteria. The assessment recognises that change has occurred over time, however, concludes that sufficient integrity and thematic representation remain to support heritage significance at a local level. The citation does not rely on isolated examples, but on the collection of contributory properties within the broader streetscape and its character. • The house at [REDACTED] is a good example of the gracious early 20th-century houses that characterise Dooen Road. It is a largely intact timber Edwardian villa that clearly contributes to the heritage significance of the precinct. • Council acknowledges that surrounding development, including the nearby service station at [REDACTED] and the recent subdivision and proposed construction of two dwellings to the rear of [REDACTED], has introduced contemporary elements to the area. However, it is considered that these developments are either located on the edge of the contributory streetscape or are not clearly visible from Dooen Road. As such, they are not considered to materially diminish the identified heritage character of the Dooen Road Residential Precinct. The presence of some non-contributory or modern development within a

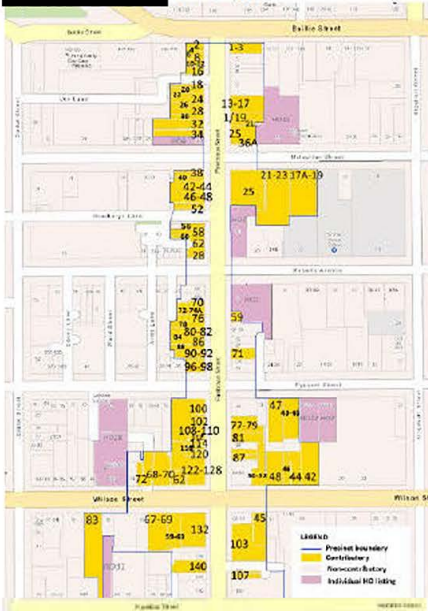
Planning Scheme Amendment C85hors_Appendix 1 Submission Table

Submission	Property information	Submission and Response
		precinct does not diminish the heritage significance of the remaining contributory properties. Due to its edge location and recent development, it is recommended that [REDACTED] be removed from the precinct extent. Action taken: • Meeting with submitter held on 26 February 2026. • Further advice sought from Heritage advisor. • Written response to submission. • Submission not withdrawn • Submitter has confirmed support for submission to be included in the Independent Planning Panel process. Proposed outcome / recommendation: Remove [REDACTED] from the proposed HO precinct. Otherwise, apply the Heritage Overlay as Exhibited.
Submission 10 Submitter name: [REDACTED] [REDACTED] Property address: [REDACTED] [REDACTED] Parcel details: Lot 1 TP753420 Parish: Horsham Submitter email: [REDACTED] Submitter phone: Not provided Precinct/Individual: Precinct HO no: HO62 Proposed Controls: Natimuk Road Residential Precinct Contributory/Non-Contributory: Contributory	Property street view:  [REDACTED] street frontage	Summary of submitter issue/s raised: • Submission supports the protection of heritage for the benefit of the wider community. • Opposes the requirement of a planning permit for front fences and gates. The introduction of planning requirements for this purpose, will incur an additional cost and administrative burden that disadvantages heritage homeowners. • Submission suggests the development of a style guide for fences that are sympathetic to the period and support the owners of heritage buildings to maintain an asset without additional incurred costs. Council response: • Council acknowledges the submitter's support for the protection of heritage places for the benefit of the wider community. The proposed Heritage Overlay seeks to recognise and conserve places of identified significance while enabling their ongoing use and adaptation. • In relation to the requirement for a planning permit for front fences and gates, Council acknowledges concerns regarding potential costs and administrative burden. The permit trigger is

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Submission	Property information	Submission and Response
	 Natimuk Road Residential Precinct map	intended to ensure that new or altered fences and gates are designed in a manner that is respectful of the heritage significance of the place or precinct, particularly given the visual prominence of front boundaries within the Natimuk Road streetscape. While this control introduces an additional approval step, the planning permit process allows discretion to assess proposals individually, and minor works and maintenance may be considered under exemptions where appropriate. - Council also thanks you for your suggestion to develop a style guide for sympathetic fencing and supports the intent of providing clearer guidance to property owners. As part of the ongoing implementation of the Heritage Overlay, Council intends to prepare heritage design guidelines to assist owners in undertaking maintenance and alterations, including guidance on appropriate fence styles and materials. The purpose of these guidelines is to provide clarity and certainty, support good design outcomes, and help minimise unnecessary costs by outlining acceptable approaches consistent with heritage values. Action taken: - Written response to submission seeking withdrawal on the basis that Council will be preparing guidelines to address concerns raised. - No further correspondence received from submitter. Earlier conversations held between the submitter and planning officers indicated property owner was satisfied with Councils verbal response. Proposed outcome / recommendation: Apply the Heritage Overlay as Exhibited.
Submission 11 Submitter name: [REDACTED] Property address: [REDACTED]	Property street view:	Summary of submitter issue/s raised: - Opposes the Heritage Overlay placement for [REDACTED] with the view the overlay makes the shop less attractive for any prospective purchaser. - Suggests retention of the front façade only to retain heritage visibility from the street.

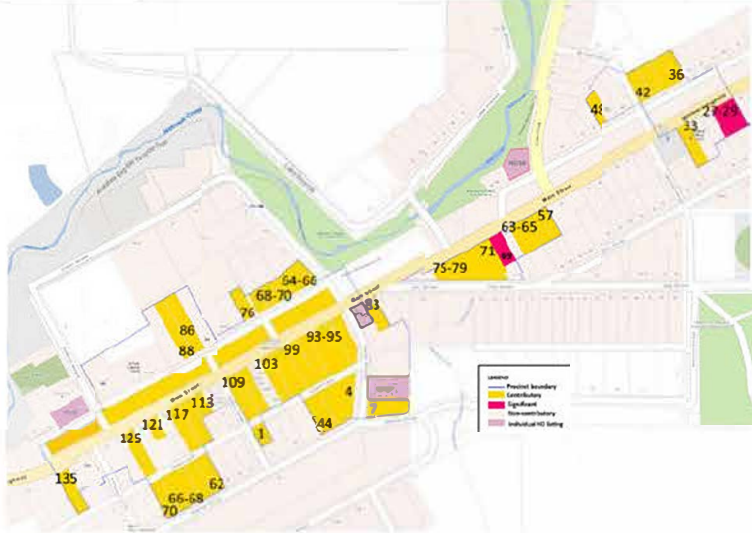
Planning Scheme Amendment C85hors_Appendix 1 Submission Table

Submission	Property information	Submission and Response
Parcel details: Lot 1 + 2 LP13567 Parish: Horsham Submitter email: [REDACTED] Submitter phone: Not provided Precinct/Individual: Precinct HO no: HO60 Proposed Controls: Firebrace Street Commercial Precinct Contributory/Non-Contributory: Contributory	 frontage 	- Concerned the Heritage Overlay will affect the current building reinstatement. Council response: - Council acknowledges the concern that the application of the Heritage Overlay to [REDACTED] may affect the property's attractiveness to prospective purchasers. The overlay is applied on the basis of identified heritage significance and not market considerations. It is important to acknowledge that, the Heritage Overlay does not prevent sale, change of use, or redevelopment of the land. It provides a framework to ensure that future works appropriately respond to the heritage values of the place. Adaptive reuse, internal reconfiguration, and well-designed additions are all capable of being supported, providing flexibility for future development while maintaining the heritage character of the streetscape. - In response to the suggestion that only the front façade could be retained to preserve heritage visibility from the street, Council acknowledges that while façade retention can be considered in certain circumstances, heritage significance is often derived from more than just the street elevation alone. The assessment of any proposal would consider the extent to which the building as a whole contributes to the identified significance. The planning permit process allows for site-specific consideration of redevelopment proposals, and outcomes that are sympathetic to the broader precinct as well as the needs of any future building or proposed use. - Council acknowledges the concern that the Heritage Overlay may affect current building reinstatement works. The overlay does not prohibit reinstatement or repair, it ensures that works are undertaken in a manner consistent with the identified heritage values. Where reinstatement seeks to repair or return elements to a historically appropriate form, this is generally supported. The permit process provides flexibility to accommodate necessary works, including structural upgrades, improvements and building replacements.

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Submission	Property information	Submission and Response
	Firebrace Street Commercial Precinct map	Action taken: - Meeting with submitter held on 19 February 2026. - Written response to submission. - Submission withdrawn. Proposed outcome / recommendation: Apply the Heritage Overlay as Exhibited.
Submission 12 Submitter name: [REDACTED] Property address: [REDACTED] Parcel details: Lot 1 PS617133 Parish and Township: Natimuk Submitter email: [REDACTED] Submitter phone: Not provided Precinct/Individual: Precinct HO no: HO68 Proposed Controls: Natimuk Township Precinct Contributory/Non-Contributory: Contributory	Property street view:  [REDACTED] Natimuk frontage	Summary of submitter issue/s raised: - Opposes the inclusion of [REDACTED] in the Heritage Overlay. - The property has not been individually assessed, is not referenced or justified in the exhibited heritage documentation and does not meet recognised heritage significance criteria. - Concerns about procedural fairness, lack of transparency, and non-compliance with Victorian planning law, Ministerial Direction No. 11, and Planning Practice Note 1. - The Heritage Overlay would impose unjustified financial costs, insurance, and regulatory burdens, potentially reducing property value, despite no demonstrated public benefit. Council response: - Council acknowledges the submitter's original objection to the inclusion of [REDACTED] in the proposed Heritage Overlay and the concerns raised regarding the basis of its assessment and justification. - Since the submission was received, we are aware the dwelling was unfortunately destroyed in the January Natimuk fires. Council extends its sincere sympathy to the owner in light of this loss and recognises the significant personal and financial impact of the event. - In response to the changes in circumstances, Council is proposing to reclassify the property as non-contributory within the precinct, reflecting that the building which formed the basis of the original assessment no longer exists. - Council notes the concerns raised regarding individual assessment, procedural fairness and compliance with relevant planning requirements,

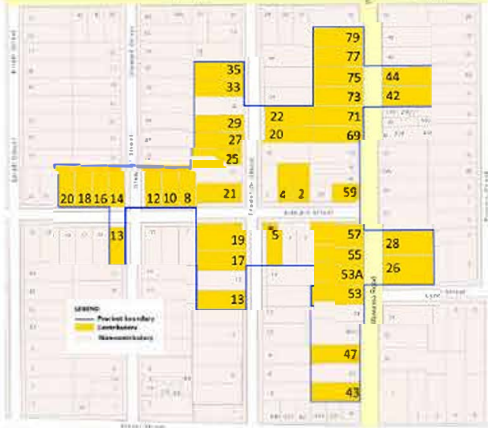
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Submission	Property information	Submission and Response
	 Natimuk Township Precinct	- In relation to concerns about financial, insurance and regulatory burden, Council acknowledges the uncertainty that planning controls can create, particularly following an unforeseen event such as the recent fires. With the property proposed to be identified as non-contributory, greater flexibility will apply to future development of the land, subject to the requirements of the Horsham Planning Scheme. Council officers are available at any time to provide guidance and support in relation to rebuilding or future proposals, with the aim of supporting an appropriate and timely outcome. Action taken: - Written response to submission - Submission withdrawn. Proposed outcome / recommendation: House lost in the Natimuk fires 9/1. Property to be reclassified as non-contributory.
Submission 13 Submitter name: [REDACTED] Property address: [REDACTED] Parcel details: Lot 1 TP750179 Parish: Horsham Submitter email: [REDACTED] Submitter phone: [REDACTED] Precinct/Individual: Precinct HO no: HO61 Proposed Controls: Dooen Road Residential Precinct	Property street view:  [REDACTED] street frontage	Summary of submitter issue/s raised: - Submitter generally supports heritage preservation but argues it must be balanced with safety, housing supply, and commercial viability. Opposes the interim heritage listing of [REDACTED], noting the dwelling is uninhabitable, unsafe, and not economically viable to repair. - The submission identifies an urgent need for additional housing in Horsham and outlines a proposal to replace the dwelling with multiple new homes while retaining a sympathetic façade. - Concerns are raised about outdated heritage information, planning delays, inconsistent heritage application, and excessive red tape discouraging investment. Action taken: - Meeting with submitter held on 18 February 2026.

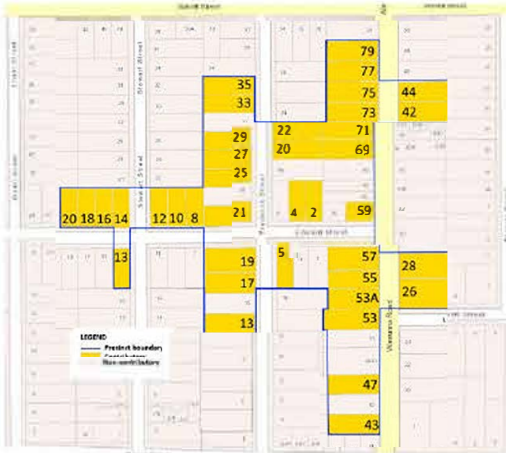
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Submission	Property information	Submission and Response
Contributory/Non-Contributory: Contributory	 Dooen Road Residential Precinct map	- Planning permit approved for demolition of dwelling, three lot subdivision and construction of three dwellings. - Submission withdrawn. Proposed outcome / recommendation: - Recommend reclassification to non-contributory. - Alteration to Heritage Overlay as Exhibited.
Submission 14 (Combined submission) Submitter name: [REDACTED] Property address: [REDACTED] Parcel details: Lot 9 LP8692 Parish: Horsham Submitter email: [REDACTED] Submitter phone: Not provided Precinct/Individual: Precinct HO no: HO66 Proposed Controls: Edward Street Residential Precinct Contributory/Non-Contributory: Contributory	Property street view:  [REDACTED] frontage	Summary of submitter issue/s raised: - The submission strongly opposes the proposed heritage overlay on the basis that it would impose an unfair and unmanageable burden on residents in a low socio-economic area, limiting their ability to undertake essential maintenance, renovations, accessibility upgrades, and family-related improvements. - The overlay is unnecessary and would provide minimal public benefit, while potentially accelerating housing deterioration and reducing property values. - Concerns about the lack of clear heritage justification, reliance on outdated and arbitrary assessments, inequitable impacts on disadvantaged residents, and a top-down, non-transparent process with inadequate community engagement. - Calls for the amendment to be abandoned or, if pursued, replaced with a community-led approach aligned with current community values. Council response: - The purpose of the Heritage Overlay is not to prevent maintenance or any reasonable improvements to support family needs. In most cases, routine maintenance and minor works do not require a planning permit, and where a permit is required, the assessment process seeks to ensure that works are

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Submission	Property information	Submission and Response
	 Edward Street Residential Precinct map	undertaken in a manner that respects the heritage significance of the place while allowing for reasonable use and development. The Overlay includes a range of permit exemptions and is applied in accordance with the objectives of Clause 43.01 Heritage Overlay. • Council does not agree that the Heritage Overlay is unnecessary or that it provides minimal public benefit. The Overlay is a recognised planning tool under the Victorian Planning Provisions that seeks to conserve and enhance places of identified cultural heritage significance for present and future generations. Protecting heritage places contributes to local identity, sense of place, and long-term community benefit. Your concerns in relation to property values and maintenance are acknowledged, however the application of a Heritage Overlay does not prevent appropriate development, it guides change to ensure that heritage fabric is retained. • The heritage citations and assessments informing the amendment have been prepared by suitably qualified heritage professionals in accordance with established heritage assessment methodologies and criteria. Council does not consider the assessments to be arbitrary or outdated. The amendment has been subject to the statutory exhibition process under the <i>Planning and Environment Act 1987</i>, which provides opportunities for public submissions and an independent review through a Planning Panel process if required. Action taken: • Written response to submission. • Submission not withdrawn. Proposed outcome / recommendation: Apply the Heritage Overlay as Exhibited. Summary of submitter issue/s raised: • The submission strongly opposes the proposed heritage overlay on the basis that it would impose an unfair and unmanageable burden on residents in a low socio-economic area, limiting their
Submission 14 (Combined submission) Submitter name: [REDACTED]	Property street view:	Summary of submitter issue/s raised: • The submission strongly opposes the proposed heritage overlay on the basis that it would impose an unfair and unmanageable burden on residents in a low socio-economic area, limiting their

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Submission	Property information	Submission and Response
Property address: [REDACTED] [REDACTED] Parcel details: Lot 9 LP8692 Parish: Horsham Submitter email: [REDACTED] [REDACTED] Submitter phone: [REDACTED] Precinct/Individual: Precinct HO no: HO66 Proposed Controls: Edward Street Residential Precinct Contributory/Non-Contributory: Contributory	 [REDACTED] frontage  Edward Street Residential Precinct map	ability to undertake essential maintenance, renovations, accessibility upgrades, and family-related improvements. - The overlay is unnecessary and would provide minimal public benefit, while potentially accelerating housing deterioration and reducing property values. - Concerns about the lack of clear heritage justification, reliance on outdated and arbitrary assessments, inequitable impacts on disadvantaged residents, and a top-down, non-transparent process with inadequate community engagement. - Calls for the amendment to be abandoned or, if pursued, replaced with a community-led approach aligned with current community values. Council response: - The purpose of the Heritage Overlay is not to prevent maintenance or any reasonable improvements to support family needs. In most cases, routine maintenance and minor works do not require a planning permit, and where a permit is required, the assessment process seeks to ensure that works are undertaken in a manner that respects the heritage significance of the place while allowing for reasonable use and development. The Overlay includes a range of permit exemptions and is applied in accordance with the objectives of Clause 43.01 Heritage Overlay. - Council does not agree that the Heritage Overlay is unnecessary or that it provides minimal public benefit. The Overlay is a recognised planning tool under the Victorian Planning Provisions that seeks to conserve and enhance places of identified cultural heritage significance for present and future generations. Protecting heritage places contributes to local identity, sense of place, and long-term community benefit. Your concerns in relation to property values and maintenance are acknowledged, however the application of a Heritage Overlay does not prevent appropriate development, it guides change to ensure that heritage fabric is retained. - The heritage citations and assessments informing the amendment have been prepared by suitably qualified heritage

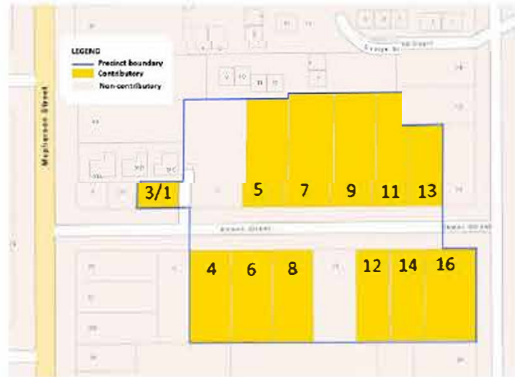
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Submission	Property information	Submission and Response
		professionals in accordance with established heritage assessment methodologies and criteria. Council does not consider the assessments to be arbitrary or outdated. The amendment has been subject to the statutory exhibition process under the <i>Planning and Environment Act 1987</i>, which provides opportunities for public submissions and an independent review through a Planning Panel process if required. Action taken: • Written response to submission. • Submission not withdrawn. Proposed outcome / recommendation: Apply the Heritage Overlay as Exhibited.
Submission 14 (Combined submission) Submitter name: [REDACTED] Property address: [REDACTED] Parcel details: Lot 1 TP624512 Parish: Horsham Submitter email: [REDACTED] Submitter phone: [REDACTED] Precinct/Individual: Precinct HO no: HO66 Proposed Controls: Edward Street Residential Precinct Contributory/Non-Contributory: Contributory	Property street view:  [REDACTED] frontage	Summary of submitter issue/s raised: • The submission strongly opposes the proposed heritage overlay on the basis that it would impose an unfair and unmanageable burden on residents in a low socio-economic area, limiting their ability to undertake essential maintenance, renovations, accessibility upgrades, and family-related improvements. • The overlay is unnecessary and would provide minimal public benefit, while potentially accelerating housing deterioration and reducing property values. • Concerns about the lack of clear heritage justification, reliance on outdated and arbitrary assessments, inequitable impacts on disadvantaged residents, and a top-down, non-transparent process with inadequate community engagement. • It calls for the amendment to be abandoned or, if pursued, replaced with a community-led approach aligned with current community values. Council response: • The purpose of the Heritage Overlay is not to prevent maintenance or any reasonable improvements to support family needs. In most cases, routine maintenance and minor works do not require a planning permit, and where a permit is required,

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Submission	Property information	Submission and Response
	 Edward Street Residential Precinct map	the assessment process seeks to ensure that works are undertaken in a manner that respects the heritage significance of the place while allowing for reasonable use and development. The Overlay includes a range of permit exemptions and is applied in accordance with the objectives of Clause 43.01 Heritage Overlay. • Council does not agree that the Heritage Overlay is unnecessary or that it provides minimal public benefit. The Overlay is a recognised planning tool under the Victorian Planning Provisions that seeks to conserve and enhance places of identified cultural heritage significance for present and future generations. Protecting heritage places contributes to local identity, sense of place, and long-term community benefit. Your concerns in relation to property values and maintenance are acknowledged, however the application of a Heritage Overlay does not prevent appropriate development, it guides change to ensure that heritage fabric is retained. • The heritage citations and assessments informing the amendment have been prepared by suitably qualified heritage professionals in accordance with established heritage assessment methodologies and criteria. Council does not consider the assessments to be arbitrary or outdated. The amendment has been subject to the statutory exhibition process under the <i>Planning and Environment Act 1987</i>, which provides opportunities for public submissions and an independent review through a Planning Panel process if required. • Council has carefully considered the matters raised in your submission and is satisfied that the Heritage Overlay has been applied on the basis of an appropriately prepared heritage assessment. The amendment has followed the statutory exhibition and notification requirements, providing affected landowners and the broader community with the opportunity to make submissions. Council considers that the Heritage Overlay represents an appropriate and balanced approach in identifying places of local heritage significance. On this basis, no change to the amendment is recommended.

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Submission	Property information	Submission and Response
		Action taken: • Written response to submission. • Meeting with submitter 27 July 2026. • Submitter indicated their submission was in support of other property owners within the Edward Street Precinct. They are supportive of the amendment and the protection of properties within the precinct. Proposed outcome / recommendation: Apply the Heritage Overlay as Exhibited.
Submission 14 (Combined submission) Submitter name: [REDACTED] Property address: [REDACTED] Parcel details: Lot 1 TP669016 Parish: Horsham Submitter email: [REDACTED] Submitter phone: [REDACTED] Precinct/Individual: Precinct HO no: HO64 Proposed Controls: Bowen Street Residential Precinct Contributory/Non-Contributory: Contributory	Property street view:  [REDACTED] frontage 	Summary of submitter issue/s raised: • The submission strongly opposes the proposed heritage overlay on the basis that it would impose an unfair and unmanageable burden on residents in a low socio-economic area, limiting their ability to undertake essential maintenance, renovations, accessibility upgrades, and family-related improvements. • The overlay is unnecessary and would provide minimal public benefit, while potentially accelerating housing deterioration and reducing property values. • Concerns about the lack of clear heritage justification, reliance on outdated and arbitrary assessments, inequitable impacts on disadvantaged residents, and a top-down, non-transparent process with inadequate community engagement. • It calls for the amendment to be abandoned or, if pursued, replaced with a community-led approach aligned with current community values. Council response: • The purpose of the Heritage Overlay is not to prevent maintenance or any reasonable improvements to support family needs. In most cases, routine maintenance and minor works do not require a planning permit, and where a permit is required, the assessment process seeks to ensure that works are undertaken in a manner that respects the heritage significance of the place while allowing for reasonable use and development. The Overlay includes a range of permit

Planning Scheme Amendment C85hors_Appendix 1 Submission Table

Submission	Property information	Submission and Response
	Bowen Street Residential Precinct map	exemptions and is applied in accordance with the objectives of Clause 43.01 Heritage Overlay. • Council does not agree that the Heritage Overlay is unnecessary or that it provides minimal public benefit. The Overlay is a recognised planning tool under the Victorian Planning Provisions that seeks to conserve and enhance places of identified cultural heritage significance for present and future generations. Protecting heritage places contributes to local identity, sense of place, and long-term community benefit. Your concerns in relation to property values and maintenance are acknowledged, however the application of a Heritage Overlay does not prevent appropriate development, it guides change to ensure that heritage fabric is retained. • The heritage citations and assessments informing the amendment have been prepared by suitably qualified heritage professionals in accordance with established heritage assessment methodologies and criteria. Council does not consider the assessments to be arbitrary or outdated. The amendment has been subject to the statutory exhibition process under the <i>Planning and Environment Act 1987</i>, which provides opportunities for public submissions and an independent review through a Planning Panel process if required. • Council has carefully considered the matters raised in your submission and is satisfied that the Heritage Overlay has been applied on the basis of an appropriately prepared heritage assessment. The amendment has followed the statutory exhibition and notification requirements, providing affected landowners and the broader community with the opportunity to make submissions. Council considers that the Heritage Overlay represents an appropriate and balanced approach in identifying places of local heritage significance. On this basis, no change to the amendment is recommended. Action taken: • Written response to submission. • Submission not withdrawn

Planning Scheme Amendment C85hors_Appendix 1 Submission Table

Submission	Property information	Submission and Response
		Proposed outcome / recommendation: Apply the Heritage Overlay as Exhibited.
Submission 15 Submitter name: [REDACTED] Property address: N/A Parcel details: Submitter email: Submitter phone: Precinct/Individual: HO no: Proposed Controls: Contributory/Non-Contributory:	Property street view: 	Summary of submitter issue/s raised: - Submission in support of the Amendment, in particular the Kanagulk Timber Trestle Railway Bridge. Council response: - Acknowledgement of submission in December 2025 Action taken: - Submission in support, no further action required. Proposed outcome / recommendation: - Written response acknowledgement of submission in support.
Submission 16 Submitter name: [REDACTED] Property address: Natimuk-Hamilton Road, Kanagulk + Wimmera Highway, Quantong Parcel details: 2007\PP3572 Submitter email: [REDACTED] Submitter phone: [REDACTED] Precinct/Individual: Individual HO no: HO53 and HO59 Proposed Controls: Heritage Overlay Contributory/Non-Contributory: N/A	Property street view:  Image Kanagulk Railway Bridge	Summary of submitter issue/s raised: [REDACTED] seeks the removal of proposed Heritage Overlay HO59 and HO53 (Quantong Railway Bridge over the Wimmera River and the Kanagulk Railway Bridge over the Glenelg River) from Amendment C85hors. Council response: - Council acknowledges the submission received from [REDACTED] seeking the removal of proposed Heritage Overlay HO59 and HO53 (Quantong Railway Bridge over the Wimmera River and the Kanagulk Railway Bridge over the Glenelg River). - Council has appointed expert [REDACTED] from Biosis to undertake a detailed heritage and engineering assessment of both the timber trestle railway bridges. - The findings of this independent expert assessment will inform Council's position in relation to the proposed Heritage Overlay. - The submission will be referred to an independent Planning Panel for consideration as part of the Amendment C85hors process. Action taken:

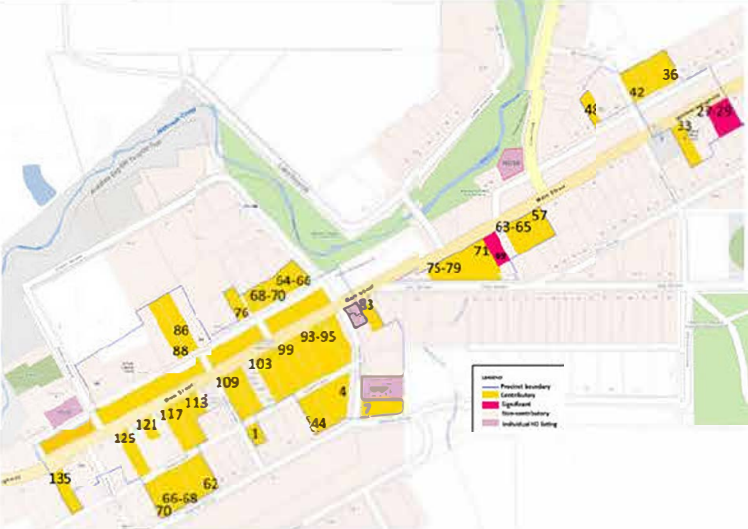
Planning Scheme Amendment C85hors_Appendix 1 Submission Table

Submission	Property information	Submission and Response
		• Council have appointed expert consultant [REDACTED] from Biosis to undertake a review of the timber Trestle Railway Bridges and to present expert evidence at an Independent Panel Hearing. • Submission not withdrawn. Proposed outcome / recommendation: • Written response to submission. • Submission not withdrawn Proposed outcome / recommendation: Apply the Heritage Overlay as Exhibited.
Submission 17 Submitter name: [REDACTED] [REDACTED] Property address: 20A O'Callaghans Parade, Horsham Parcel details: Submitter email: [REDACTED] Submitter phone: [REDACTED] Precinct/Individual: Individual HO no: HO58 Proposed Controls: Heritage Overlay Contributory/Non-Contributory: N/A	Property street view:  Image Horsham City Oval Grandstand	Summary of submitter issue/s raised: • Submission in support of the inclusion of the Horsham City Oval Grandstand in the Heritage Overlay. • The submitter notes that the Heritage Study does not clearly identify or justify heritage protection for the Horsham City Oval Grandstand. Given that the grandstand is over 100 years old, remains structurally sound, and holds strong historical and social significance for the community, the submitter considers it deserving of formal heritage protection Council response: • Council can confirm the Horsham City Oval Grandstand has been identified as individually significant and is proposed to be included in the planning scheme amendment. • The Horsham City Oval Grandstand was assessed as part of the Review of the Horsham Heritage Study, as part of the groundwork commencing in 2022, with the final report completed in late 2025. As part of the review, Landmark Heritage Pty Ltd was engaged to undertake a peer review of a heritage assessment report prepared by Grieve Gillett Anderson, the consultant responsible for the original Horsham Heritage Study. This assessment concluded that the Horsham City Oval Grandstand is of representative and social significance to the Rural City of Horsham.

