Ordinary Meeting of Council - 19 October 2026 Attachments

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The Proposal

⚠ You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

For what use, development or other matter do you require a permit?*

The permit application is for a dwelling, storage shed and associated domestic outbuildings.

Provide additional information on the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

Estimated cost of development for which the permit is required*

Cost **$550,000.00**

⚠ You may be required to verify this estimate
Insert '0' if no development is proposed

Insert '0' if no development is proposed (eg. change of use, subdivision, removal of covenant, liquor licence)

Existing Conditions

Describe how the land is used and developed now*

Eg. vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Site has a house on site that requires approval REFPA 202600048

Provide a plan of the existing conditions. Photos are also helpful.

Title Information

Encumbrances on title*

If you need help about the title, read: How to complete the Application for Planning Permit form

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- ◯ Yes. (if 'yes' contact Council for advice on how to proceed before continuing with this application.)
- ◯ No
- ◯ Not applicable (no such encumbrance applies).

Provide a full, current copy of the title for each individual parcel of land forming the subject site.
(The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments' eg restrictive covenants.)

Applicant and Owner Details

Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit

Name:
Title: **Ms** | First Name: **Julie** | Surname: **Lee**
Organisation (if applicable): **NRLinks Pty Ltd**
Postal Address | If it is a PO Box, enter the details here:
Unit No: | St. No: | St. Nam[redacted]
Suburb/Locality: [redacted] | State: [redacted] | Postcode: [redacted]

Owner *

The person or organisation who owns the land

Name:
[redacted] | First Name: [redacted] | Surname: [redacted]
Organisation (if applicable): [redacted]

Where the owner is different from the applicant, provide the details of that person or organisation.

Postal Address

Unit No.:

St. No.: .

If it is a PO Box, enter the details here:

St. Name [redacted]

Suburb/Locality [redacted]

State [redacted]

Postcode: [redacted]

Owner's Signature (optional):

Date:

day / month / year

Information Requirements

Is the required information provided?

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist.

- ◯ Yes
- ◯ No

Declaration ⓘ

This form must be signed by the applicant*

⚠ Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit

I declare that I am the applicant; and that all the information in this application is true and correct and the owner (if not myself) has been notified of the permit application.

Signature:

Date:9 June 2026

day / month / year

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 02792 FOLIO 238 Security no : 124135383650M
Produced 09/06/2026 03:26 PM

LAND DESCRIPTION

Crown Allotment 1 Township of Lexton and Crown Allotment 3 Township of Lexton Parish of Lexton.
PARENT TITLES :
Volume 02421 Folio 029 Volume 02421 Folio 031
Created by instrument C545931 22/07/1966

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
[redacted]
AY132947R 24/06/2024

ENCUMBRANCES, CAVEATS AND NOTICES

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP834307J 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)

ADMINISTRATIVE NOTICES

NIL

eCT Control 20353A NEVETTS LAWYERS PTY LTD
Effective from 24/06/2024

DOCUMENT END

Imaged Document Cover Sheet

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Number of Pages (excluding this cover sheet)	**1**
Document Assembled	**09/06/2026 15:26**

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Delivered by LANDATA®, timestamp 09/06/2026 15:26 Page 1 of 1

TITLE PLAN	EDITION 1	TP 834307J

Location of Land

Parish : LEXTON
Township: LEXTON
Crown Allotment: 1 & 3
Crown Portion: -
Section: -

Last Plan Reference : -
Derived From : VOL. 2792 FOL. 238

Depth Limitation : NIL

Notations

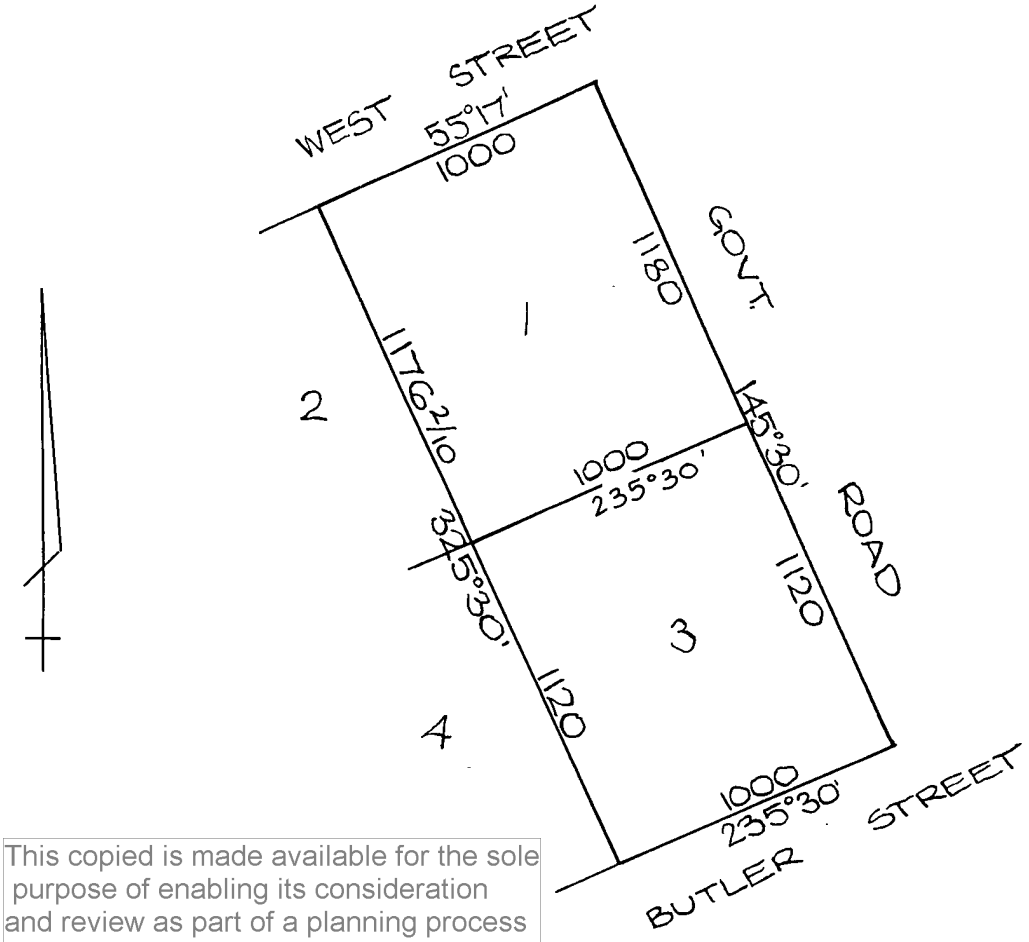
ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land/ Easement Information

THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES

COMPILED: Date 7/12/07

VERIFIED: A. DALLAS
Assistant Registrar of Titles



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TOTAL AREA = 22A 3R 37P

LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 Sheets

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ORT

VICTORIA State Government | Department of Transport and Planning

PROPERTY DETAILS

Address:	**BUTLER STREET LEXTON 3352**
Crown Description:	**More than one parcel - see link below**
Standard Parcel Identifier (SPI):	**More than one parcel - see link below**
Local Government Area (Council):	**PYRENEES** www.pyrenees.vic.gov.au
Council Property Number:	**404000000**
Planning Scheme:	**Pyrenees** Planning Scheme - Pyrenees
Directory Reference:	**Vicroads 557 N2**

This property has 2 parcels. For full parcel details get the free Property report at Property Reports

UTILITIES

Rural Water Corporation:	**Goulburn-Murray Water**
Urban Water Corporation:	**Central Highlands Water**
Melbourne Water:	**Outside drainage boundary**
Power Distributor:	**POWERCOR**