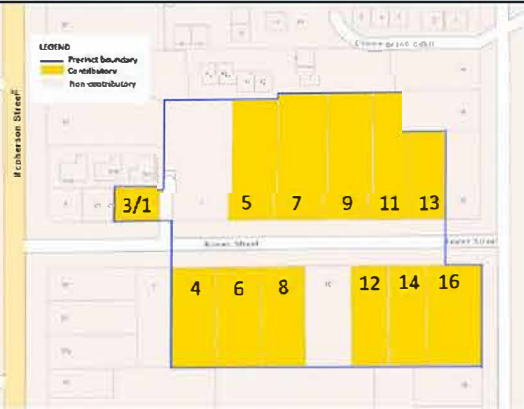
Planning Scheme Amendment C85hors_Appendix 1 Submission Table

Submission	Property information	Submission and Response
		Action taken: - Written response provided to submitter in December 2025. - Meeting held with submitter on 19 February 2026. - Submission withdrawn. Proposed outcome / recommendation: - Apply the Heritage Overlay as Exhibited.
Submission 18 Submitter name: [REDACTED] Property address: [REDACTED] Parcel details: Submitter email: [REDACTED] Submitter phone: [REDACTED] Precinct/Individual: Precinct HO no: HO68 Proposed Controls: Natimuk Township Precinct Contributory/Non-Contributory: Contributory	Property street view:  [REDACTED] frontage	Summary of submitter issue/s raised: - Opposes the inclusion of their property in the planning scheme amendment. - Submission requests the amendment to be withdrawn and replaced with a non-mandatory, advisory approach encouraging residents to maintain appropriate colour schemes. Council response: - Council acknowledges the submitter's opposition to the inclusion of their property in the proposed planning scheme amendment. The property has been identified as part of a heritage precinct through the Horsham Heritage Study and the subsequent Review, which were undertaken by qualified heritage consultants Grieve Gillett and Landmark Heritage Pty Ltd, using the relevant heritage assessment criteria. These studies concluded that the precinct in its entirety meets the local threshold for heritage significance and that individual properties, including the submitter's property, contribute to the broader historic and architectural character of the area. - Council acknowledges the submitter's request that the amendment be withdrawn and replaced with a non-mandatory, advisory approach encouraging residents to maintain appropriate colour schemes. While advisory guidance can be a useful supporting measure, it does not provide a statutory mechanism to ensure the conservation of identified heritage values. The Heritage Overlay is the appropriate planning tool available within the planning scheme to recognise and manage places of local heritage significance. Where paint controls are proposed, these are applied selectively and are intended to

Planning Scheme Amendment C85hors_Appendix 1 Submission Table

Submission	Property information	Submission and Response
	 Natimuk Township Precinct	ensure that external finishes remain sympathetic to the character of the heritage place or precinct. Action taken: • Written response to submission. • Submission not withdrawn. Proposed outcome / recommendation: Apply the Heritage Overlay as Exhibited.
Submission 19 Submitter name: [REDACTED] Property address: [REDACTED] Parcel details: Lot 1 TP370852 Submitter email: [REDACTED] Submitter phone: [REDACTED] Precinct/Individual: Precinct HO no: HO64 Proposed Controls: Bowen Street Residential Precinct Contributory/Non-Contributory: Contributory	Property street view:  [REDACTED] frontage	Summary of submitter issue/s raised: • Submission in support of the Amendment. • Opposes original front fence and gates controls. Council response: • Council notes the submitter's support for the Amendment and their concern regarding the proposed control relating to original front fences and gates. The control is intended to apply only to properties where original front fences and gates remain and contribute to the heritage significance of the place or precinct. In the case of the submitter's property, an original front fence or gate has not been identified as forming part of the heritage significance. As a result, the control would not apply to the property and would not restrict works to existing front fencing or gates. Action taken: • Written response to submission.

Planning Scheme Amendment C85hors_Appendix 1 Submission Table

Submission	Property information	Submission and Response
	 Bowen Street Residential Precinct map	Submission withdrawn. Proposed outcome / recommendation: Apply Heritage Overlay as Exhibited.
Submission 20 Submitter name: [REDACTED] Property address: [REDACTED] Parcel details: Lot 15 LP8692 Submitter email: [REDACTED] Submitter phone: [REDACTED] Precinct/Individual: Precinct HO no: HO66 Proposed Controls: Edward Street Residential Precinct Contributory/Non-Contributory: Contributory	Property street view:  [REDACTED] frontage	Summary of submitter issue/s raised: - Opposes the Amendment. - States there is a discrepancy in the citation and actual build date being 1940s. Council response: - In response to the reference to a 1920s construction date where the title documentation indicates 1940. The estimated construction period identified in the citation is based on the architectural form and external detailing of the dwelling, including its gable-fronted roof form, high-waisted front door and simple sash windows, which are characteristic of housing constructed during the 1920s. Council's heritage advisor has also reviewed available historic aerial imagery and confirmed that a building was present on the site in the 1946 aerial photograph, indicating the dwelling was constructed prior to that date. While it is acknowledged that some dwellings of a similar era were relocated to other streets in later decades, the available evidence confirms that a building existed at [REDACTED] by 1946, supporting the conclusion that the dwelling predates 1940 and is consistent with the architectural assessment.

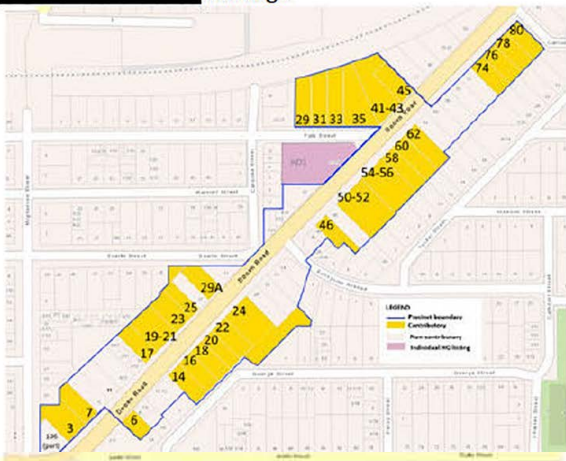
Planning Scheme Amendment C85hors_Appendix 1 Submission Table

Submission	Property information	Submission and Response
	 Edward Street Residential Precinct map	- The current Certificate of Title, Vol. 5004 Folio 726, records that John Mitchell Sadlier, a farmer of Pimpinio, became the owner of this property on 25 June 1925. He sold it to Eda Alvena Bushby on 9 April 1935. Neither Sadlier or Bushby are recorded as living here (though Bushby was nearby, at 79 Wawunna Road). The house served as a rental property, making it difficult to identify tenants and its precise build-date. It was definitely extant by 1939 when Victoria Ellen Cockcroft was recorded as resident at [REDACTED] in the Commonwealth Electoral Roll. She went on to purchase the property on 19 August 1946. It is also visible, in its current form, in historic aerial photos.  - Council also notes the submitter's concerns regarding potential restrictions associated with the Heritage Overlay. Under Clause 43.01 of the Horsham Planning Scheme, a planning permit is not required for routine maintenance, and repair works that do not change the appearance of a heritage place or affect its heritage significance. This includes general upkeep and like-for-like repairs to existing elements. The intent of the Heritage Overlay is not to prevent normal maintenance of a property, but to ensure that works which may alter the appearance or significant

Planning Scheme Amendment C85hors_Appendix 1 Submission Table

Submission	Property information	Submission and Response
		fabric of a heritage place are appropriately considered through the planning permit process. • More specifically in relation to window replacement, a planning permit would generally be required where windows are proposed to be replaced with a different material or design, as this may alter the appearance of the building and its contribution to the heritage precinct. Original timber windows are typically encouraged to be retained where possible, as they form part of the architectural character of many heritage dwellings and, when properly maintained and painted, can remain functional for many decades. Where windows have deteriorated beyond reasonable repair, replacement that matches the original material, profile and detailing is generally supported to maintain the heritage character of the building. The Heritage Overlay provides a framework to consider such changes and ensure that any alterations remain sympathetic to the character and significance of the heritage place or precinct. • The fieldwork for the Horsham Heritage Study and subsequent review was undertaken in accordance with standard heritage assessment practice by qualified heritage consultants. This process involved site inspections of properties within the study area, where consultants assessed the architectural form, materials and detailing of buildings, as well as the broader streetscape context. In identifying heritage precincts, the consultants also considered the historic subdivision pattern and early development of the area to determine appropriate precinct boundaries. In many cases, particularly within precincts, approximate construction dates are derived from an assessment of architectural style and physical characteristics of buildings, supported where possible by historical sources such as aerial imagery or documentary records. The precinct citation then provides an overview of the historical development of the area and the collective heritage significance of the precinct. Action taken: • Meeting with submitter held on 23 February 2026. • Further advice provided by heritage advisor.

Planning Scheme Amendment C85hors_Appendix 1 Submission Table

Submission	Property information	Submission and Response
		• Written response to submission. • Meeting with submitter on 8 July 2026. • Submission mostly resolved. Unable to identify exact construction date. • Submitter has confirmed support for submission to be included in the Independent Planning Panel process. Proposed outcome / recommendation: Apply the Heritage Overlay as Exhibited.
Submission 21 Submitter name: [REDACTED] Property address: [REDACTED] Parcel details: Lot 9 LP5615 Parish: Horsham Submitter email: [REDACTED] Submitter phone: [REDACTED] Precinct/Individual: Precinct HO no: HO61 Proposed Controls: Dooen Road Residential Precinct Contributory/Non-Contributory: Contributory	Property street view:  [REDACTED] frontage  Dooen Road Residential Precinct map	Summary of submitter issue/s raised: • The submitter proposes that the property does not meet the threshold for heritage significance required for inclusion in a Heritage Overlay. • The submitter states that the dwelling has been substantially altered, with many original features removed or replaced, resulting in insufficient integrity and intactness to justify heritage protection. Council response: • Council acknowledges the submitter's view that the property does not meet the threshold for heritage significance. In this instance, the property forms part of a proposed heritage precinct and was originally assessed within the broader context of that precinct, rather than as an individually significant place. The inclusion of the precinct in the proposed Heritage Overlay was based on the findings of the Horsham Heritage Study 2014 and the subsequent Review (2025), undertaken by qualified heritage professionals, Grieve Gillett and Landmark Heritage Pty Ltd, in accordance with the relevant assessment criteria. • A further examination of real estate photos by a heritage advisor has revealed a greater level of alteration to the front façade than previously realised. These changes have been confirmed by the submitter. The house at [REDACTED] is a 1920s timber bungalow with a transverse gabled roof form and projecting central gable. The gable has a half-timbering treatment with shingles between the timbers. There is a pair of nine-over-one sash windows beneath the entrance porch that are original. The

Planning Scheme Amendment C85hors_Appendix 1 Submission Table

Submission	Property information	Submission and Response
		porch supports, however, have been replaced. The tripartite windows beneath the centre gable have been elongated (and replaced). There was once a second porch on the right-hand-side of the front façade, but this has infilled and new windows installed. On balance, only the roof form and one-third of the front façade (beneath the porch) is intact. Added to that are the alterations to the porch supports. On the whole, it is agreed that the house at [REDACTED] is too altered to contribute to the precinct. As it is on the very edge, it should be removed from the precinct extent. Action taken: • Written response to submitter • Property removed from the precinct. • Submission withdrawn. Proposed outcome/recommendation: Remove [REDACTED] from the precinct boundary.
Submission 22 Submitter name: [REDACTED] Property address: [REDACTED] Parcel details: Lot 9 LP5615 Parish: Horsham Submitter email: [REDACTED] Submitter phone: [REDACTED] Precinct/Individual: Serial listing HO no: HO70 Proposed Controls: Heritage Overlay	Property street view:  [REDACTED] frontage	Summary of submitter issue/s raised: • The submitter opposes the Amendment. • The Wail silos are an active, working facility and expresses strong opposition to any heritage listing or additional controls being applied to the site. • The submitter is concerned that heritage protection would impose restrictions, alter business operations, and increase approval requirements. • The submitter refers to the Heritage Act at the State level. This legislation is not relevant and does not apply to assessment at local heritage level. • The submitter has indicated a willingness to sell the silo to Council. Council response: • Council acknowledges the submitter's opposition. The purpose of the proposed serial listing is to recognise a group of elevator silos constructed for the Grain Elevators Board between 1938 and 1939, and to acknowledge their contribution to the strong

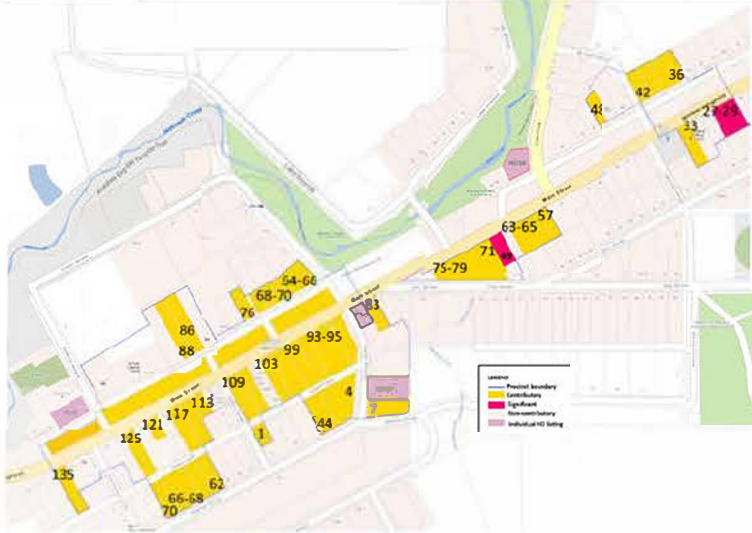
Planning Scheme Amendment C85hors_Appendix 1 Submission Table

Submission	Property information	Submission and Response
Contributory/Non-Contributory: N/A		agricultural history of the Horsham Rural City Council municipality. The listing is thematic in nature and seeks to recognise their collective historic significance rather than limit their ongoing use. • Council recognises that the Wail silos operate as an active, working facility. The proposed Heritage Overlay does not prevent the continued use and operation of the site. Heritage controls are focused on managing substantial external changes that may affect the heritage significance of the place, rather than restricting lawful ongoing operations. • Routine repairs and maintenance that do not materially change the appearance or fabric of a heritage place do not require a planning permit. A permit would only be required for substantial works that alter the built form or visual character of the silo. • The Heritage Overlay does not affect the ongoing use and operation of the silo or broader site. Day-to-day activities can continue without additional permits or approvals. Planning and/or building permits may be required only if a future change of use is proposed. • The Heritage Overlay itself does not introduce financial or administrative burdens. The proposed controls are minimal, with only paint controls identified in the citation. There is no requirement for additional reporting or the mandatory engagement of heritage-approved contractors for routine works. • The submission refers to the Heritage Act 2017. This legislation applies to places included on the Victorian Heritage Register and does not apply to places assessed and managed under a local Heritage Overlay in the planning scheme. The proposed controls form part of the local planning framework and are distinct from State-level heritage registration. • The submitter has indicated a willingness to sell the silo to Council. Property ownership and acquisition are separate matters to the strategic heritage assessment undertaken through this Amendment process. Action taken: • Meeting with submitter held on 19 February 2026.

Planning Scheme Amendment C85hors_Appendix 1 Submission Table

Submission	Property information	Submission and Response
		• Written response to submission. • Submission not withdrawn. Proposed outcome / recommendation: Apply the Heritage Overlay as Exhibited.
Submission 23 Submitter name: [REDACTED] Property address: [REDACTED] [REDACTED] Parcel details: Lot 9 LP5615 Parish: Horsham Submitter email: [REDACTED] Submitter phone: [REDACTED] Precinct/Individual: Railway Avenue Residential Precinct HO no: HO67 Proposed Controls: Heritage Overlay Contributory/Non-Contributory: Contributory	Property street view:  [REDACTED] frontage	Summary of submitter issue/s raised: • Requests review of the Former Natimuk State School (HO18) heritage citation, noting the original citation is dated 1998 and some content is outdated. • Raises concern that the citation's reference to a replacement verandah is inaccurate, stating the verandah structure is original and only the concrete flooring is non-original. • The submitter notes inconsistency between the citation recommendations (including external paint controls) and the current Horsham Planning Scheme Schedule to Clause 43.01. • Identifies factual errors in the broader heritage study documents, including: ○ Incorrect description of the timing and relocation of the weatherboard addition. ○ Incorrect property address listed as [REDACTED] rather than [REDACTED] • The submitter objects to the proposed extension of the HO18 curtilage to the full property boundary. • The submitter states that the brick school building is the sole significant heritage element and that extending curtilage to include non-significant elements (weatherboard building, carport and lawn) is unnecessary. • Proposes an alternative curtilage alignment based on prior correspondence (14 June 2023), intended to maintain protection of the significant building while reducing unnecessary permit triggers. Council response: • The submitter's proposed polygon captures most of the brick schoolhouse but excludes part of its northern elevation and does not align with cadastral boundaries. While it is generally

Planning Scheme Amendment C85hors_Appendix 1 Submission Table

Submission	Property information	Submission and Response
	 Natimuk Township Precinct	accepted practice to apply the Heritage Overlay to cadastral boundaries for sites of this nature, Council has been advised by the Department of Transport and Planning to ensure consistency with Planning Practice Note 1, the Heritage Overlay must apply to the full extent of the land. • Based on this advice, a reduced or irregular polygon that excludes portions of the site would not be supported. The Heritage Overlay for HO18 will therefore be applied to the entire cadastral extent of the property to ensure a consistent and policy-compliant approach to heritage protection. • The submitter is correct that External Paint Controls are applied more rarely today than in previous years. The threshold that the Department of Transport and Planning often uses is whether there is an existing paint finish of heritage value to be protected. The way this control is used in the current Heritage Overlay Schedule is to prevent masonry buildings from being painted. While this is understandable because many owners do not realise that a planning permit is required to paint a previously unpainted surface in the Heritage Overlay. • The Natimuk Township Precinct consistently recommends External Paint Controls for masonry buildings, and due to the precinct containing commercial properties. Paint controls are recommended due to the higher risk of inappropriate colour schemes. As a consistent approach, paint controls have been used in applied, for HO18. • Council agrees that the Natimuk Township Precinct citation (and statement of significance) give the wrong address for the former school, and this should be corrected. • Council agrees that the date of the northern weatherboard-clad addition should be corrected in the citation for the Clear Lake School, and also for the Polkemmet East School.

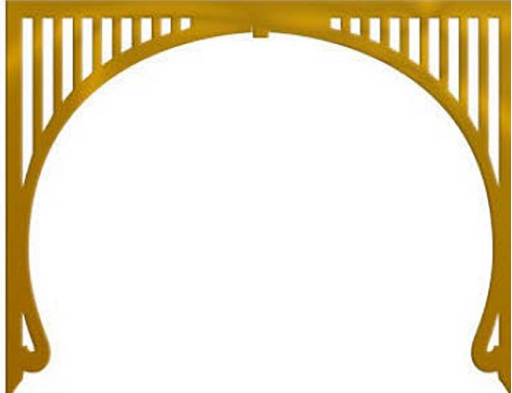
Planning Scheme Amendment C85hors_Appendix 1 Submission Table

Submission	Property information	Submission and Response
		- Council agrees that the statement of significance for HO18 should be corrected to clarify that only the concrete floor of the schoolhouse is original, the verandah is not original. Action taken: - Further review of submission by heritage advisor - Edits made to Natimuk Township Precinct citation to show correct address for the former school. - Edits made to the Natimuk School citation regarding the intactness of the verandah, and to the Clear Lake School and Polkemmet School citations in regard to the date of the addition to the Natimuk School. - Written response to submission - Submission mostly resolved, property owner seeks clarification from Panel on curtilage area. - Submitter has confirmed support for submission to be included in the Independent Planning Panel process. Proposed outcome / recommendation: Apply the Heritage Overlay as Exhibited.
Submission 24 Submitter name: [REDACTED] Property address: [REDACTED] Parcel details: Lot 9 LP5615 Parish: Horsham Submitter email: [REDACTED] Submitter phone: [REDACTED] Precinct/Individual: Railway Avenue Residential Precinct HO no: HO67 Proposed Controls: Heritage Overlay	Property street view: 	Summary of submitter issue/s raised: - The submitter opposes the inclusion of the property within the Heritage Overlay. - The submitter raises concerns about the financial burden associated with obtaining permits for future renovations or alterations to the property. Council response: - The purpose of the Heritage Overlay is not to prevent maintenance or any reasonable improvements. In most cases, routine maintenance and minor works do not require a planning permit, and where a permit is required, the assessment process seeks to ensure that works are undertaken in a manner that respects the heritage significance of the place while allowing for reasonable use and development. The Overlay includes a range

Planning Scheme Amendment C85hors_Appendix 1 Submission Table

Submission	Property information	Submission and Response
Contributory/Non-Contributory: Contributory	frontage  Railway Avenue Residential Precinct	of permit exemptions and is applied in accordance with the objectives of Clause 43.01 Heritage Overlay. - The house at [REDACTED] is a fine and intact example of a timber Federation villa, which has retained a wide range of decorative features, such as half-timbering to the projecting front gable, timber hood over a front window, and timber fretwork to the verandah. It makes a strong contribution to the Railway Avenue Precinct. - Council is able to provide assistance with heritage advice regarding the reinstatement of original features. The submitter sought advice in relation to the replacement of the archway in the hallway. As this is an Edwardian house featuring timber fretwork to its verandah, it is highly likely that the missing archway was a timber frieze above brackets in the same profile used on the verandah. Images of similar hallway fretwork are shown below and can be custom made or obtained from heritage restoration suppliers. 

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Submission	Property information	Submission and Response
		  Action taken: • Meeting with submitter held on 10 March 2026. • Further advice provided by heritage advisor. • Written response to submission. • Submission Withdrawn Proposed outcome / recommendation: Apply the Heritage Overlay as Exhibited.
Submission 25 Submitter name: [REDACTED]	Property street view:	Summary of submitter issue/s raised: • Opposes the inclusion of the property within the Heritage Overlay.

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Submission	Property information	Submission and Response
Property address: [REDACTED] Parcel details: Lot 1 TP702215 Parish: Horsham Submitter email: [REDACTED] Submitter phone: [REDACTED] Precinct/Individual: Bowden and Searle Streets Residential Precinct HO no: HO65 Proposed Controls: Heritage Overlay Contributory/Non-Contributory: N/A	  Bowden & Searle Street Residential Precinct	- Raises concerns about the financial burden associated with obtaining permits for future renovations or alterations to the property Council response: - The purpose of the Heritage Overlay is not to prevent maintenance or any reasonable improvements. In most cases, routine maintenance and minor works do not require a planning permit, and where a permit is required, the assessment process seeks to ensure that works are undertaken in a manner that respects the heritage significance of the place while allowing for reasonable use and development. The Overlay includes a range of permit exemptions and is applied in accordance with the objectives of Clause 43.01 Heritage Overlay. Action taken: - Written response to submission. - Submission withdrawn. Proposed outcome / recommendation: Apply the Heritage Overlay as Exhibited.

Planning Scheme Amendment C85hors

Engagement Summary Report

Council officers have undertaken direct and ongoing engagement with submitters across the affected residential, commercial, township, serial listing and individual property precincts. The engagement has focused on ensuring submitters were provided with opportunities to discuss their submissions, receive further information, clarify concerns and consider whether their matters could be resolved prior to referral to an Independent Planning Panel.

Type of engagement undertaken

- Written correspondence, including letters inviting submitters to meet, written responses to submissions, and letters offering further opportunities to meet with Council officers.
- In-person and onsite meetings with individual submitters to discuss property-specific concerns and explain the amendment process.
- Telephone contact and attempted telephone contact to follow up with submitters and offer further discussion.
- Email correspondence with individual submitters and submitter groups to provide additional information and respond to requests for clarification.
- Drop-in sessions attended by submitters during the earlier exhibition and engagement process.

Actions taken to resolve issues

- Council officers provided written responses to submissions outlining the assessment of issues raised and the relevant planning considerations.
- Submitters were offered multiple opportunities to meet with Council officers, including further opportunities following the initial written responses.
- Where submitters requested additional information or clarification, Council officers provided further written responses and offered onsite or individual meetings to discuss concerns in more detail.
- For some properties, further review or clarification has been identified, including review of citation material and heritage-related references where relevant.

- Where matters could not be resolved, submitters were advised that their submissions would be retained and referred to the Independent Planning Panel process.

Engagement outcomes

The engagement process has resulted in a range of outcomes. Several submitters have indicated they are satisfied following discussions with Council officers or are supportive of the amendment progressing to the Independent Planning Panel process. Other submitters have chosen to retain their submissions and seek to be heard through the Panel process. In some instances, submitters have not responded to meeting offers or follow-up contact, despite being provided with opportunities to discuss their concerns directly with Council officers.

Council officers have made reasonable efforts to engage with submitters, provide additional information, respond to concerns and facilitate further discussion where possible. Remaining unresolved submissions are to be considered through the Independent Planning Panel process.

Submitter Engagement by Precinct post Council meeting 25 May 2026

Sub no	Property address	Engagement	Issues	Notes
3		• Letter inviting submitters to meet to discuss submissions - 2 February 2026. • Letter sent in response to submission - 25 March 2026. • Letter sent offering a further opportunity to meet with Council officers - 6 July 2026. • Phone call with submitter 16 July 2026	Issue • Property Values Response • No evidence that the Heritage Overlay will detrimentally impact property values • Property was for sale and has recently sold	Submitter has confirmed in writing they seek to be included in the Independent Planning Panel process

Sub no	Property address	Engagement	Issues	Notes
6	[REDACTED]	- Letter inviting submitters to meet to discuss submissions - 2 February 2026. - Meeting held with submitter - 3 March 2026. - Letter sent in response to submission - 30 April 2026. - Letter sent offering a further opportunity to meet with Council officers - 6 July 2026. - Phone call with submitter – 24 July 2026	Issue - Future Development of 20 Fredrick Street and 26 Natimuk Road. Response - Planning Permit required for any future buildings and works. The Heritage Overlay does not preclude redevelopment - Heritage Advisor available to provide advice.	Submitter was verbally satisfied following the conversations held at the meeting on 3 March 2026. Has provided support for submission to be referred to the Independent Planning Panel process.
8	[REDACTED]	- Letter inviting submitters to meet to discuss submissions - 2 February 2026. - Letter sent in response to submission - 25 March 2026. - Email received from submitter advising submission will be retained - 1 April 2026. - Letter sent offering a further opportunity to meet with Council officers - 6 July 2026. - Contacted submitter by phone – 22 July 2026 - Ongoing email correspondence between the submitter and planning officers commencing 22 July	Issue - Concerned about past alterations and dates recorded in the citation Response - Citation to be updated to reflect accurate information.	Submitter has indicated their overall support for the amendment just considers the timing is delayed. Heritage advisor to undertake a further review of citation and clarify reference to original verandah. Submission to be referred to the Independent Planning Panel process.