STATE ELECTORATES

Legislative Council:	**WESTERN VICTORIA**
Legislative Assembly:	**RIPON**

OTHER

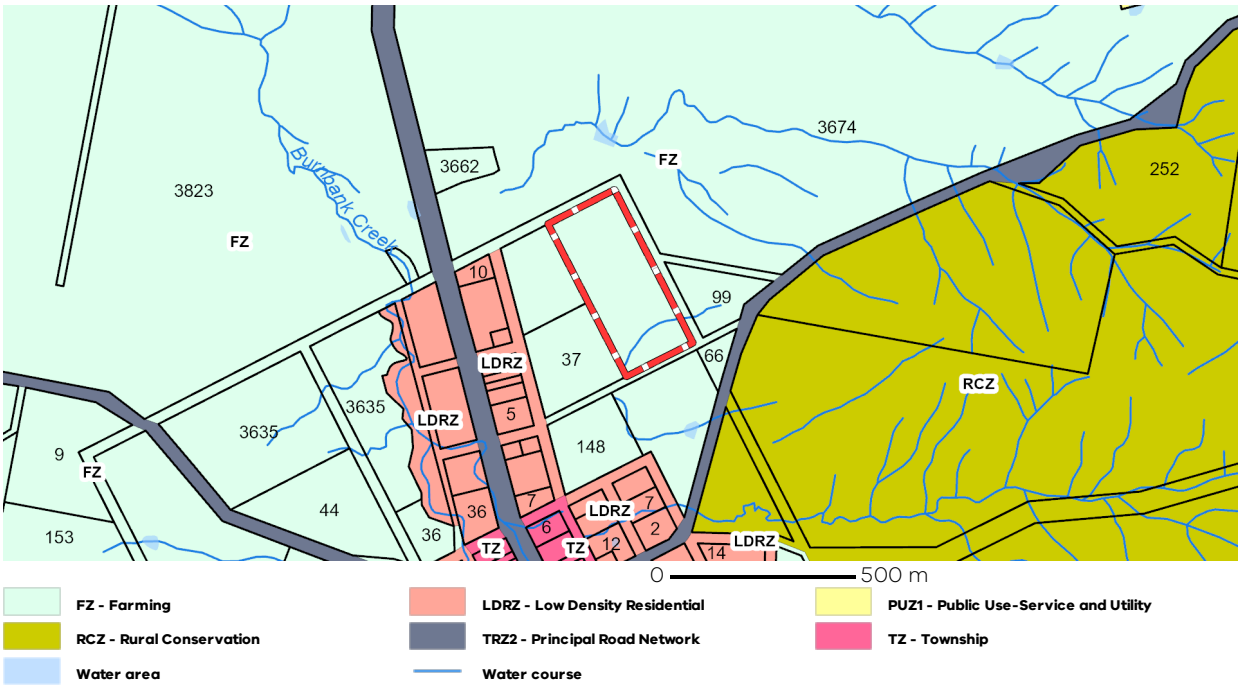
Registered Aboriginal Party:	**Dja Dja Wurrung Clans Aboriginal Corporation**
Fire Authority:	**Country Fire Authority**

View location in VicPlan

Planning Zones

FARMING ZONE (FZ)

SCHEDULE TO THE FARMING ZONE (FZ)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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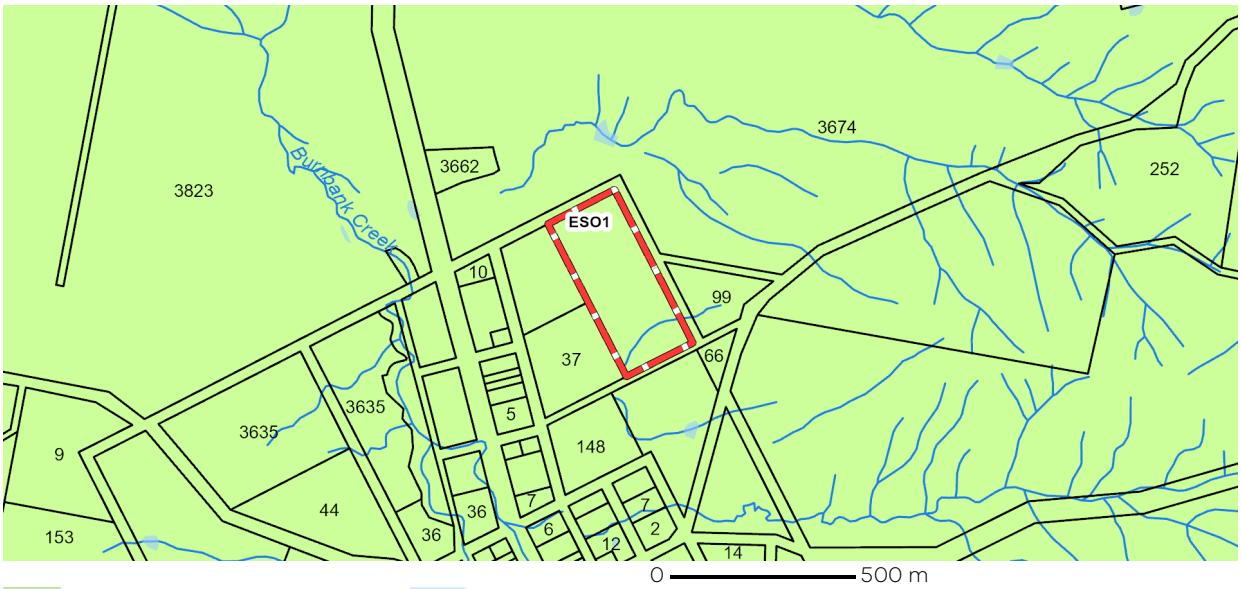
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PLANNING PROPERTY REPORT

Department of Transport and Planning

Planning Overlays

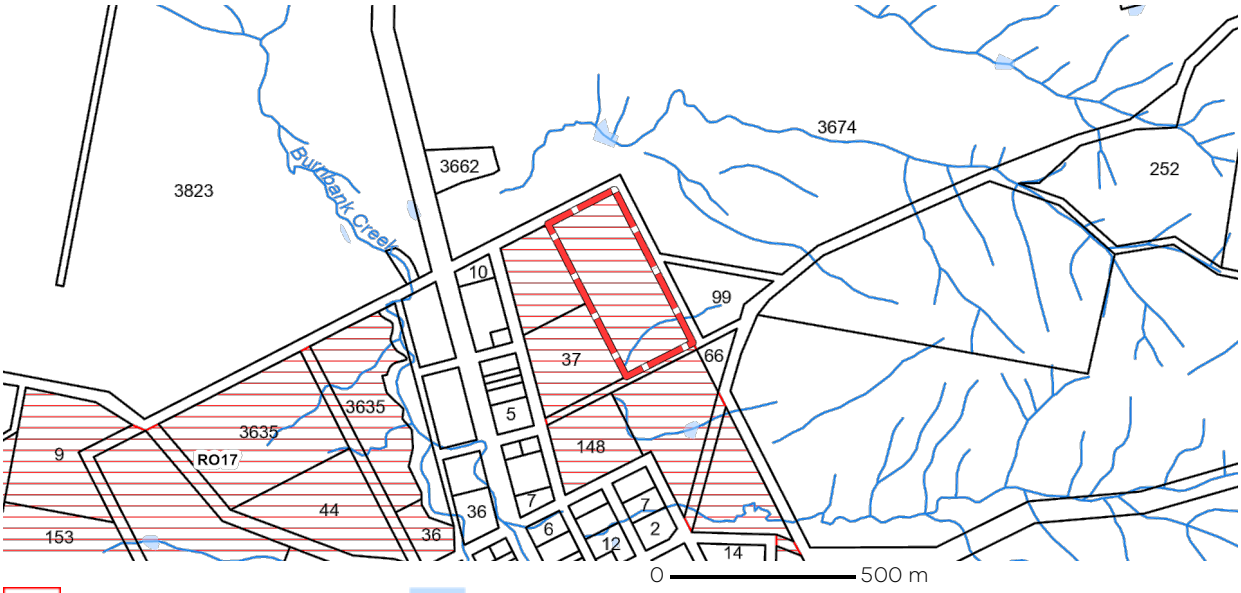
ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)
ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 (ESO1)