Sub no	Property address	Engagement	Issues	Notes
9	[REDACTED]	- Letter inviting submitters to meet to discuss submissions - 2 February 2026. - Meeting held with submitter - 26 February 2026. - Follow up phone call discussion with submitter - 3 March 2026. - Letter sent in response to submission - 30 April 2026. - Letter sent offering a further opportunity to meet with Council officers - 6 July 2026. - Onsite meeting held with submitter – 13 July 2026.	Issue - Property Values - Future Development of 7 Dooen Road. - Amenity Concerns Response - Heritage Overlay does not preclude sympathetic future development. - Removal of 7 eleven from precinct. - Currently covered by the Design and Development Overlay DD06 (Urban Conservation Precincts – Horsham Residential Areas)	Submitter has indicated he wishes to retain his submission and seeks to be included in the Independent Panel Hearing process.
14 (combined)	[REDACTED]	- Letter inviting submitters to meet to discuss submissions 2 February 2026. - Letter sent in response to submission 25 March 2026. - Email received from submitter group seeking additional information 9 April 2026. - Separate email received from submitter advising concerns 9 April 2026.	Issue - Additional Building Costs - Permit process and fees - Dispute the need for Heritage Protection Response - Repairs and maintenance no permit required	No response to meeting offers. Submitter not responsive to opportunity to speak to Planning Officers to obtain clarification around key issues raised. 5 Edward St, Horsham. At the meeting held on 27 July 2026, the submitters indicated their submission was made in

Sub no	Property address	Engagement	Issues	Notes
		• Council response to submitter group providing information 15 April 2026. • Further email received from submitter group seeking further clarification 19 April 2026 • Council response to submitter group and offer to meet onsite to discuss their concerns 21 April 2026. • Letter sent offering a further opportunity to meet with Council officers 6 July 2026.	• No paint control for Residential Precincts • Only original fences require permit • Heritage Advisor available to assist applicants • Fee waiver available for Heritage properties within residential areas	support of the other property owners within the Edward Street Precinct. They are supportive the Amendment and the protection of properties within the precinct.
16		• Letter inviting submitters to meet to discuss submissions 2 February 2026. • Response to submission – 9 June 2026 • Letter sent in response to submission and opportunity to meet with Council officers - 6 July 2026.	Issue • Maintenance cost • Impact of structure on Glenelg River Response • No maintenance obligation • Important Railway Heritage • No objection GHCM	No response received from submitter.
18		• Letter inviting submitters to meet to discuss submissions - 2 February 2026. • Letter sent in response to submission - 25 March 2026. • Letter sent offering a further opportunity to meet with Council officers - 6 July 2026.	Issue • Concerned about Paint Controls • Property Values Response	No response received from submitter.

Sub no	Property address	Engagement	Issues	Notes
		Attempted to contact submitter by phone – 22 July 2026	- Property within a Commercial precinct which requires the need for Paint controls - No evidence that the Heritage Overlay will detrimentally impact property values	
20		- Letter inviting submitters to meet to discuss submissions - 2 February 2026. - Meeting held with submitter - 23 February 2026. - Letter sent in response to submission - 25 March 2026. - Submission form received from submitter advising submission will be retained - 31 March 2026. - Letter sent offering a further opportunity to meet with Council officers - 6 July 2026. - Further meeting with submitter – 8 July 2026	Issue - Accuracy of Citation Response - Unable to identify exact construction date.	Submission mostly resolved. Concerns remain in relation to date of build as outlined in the citation. Submitter seeks for their submission to be included in the Independent Planning Panel process.
22		- Submitter attended the Horsham Drop-in session - 3 December 2025. - Letter inviting submitters to meet to discuss submissions - 2 February 2026. - Meeting held with submitter - 19 February 2026.	Issue - Maintenance cost - Dispute the need for Heritage Protection Response	No response received from submitter.

Sub no	Property address	Engagement	Issues	Notes
		- Letter sent in response to submission - 25 March 2026. - Email received from submitter advising submission will be retained - 7 April 2026. - Letter sent offering a further opportunity to meet with Council officers - 6 July 2026.	- Repairs and maintenance no permit required - Heritage Advisor available to assist applicants	
23		- Submitter attended the Natimuk Drop-in session - 4 December 2025. - Letter inviting submitters to meet to discuss submissions - 2 February 2026. - Response to submission – 9 June 2026. - Letter sent in response to submission and opportunity to meet with Council officers - 6 July 2026. - Phone call with submitter offering a meeting – 22 July 2026	Issue - Extent of Overlay Response - Citation amended to reflect the extent of significance	Property within an existing Heritage Overlay (HO18). Submission resolved, property owner just seeks clarification on curtilage area through the Panel process. Submitter confirmed support for the amendment and has requested submission to be considered as part of the Independent Planning Panel process.

SUBMISSION TO HORSHAM RURAL CITY COUNCIL



Use of the Land for a Home Based Business

18 Jory Street, Natimuk
Lot 55 on LP3766

Prepared for **Rebecca Hopkins** | October 2025 | Ref: 10029





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Revision

A

Document Status

Final

Date

23/10/2025



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1. INTRODUCTION

CJH Town Planning has been engaged by Rebecca Hopkins to prepare this planning permit application for Use of the Land for a Home Based Business at 18 Jory Street, Natimuk.

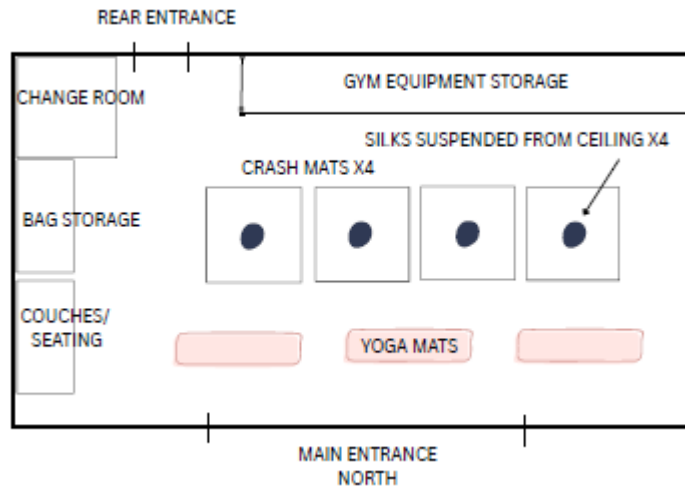


Figure 1 - Extract of Floor Plan

Details of the site and its surrounds are provided in Section 3, details of the proposal are provided in Section 4, and an assessment in relation to the provisions of the Horsham Planning Scheme is identified in Section 5.

The following documents must be read in conjunction with this report and are provided as part of the application:

- Copy of Title
- Building Plans



2. SUMMARY

This is an application for the Use of the Land for a Home Based Business at 18 Jory Street,

A Planning permit is required subject to the following planning provisions of the Horsham Planning Scheme:

Provision	Clause	Trigger
Home Based Business	52.11	A permit is required to use the land for a home based business which has a floor area over 100sqm or one third of the net floor area of the dwelling (which ever is lesser)

2.1 TITLE

LP3766

6 SHEETS
SHEET 2

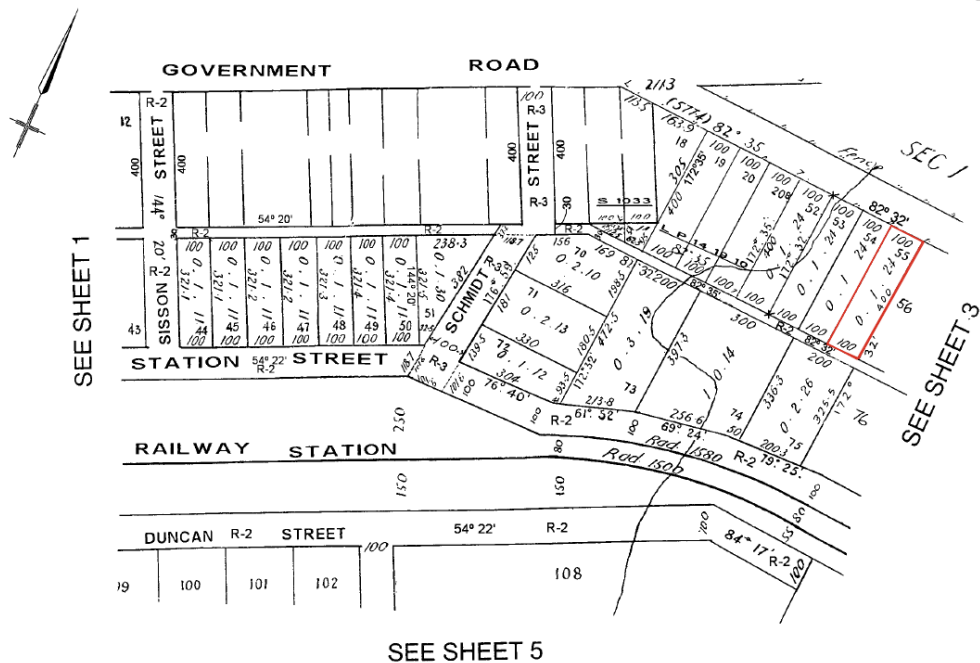


Figure 2 – Extract LP3766

The subject site is formally identified as Lot 55 on LP3766. A review indicates no titles restrictions for this site.



2.2 ABORIGINAL HERITAGE ACT

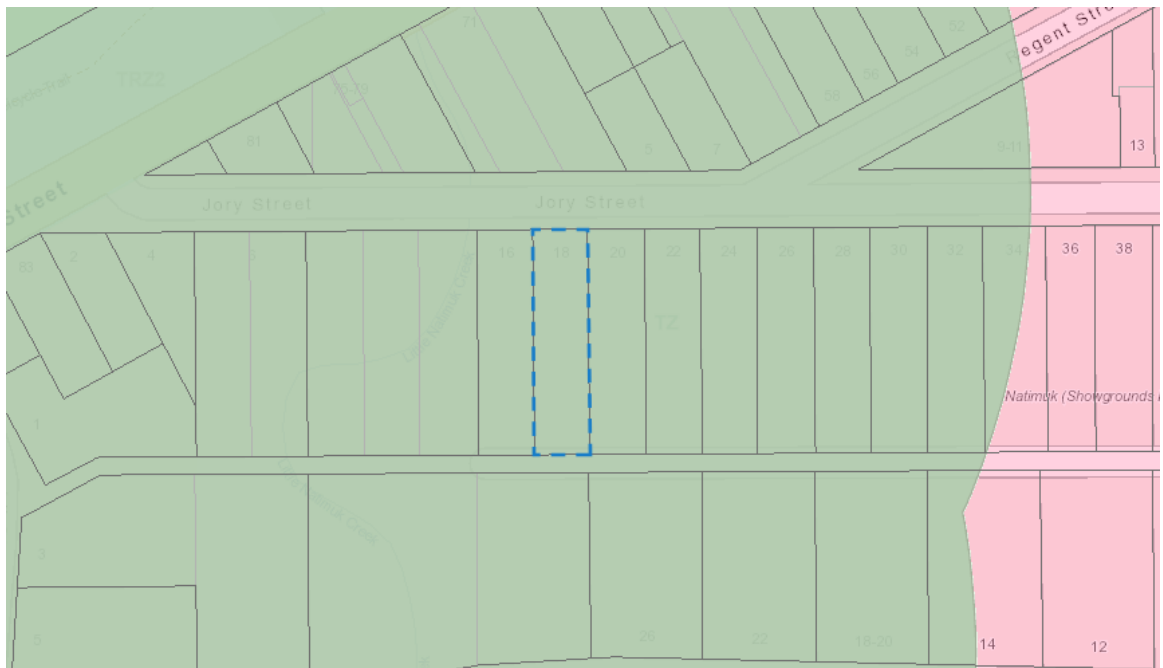


Figure 3 – Extract VicPlan showing site within an area identified as Cultural Heritage Sensitivity Area

The subject site is located within an area of Cultural Heritage Sensitivity however, the use proposed is exempt under the provisions of the Aboriginal Heritage Act 2006 in which a Cultural Heritage Management Plan is not required for this application.

In the unlikely event that Aboriginal cultural materials or objects are discovered during future construction works, Aboriginal Affairs Victoria will be notified immediately. If any suspected human remains are found, work in the area will cease and the Victoria Police and the State Coroner's Office will be informed of the discovery.



3. SITE AND SURROUNDS

Formal Description

The subject site is formally identified as lot 55 on LP3766 and is a regular shape and 1577m² in size.

Location and Context



Figure 4 – Aerial photo of the site (Pozi)

The subject site is located on the southern side of Jory Street and is currently developed with a dwelling, several outbuildings and existing canopy trees. The site is zoned Township Zone and is located within an existing cluster of other Township Zoned allotments.

Further analysis of the planning scheme context and applicable policies is included in Sections 5 and 6 of this report.

Surrounds

The surrounding area is primarily developed with single dwellings with usual outbuildings on comparable-sized allotments to the North and East. The west of the site is a vacant allotment, and beyond the site and to the south of the site are larger allotments with a squarer shape. To the west of the site and within the area is the Little Natimuk Creek.

Topography

The subject site has a fall of just under a meter from the south-eastern corner to the north-western corner of the allotment. The fall heads towards Little Natimuk Creek.

Vegetation

The area has a mix of native vegetation, non-native vegetation and landscaped gardens.

Access and Movement



Jory Street is a sealed rural road, with open spoon drains along both sides of the street. There is a concrete footpath along the southern side of Jory Street. The site is serviced by an existing unsealed crossing from Jory Street.



4. THE PROPOSAL

This application seeks approval for the use of the land for a home based business that does not meet the requirements of 52.11-1 of the Horsham Planning Scheme. The proposed use is seeking to use more than 100sqm.

The application seeks to use the recently constructed outbuilding as a home based business (Indoor Gym – Aerial Silks), the total area of the proposed use is 108sqm and contained within the building itself.

Applicable information

Existing Shed Plans

Proposed Layout Plan

Refer to	Appendix 1, Certificate of Title
	Appendix 2, Existing Shed Plans
	Appendix 3, Proposed Layout Plan



5. PLANNING CONTROLS

5.1 Municipal Planning Strategy

The following relevant Municipal Planning Strategies under 02.03 and 02.04 Strategic Directions have been considered in the preparation of this planning permit application, with responses provided below:

POLICY	RESPONSE
02.03-1 Settlement <i>Natimuk is the municipality's second largest town. Although a relatively small community, Natimuk provides a range of services and is located within commuting distance to Horsham. There is limited land available for residential development, however demand for housing in the town remains constant. Natimuk Creek skirts the northern fringe of the township, its floodplain imposing some restriction on urban development. The township benefits from the influx of visitors to Mount Arapiles-Tooan State Park, which has supported local businesses and encouraged the establishment of tourist accommodation and other services, as well as attracting additional permanent residents.</i>	The proposed use is contained within the existing residential area of Natimuk and provides an opportunity for the owner of the land to provide services to the local and broader community. The use is contained in a recently approved building which has been designed to ensure flood risk is mitigated to an acceptable level.



02.04 Strategic Framework Plans



Figure 5 - Natimuk Framework Plan



5.2 Planning Policy Framework

The following Planning Policy Framework (PPF) clauses are considered relevant to this proposal, with responses provided below:

CLAUSE	RESPONSE
Clause 11 – Settlement including; Clause 11.01-1L – Settlement – Horsham Rural City (Natimuk)	The proposal seeks to facilitate other employment opportunities within the township without impacts on services within the community.
Clause 17 – Economic Development including; Clause 17.01 – Employment Clause 17.02 – Commercial Clause 17.04 – Tourism	The proposal supports the broader local economy as well as the local Natimuk economy by providing services focused on the local community as well as those from outside the immediate area who may continue to invest in the local area. The proprietor of the home based business classes previously ran attracted bookings from across Wimmera and the Surrounds.



5.3 Zone

5.3.1 Clause 32.05 Township Zone

The site is included within the Township Zone (TZ) under the Horsham Planning Scheme. A planning permit is not required under the provision of this zone.

5.4 Overlays

5.4.1 Clause 44.04 Land Subject to Inundation Overlay – Schedule 1 (LSIO1)

The subject site is partially subject to the Land Subject to Inundation Overlay. A planning permit is not required under the provisions of this overlay or schedule to the overlay.



6. PARTICULAR PROVISIONS

6.1.1 Clause 52.11 – Home Based Business

Pursuant to Clause 52.11-1, a planning permit is not required for a Home Based Business if all the following requirements are met:

- *The person conducting the home based business must use the dwelling as their principal place of residence.*

The operator of the home based businesses primary place of residence is the same site.

- *No more than two persons who does not live in the dwelling may work in the home based business at any one time.*

No other people, other than the land owner will be working at the home based business.

- *The net floor area used in conducting the business including the storage of any materials or goods must not exceed 100 square metres or one-third of the net floor area of the dwelling, whichever is the lesser. This does not apply to the education or care of children. The net floor area includes out-buildings and works normal to a dwelling.*

The proposed home based business is in excess of 100sqm but less than one third of the net floor area of the dwelling and out-buildings. A planning permit is therefore required under this provision.

- *The business must not impose a load on any utility greater than normally required for domestic use.*

The proposed use will not impose a load on utilities greater than what would be assumed for an outbuilding associated with the dwelling.

- *The business must not adversely affect the amenity of the neighbourhood in any way including:*

- *The appearance of any building, works or materials used.*
- *The parking of motor vehicles.*
- *The transporting of materials or goods to or from the dwelling.*
- *The hours of operation.*
- *Electrical interference.*
- *The storage of chemicals, gasses or other hazardous materials.*
- *Emissions from the site.*

It is considered that the proposed use will not cause impacts on the surrounding area through the operation due to the following:

- The proposed building as development is not dissimilar to what is found within the local area.
- Vehicles have an opportunity to park either on the site, within Jory Street or at several areas of public parking available on Main Street.
- The proposed hours of operation are fairly restricted with the current proposal seeking 4:30pm to 8:30pm (2-4 times per week) and 9am to 1pm Saturdays, subject to demand
- The proposed operation will not cause any electrical interference as the only electrical draw would be from the lighting system and a single portable speaker



- No Chemicals, gasses or other hazardous materials would be stored on site at any time
 - No emissions outside of background noise levels would be emanating out of the site.
- *No motor vehicle may be adjusted, modified, serviced or repaired for gain.*
No motor vehicles are going to be adjusted, modified, serviced or repaired for gain on the site at any point.
- *Only one commercial vehicle associated with a home business not exceeding 2 tonnes capacity and with or without a trailer registered to a resident of the dwelling may be present at any time. The vehicle must not be fuelled or repaired on the site.*
No commercial vehicles and/or trailers will be present at the site.
- *No goods other than goods manufactured or serviced in the home based business may be offered for sale. This requirement does not apply to goods offered for sale online.*
No goods will be available for purchase, with the exception of potential goods directly linked to the use such as silks, straps, branded merchandise and the like.
- *Materials used or goods manufactured, serviced or repaired in the home based business must be stored within a building.*
All materials used will be stored within the building as illustrated within the proposed floor plans.
- *No goods manufactured, serviced or repaired may be displayed so that they are visible from outside the site.*
No goods will be visible from beyond the site.
- *Any goods offered for sale online must not be collected from the dwelling.*
N/A

In this clause, a **commercial vehicle** means:

- *any motor vehicle which is used or intended to be used for carrying goods in the course of any business; or*
 - *a commercial motor vehicle within the meaning of the Road Safety Act 1986.*
- N/A

In this instance, a planning permit is required as the proposed Home Based Business seeks to use a total floor area of 108sqm, which is in excess of the 100sqm allowed under the provisions of the clause.

Pursuant to Clause 52.11-2 a planning permit may be granted for the following;

- *Which allows no more than three people who do not live in the dwelling to work in the business at any one time; or*
- *Which has a floor area not exceeding 200 square metres or one-third of the net floor area of the dwelling, whichever is the lesser.*
- *Which allows no more than one additional commercial vehicle, not exceeding two tonnes capacity and with or without a trailer registered to a resident of the dwelling, to be present at any time.*

This permit application seeks approval for the use of the land, which will occupy one-third of the total floor area, exceeding 100 sqm. The total floor area of the dwelling and outbuildings is 327.25



sqm. The proposed area to be used for the home-based business is 108 sqm, which is under one-third of the total area but exceeds the 100 sqm allowed to be exempt from requiring a planning permit.

Decision Guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- *Whether there is a need for additional parking or loading facilities.*
- *The effect of any vehicle parking, storage or washing facilities on the amenity and character of the street.*
- *Whether the site is suitable for the particular home based business and is compatible with the surrounding use and development.*
- *Whether there is a need for landscaping to screen any outbuildings or car parking or loading areas or any other area relating to the home based business.*

The proposed Home Based Business is considered a suitable use within the context of the site, the surrounding area and the broader Natimuk Community. The proposed Aerial Silks Gym provides a service to the local community with restricted hours of operation that will not cause detrimental impacts on the surrounding properties.

The proposed home based business operates under a booking system and does not offer as a walk-in type establishment with a restriction on the number of participants per session. The proposed use is wholly contained within the purpose-built outbuilding on the site, which has been lined internally to act as acoustic treatment to ensure any noise that may incidentally be generated is dampened to an acceptable level within a residential area.

The subject site, Jory Street and the broader Main Street area will be able to ensure Car Parking generated by the use will be fairly minimal and unlikely to cause or allow detrimental impacts onto the surrounding area. As part of mitigating this, clients who are booked for sessions will be advised prior to their initial session of the parking requirements.

The proposed use is a unique service with the nearest studio located in Ballarat, thereby providing a service to the local community who are likely to use other services whilst in the Natimuk region.

Refer to Appendix 3 – Proposed Floor Plans



7. CONCLUSION

The proposed Home Based Business at 18 Jory Street is consistent with the relevant objectives and policies as stated in the Municipal Planning Strategy and Planning Policy Framework of the Horsham Planning Scheme.

The subject site can be developed and serviced with minimal impact on existing infrastructure and or impact the adjoining landowners, and with an overall economic benefit to the site and local economy through the introduction of another local business servicing the local and broader community.

The proposal is commended to Council and, on behalf of our client, we look forward to a positive outcome from the application.



APPENDIX 1 – CERTIFICATE OF TITLE



APPENDIX 2 – EXISTING SHED PLANS



APPENDIX 3 – PROPOSED FLOOR PLAN

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 1 of 1

VOLUME 11045 FOLIO 422

Security no : 124128965855C
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LAND DESCRIPTION

Lot 55 on Plan of Subdivision 003766.
PARENT TITLE Volume 03199 Folio 758
Created by instrument AF527941T 12/12/2007

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
REBECCA ELIZABETH HOPKINS of 18 JORY STREET NATIMUK VIC 3409
AN208697N 21/10/2016

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AY809974R 22/01/2025
PERPETUAL CORPORATE TRUST LTD

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP003766 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 18 JORY STREET NATIMUK VIC 3409

ADMINISTRATIVE NOTICES

NIL

eCT Control 18478R FIRST LEGAL
Effective from 22/01/2025

DOCUMENT END

Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	Plan
Document Identification	LP003766
Number of Pages (excluding this cover sheet)	7
Document Assembled	14/10/2025 14:11

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PLAN OF SUBDIVISION
PART OF CROWN ALLOTMENT 115 B & 115 A
PARISH OF NATIMUK
COUNTY OF LOWAN

VOL-816 FOL-051
VOL-949 FOL-613
Measurements are in Links
Conversion Factor
LINKS X 0.201168 = METRES

STREET NAME AMENDED
FROM SCHMIDT STREET
TO KNIGHT STREET
VIDE CAT. 1987, NO 37, P. 2554.
COR. 1987, 338 45.