ESO - Environmental Significance Overlay | Water area | Water course

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

RESTRUCTURE OVERLAY (RO)
RESTRUCTURE OVERLAY - SCHEDULE 17 (RO17)



RO - Restructure Overlay | Water area | Water course

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

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PLANNING PROPERTY REPORT

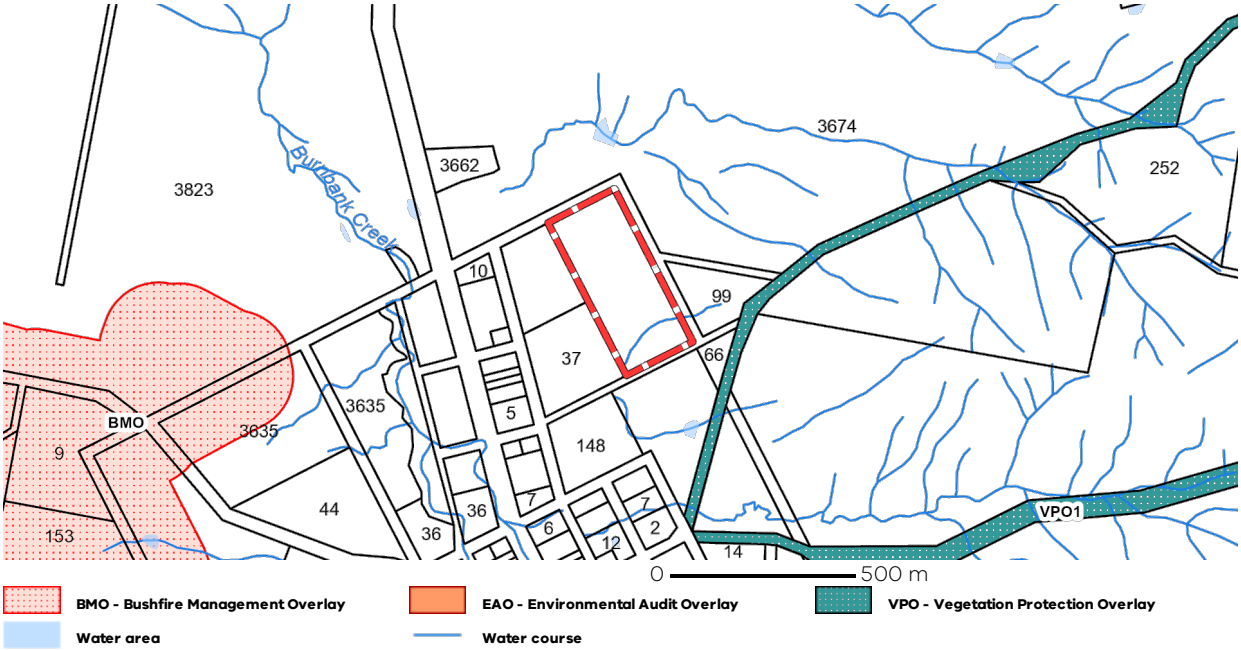
Department of Transport and Planning

Planning Overlays

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

BUSHFIRE MANAGEMENT OVERLAY (BMO)
ENVIRONMENTAL AUDIT OVERLAY (EAO)
VEGETATION PROTECTION OVERLAY (VPO)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Further Planning Information

Planning scheme data last updated on 28 May 2026.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.
This report provides information about the zone and overlay provisions that apply to the selected land.
Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting https://www.planning.vic.gov.au

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the ***Planning and Environment Act 1987.***
It does not include information about exhibited planning scheme amendments, or zonings that may abut the land.
To obtain a Planning Certificate go to Titles and Property Certificates at Landata - https://www.landata.vic.gov.au

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit https://mapshare.vic.gov.au/vicplan/

For other information about planning in Victoria visit https://www.planning.vic.gov.au

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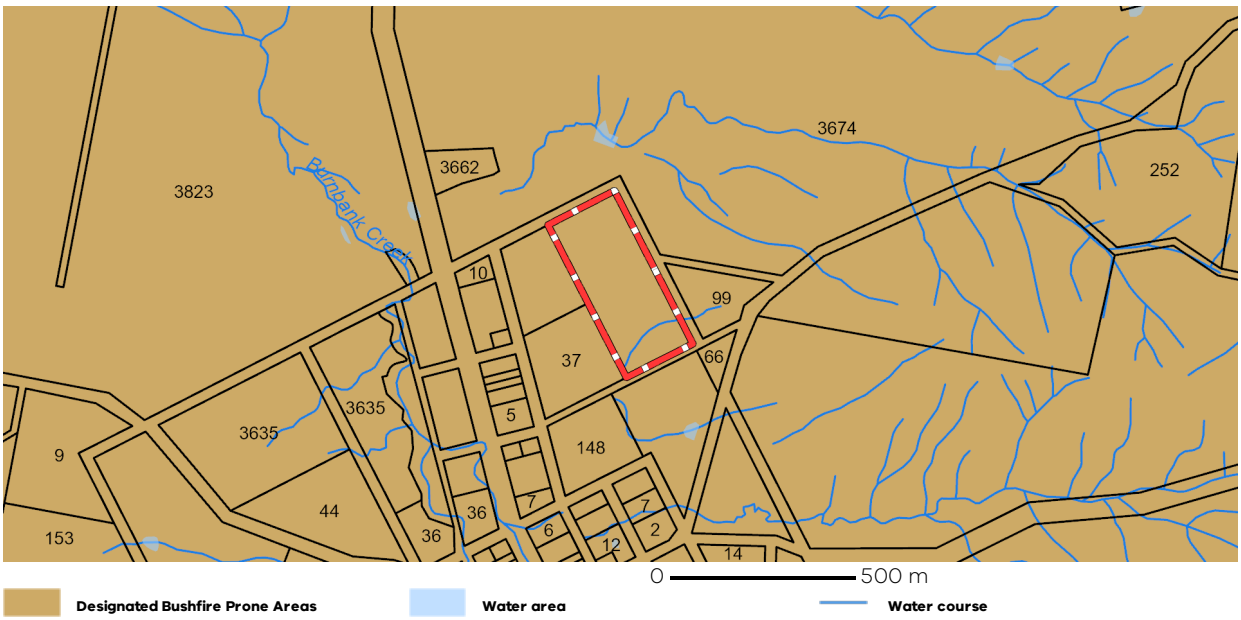
ORT

VICTORIA State Government | Department of Transport and Planning

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at https://mapshare.vic.gov.au/vicplan/ or at the relevant local council.

Create a BPA definition plan in VicPlan to measure the BPA.

Information for lot owners building in the BPA is available at https://www.planning.vic.gov.au.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website https://www.vba.vic.gov.au. Copies of the Building Act and Building Regulations are available from http://www.legislation.vic.gov.au. For Planning Scheme Provisions in bushfire areas visit https://www.planning.vic.gov.au.