ENCUMBRANCES

AS TO THE ROADS MARKED R1, R2 & R3
ANY EASEMENTS AFFECTING THE SAME

APPURTENANCES

AS TO LOTS 58, 60, 61, 62, 65, 66, 67, 68, 70,
97, 98 & 100
TOGETHER WITH A RIGHT OF CARRIAGEWAY
OVER THE ROADS COLOURED BROWN

NOTATIONS

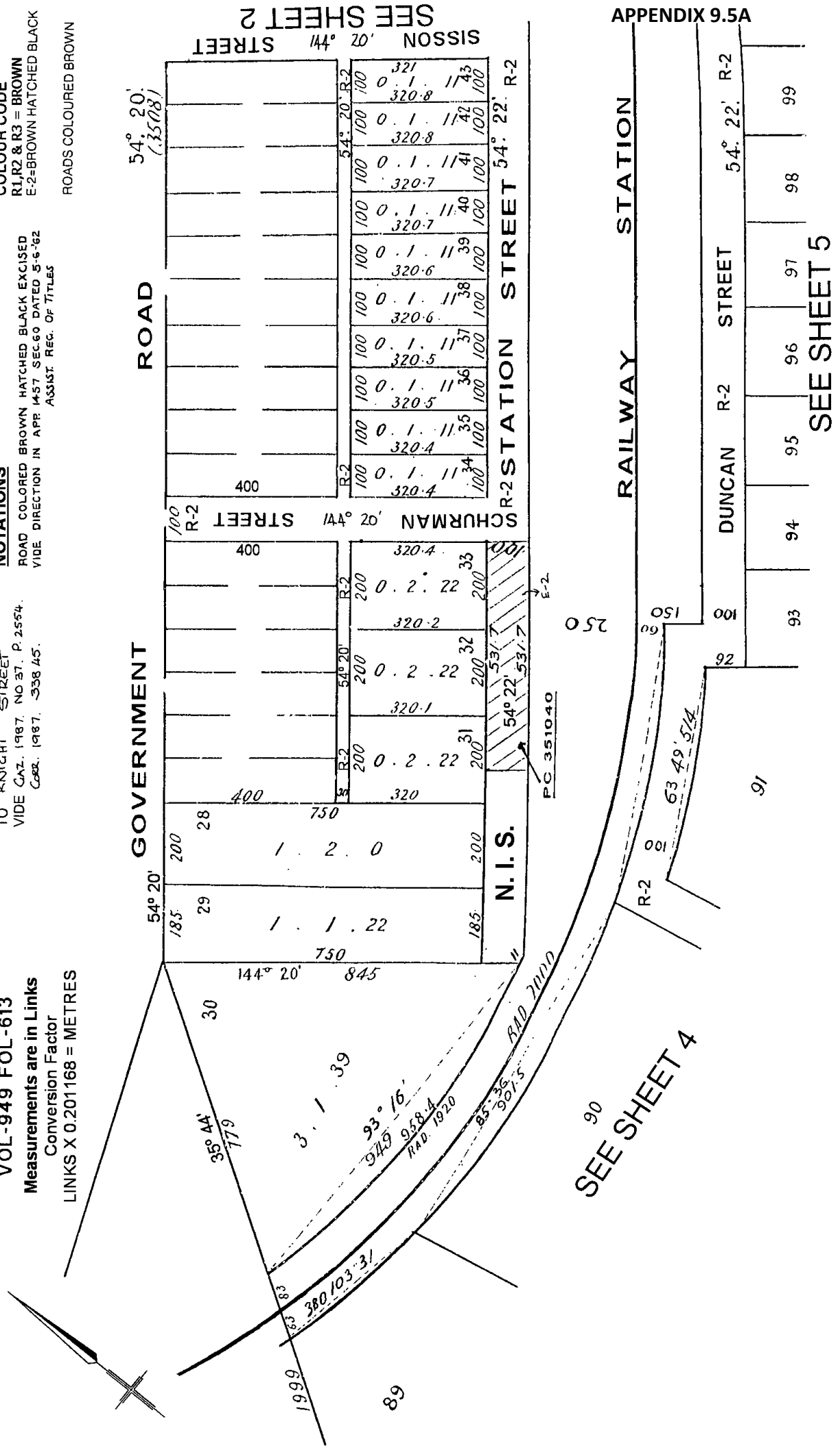
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VIDE DIRECTION IN APP 1457 SEC.60 DATED 5-6-82
ASSIST. SEC. OF TITLES

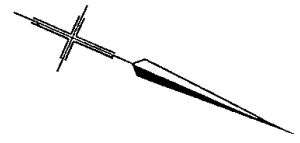
LP 3766

EDITION 5
PLAN MAY BE LODGED
9/3/94

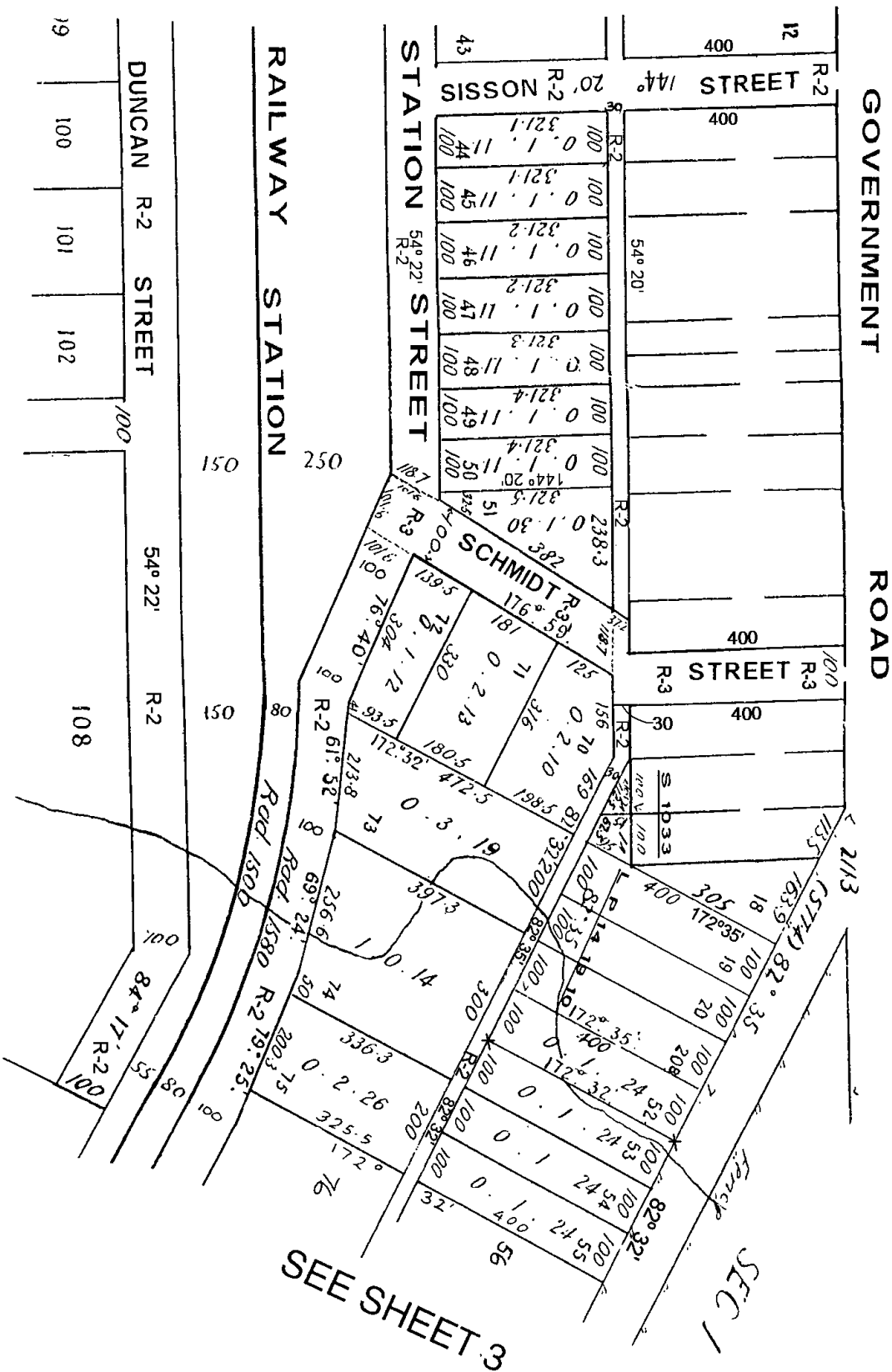
6 SHEETS
SHEET 1

COLOUR CODE
R1, R2 & R3 = BROWN
E-2-BROWN HATCHED BLACK
ROADS COLOURED BROWN



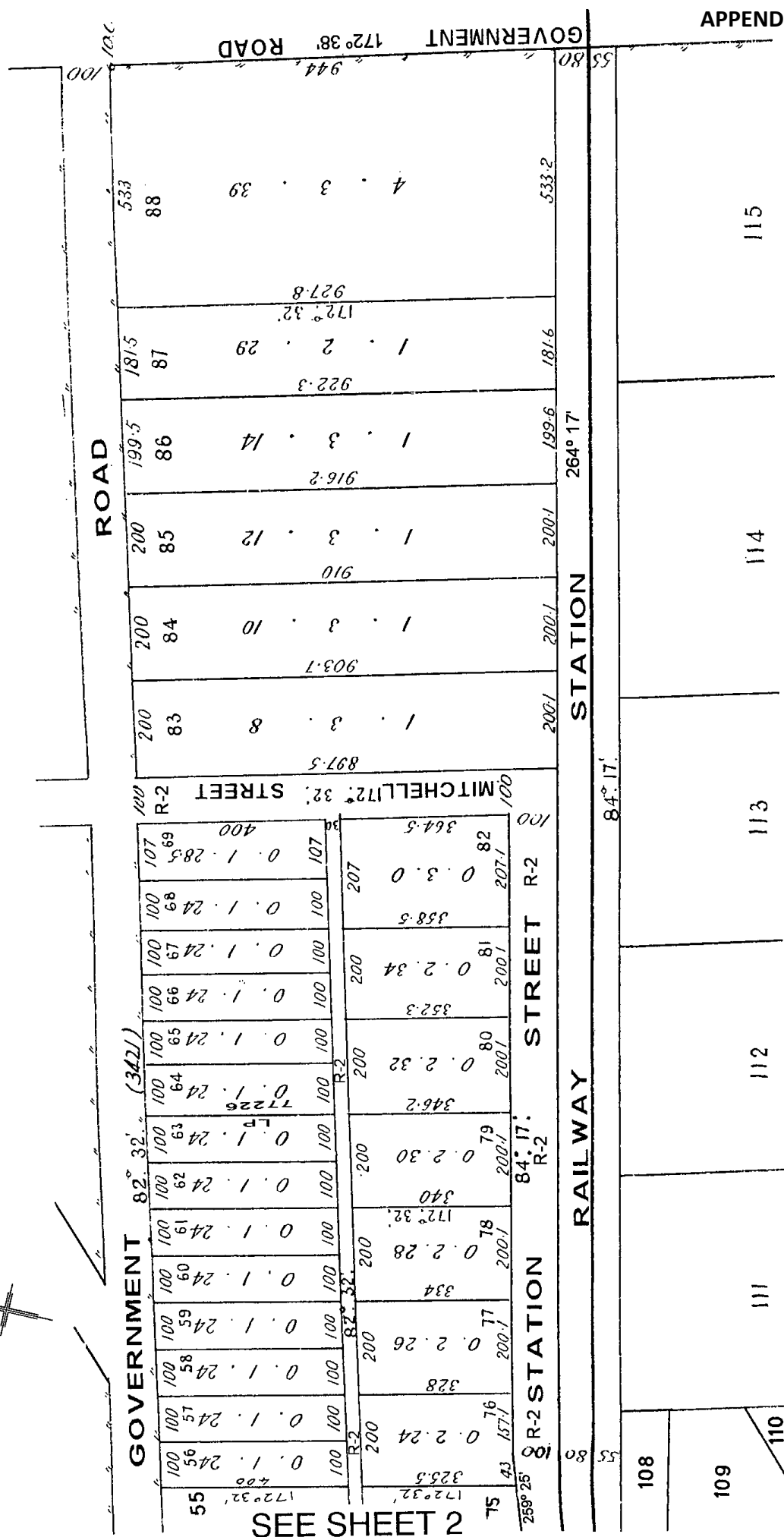
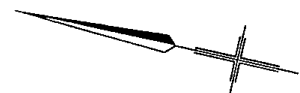


SEE SHEET 1



SEE SHEET 5

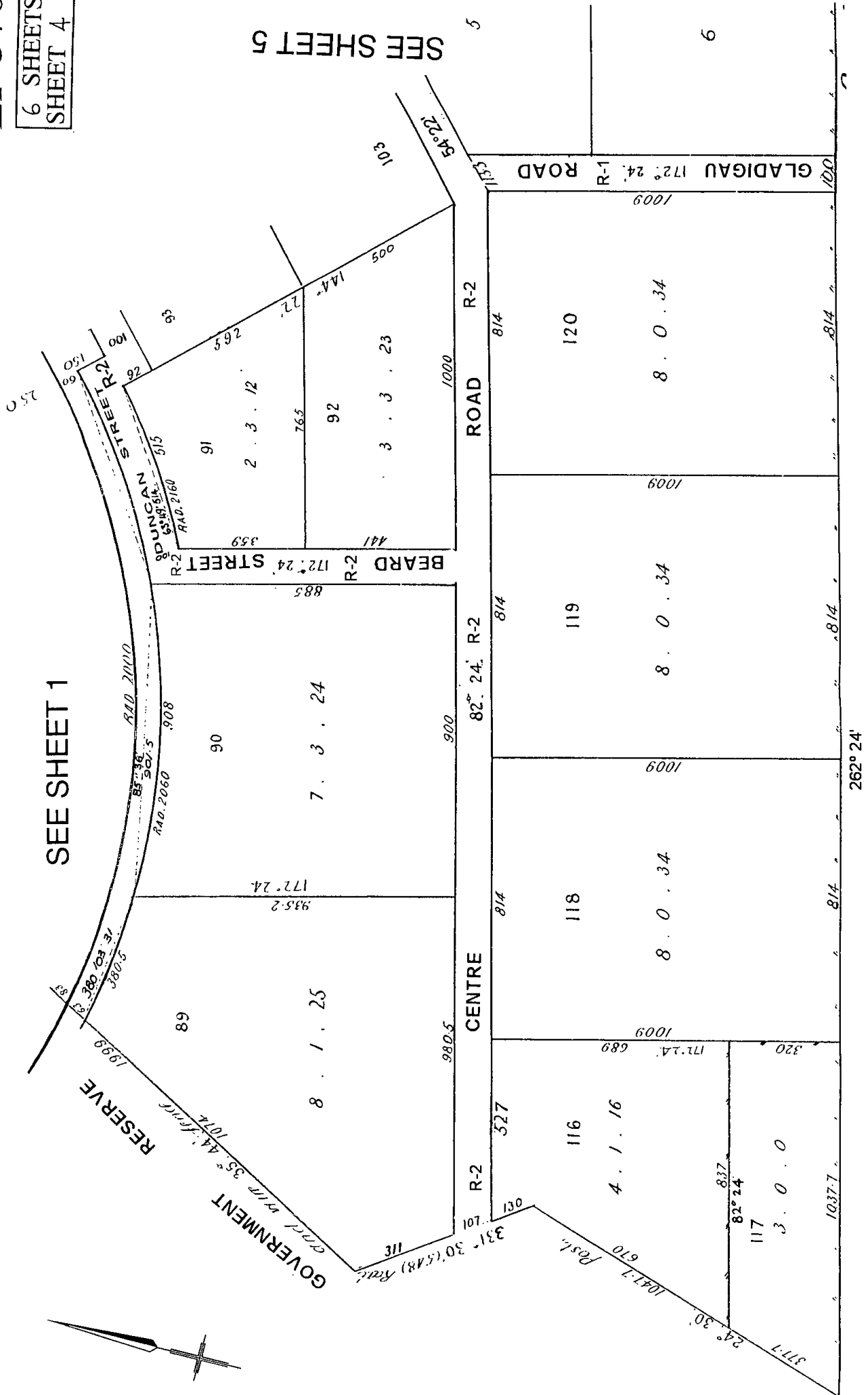
SEE SHEET 3

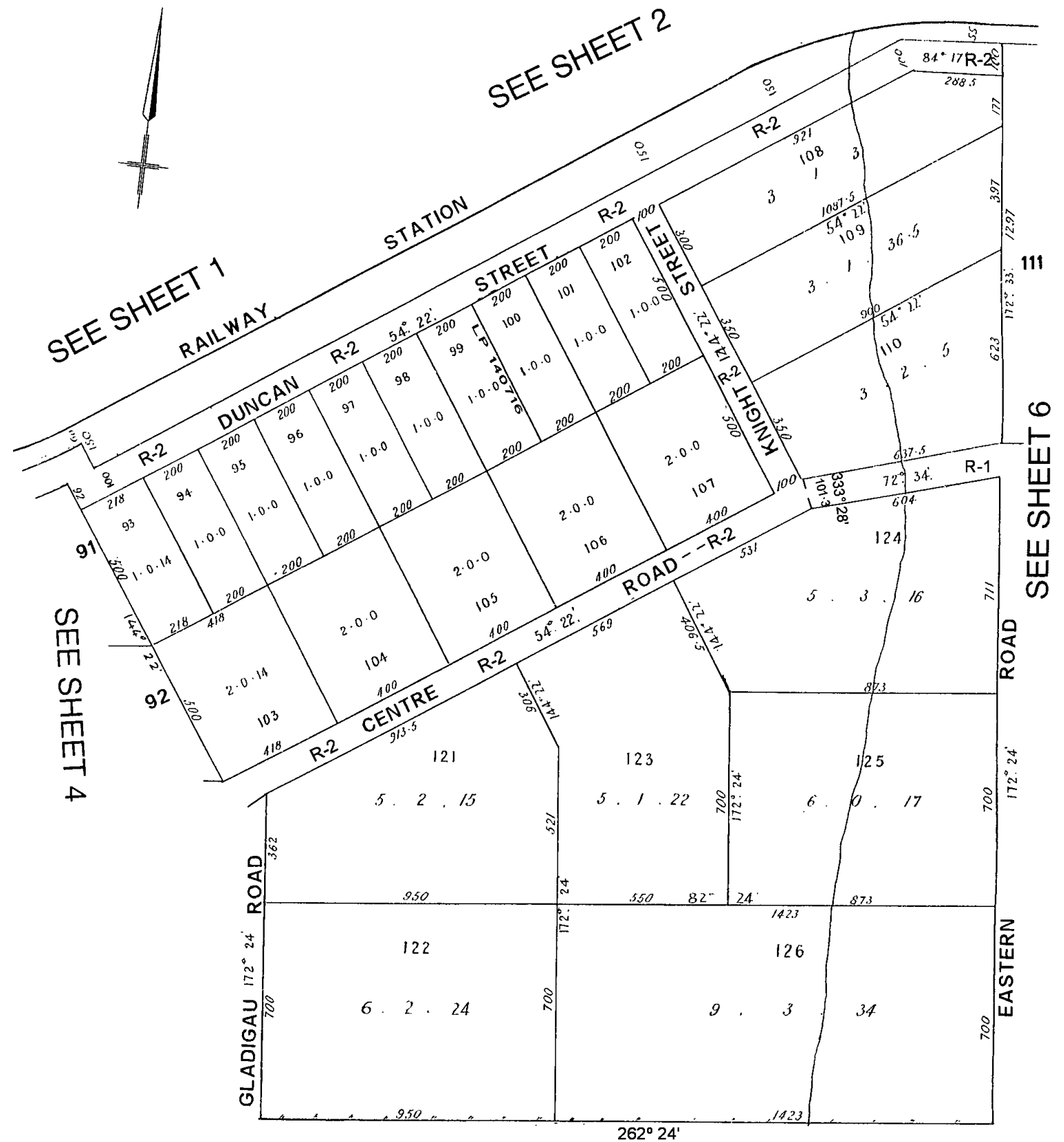


LP 3766

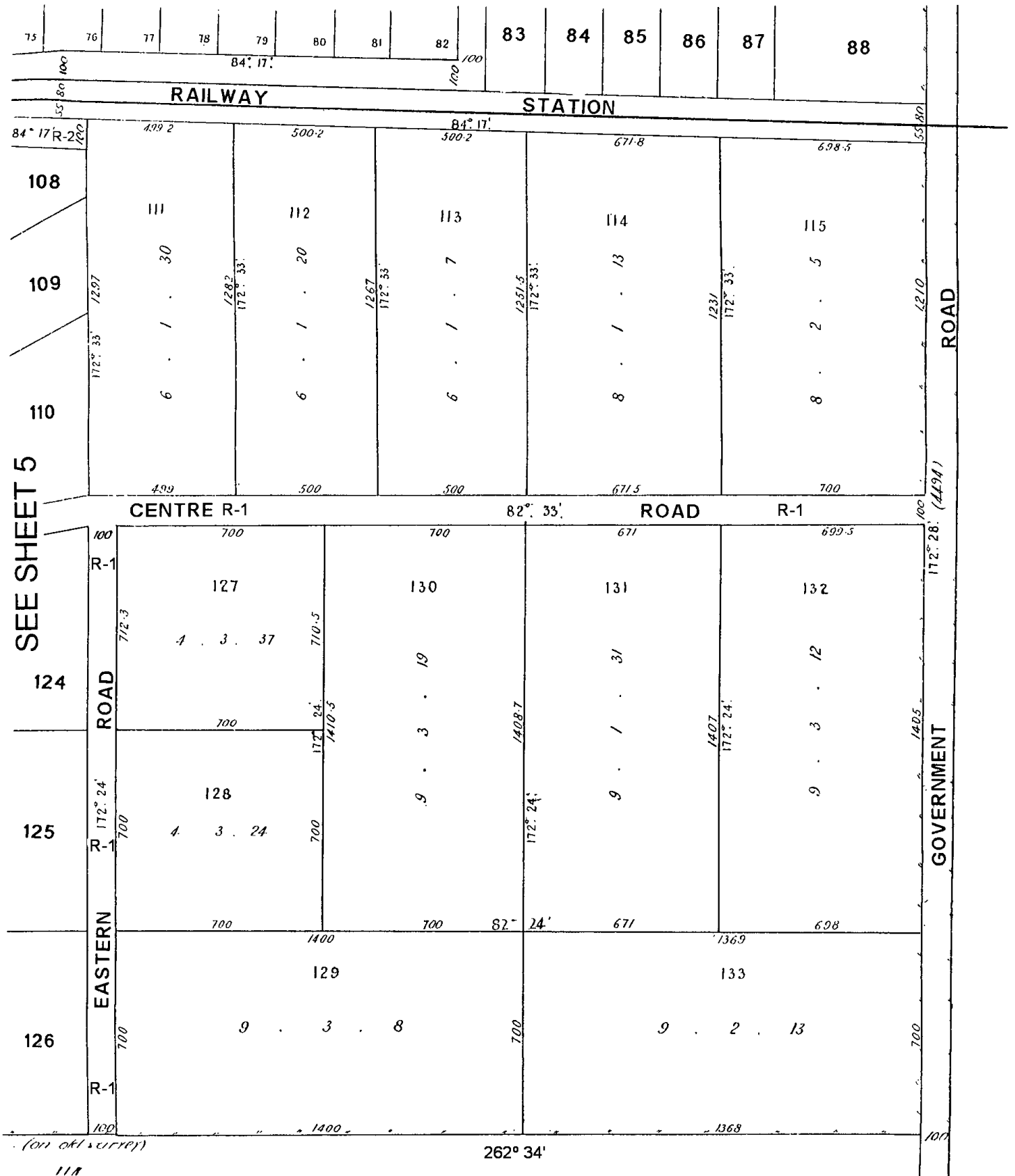
6 SHEETS
SHEET 4

APPENDIX 9.5A





SEE SHEET 3



MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

WARNING: THE IMAGE OF THIS PLAN/DOCUMENT HAS BEEN DIGITALLY AMENDED.
NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL PLAN/DOCUMENT.

PLAN NUMBER

LP3766

AFFECTED LAND/PARCEL	LAND/PARCEL IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	TIME	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
STATION STREET		ROAD DISCONTINUED AS TO PART	AC081005U	21/05/2003		2	MLE
THIS PLAN		APPURTENANCY NOTATION ADDED				3	AD
THIS PLAN	R-1	EASEMENTS ENHANCED				4	AD
THIS PLAN		APPURTENANCY NOTATION ADDED				4	AD
ROADS	R-2 & R-3	EASEMENTS ENHANCED				5	AD

18 JORY STREET NATIMUK —
PROPOSED SHED
9m x 12m x 6.3m EAVE

NOTES

GENERAL

- The design is based on the detail provided only. It is the responsibility of the provider of this information to ensure its accuracy and to have fully disclosed all detail relevant to the design process.
- Where differences exists between the design drawings and on site conditions, advice must be sought and clarity received prior to proceeding to with the set out and/or construction works.
- If works and/or plans are modified after completion of the design, these changes must to be referenced back to the engineer for review to ensure compliance with the design parameters. Additional fees may apply for any additional or modified design works that is required.
- The design indicates the minimum member or element size to be adopted. Larger members or material sizes may be used.
- Spans and spacing's of members are not to exceed those allowed for in the design.
- All reasonable care has been taken in the development of this design. WCSE and JEDS will not be liable for any construction variances that result as a matter out of its control at the time of preparation.

STEEL PURLINS AND GIRTS

1. All purlins and girts are to be made from Grade 450 MPa zinc coated steel. BHP Coated Products rolled steel strip was used in this design and the manufacturers erection details and recommendations for the purlins, girts, cleats, zinc coated fasteners and accessories shall be followed. Should other manufacturers products be used, they shall conform to this specification.
2. The purlins and girts shall have a minimum sizes as per Stramit and BHP sections.
3. Proper care must be taken when handling long lengths and bundles to avoid twisting and kinking.
4. Purlins and girts brackets shall be 8mm min. thickness and are to be 4mm stitch welded.
5. All purlin and girts are to be braced where shown by continuous bridging or by alternative bridging and sag rods.
6. Bolted connections to cold formed sections to be min. 2/M12 mild steel bolt (to AS1111 - 1972) galvanised or zinc plated unless otherwise noted.
7. Unless shown on the drawings, only foil-backed insulation may be used between the roof sheeting and purlins.
8. Fasteners type shall be minimum No. 12 self drilling or self tapping sheet metal screws. Load spreading washers shall be used for single spans without bridging. Side lap fasteners shall be used between the sheets.

CLADDING

1. Design cladding is "Monoclad" 0.42 BMT rolled steel sheet or equivalent.
2. Unless the roof is clad on ground, safety mesh is required prior to cladding. As per Occupational Health and Safety Code of Practice.
3. Screws shall be crest fastened only.
4. Fasteners shall be located as per manufacturers specifications.

BOLTED CONNECTIONS

1. All bolts, nuts, washers and fittings cast into concrete and brickwork shall be hot dipped galvanised unless otherwise noted.
2. Unless otherwise noted, all bolted connections joining steel to steel shall be 2-M20 high Strength (G8.8) bolts. tightening procedure TB (tension bearing - tighten nuts a further half turn past snug tight position)
3. all bolt spacings and edge distance shall be those specified in AS 4100 - 1990 unless otherwise noted.
4. Unless otherwise noted tie "Holding Down" bolts to the bottom layer of reinforcement in footings. In drilled or deep footings for columns tie the H.D. bolts to the vertical reinforcement extending to within 100mm of the base of the hole. Alternatively where reinforcement cages are used on deep footings, extend the H.D. bolts 600mm into the footings (min 500mm into the cage) unless otherwise shown on the drawings. under no circumstances shall a nut be placed under the base plate. Should the base plate need to stand proud of the footing, it may be shimmed, or the footing bolt sleeved with the space between the sleeve and the bolt packed with petroleum jelly. Failure to tension the footing bolts will allow wind load fatigue to occur, causing sudden failure.

FLYBRACING

Fly bracing is to be 50x4 EA placed on every second purlin unless specified otherwise on all rafter sized 310UB and greater unless noted otherwise.

STEEL HOLLOW SECTIONS

1. All hollow sections shall be made from Australian Steel and shall be minimum grade 350MPa

CONCRETE

1. Concrete shall be manufactured using type "A" cement without chemical additives apart from a water-reducing agent and supplied on a performance basis with the following characteristics:
2. All floors shall be placed adequate mechanical compaction
3. All reinforcing fabric shall be manufactured from hard drawn steel wire conforming to Australian Standards. No Additional welding shall be performed on this fabric by the contractor. All reinforcing bars shall be deformed "N" type bars manufactured to Australian Standards.
4. All steel reinforcement shall be placed on bar chairs at maximum 750mm centres (both ways) and be properly tied down prior to concrete poured.
5. The design indicates the minimum sizing of elements and material - depth, width, reinforcement size etc. For ease of construction it may be preferred to use larger sizes or materials.
6. The design spacing of internal beams is the maximum allowable and must not be exceeded. For ease of construction additional beams at lesser spacing's may be used.
7. All concrete shall be cured using an approved curing compound.
8. Finish DRIERS SHALL NOT BE USED. If the slump of the concrete is too great to allow a smooth steel-troweled finish the faulty concrete shall be removed and replaced with conforming concrete. Prior to final trowelling the contractor shall wait for surface moisture to evaporate off, then the floor shall be continuously trowelled with a "helicopter" or similar apparatus until smooth black burnished finish is obtained. (in confined placers, corners etc., hand trowelling shall be used.)
9. Contraction joints shall not be formed during the concrete placement process. the construction joints shall be formed with propriatary formers to the manufacturers specifications. Contraction joints shall be cut with a diamond saw to the depth of 20mm within 24 hours of the concrete being poured. Sawn joints to be a maximum 6000mm in both directions unless otherwise specified.
10. OWNERS RESPONSIBILITY - as with any part of the a building the floor needs to be maintained, any chips, holes etc., surface gauges etc., should be promptly repaired with rigid epoxy resin to a smooth finish

TIMBER

1. All timber design and workmanship is to be in accordance with AS 1684, AS1720 and the NCC.
2. All framing is to be constructed and completed in accordance with AS1684 unless stated otherwise.
3. All external timbers are to be a minimum of H3 treated.
4. Penetrations through timber must be less than 1 / 3 of the penetration girth of the timber and must be centrally located within the member unless stated otherwise.
5. For fasteners including nails the following applies:
 - 5.1. Holes to be a minimum of 5x the diameter of the fastener from the end or side grain to the edge of the hole/fastener unless stated otherwise.
 - 5.2. Minimum of 5x the diameter of the fastener between fasteners unless stated otherwise.

ADDITIONAL NOTES

1. Damp proofing of floors: Vapour barrier to be in accordance with AS2870
2. Discharge from exits for Sheds to comply with D1.10 of NCC Vol1
3. Portable fire extinguishers to be in accordance with AS2444
4. Stormwater drainage to AS/NZS 3500.3
5. Roof sheeting to AS1562.1
6. Footings to be founded a minimum of 200mm into stiff clay or rock with minimum bearing of 100kPa unless noted otherwise.
7. Assumed soil conditions worse case "Class M-D" or as per soil report outlined in design documentation
8. The design and certification process is under no circumstances to be considered approval to undertake building works. It is the sole responsibility of the owner/applicant to obtain all relevant permits associated with these works prior to commencement of any building works. WCSE Pty Ltd will not accept liability for any breach of this requirement.