Native Vegetation

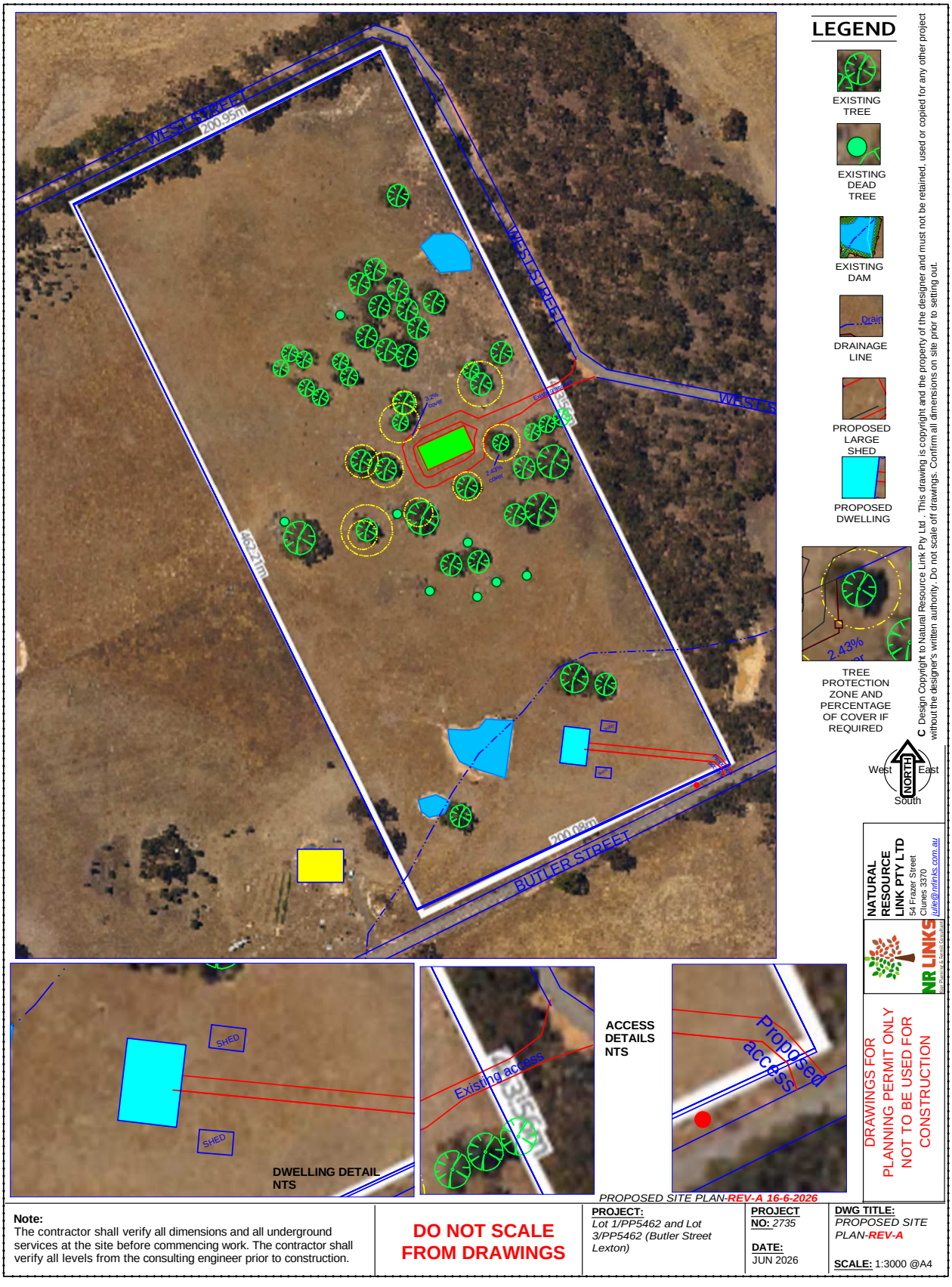
Native plants that are indigenous to Victoria and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see Native Vegetation (Clause 52.17) with local variations in Native Vegetation (Clause 52.17) Schedule