WARNING

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REV	DESCRIPTION	DATE
A	Draft for discussion	21.11.2024

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5 BURNETT STREET HORSHAM
M: 0419 356 127
ABN: 14617 454 761
P.O. BOX 365 HORSHAM VIC 3402

DESIGNED: G. Liston	PROJECT: 18 Jory St Natimuk - Proposed Shed		
DATE: November 2024			
SCALE: A3 1:150 or As Stated	DRAWING TITLE: Title Page and General Notes		
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WARNING

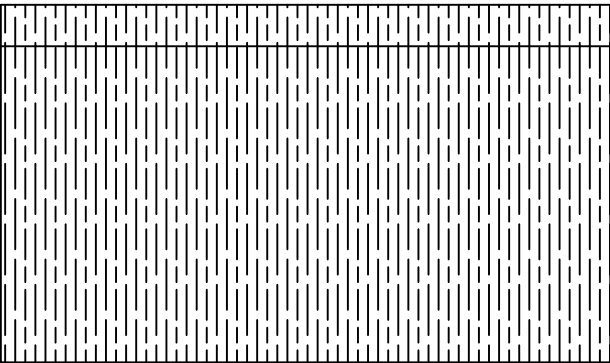
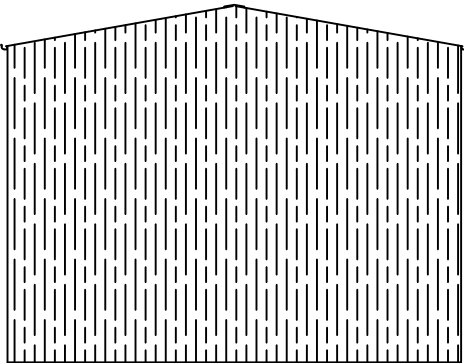
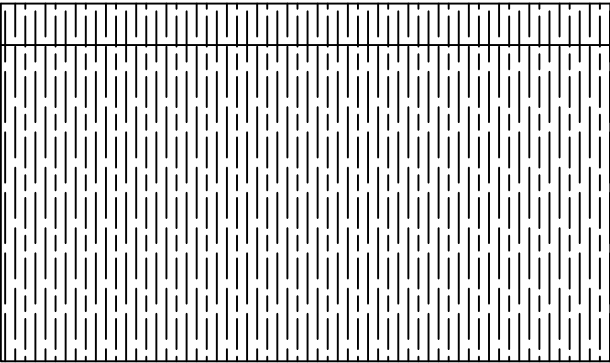
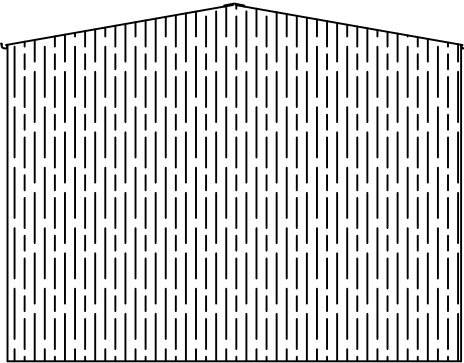
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A	Draft for discussion	21.11.2024

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VIC 3402
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ABN: 14617 454 761
P.O. BOX 365 HORSHAM VIC 3402

DESIGNED: G. Liston	PROJECT: 18 Jory St Natimuk - Proposed Shed		
DATE: November 2024			
SCALE: A3 1:500	DRAWING TITLE: Site Plan		
CAD FILE: c:\users\user\documents\engineering\structural\18 jory st natimuk\18 jory st natimuk.dwg	PROJECT No. 1673	SHEET No. 2 of 10	REV: A



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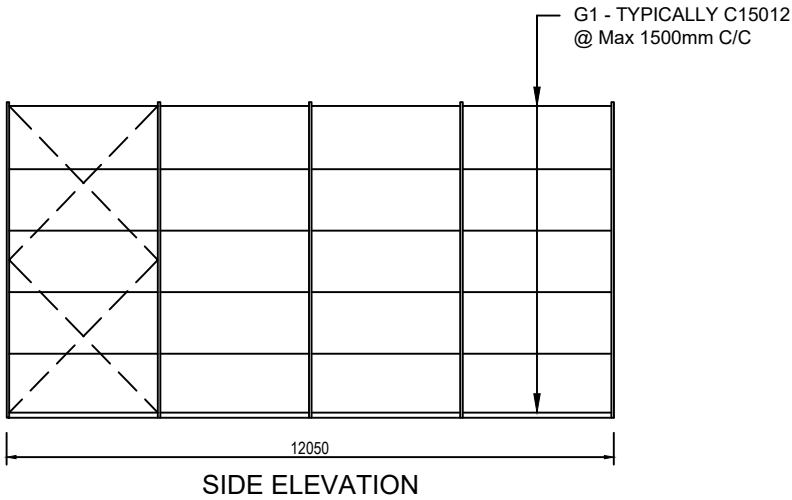
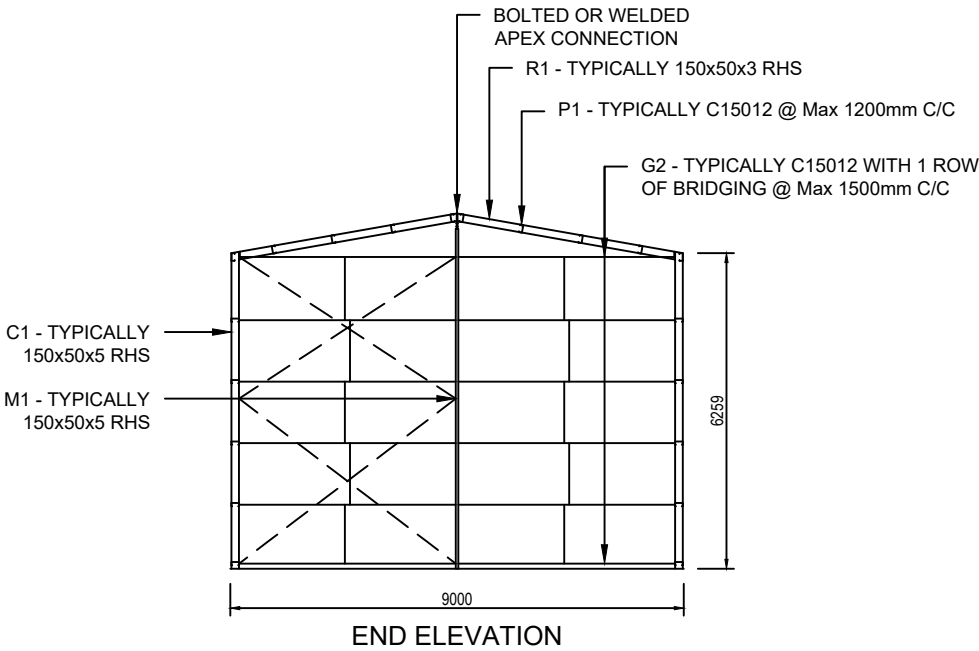
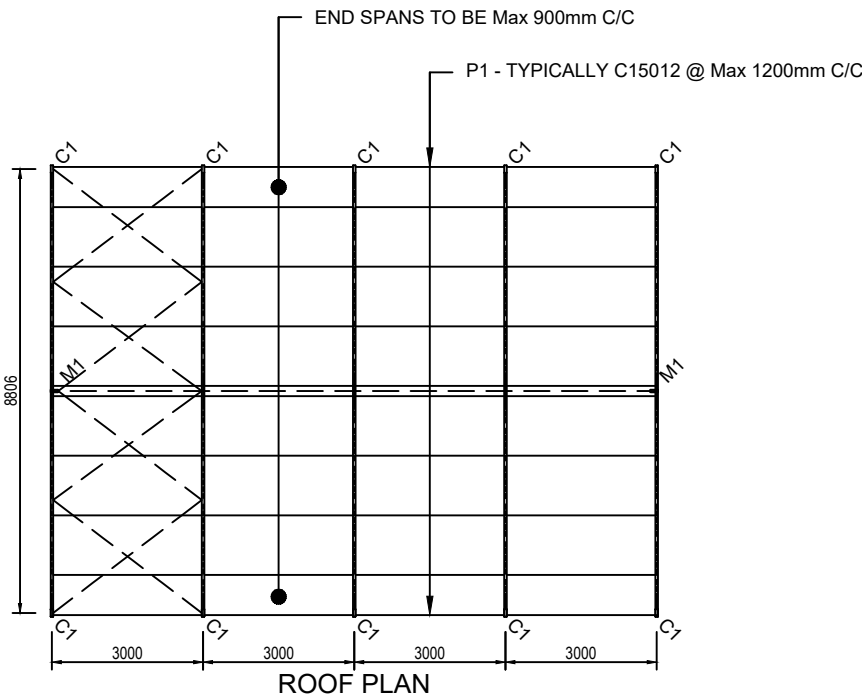
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ABN: 14617 454 761

P.O. BOX 365 HORSHAM VIC 3402

DESIGNED: G. Liston	PROJECT: 18 Jory St Natimuk - Proposed Shed		
DATE: November 2024			
SCALE: A3 1:150 or As Stated	DRAWING TITLE: Elevations		
CAD FILE: c:\users\user\documents\engineering\structural\18 jory st natimuk\18 jory st natimuk.dwg	PROJECT No. 1673	SHEET No. 3 of 10	REV: A

STEEL WORK SCHEDULE		
MARK	SIZE	REMARK
C1	150x50x5 RHS	-
R1	150x50x3 RHS	-
BR1	8mm Wire Rope	Roof and Wall Bracing
P1 - Option 1	C15012	Max1200mm Centres with 1 row of bridging
G1	Same as purlins	Max 1500mm Centres
G2	C15012 with 1 row of bridging	Max 1500mm Centres
MULLION	150x50x3 RHS	Required for Roller Doors
DOOR HEADER	150x50x3 RHS	Required for Roller Doors



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A	Draft for discussion	21.11.2024

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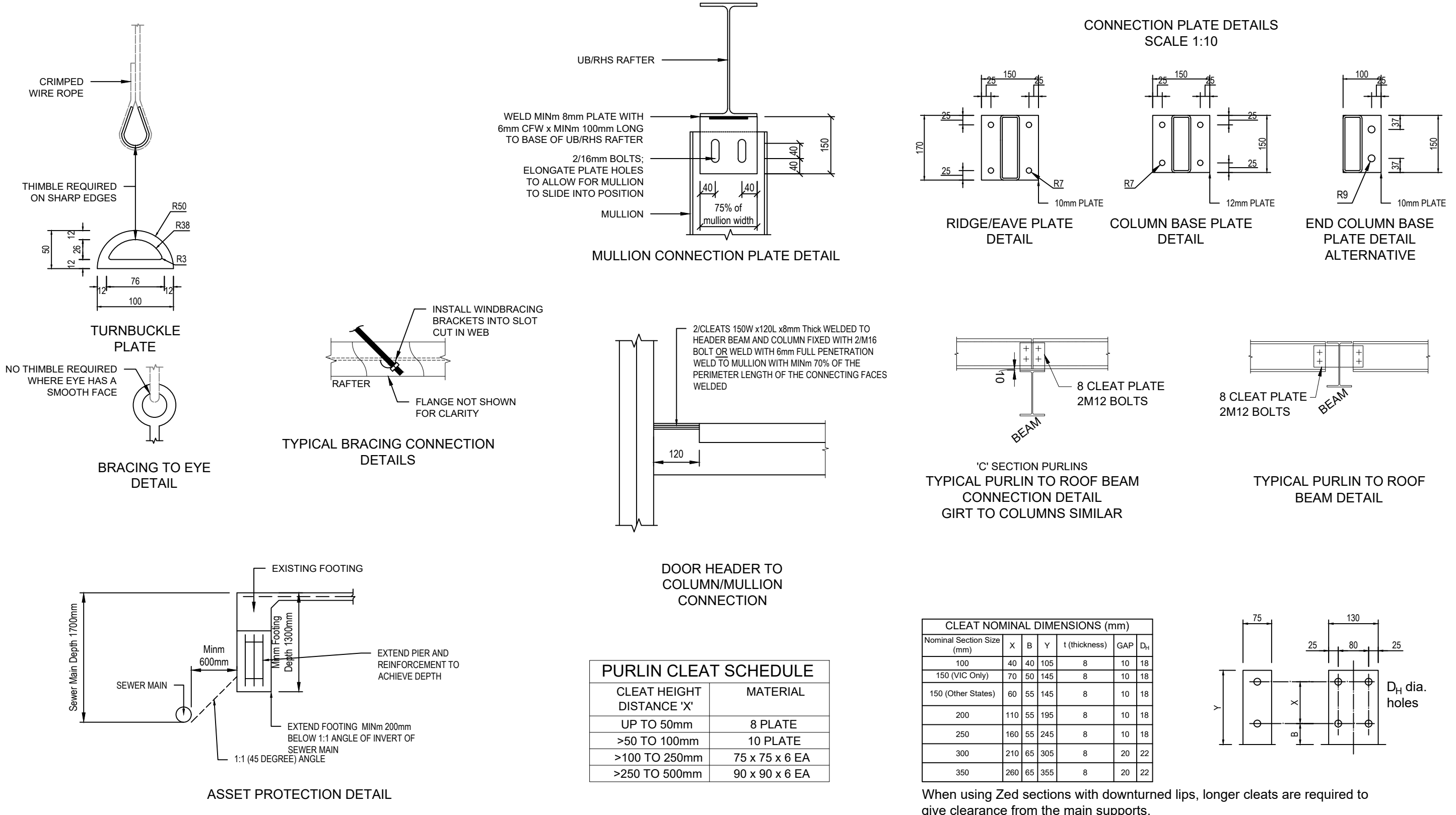
0419 356 127

0419 356 127

ADN 14617 454 761

P.O. BOX 365 HORSHAM VIC 3402

DESIGNED: G. Liston	PROJECT: 18 Jory St Natimuk - Proposed Shed		
DATE: November 2024			
SCALE: A3 1:150 or As Stated	DRAWING TITLE: Elevations & Roof Plan		
CAD FILE: c:\users\user\documents\engineering\structural\18 jory st natimuk\18 jory st natimuk.dwg	PROJECT No. 1673	SHEET No. 4 of 10	REV: A



NORTH

WARNING

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REV	DESCRIPTION	DATE
A	Draft for discussion	21.11.2024

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24 KENNY ROAD HORSHAM
VIC 3441
P.O. BOX 365 HORSHAM VIC 3402

DESIGNED:
G. Liston

DATE:
November 2024

SCALE:
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CAD FILE:
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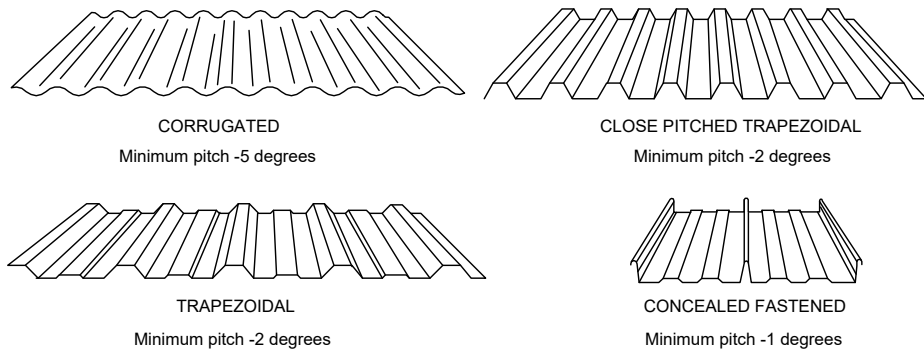
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18 Jory St Natimuk - Proposed Shed

DRAWING TITLE:
Detail Sheet

PROJECT No.
1673

SHEET No.
5 of 10

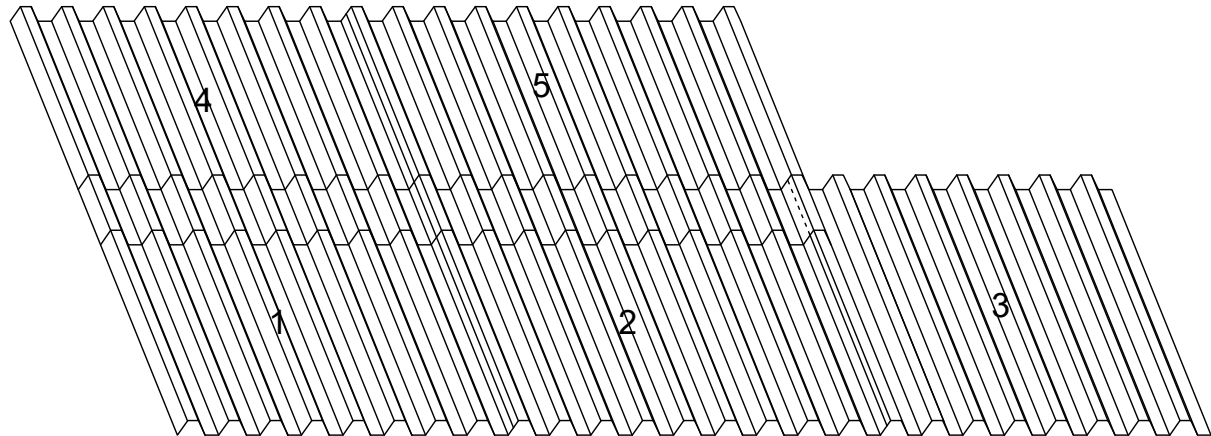
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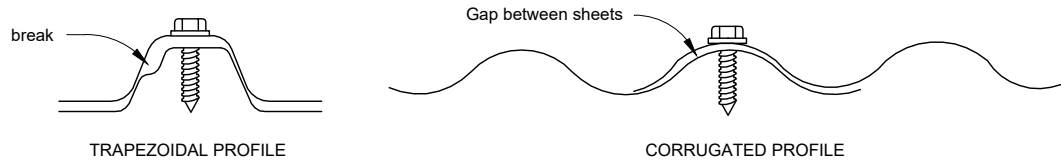
MINIMUM PITCHES FOR DETAIL SHEET ROOFING PROFILE DETAIL

Metal sheet roofing must comply with the minimum pitch requirements for associated roof profile.

Consideration should be given to the drainage run off capacity of the roof sheeting when determining the minimum pitch and total length of the roof sheet.

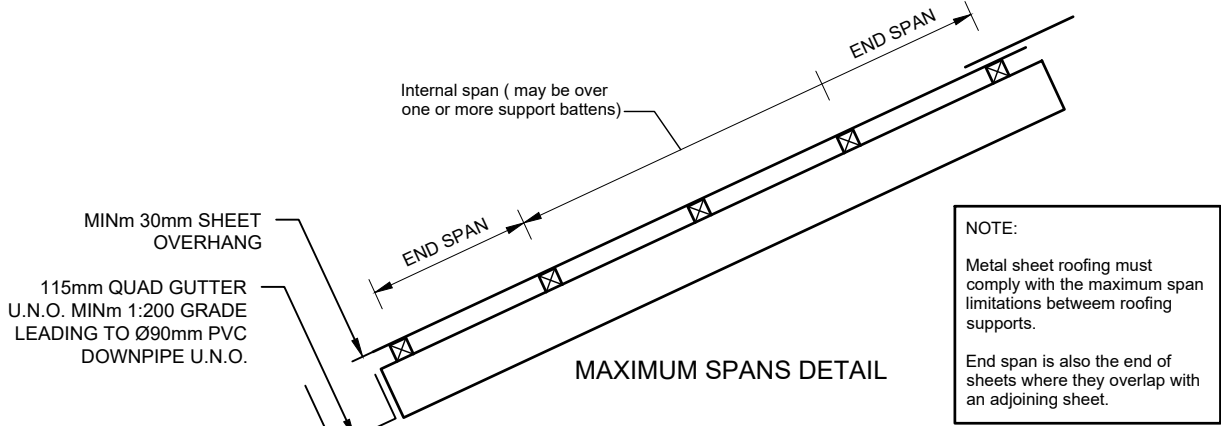


SHEET LAYING SQUENCE DETAIL



FIXING OF METAIL SHEET ROOFING DETAIL

SHEET ROOFING PROFILE	FIXING: END SPAN	FIXING: INTERNAL SPANS
CORRUGATED	Side lap & every second rib	Side lap & every third rib
CLOSE PITCHED TRAPEZOIDAL	Side lap & every second rib	Side lap & every third rib
TRAPEZOIDAL	Every rib	Every rib
CONCEALED FASTENERS	Every rib	Every rib



SHEET ROOFING PROFILE	SHEET ROOFING BASE METAL THICKNESS (mm)	MAZ. END SPAN (mm)	MAX. INTERNAL SPAN (mm)
CORRUGATED	0.42	900	1200
CLOSE PITCHED TRAPEZOIDAL	0.42	1800	2400
TRAPEZOIDAL	0.42	1300	1700
CONCEALED FASTENERS - NARROW SHEET	0.42	1750	2100
CONCEALED FASTENERS - WIDE SHEET	0.48	1800	2100

Extract from AS/NZS 3500.3:2018

Section 2 materials and products
2.2 SELECTION AND USE
Materials and products used in a stormwater drainage system shall be selected to ensure satisfactory service for the life of the installation.

NOTES:

1 Factors to be taken into account in the selection should include-

(a) the nature of the intended use of the building;
(b) the environment (see AS/NZS 2312, AS 4312 or the relevant product Standard);
(c) the the nature of the ground, quality of subsoil water and the possibility of chemical attack therefrom;
(d) the physical (e.g. abrasion) and chemical (e.g. corrosion) characteristics of the materials and products; and
(e) components of installations manufactured from more than one material, with either contact between or drainage to them (see Clause 4.4.1 or Clause 4.4.2).

2 Where materials are used for the collection of drinking water, the use of materials conforming with AS/NZS 4020 should be considered.

2.3 ROOF DRAINAGE SYSTEM
2.3.1 Roof drainage system components
Roof drainage system components made from aluminium alloys, aluminium/zinc and aluminium/zinc/magnesium alloy-coated steel, copper, copper alloys, zinc-coated steel, stainless steel and zinc shall conform with AS/NZS 2179.1.

2.3.2 Downpipes
Materials and products, other than those specified in Clause 2.3.1, used for downpipes shall conform with the following:

(a) Aluminium alloy pipes shall conform with AS/NZS 1866, and shall be in straight lengths (i.e. not bent)
(b) Cast iron pipes and fittings shall conform with AS 1631.
(c) Copper pipes and fittings shall conform with AS 1432 and AS 3517, respectively, and shall satisfy the following additional criteria:
(i) When Types B pipe is field bent, the offset angle shall be not greater than 10°.
(ii) Type D pipe shall be in straight lengths (i.e. not bent).
(iii) Fabricated bends and junctions at the base of the downpipes less than 9 m high shall be, as a minimum, fittings suitable for Type D applications.
(d) Copper alloy pipes and fittings shall be as specified in AS3795 and AS 3517, respectively, with the following limitations on use:
(i) Types D shall be in straight lengths (i.e. not bent).
(ii) Only junctions shall be field fabricated.
(iii) Only cast or hot-pressed bends and junctions shall be used at the base of downpipes with heights equal to or greater than 9 m.
(e) Ductile iron pipes and fittings shall be as specified in AS/NZS 2280.
(f) Fibre-reinforced concrete (FRC) pipes and fittings shall be as specified in AS 4139, with shall be autoclaved.
(g) Galvanized steel pipes and malleable cast iron fittings shall be as specified in AS 1074, with the following limitations on use:
(i) Pipes shall be in straight lengths (i.e. not bent).

(i) Pipes and fittings shall be installed in accessible locations.
(h) Glass filament reinforced thermosetting plastic (GRP) pipes shall be as specified in AS 3571.1 and AS 35771.2. They shall be resistant to ultraviolet light when installed in direct sunlight.
(i) Polyvinyl chloride (PVC) pipes and fittings shall be as specified in AS/NZS 1254, AS/NZS 1260, AS 1273 or AS/NZS 1477. They shall be resistant to ultraviolet light where installed in direct sunlight.
(j) Polyethylene (PE) pipes and fittings shall conform with AS/NZS 4129, AS/NZS 4130or AS/NZS 4401, and unless coloured black, pipes and fittings shall not be exposed to direct sunlight without protection in accordance with AS/NZS 2033.

NOTE: Chains should not be used as downpipes.

2.3.3 Accessories and fasteners
Accessories and fasteners manufactured from aluminium alloys, aluminium/zinc and aluminium / zinc / magnesium alloy-coated steel, copper, copper alloys, zinc-coated steel, stainless steel and zinc shall conform with AS/NZS 2179.1

3.7 BOX GUTTER SYSTEMS
3.7.1 General
Box gutter systems shall incorporate overflow devices (as per Clause 3.7.7).
3.7.2 Freeboard
The freeboard (h_f) for box gutters shall be 30 mm, in accordance with Figure 15, Appendix I.
3.7.3 Limitations
The following limitations of the general method apply to box gutter systems:
(a) Gradients shall be in the range 1:40 to 1:200 (see Note 1).
(b) Rainheads-
(i) design flows shall not exceed 16 L/s; and
(ii) size range of vertical downpipes shall be according to Figure I3, Appendix I.
(c) The limitation of solution for sumps with overflow devices shall be the size range of vertical downpipes accordiung to figure I4, Appendix I.

NOTES:

1 Figures I6 and I8, Appendix I, assume that box gutters slope in the range 1:40 to 1:200.
2 Criteria for box gutter overflow devices are given in Clause 3.7.7 and illustrated in Figure 3.7.3.
3 The minimum width of box gutters used for commercial construction is 300 mm. Box gutters 200 mm wide may be used for domestic construction but they are more prone to blockages. Additional height is recommended where possible.



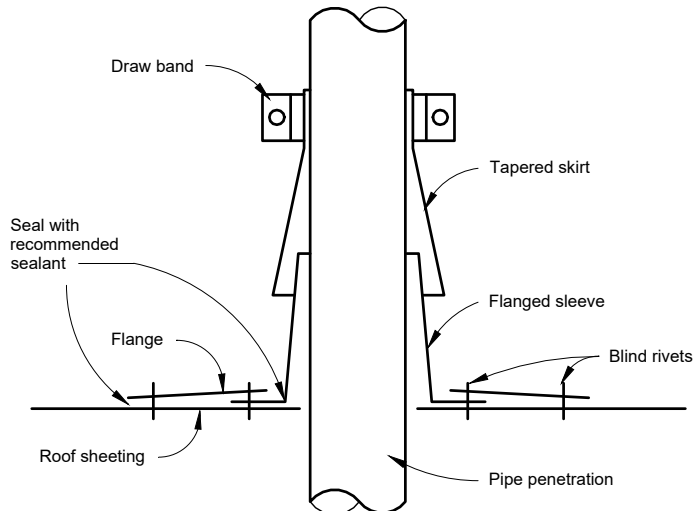
WARNING

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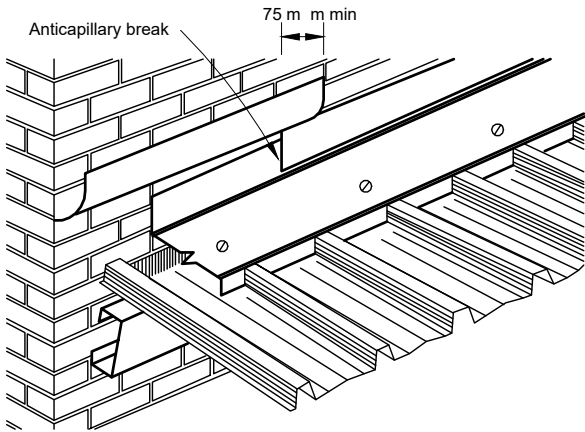
REV	DESCRIPTION	DATE
A	Draft for discussion	21.11.2024

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24 KENNY ROAD HORSHAM
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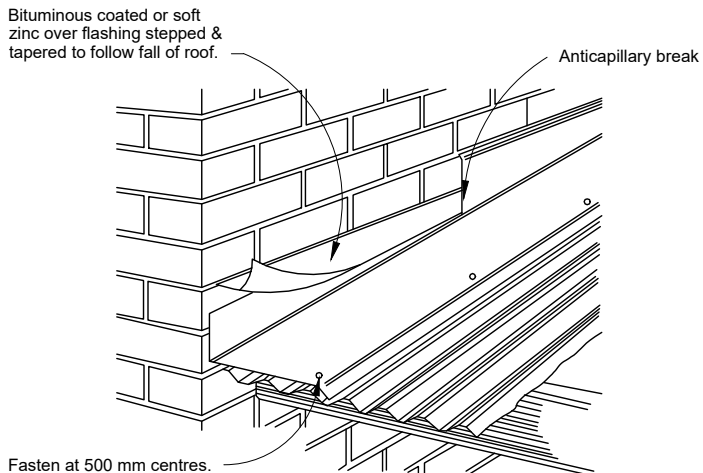
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DATE: November 2024	
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	SHEET No. 6 of 10
	REV: A



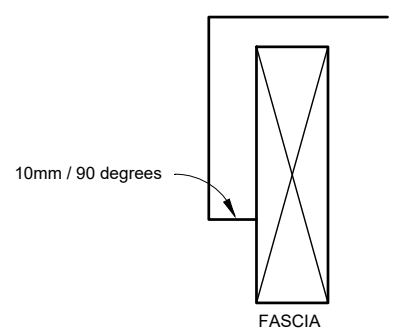
COLLAR FLASHING -TYPICAL ROOF
PENETRATION FLASHING DETAILS



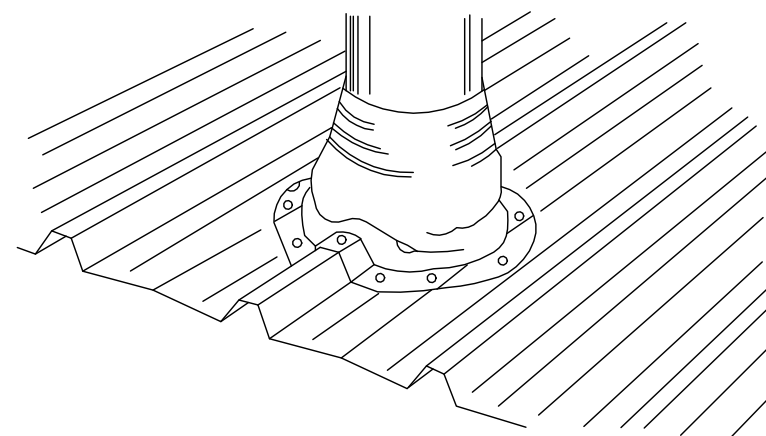
TYPICAL PARAPET FLASHING DETAIL



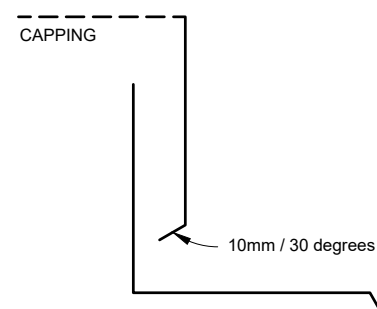
TYPICAL PARAPET & END WALL FLASHING DETAIL



FASCIA FLASHING

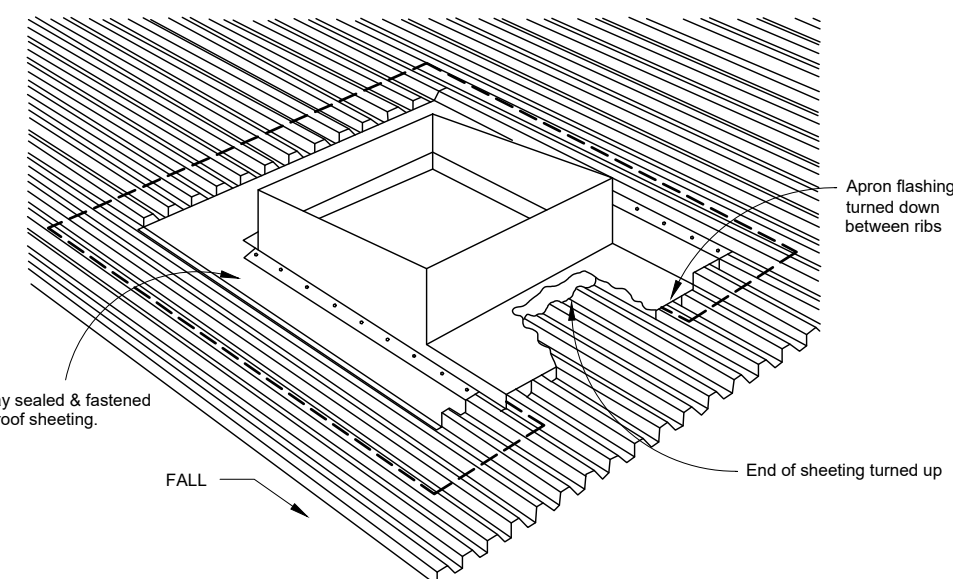


TYPICAL PVC APRON ROOF FLASHING DETAIL



ROOF CAPPING

STANDARD FLASHING & CAPPING DETAILS



TYPICAL LARGE PENETRATION -USING APRON FLASHING DETAIL



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DESIGNED: G. Liston	PROJECT: 18 Jory St Natimuk - Proposed Shed		
DATE: November 2024			
SCALE: A3 1:150 or As Stated	DRAWING TITLE: Detail Sheet		
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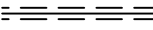
3-L11TM 2000 LONG TO
REENTRANT CORNERS
AND CONNECTION TO
STRIP FOOTINGS



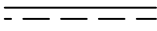
DOUBLE BEAM



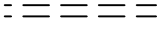
EDGE OF REBATE



EDGE BEAM



INTERNAL BEAM



NOTES

GENERAL

- This design is to be read in conjunction with the project specification, architectural drawings and relevant standards. If there is a discrepancy between these documents further advice must be sought.
- The design is based on the detail provided only. It is the responsibility of the provider of this information to ensure its accuracy and to have fully disclosed all detail relevant to the design process.
- Where differences exists between the design drawings and on site conditions, advice must be sought and clarity received prior to proceeding to with the set out and/or construction works.
- If works and/or plans are modified after completion of the design, these changes must to be referenced back to the engineer for review to ensure compliance with the design parameters. Additional fees may apply for any additional or modified design works that is required.
- The builders and contractors must ensure at all times that the site is properly drained for the entire duration of works. This is to be maintained in such a way that ensures water freely flowing to a designated collection point or the legal point of discharge. Water shall not pond on the site in or around the footings for extended periods of time.

CONCRETE

- Concrete strength grade is to be 25 MPa unless otherwise noted.
- Edge rebates are to be provided to all floor slabs supporting masonry clad frames.
- The design indicates the minimum sizing of elements and material - depth, width, reinforcement size etc. For ease of construction it may be preferred to use larger sizes or materials.
- The design spacing of internal beams is the maximum allowable and must not be exceeded. For ease of construction additional beams at lesser spacing's may be used.
- Vapour barrier is to be used in accordance with AS2870

SITE MAINTENANCE

- The owners, builders and contractors must be familiar with the CSIRO "Foundation Maintenance and Footing Performance: A Homeowner's Guide"

SLAB DETAILS

SLAB PAVING

- Concrete paving to be a minimum of 150mm thick. Concrete strength to be minimum 32MPa concrete with SL102 mesh centrally located

BEAMS - Typical conditions

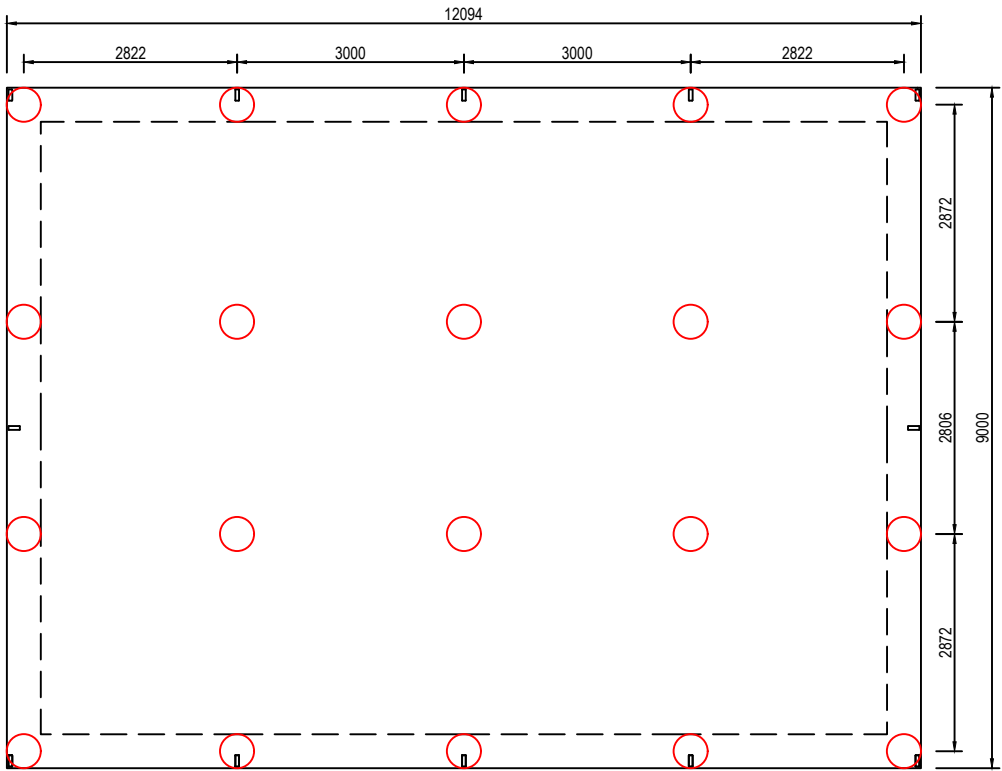
- 375mm Deep X 400 Wide
- 1 layer of 4-L16TM in the base of the beam with minimum 2/N16 in the top of the beams

PIERS:

- Ø450mm diameter piers belled to a minimum of 600mm at the base. Piers are to have a minimum of 4/N16 bars with R10 ligatures @ 240mm C/C or spiral ligatures of equivalent sizings and spacings.

DROP PANELS:

- All piers connecting directly to the slab paving are to have a minimum of 100mm widening at the top of the slab to extend a minimum of 300mm down from the top of the slab(150mm below slab paving). Where the piers are located along the edge beam this drop panel is not required



WARNING

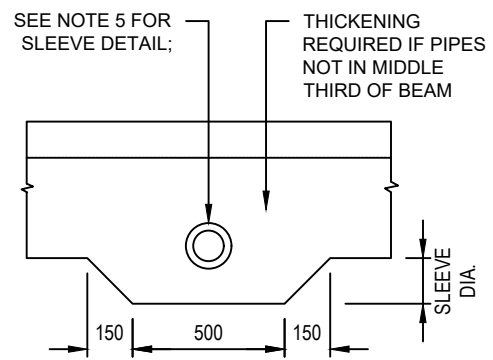
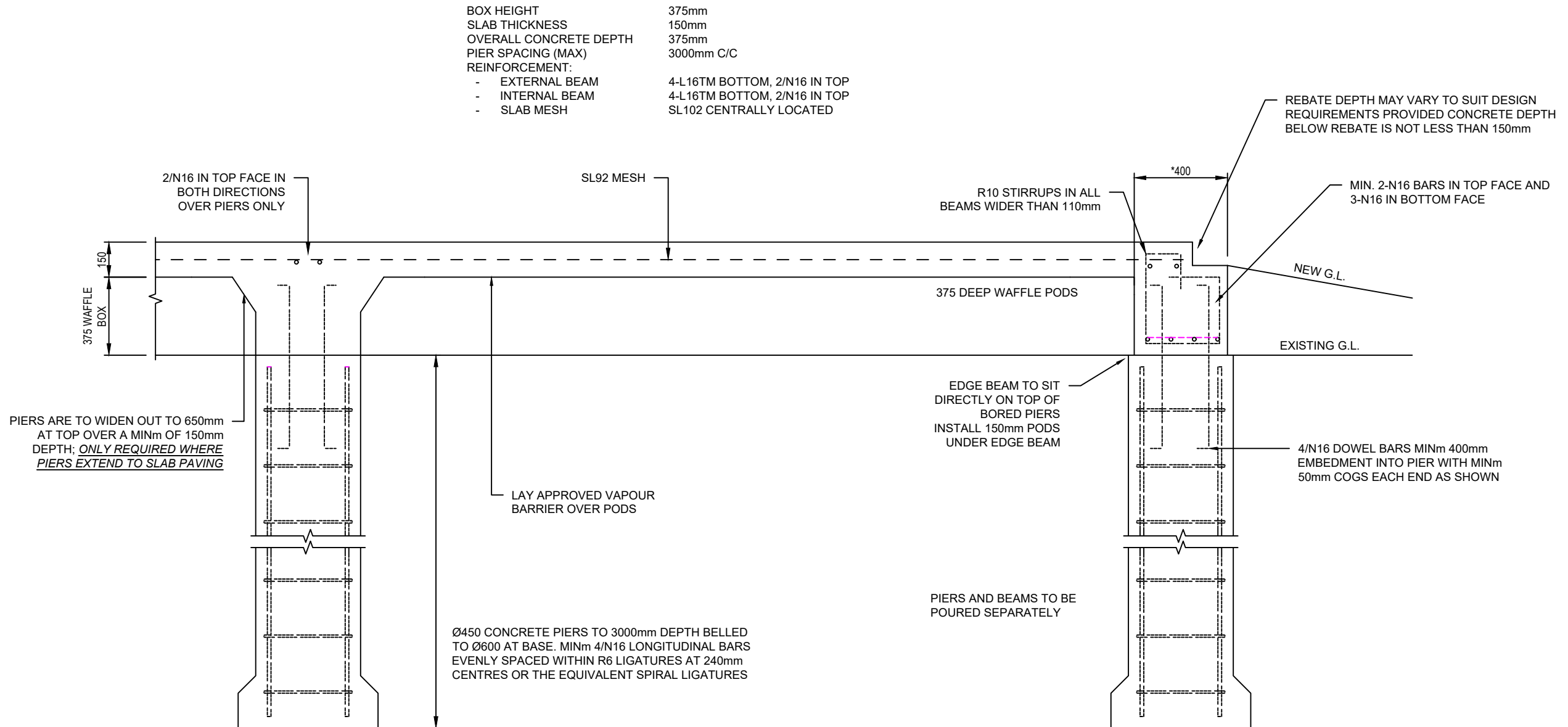
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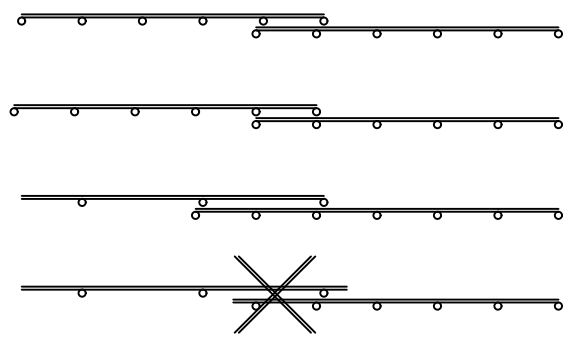
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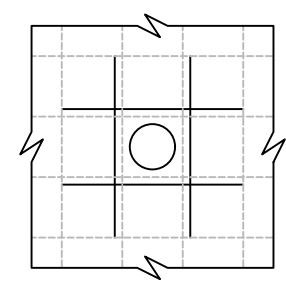
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DATE: November 2024	
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	SHEET No. 8 of 10
	REV: A



SERVICE CONNECTION DETAIL

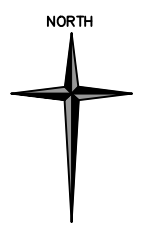


ALTERNATIVE METHODS OF LAPPING SLAB MESH



TYPICAL SLAB PENETRATION DETAIL
ONLY REQUIRED FOR PENETRATIONS >150mm

- BEAM CONSTRUCTION NOTE:
- 1) BEAMS ARE TO HAVE AN APPROVED VOID FORMERS THAT WILL ACCOMODATE AT LEAST 100mm OF VERTICAL MOVEMENT UNDER ALL BEAMS
 - 2) * WHERE EDGE BEAM NEEDS TO BE WIDENED TO ACCOMODATE OVERALL BUILDING DIMENSIONS ONE ADDITIONAL N16 BAR MUST BE ADDED TO EACH OF THE TOP AND BOTTOM FACES FOR EACH ADDITIONAL 100mm OF BEAM WIDTH

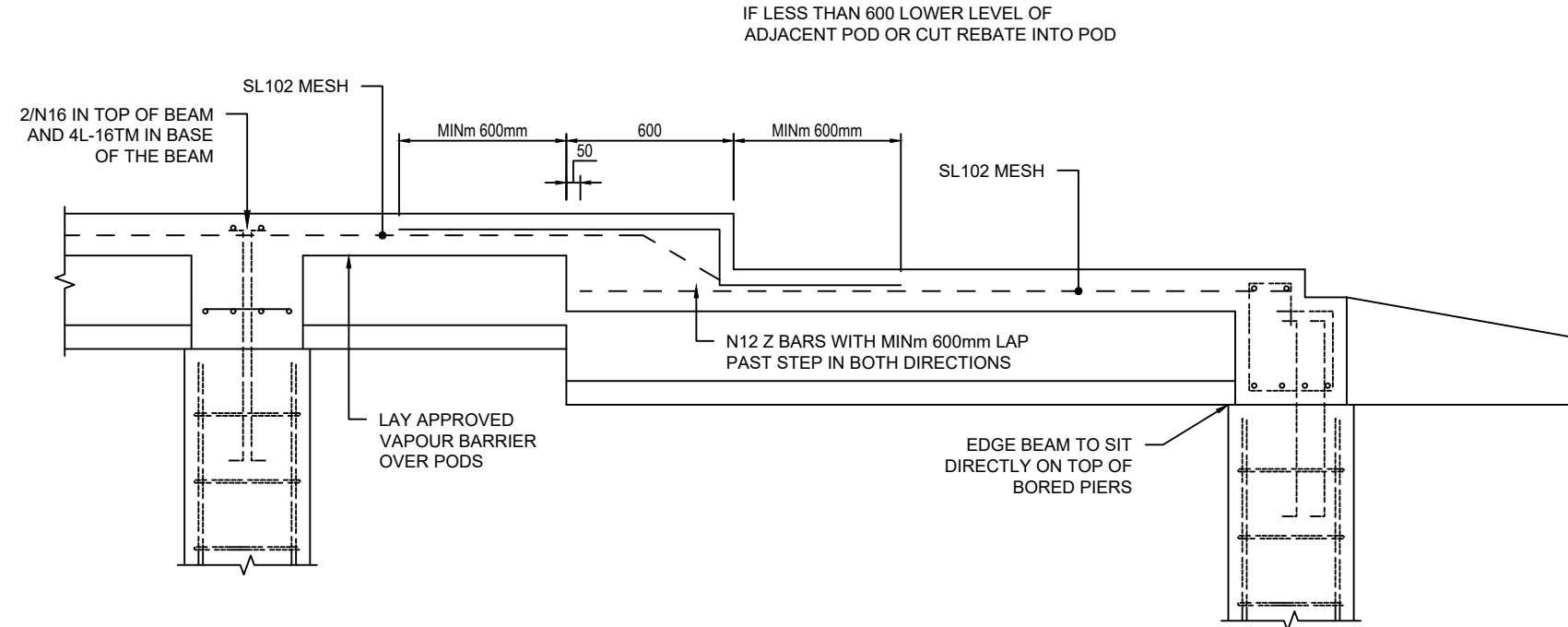


WARNING
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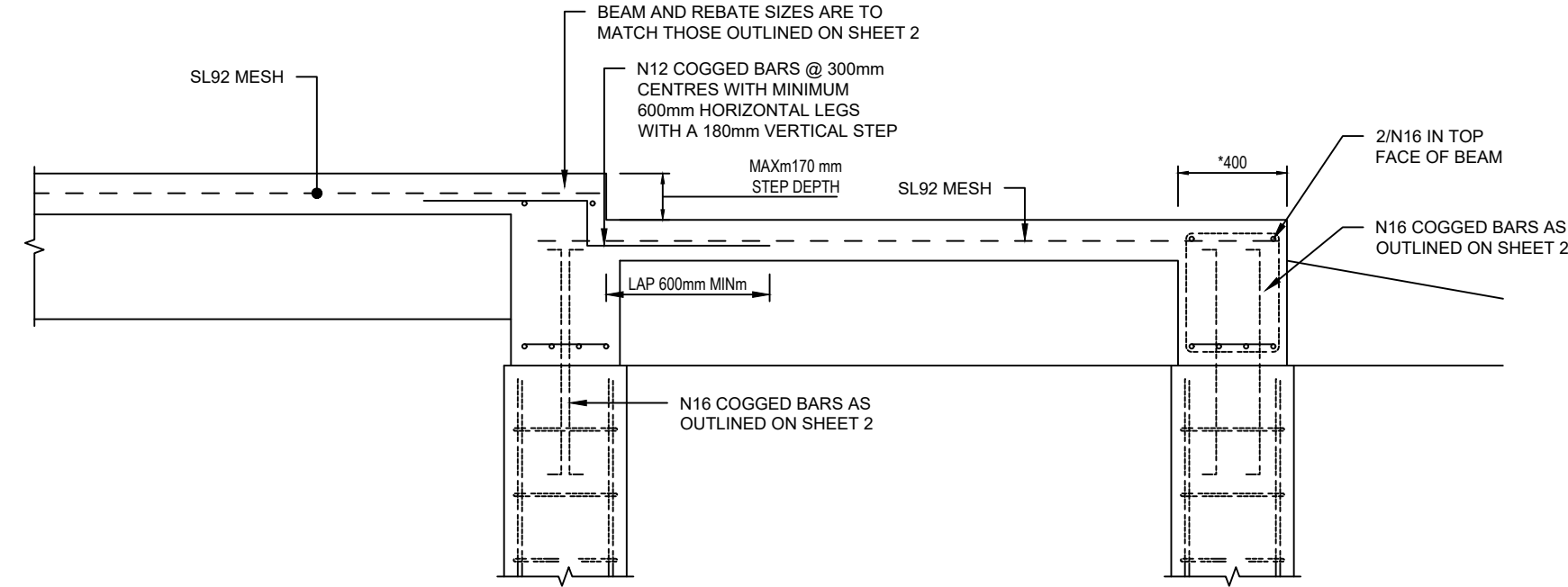
REV	DESCRIPTION	DATE
A	Draft for discussion	21.11.2024

WCSE
WESTVIC CIVIL STRUCTURAL ENGINEERING PTY LTD.
24 KENNY ROAD HORSHAM
VIC 3402
P.O. BOX 365 HORSHAM VIC 3402
M: 0419 356 127
ABN: 14617 454 761

DESIGNED: G. Liston	PROJECT: 18 Jory St Natimuk - Proposed Shed
DATE: November 2024	
SCALE: A3 1:150 or As Stated	DRAWING TITLE: Detail Sheet
CAD FILE: c:\users\user\documents\engineering\structural\18 jory st natimuk\18 jory st natimuk.dwg	PROJECT No. 1673
	SHEET No. 9 of 10
	REV: A



FOOTING STEP DOWN DETAILS



TYPICAL VERNDAH STEP DOWN DETAILS

Ø450 BORED CONCRETE PIERS 3000 DEEP BELLED TO MINm 600 AT BASE REINFORCED WITH 4/N16 LONGITUDINAL BARS SPACED EVENLY AROUND CIRCUMFERENCE WITH MINm 50mm COVER. USE R6 LIGS @ 240 CENTRES OR EQUIVALENT SPIRAL LIGS.

- WAFFLE POD NOTES**
- Waffle pods should not be left unprotected during wet weather for longer than three days
 - Pods are to be laid abutting each other to form a smooth even surface
 - The box locations shown may need to be adjusted on site due to the following:
 - The minimum width that can be practically used
 - accuracy of laying
 - drawing scale accuracy
 - HOWEVER BEAM DIMENSIONS ARE TO BE NOT LESS THAN THOSE STATED ON THE DRAWINGS
 - If plumbing risers clash with beams then maintain the minimum beam width by cutting ends off boxes and lapping reinforcement as required

- ADDITIONAL NOTES**
- Concrete shall comply with the following requirements:
 - For residential buildings the minimum 28 day compressive strength shall be 25MPa
 - For industrial buildings the min. 28 day compressive strength shall be 32 MPa
 - The concrete slump shall be not more than 75mm
 - The slab thickness designated is a minimum. Beams and slab are to be poured as one.
 - Reinforcement shall comply with the following:
 - Reinforcement cover shall be minimum of 40mm to unprotected ground and external exposure, minimum of 30mm cover to membrane in contact with ground and a minimum of 30mm cover to internal surfaces. Slab Mesh shall be placed as close as possible to the top of the slab but also within these limits.
 - Slab mesh must be lapped by a minimum of one full panel of fabric so that the tow outermost transverse wires of one sheet overlap the two outermost transverse wires of the outer sheet as shown in the accompanying drawings.
 - Trench mesh shall have all cross wires cut flush with the outer main wires. Trench mesh in beams shall be overlapped by the width of the the fabric at "T" & "L" intersections. Trench mesh shall be spliced where necessary be a lap of 500mm. The lap length of bar splices shall be not less than the greater of 500mm or 25xBAR DIAMETER. Bars shall be continued across the intersection of a bent lap bar 500mm long on each leg shall be used.
 - All reinforcement is to be supported at not more than 1200mm centres.
 - Concrete and reinforcement shall comply with AS3600 unless expressly stated otherwise as part of the design documentation from the office.
 - The slab shall be provided with a vapour barrier to the following requirements:
 - It shall consist of a sheet of impermeable material resistant to ultraviolet deterioration and impact during construction.
 - The sheet shall be placed beneath the slab so that the bottom surface of the slab and beams including internal beams is entirely underlain.
 - Lapping of joints shall be not less than 200mm.
 - Penetrations of pipes or plumbing fittings shall be tapered.
 - Penetrations of the beams/ribs with pipes should be avoided where possible. If unavoidable, closed cell polyethylene lagging shall be used around all stormwater and sanitary plumbing drain pipes through footings which shall be minimum of 20mm thick on Class H1 and a minimum of 40mm thick on class H2 and E sites.
 - Any permeable excavation within 2000mm of the building and deeper than 600mm in material other than rock shall be adequately retained or battered.
 - If any footing is located such that a line drawn 30 degrees to the horizontal for sand or 45degrees to the horizontal for clay from the bottom of the footing intersects an excavated area then this office must be contacted prior to further construction taking place.
 - The top surface elevation of the slab must comply with local authority requirements in respect to adjoining ground levels and flood levels.
 - The area adjacent to the slab and beams should be backfilled with well compacted moist sandy clay soils (not sand or granular material).
 - Trenches shall be dewatered and cleaned prior to concrete placement so that no softened or loose material remains. Water shall not be allowed to pond in the trenches for a long period of time.
 - Brick rebate and garage/carport/verandah floor levels are to be a minimum of 150mm above existing ground level.

- BEAM CONSTRUCTION NOTE:**
- BEAMS ARE TO HAVE AN APPROVED VOID FORMERS THAT WILL ACCOMODATE AT LEAST 100mm OF VERTICAL MOVEMENT UNDER ALL BEAMS
 - * WHERE EDGE BEAM NEEDS TO BE WIDENED TO ACCOMODATE OVERALL BUILDING DIMENSIONS ONE ADDITIONAL N16 BAR MUST BE ADDED TO EACH OF THE TOP AND BOTTOM FACES FOR EACH ADDITIONAL 100mm OF BEAM WIDTH



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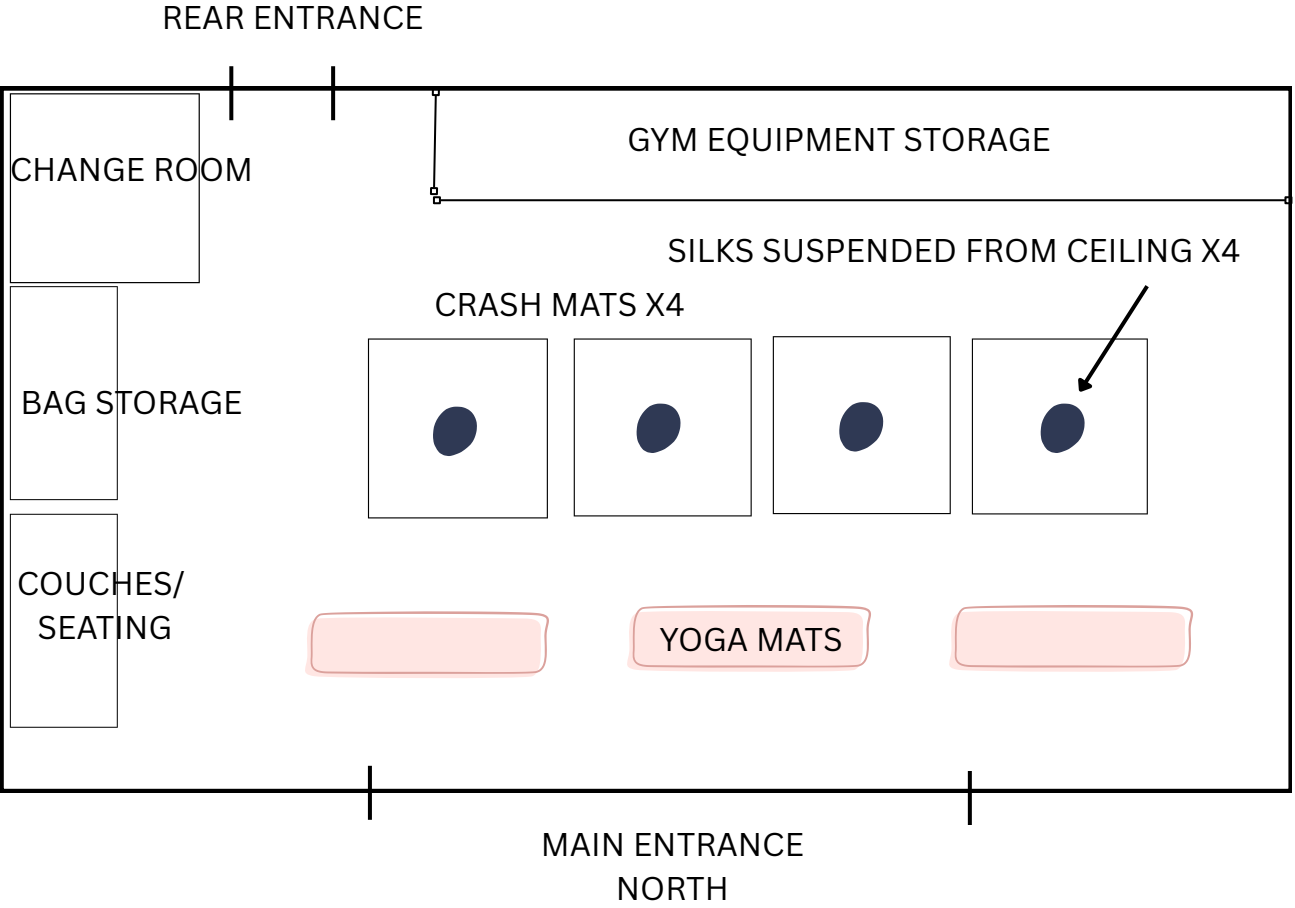
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DESIGNED: G. Liston	PROJECT: 18 Jory St Natimuk - Proposed Shed
DATE: November 2024	
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CAD FILE: c:\users\user\documents\engineering\structural\18 jory st natimuk\18 jory st natimuk.dwg	PROJECT No. 1673
	SHEET No. 10 of 10
	REV: A



Our Reference: 10029
Council Reference: PA2500921
19/12/2025

Horsham Rural City Council
Att: Kirsten Miller

Dear Kirsten,

PA2500921 – 18 Jory Street, Natimuk
Use of the Land for a Home Based Business

In response to the council's request for further information issued on 4 December 2025, we provide the following response.

Request	Response
<i>A full set of dimensioned elevation plans is required for the building. The plans submitted were for the existing shed, the elevations show no point of access or any alterations which would be required for the change of use.</i>	Elevations and Photos attached at Appendix 1
<i>A floor plan detailing facilities is required. It is noted a building permit will also be required for a change of use from a Class 10a to a Class 6 under the Building Regulations. As part of these requirements, the proposal must provide sanitary facilities, access for people with disability, firefighting equipment, fire/smoke ratings for materials.</i>	As discussed, the application is currently being reviewed and discussed with a Private Registered Building Surveyor to seek a performance based solution with an access consultant. Given the nature of the use, it is considered that the variation will be accepted.
<i>A detailed summary the cost of works is required for us to accurately calculate the application fee. It is anticipated there may be some upgrade works required to meet planning and building requirements for the proposal.</i>	As detailed above, as a variation is sought to these requirements, there is no cost of works required to the site.
<i>The carparking concept plan be amended to address the requirements of Clause 52.06-9 Design Standards for accessways and carparking.</i>	The car parking plan provided is conceptual to show parking is available on the site, as it has been agreed to consider the application as a Home Based Business,

Contact Us

PO Box 2066
Armstrong Creek VIC 3217
P 0484 184 300

cjhtownplanning@gmail.com





	formal car parking is not required to be prepared.
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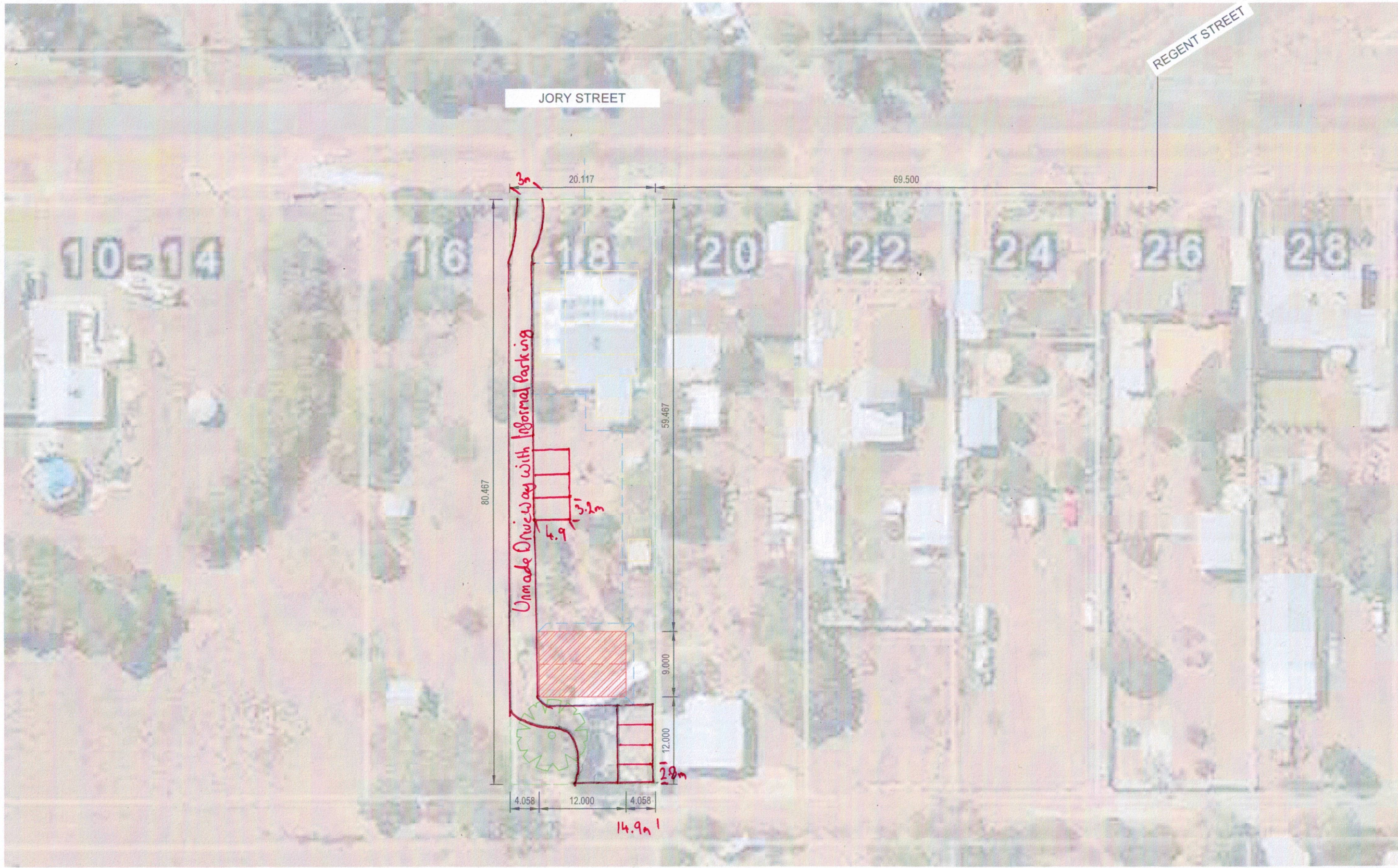
Additional Details as Requested	Response
<i>Clarification of the Use of the Land</i>	As discussed at the meeting on 18 December 2025, the Home Based Business for a Silk Ropes Gym/Training Facility by Appointment only. The use is not a formal gym with loud music or people coming at hours of the day. Bookings are required to attend. Adult sessions are 1 Hour and 15 Minute Appointments with a 15 Minute break in between to allow people to leave and new clients to arrive. Children's sessions are 50 Minutes with a 10 Minute break in between to allow people to leave and new clients to arrive. A maximum of Three Sessions within any given day would never occur, as the sole provider is physically capable of undertaking only three sessions on any given day; on average, there will be only two sessions per day.

We trust that the information provided satisfactorily responds to council's request. If you have any queries or require clarification of the above, please do not hesitate to contact me on 0484 184 300 or via email cjhtownplanning@gmail.com.

Yours Sincerely,

Cameron Hayes

Director – CJH Town Planning



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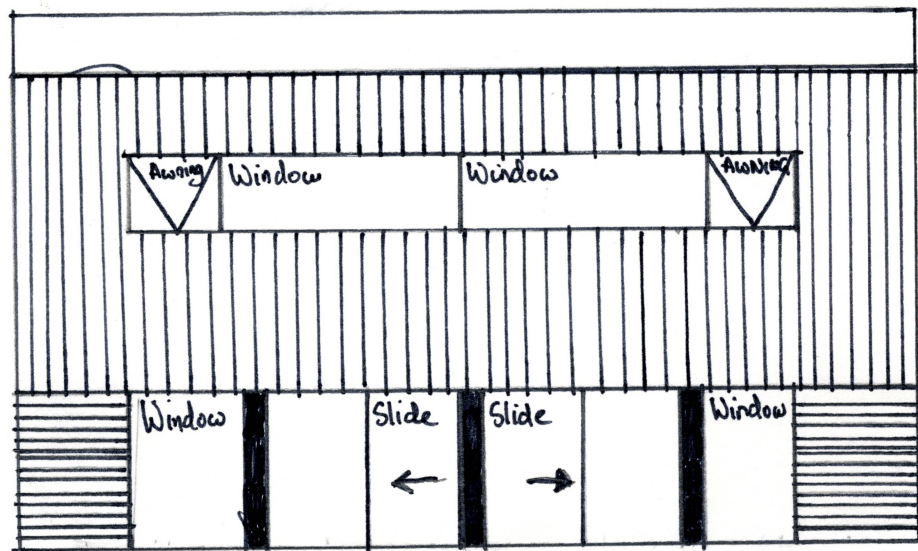
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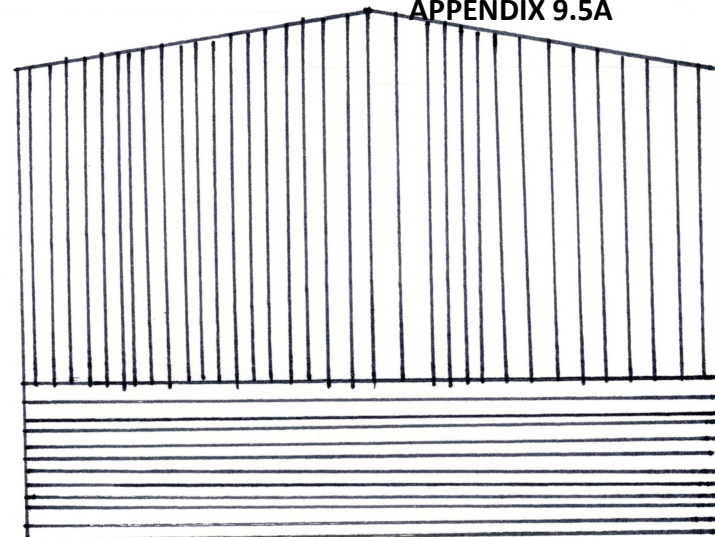
WESTVIL CIVIL STRUCTURAL ENGINEERING PTY LTD.
24 KENNY ROAD MORSHAM
VIC 3442
P.O. BOX 365 MORSHAM VIC 3402

DESIGNED: G. Liston	PROJECT: 18 Jory St Natimuk - Proposed Shed
DATE: November 2024	
SCALE: A3 1:500	DRAWING TITLE: Site Plan
CAD FILE: c:\users\user\documents\engineering\structural\18 jory st natimuk\18 jory st natimuk.dwg	PROJECT No. 1673
	SHEET No. 2 of 10
	REV A



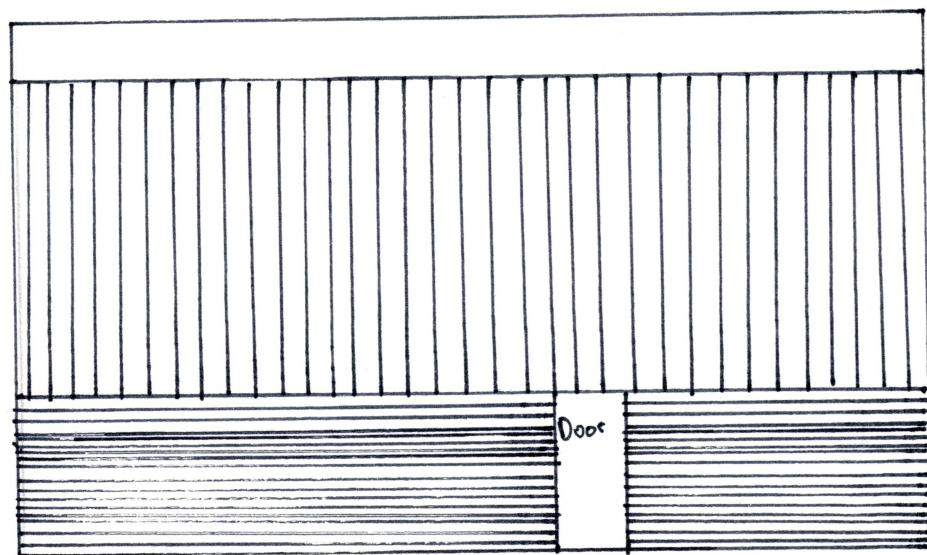
North Elevation

1:100



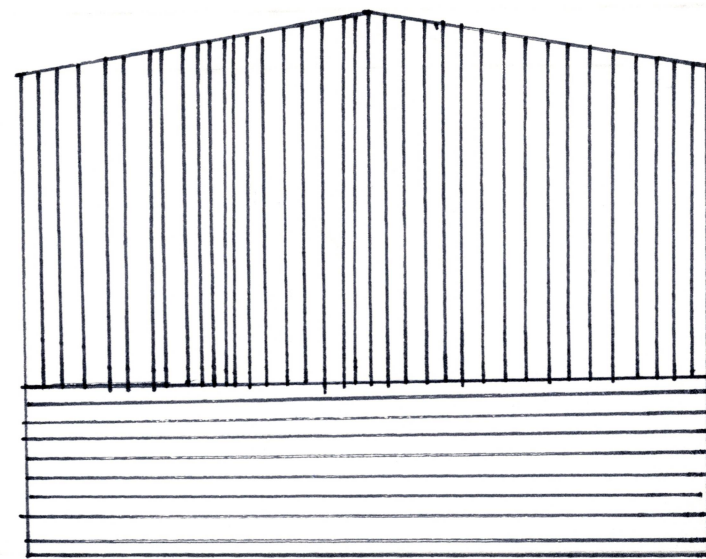
East Elevation

1:100



South Elevation

1:100



West Elevation

1:100

Delegate Report

Application Details

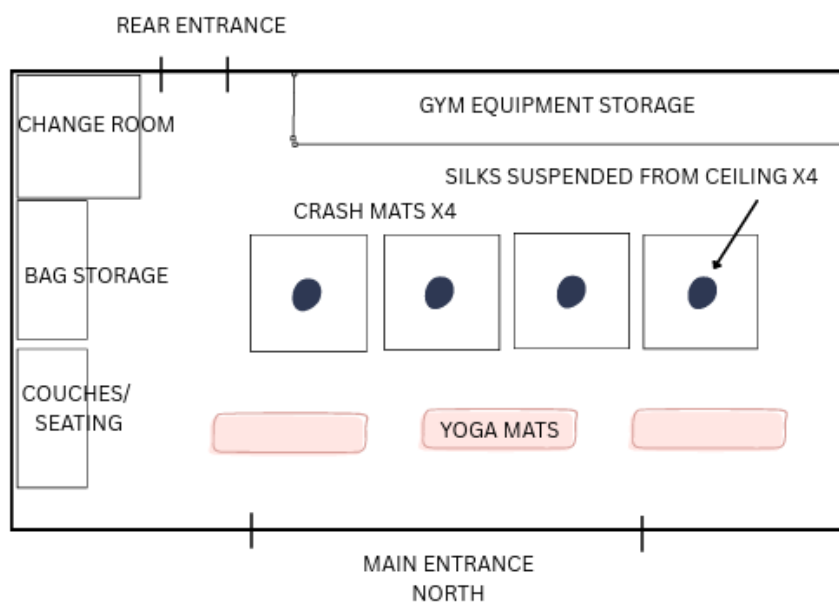
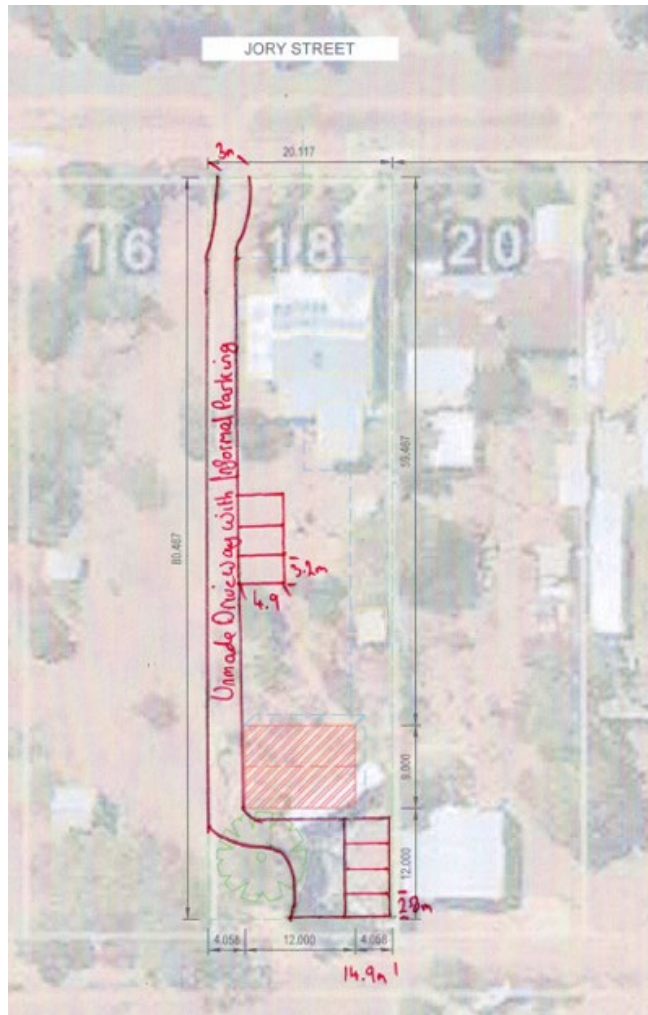
Application is for:	Use of the Land for a Home Based Business
Applicant's/Owner's Name:	CJH Town Planning
Date Received:	23 October 2025
Application Number:	PLANNING PERMIT APPLICATION PA2500921
Planner:	Kirsten Miller
Land/Address:	18 Jory Street Natimuk 3409
Zoning:	TOWNSHIP ZONE (TZ)
Overlays:	LSIO
Vic Smart Application	N/A
Under what clause(s) is a permit required?	52.11 Home Based Business 52.06 Car Parking
Restrictive covenants on the title?	N/A
Current use and development:	Dwelling and usual outbuildings
Cultural Heritage	N/A
Planning Scheme Amendment	N/A

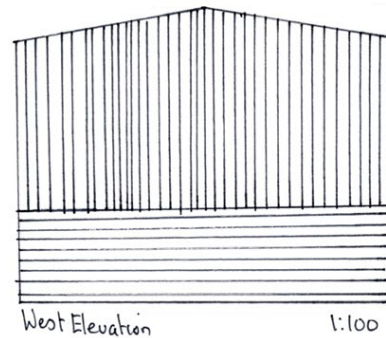
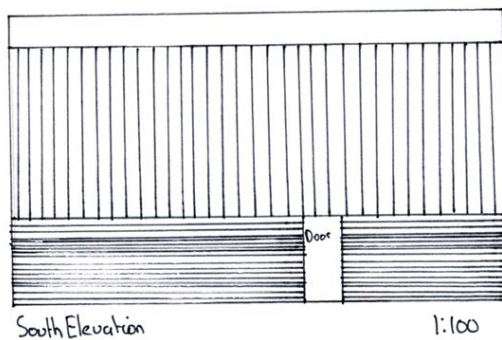
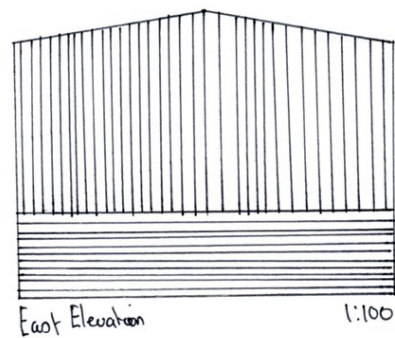
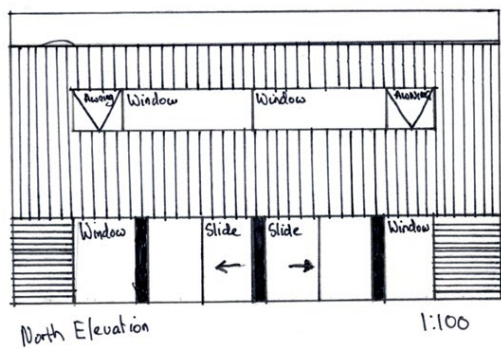
Proposal

The application seeks a planning permit to use the land for a home-based business involving a small gymnasium for the purpose of group fitness sessions. The business is proposed to operate from the existing outbuilding on the land and would provide structured fitness sessions (silks) for up to 6 patrons at any one time. One hour group sessions are proposed to operate four days a week between the hours of 4:30-8:30 pm on weekdays and 9:00 am – 12:00 pm on Saturdays.

The proposed used is within the existing 8m tall outbuilding located at the rear of the property with access proposed from Jory Street. Four car parking spaces are proposed onsite to support patron parking and drop off and collection for children's sessions.

The owner of the business resides at another location but has advised that the resident of the dwelling will also be engaged in the running of the business.





Subject site & locality

The subject site is located at Lot 55, 18 Jory Street, Natimuk VIC 3409. The land is close to the main Township and is developed with an existing dwelling and shed. The surrounding land is predominantly residential, with dwellings located on adjoining and nearby properties and opposite the rear of commercial properties on Main Street. The site also has rear access via a laneway.

The site is located on the southern side of Jory Street, with a frontage of approximately 19 metres, a depth of approximately 80 metres, and a total site area of approximately 1,582 square metres.



Permit/Site History

The history of the site includes:

Application No	Description
PBLD2502090	Shed - New Building (2025)

Public Notification

The application has been advertised pursuant to Section 52 of the Planning and Environment Act 1987, by:

- ☐ Sending notices to the owners and occupiers of adjoining land.

On 2 February 2026.

Following the public notification period 3 submissions were received.

Summary of objections

Home based business requirements

Objectors sought clarification as to how the proposal satisfies the requirements for a home-based business, including whether the business will operate from the applicant's principal place of residence and whether it can be conducted without adversely affecting the amenity of the surrounding neighbourhood.

Hours of operation

Concerns were raised regarding the proposed operating hours of 4:30 pm to 8:30 pm. Objectors submit that the hours should be limited to standard business hours, restricted to two weekdays and Saturdays.

Patron numbers

Objectors are concerned about the number of patrons permitted on the site at any one time and the resulting intensity of the use.

Impacts on amenity

Objectors describe Jory Street as a quiet residential street and are concerned that the proposed business activity may affect residential amenity, including the use and enjoyment of private outdoor areas and the general wellbeing of adjoining residents.

Privacy and overlooking

Concerns were raised regarding privacy and overlooking from the shed, which is 7.1 metres high and contains large windows on the northern elevation facing the neighbouring property.

Parking and traffic

Objectors are concerned that the number of participants may exceed the parking capacity identified on the concept plan, which show four on-site car spaces. Concerns were also raised about traffic and vehicle access via the rear laneway, which is shared by residents of Jory Street and Station Street.

Animals

Objectors are concerned that clients may be encouraged to bring animals to the site and that a fenced yard should be proposed.

Lack of transparency through the building permit application for the shed

Objectors note that the shed was approved by a building permit for personal use and submit that adjoining residents did not have an opportunity to participate in that process.

The applicant provided a written response to all objections on 27 February 2026. This response was circulated to all objectors, and no objections were withdrawn.

A mediation meeting was held at NC2 in Natimuk on 8 May 2026. At the meeting, it was determined that draft conditions would be circulated to the applicant and objectors. Draft conditions were subsequently circulated.

Agreement was sought on the following issues:

- Hours of operation limited to 3- 7pm weekdays and 9 am – 12:30 pm on Saturdays
- Fencing between properties to reduces noise and protect privacy
- Baffling of Lighting to reduce light spill
- Limitation of visitors using rear lane

Unfortunately, no resolution was reached.

Further discussions have occurred between the rear adjoining property owner and the landowner. As a result, one objection has now been withdrawn.

Referrals

Referrals/Notices

Referrals/Notice	Referral Section	Advice/Response/Conditions
Building	Others	No Objection
Infrastructure	Others	No Objection
Environmental Health	Others	No objection subject to conditions around noise, hours of operation

Assessment

The Permit Trigger(s)

Clause 52.11 Home Based Business

To ensure that the amenity of the neighbourhood is not adversely affected by a business conducted in or from a dwelling.

Clause 52.06 Car Parking

The proposed home based business (gym) must meet Clause 52.06.

The Planning Policy Framework

13.05-1S Noise Management

Objective

To assist the management of noise effects on sensitive land uses.

Strategy

Ensure that development is not prejudiced and community amenity and human health is not adversely impacted by noise emissions.

Minimise the impact on human health from noise exposure to occupants of sensitive land uses (residential use, child care centre, school, education centre, residential aged care centre or hospital) near the transport system and other noise emission sources through suitable building siting and design (including orientation and internal layout), urban design and land use separation techniques as appropriate to the land use functions and character of the area.

This clause seeks to ensure that noise emissions do not adversely affect community amenity or human health. The proposal must be assessed having regard to potential noise impacts from the home-based business. Permit conditions are recommended to manage noise impacts, including acoustic fencing and acoustic treatments to the shed, to ensure the use operates without unreasonable noise impacts on nearby residential properties.

13.07-1S Land use compatibility

Objective

To protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts.

Strategies

- *Ensure that use or development of land is compatible with adjoining and nearby land uses*
- *Avoid locating incompatible uses in areas that may be impacted by adverse off-site impacts from commercial, industrial and other uses.*
- *Avoid or otherwise minimise adverse off-site impacts from commercial, industrial and other uses through land use separation, siting, building design and operational measures.*
- *Protect commercial, industrial and other employment generating uses from encroachment by use or development that would compromise the ability of those uses to function safely and effectively.*

The proposal must be assessed against its compatibility with adjoining and nearby residential land uses. The land use compatibility between Home Based Business and Residential Use is guided by the provisions of Clause 52.10 in which scale and impact must be carefully balanced. A home-based business has the potential to generate minor amenity impacts. These matters can be appropriately managed through limitations on the scale of the use and permit conditions.

Zone Assessment

32.05 Township Zone

A Home-Based Business is a section 1 use under the Township zone and decision guidelines are not a relevant planning consideration in this circumstance.

Overlay Assessment

Clause 44.04 Land Subject to Inundation Overlay

The portion of the land affected by the Land Subject to Inundation Overlay is located outside the area proposed to be used for the home-based business. The affected area is confined to the frontage of the property, where the existing dwelling and part of the access are located. As the proposed business will operate from the existing shed outside the overlay area, the proposal is not expected to affect flood storage or be subject to flood risk.

Particular Provisions

Clause 52.11 Home Based Business

Home based business, is defined as *an occupation carried out in a dwelling, or on the land around a dwelling, by a resident of the dwelling. It may include a use defined elsewhere. It must meet the requirements of 52.11 and assessment is provided below.*

Purpose

To ensure that the amenity of the neighbourhood is not adversely affected by a business conducted in or from a dwelling.

Decision Guideline	Response
<i>Whether there is a need for additional parking or loading facilities.</i>	The proposed use is small in scale and sufficient carparking is proposed onsite. No loading facilities are required for small group fitness sessions, and any equipment associated with the business can be managed within the existing shed.
<i>The effect of any vehicle parking, storage or washing facilities on the amenity and character of the street.</i>	Vehicle parking associated with the use will occur within the site and will not require storage or washing facilities.
<i>Whether the site is suitable for the particular home based business and is compatible with the surrounding use and development.</i>	The site is suitable for the proposed home-based business as it contains an existing dwelling, shed and sufficient land area to accommodate the limited activity subject to permit conditions.
<i>Whether there is a need for landscaping to screen any outbuildings or car parking or loading areas or any other area relating to the home based business.</i>	Additional landscaping is not required to screen the existing shed or car parking areas. The applicant has planted vegetation for visual screening, and an acoustic fence is proposed.

A home-based business as defined at Clause 52.11 of the Horsham Planning Scheme, requires that the person conducting the home-based business must use the dwelling as their principal place of residence. The applicant has indicated that his client does not reside at the premises but has indicated that the resident is employed or is joint owner. However, no evidence has been provided to support this position.

The purpose of the Clause 52.11 home-based business provisions is to allow residents to conduct small scale businesses from their home, such as massage practitioners, therapists, piano teachers, accountants and other professionals. The provisions are not intended to facilitate commercial activity where the business operator does not reside at the premises. Accordingly, a permit condition should require that the business be undertaken by the resident, with appropriate evidence provided to confirm this arrangement.

Clause 52.06 Car Parking

Purpose

To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.

To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.

To support sustainable transport alternatives to the motor car.

To promote the efficient use of car parking spaces through the consolidation of car parking facilities.

To ensure that car parking does not adversely affect the amenity of the locality.

To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.

The carparking requirements for the site are based on the following:

Existing Dwelling - 1.2 spaces are required for a dwelling.

Home Based Business - One space is required for each employee not a resident of the dwelling

Gymnasium - The definition use Home Based Business states that the use may be for one listed in Clause 73.03 of the scheme. Accordingly, the proposed gymnasium has been assessed as a Place of Assembly, and two spaces are required.

A total of four (4) car parking spaces is required for the proposed use on the land.

Decision Guideline	Response
<i>The role and function of nearby roads and the ease and safety with which vehicles gain access to the site.</i>	Jory Street and the rear laneway provide local access within a residential area. The proposal is small in scale and vehicle movements are expected to occur from Jory Street only and be limited to clients and parents of clients attending scheduled sessions.
<i>The ease and safety with which vehicles access and circulate within the parking area.</i>	The plans identify on-site parking spaces capable of accommodating vehicles associated with the use.

<i>The provision for pedestrian movement within and around the parking area.</i>	Pedestrian movement will occur within the residential property between the parking area and the existing shed.
<i>The provision of parking facilities for cyclists and disabled people.</i>	Dedicated bicycle or disabled parking facilities are not considered necessary given the nature and scale of the home-based business.
<i>The protection and enhancement of the streetscape.</i>	The proposal does not involve new parking areas or works visible from the street. The existing residential streetscape of Jory Street will be retained, and conditions can ensure vehicles associated with the business are parked on site rather than within the street.
<i>The provisions of landscaping for screening and shade.</i>	No additional landscaping is required for the car parking area.
<i>The measures proposed to enhance the security of people using the parking area particularly at night.</i>	The business is proposed to operate during limited hours, and patron numbers will be controlled.
<i>The amenity of the locality and any increased noise or disturbance to dwellings and the amenity of pedestrians.</i>	The area is residential and amenity impacts from vehicle movements and parking have been considered. The limited scale of the use, availability of on-site parking and recommended conditions limiting patron numbers and hours of operation will ensure traffic and parking activity does not unreasonably affect nearby dwellings or amenity.
<i>The workability and allocation of spaces of any mechanical parking arrangement.</i>	N/A
<i>The design and construction standards proposed for paving, drainage, line marking, signage, lighting and other relevant matters.</i>	New car parking to be constructed.
<i>The type and size of vehicle likely to use the parking area</i>	The parking area is expected to be used by standard passenger vehicles associated with clients attending small group fitness sessions.
<i>Whether the layout of car parking spaces and access lanes is consistent with the specific standards or an appropriate variation.</i>	Given the limited number of vehicles expected and the residential nature of the site, the proposed

	layout is considered acceptable for the proposed use.
<i>The need for the required car parking spaces to adjoin the premises used by the occupier/s, if the land is used by more than one occupier.</i>	The land is used as a dwelling, and the home-based business will operate from the same premises. Parking associated with the business will be provided on the land and will adjoin the premises used by the occupier who also forms part of the business.
<i>Whether the layout of car spaces and accessways are consistent with Australian Standards AS2890.1-2004 (off street) and AS2890.6-2009 (disabled).</i>	Given to nature of the use. No formal design of the car parking layout is proposed.
<i>The relevant standards of clauses 56.06-2, 56.06-4, 56.06-5, 56.06-7 and 56.06-8 for residential developments with accessways longer than 60 metres or serving 16 or more dwellings.</i>	N/A
<i>Any other matter specified in a schedule to the Parking Overlay.</i>	The land is not affected by a Parking Overlay, and no additional matters are required to be considered.

The proposed use must meet the requirements under Clause 52.06 and the relevant car parking requirements for the intended use, including the requirement for a calculated number of four (4) car parking spaces can be provided onsite.

In summary, the proposed car parking arrangements are considered acceptable for the proposed home-based business, subject to an amended plans condition requiring carparking concept plan showing four on-site car parking spaces.

The use will generate limited vehicle movements associated with scheduled small group fitness sessions, and the five spaces will ensure parking is provided on-site to accommodate expected demand.

Clause 65.01 – Approval of an application or plan

Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate:

Decision Guideline	Response
---------------------------	-----------------

<i>The matters set out in section 60 of the Act.</i>	The matters set out in section 60 of the Planning and Environment Act 1987 have been considered.
<i>Any significant effects the environment, including the contamination of land, may have on the use or development.</i>	No environmental constraints or land contamination issues have been identified.
<i>The Municipal Planning Strategy and the Planning Policy Framework.</i>	The proposal is consistent with the relevant provisions of the Municipal Planning Strategy and Planning Policy Framework.
<i>The purpose of the zone, overlay or other provision.</i>	The proposal is consistent with the purpose of the Township Zone, Clause 52.06 and Clause 52.11. The LSIO affects part of the frontage but not the outbuilding proposed to be used for the business, and flood-related impacts are not expected.
<i>Any matter required to be considered in the zone, overlay or other provision.</i>	The relevant decision guidelines of the Township Zone, Clause 52.06, Clause 52.11 and Clause 65.01 have been considered. The assessment supports the proposal subject to conditions managing amenity, parking, traffic and the operation of the business.
<i>The orderly planning of the area.</i>	The proposal represents an orderly planning outcome. Residential amenity can be maintained via permit conditions.
<i>The effect on the environment, human health and amenity of the area.</i>	Any perceived impacts can be appropriately managed through conditions.
<i>The proximity of the land to any public land.</i>	The land is not within close proximity to public land.
<i>Factors likely to cause or contribute to land degradation, salinity or reduce water quality.</i>	The proposal does not include any activities likely to cause land degradation, salinity or reduced water quality.
<i>Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.</i>	The proposal is not expected to alter the quality or quantity of stormwater within or exiting the site.

<i>The extent and character of native vegetation and the likelihood of its destruction.</i>	The application does not propose the removal of native vegetation.
<i>Whether native vegetation is to be or can be protected, planted or allowed to regenerate.</i>	As no native vegetation removal is proposed, no additional native vegetation protection, planting or regeneration measures are required as part of this application.
<i>The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.</i>	Part of the land is affected by the Land Subject to Inundation Overlay; however, the proposed business will operate from the existing shed outside the affected area. The proposal does not increase flood, erosion or fire hazard.
<i>The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.</i>	No loading or unloading facilities are required for the proposed home-based business.
<i>The impact the use or development will have on the current and future development and operation of the transport system.</i>	The proposal will generate limited vehicle movements associated with clients attending scheduled sessions. The current and future operation of the transport system will not be affected.

Key Issues

Objectors raised concerns regarding the suitability of the proposed home-based business within a residential area, including whether the use satisfies the requirements of Clause 52.11, the proposed hours of operation, patron numbers, noise, privacy, traffic, parking and general residential amenity. Concerns were also raised about the use of the existing shed, the potential for overlooking from the shed windows, access via the rear laneway, and whether animals associated with clients may form part of the use.

The proposal is limited in scale and is proposing to operate from an existing outbuilding on the land subject to conditions controlling general operation of the business, the use can be managed to ensure it remains compatible with the surrounding residential context.

The following conditions were proposed to manage any amenity impacts:

Hours of operation

- 3.00 pm to 7.00 pm, Wednesday to Friday and Saturday 9:00 am to 12:30 pm.

Limit on number of patrons

- Six patrons and up to two staff members. Not including any parent or legal guardian present on site for persons under the age of 18.

Car parking

- No fewer than four (4) car spaces, including one space clearly marked for use by disabled persons.

Noise

- No external sound amplification equipment or loudspeakers
- Acoustic treatment or an otherwise appropriate method of soundproofing to building
- A 1.8 metre fence
- Proposal must comply with the EPA (Residential Noise) Regulations 1997.

The submissions have been acknowledged and have informed the officer assessment of the application and the recommended permit conditions. While the objectors' concerns are understood, the proposal is considered acceptable considering its limited in scale, proposed onsite parking and the ability to manage potential amenity impacts through conditions.

Conclusion

The proposed home-based business is considered an acceptable response for the site and its township context. The application is consistent with the purpose of the Township Zone, which supports a mix of residential, commercial, and other uses in small towns where neighbourhood character and amenity are appropriately maintained. Subject to conditions managing matters such as patron numbers, car parking, hours of operation and off-site amenity impacts, the proposal satisfies the relevant Home-Based Business requirements of Clause 52.11 and represents an appropriate use within the established residential setting.

The proposal has been assessed against the relevant provisions of the Horsham Planning Scheme, including the Township Zone, the Land Subject to Inundation Overlay, Clause 52.06, Clause 52.11 and Clause 65.01. The proposal is consistent with the relevant planning policy and decision guidelines and represents an orderly planning outcome for the site.

Recommendation

Notice of Decision to Grant a Permit

That Council having caused notice of Planning Application No. PA2500921 to be given under Section 52 of the *Planning and Environment Act 1987* and having considered all the matters required under Section 60 of the *Planning and Environment Act 1987* decides to Grant a Notice of Decision to Grant a Permit of the Horsham Planning Scheme in respect of the land known and described as **Lot 55 18 Jory Street Natimuk VIC 3409**, for the **Use of the Land for a Home Based Business** in accordance with the endorsed plans, subject to the following conditions:

Conditions:

Amended Plans

- 1) Before the use and/or development starts, amended plans to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved the plans will be endorsed and will form part of the permit. The plans must be drawn to scale with dimensions and must be generally in accordance with the plans submitted with the application but modified to show:
- 2) Car parking plan to include four (4) car parking spaces.

Business Operation

- 3) The business must be operated by the resident of the premises and appropriate evidence must be submitted prior to the commencement of the use, to the satisfaction of the Responsible Authority.

Regulating off site amenity impacts

- 4) The use and development must be managed so that the amenity of the area is not detrimentally affected, through the:
 - a. transport of materials, goods or commodities to or from the land
 - b. appearance of any building, works or materials
 - c. emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, wastewater, waste products, grit or oil
 - d. presence of vermin
 - e. others as appropriate.
- 5) The use shall operate only between the hours of 4:00 pm to 8:00 pm, Wednesday to Friday and Saturday 9am to 12:30 pm to the satisfaction of the Responsible Authority.
- 6) No more than six (6) persons and up to two (2) staff may be present in the premises at any one time without the written consent of the responsible authority.

Note: This does not include any parent or legal guardian present on site for a person under the age of 18 present but not participating within the home-based business activity.
- 7) No more than four (4) group fitness activities with a maximum of twelve (12) people may occur annually without prior written approval of the Responsible Authority following notification of neighbouring properties.
- 8) The applicant must comply with the Environment Protection (Residential Noise) Regulations 1997 at all times <https://www.epa.vic.gov.au/residential-noise>.
- 9) The operator of this permit must erect a prominent notice at all exit points of the building requesting patrons be quiet when leaving the premises.
- 10) No external sound amplification equipment or loudspeakers are to be used for the purpose of announcement, broadcast, playing of music or similar purpose.
- 11) The building must be acoustically treated, or an otherwise appropriate method of soundproofing be undertaken to reduce noise to a level satisfactory to the Responsible Authority.
- 12) Within one (1) month of the commencement of the use a fence must be erected along the eastern boundary of the site to a minimum height of 1.8 metres above natural ground level. The design and construction of the fence must be able to achieve acoustic and privacy standards to the satisfaction of the responsible authority.

- 13) Before the use commences, appropriate screening measures must be undertaken to restrict overlooking from the upper-level windows overlooking into the private open space areas of the adjoining residential properties to the satisfaction of the responsible authority.
- 14) External lighting must be designed, baffled and located so as to prevent any adverse effect on adjoining land to the satisfaction of the responsible authority.

Car parking

- 15) No fewer than four (4) car space(s) must be provided on the land for the use and development, including 1 space clearly marked for use by disabled persons.
- 16) Before the use or occupation of the development starts, the area(s) set aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:
 - a. constructed
 - b. properly formed to such levels that they can be used in accordance with the plans
 - c. surfaced with an all-weather material
 - d. drained
 - e. clearly marked and signed to show the direction of traffic along access lanes and driveways
 - f. to the satisfaction of the responsible authority.

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

- 17) A sign/signs to the satisfaction of the responsible authority must be provided directing drivers to the area(s) set aside for car parking and must be located and maintained to the satisfaction of the responsible authority. The area of each sign must not exceed 0.3 square metres.
- 18) No access is to be permitted via the rear laneway for patrons of the business.

Permit Expiry

- 19) This permit will expire if one of the following circumstances applies:

The development and the use are not started within two years of the date of this permit.

The development is not completed within four years of the date of this permit.

In accordance with section 69 of the *Planning and Environment Act 1987*, before the permit expires or within 6 months afterwards the owner or the occupier of the land to which this permit.

Permit Notes

- 20) Building Approval

This permit does not authorise the commencement of any building construction works under the Building Act 1993. Before any development commences, the applicant must apply for and obtain appropriate building approval if required. <https://www.vba.vic.gov.au/consumers/home-renovation-essentials/permits>



MINUTES OF INFORMAL MEETINGS OF COUNCILLORS
COUNCIL BRIEFING HELD IN RECEPTION ROOM AT THE HORSHAM RURAL CITY COUNCIL
MONDAY 3 AUGUST 2026 AT 5:30PM

ATTENDED: Cr Brian Klowss (Mayor), Cr Bec Sluggett (Deputy Mayor), Cr Cam McDonald, Cr Angie Munn, Cr Dean O'Loughlin, Cr Ian Ross, Cr Todd Wilson (left meeting at 6pm), Gail Gatt, Chief Executive Officer; Kim Hargreaves, Director Organisational Performance; Carolynne Hamdorf, Acting Director Community Liveability; John Martin, Director Infrastructure

APOLOGIES: Justine Kingan, Director Community Liveability

1. WELCOME AND INTRODUCTION

2. DISCLOSURE OF CONFLICT OF INTEREST SEC 130 and 131, LOCAL GOVERNMENT ACT 2020 AND HORSHAM RURAL CITY COUNCIL GOVERNANCE RULES

Cr Bec Sluggett and Carolynne Hamdorf declared a COI for item 5.1. Both left the Briefing when the item was discussed at 8:09pm and returned at 8:42pm

3. CEO/COUNCILLOR ONLY TIME

5:30pm – 6:00pm

Mining and Renewables Working Group (Refer to separate Agenda) (6:00pm – 7:21pm)

DINNER (Dinner at 7:24pm, reconvened at 7:38pm)

4. REPORTS FOR INFORMATION ONLY

- 4.1 Planning and Development Update - VCAT, Building and Planning Permit Report and Proposed Refusals

5. COUNCIL MEETING REPORTS FOR DISCUSSION

- 5.1 PA2500921, 18 Jory Street, Natimuk, Use of the land for a Home Based Business
 5.2 Proposed MAV Motions

6. GENERAL DISCUSSION (Gail Gatt)

7. CLOSE

The meeting closed at 9:32pm.

GAIL GATT

Chief Executive Officer



MINUTES OF INFORMAL MEETINGS OF COUNCILLORS
MINING AND RENEWABLES WORKING GROUP HELD IN RECEPTION ROOM AT THE HORSHAM
RURAL CITY COUNCIL ON MONDAY 3 AUGUST 2026 AT 6:00PM

ATTENDED: Cr Brian Klowss (Mayor), Cr Bec Sluggett (Deputy Mayor), Cr Cam McDonald, Cr Angie Munn, Cr Dean O'Loughlin, Cr Ian Ross, Gail Gatt, Chief Executive Officer; Kim Hargreaves, Director Organisational Performance; Carolynne Hamdorf, Acting Director Community Liveability; John Martin, Director Infrastructure; Joel Hastings, Planning & Development Lead

APOLOGIES: Justine Kingan, Director Community Liveability, Cr Todd Wilson

1. WELCOME AND INTRODUCTION

2. DISCLOSURE OF CONFLICT OF INTEREST SEC 130 and 131, LOCAL GOVERNMENT ACT 2020 AND HORSHAM RURAL CITY COUNCIL GOVERNANCE RULES

3. PRESENTATIONS

3.1 Update on Iluka activity

Attending: *Jeremy Kenna, Marcus Little and Brad Henderson, Iluka (in-person),
Two additional presenters – Study Leads, Iluka (online)*

4. CLOSE

The meeting closed at 7:21pm.

GAIL GATT
Chief Executive Officer



MINUTES OF INFORMAL MEETINGS OF COUNCILLORS
COUNCIL BRIEFING HELD IN RECEPTION ROOM AT THE HORSHAM RURAL CITY COUNCIL
MONDAY 10 AUGUST 2026 AT 5:35PM

ATTENDED: Cr Brian Klowss (Mayor), Cr Bec Sluggett (Deputy Mayor), Cr Cam McDonald, Cr Angie Munn, Cr Dean O'Loughlin, Cr Ian Ross, Cr Todd Wilson, Gail Gatt, Chief Executive Officer; Kim Hargreaves, Director Organisational Performance; John Martin, Director Infrastructure; Justine Kingan, Director Community Liveability

APOLOGIES: Nil

1. WELCOME AND INTRODUCTION

2. DISCLOSURE OF CONFLICT OF INTEREST SEC 130 and 131, LOCAL GOVERNMENT ACT 2020 AND HORSHAM RURAL CITY COUNCIL GOVERNANCE RULES

Cr Bec Sluggett declared a COI for Item 3.1. Cr Sluggett left the meeting when the item was discussed at 5:36pm and returned at 6:18pm

3. PRESENTATIONS

- 3.1 PA2500921, 18 Jory Street, Natimuk, Use of the land for a Home Based Business
- 3.2 Quarterly Report – Q4

4. COUNCIL MEETING REPORTS FOR DISCUSSION

- 4.1 Play Space Strategy
- 4.2 Horsham Bypass Planning – Update
- 4.3 Election guidelines policy

5. GENERAL DISCUSSION (Gail Gatt)

DINNER (Dinner at 7:55pm, reconvened at 8:00pm)

6. CLOSE

The meeting closed at 8:47pm.

GAIL GATT

Chief Executive Officer



MINUTES OF INFORMAL MEETINGS OF COUNCILLORS
COUNCIL BRIEFING HELD IN RECEPTION ROOM AT THE HORSHAM RURAL CITY COUNCIL
MONDAY 17 AUGUST 2026 AT 5:30PM

ATTENDED: Cr Brian Klowss (Mayor), Cr Cam McDonald, Cr Angie Munn, Cr Dean O'Loughlin, Cr Ian Ross, Cr Todd Wilson, Gail Gatt, Chief Executive Officer; Kim Hargreaves, Director Organisational Performance; John Martin, Director Infrastructure; Justine Kingan, Director Community Liveability

APOLOGIES: Cr Bec Sluggett (Deputy Mayor)

1. WELCOME AND INTRODUCTION

2. DISCLOSURE OF CONFLICT OF INTEREST SEC 130 and 131, LOCAL GOVERNMENT ACT 2020 AND HORSHAM RURAL CITY COUNCIL GOVERNANCE RULES

Nil

3. COUNCIL MEETING REPORTS FOR DISCUSSION

- 3.1 Quarterly Report
- 3.2 Heritage Amendment
- 3.3 Rural Road Network Plan Review

4. COUNCIL BRIEFING REPORTS FOR NOTING

- 4.1 Fire Recovery Update

5. PRESENTATION

- 5.1 CONFIDENTIAL - Request for rent reduction (commercial property)

6. VERBAL REPORTS

- 6.1 Wesley Upgrade

7. GENERAL DISCUSSION (Gail Gatt)

- Firebrace St Property
- Play Space Strategy
- Rural Councils Victoria Campaign - Signage
- Planning Permit – Jory Street
- Natimuk Road bollards options
- Submission to Disaster Recovery Funding Arrangement
- Submission to scoping document for Western Region Sustainable Water Strategy

8. CLOSE

DINNER (Dinner at 7:11pm, reconvened at 7:23pm)

The meeting closed at 8:38pm.

GAIL GATT

Chief Executive Officer



Minutes

Horsham Regional Livestock Exchange Board Meeting

Held on 23 April 2026

At the Canteen, HRLE

1. Welcome / Apologies

Present:

Cr Brian Klowss, Chair

Ray Zippel

Ben Peucker

Kevin Pymer

David Grimble

Paul Christopher

Josh Hammond

John Martin

Apologies:

Tim Martin

Brittany Price

Amy Sluggett

Richard Bansemer

2. Disclosure of Conflicts of Interest

Nil

3. Minutes of previous meeting – 19 February 2026

Motion: That the minutes of the meeting of 19 February 2026 be accepted as a true and correct record of the meeting. Moved. David Grimble / Kevin Pymer. Carried

4. Business arising from previous minutes

4.1 Update on Burnt Ck Developments (John)

- Nil

4.2 Resolution of Councillor to Chair Committee. Updated ToR attached.

4.3 Policy for extreme weather days. See item 7.2

4.4 Proposed fee increases – incorporated in draft budget papers.

- John noted that there had been no public feedback about these proposed increases

4.5 Solar panels on roof. To be actioned.

5. Correspondence

5.1 Stock Standstill Exercise –discussed below

6. Reports

6.1 Chairman's Report

It was noted that sheep numbers are down generally, however, despite this a Horsham record price of \$490 was recently achieved, indicated the value of selling at the Exchange.

6.2 Infrastructure Director / Manager Roads and Facilities Reports

Review of the finance report shows that the facility continues to be managed well in the context of lower than normal income. The key issue continues to be the impact of low numbers. To an extent, that is proposed to be offset by the increased fee next year.

6.3 Coordinator's Report

It was noted that a seller made the comment "I sell here because I get better prices regularly".

Action – it is proposed to build on this to promote the value of the site for sales.

- Market prices remain strong.
- Numbers have been down, but that is common with other exchanges.
- As noted above, \$490 our record price was set for a lot size of 220.
- There will be no sale in the Easter week.
- NSQA is anticipated to wind up in a SGM in May, ending in June
- A Livestock Production Assurance (LPA) trial audit has been conducted. This was successful. Horsham was best of 3 trials, the other sites being Roma and Wagga, consider this due to the grounding in the NSQA process. Paul plans to continue to maintain the higher records standard from NSQA.
- Saleyards Australia Conference in Rockhampton. Paul will attend. His Board position is up for election.
- Stock Standstill exercise was recently conducted.
 - Ray and Tim attended
 - Attendance by more agents would have added value to the learnings from the exercise.

6.4 Horsham Stock Agents Association – apology.

Noted that Shannon Coffey is the current agent representative, and that he is from Birchip. To follow up with the Association about attendance from the association.

6.5 VFF Representative

Sheep numbers are down. Concern about a drought in northern NSW. May become expensive to re-stock.

6.6 Transport – apology

6.7 Agriculture Victoria – written report provided

- We conducted an audit of the saleyard on the 8th and found only a few issues. These related mostly to tagging of livestock and we will follow up with the producers.
- Post breeder tag use and scanning levels are monitored by staff and investigations conducted as needed.

- We are still seeing some of the original 2017 Leader manufactured electronic tags coming through the yards and they continue to scan badly. Agents are generally quite good at alerting us to the poor scanning rates and we do try and get them to take photos of the tags to send to our Senior Officer – NLIS for her records.
- Poorly tagged sheep from other states will continue to be referred to the relevant Department for follow-up when needed.
- An exercise to look at the Livestock Standstill Plan was conducted on 19 March 2026 attendance from HRCC and Yarriambiack was very good and will work on an alternative way to liaise with agents. The current plan, together with any relevant documents, will be circulated to the original invitation list in the next few weeks. Emergency Animal Disease preparedness and Livestock Standstill planning continues to be one of our core business activities.

6.8 Throughput

Throughput for the year to date has been 181,869, compared to 295,000 for this time last year, and a previous record low of 234,000 for end of March. The projection for the end of year is about 100,000 odd down on our previous low.

It is fortunate that prices have been good to help keep the numbers at least of where they are.

Action: Prepare a breakdown of the numbers from each agent? These would be on a confidential basis only.

Action. To develop a periodic advertising program, focusing on good news stories.

7. General Business

7.1 Extreme weather arrangements (See attachment)

The draft procedure was reviewed. Discussion:

- What would we do with stock on agistment on catastrophic days. Consider moving them under shade? Could be a risk moving them if a fire is approaching, due to the heat stress. But give consideration, and scope for flexibility.
- Need to think about the decisions on the Monday afternoon (clause 6.1). The forecasts are pretty reliable now, so we need to give people the time to review their plans.
- Also – how to manage for capping numbers.
- Agents are also often onto this early as well.
- There had been positive comments previously when we cancelled a sale with a Catastrophic day.
- Depends on how bad a day it is as well, if it is a calm day then a higher temperature, e.g. 42 degrees might still be ok.
- Need to review the clause about staff attendance.
- The really cold days are not as bad to warrant action.
- Review the statements about food. Align with what is available with the catering.

Next steps - Tidy it up, then circulate to agents for review, and to bring back to a subsequent meeting. **(Action)**

7.2 Report on Stock Standstill Exercise

- Discussed in earlier reports.

7.3 Livestock Production Assurance Audit

- Discussed in Paul's report.

7.4 Items as raised by members

Some greater level of interest in access from Mackies Rd. Should flag this in our forward look program. ***Action – include in future program consideration.***

Need to consider increasing the space for larger trucks (triples) for the loading ramps.

8. Next Meetings

- 18 June
- 20 August
- 15 October

Cr Brian Klowss

Chair