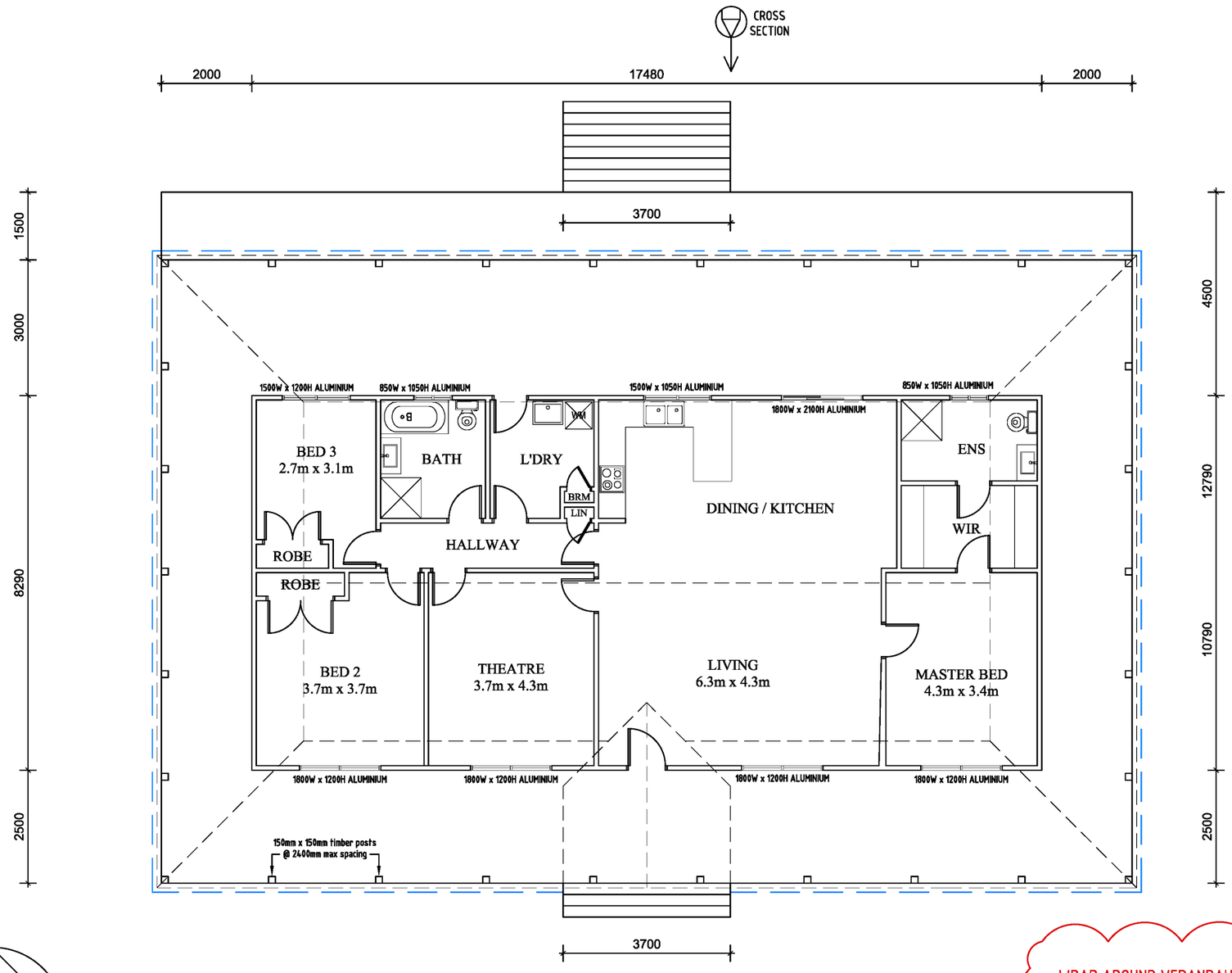
To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Regulations Map (NVR Map) https://mapshare.vic.gov.au/nvr/ and Native vegetation (environment.vic.gov.au) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit NatureKit (environment.vic.gov.au)

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LEGEND
EXISTING TREE
EXISTING DEAD TREE
EXISTING DAM
DRAINAGE LINE
PROPOSED LARGE SHED
PROPOSED DWELLING
TREE PROTECTION ZONE AND PERCENTAGE OF COVER IF REQUIRED
WEST STREET
200.95m
462.31m
200.09m
BUTLER STREET
SHED
SHED
DWELLING DETAIL NTS
Existing access
Proposed access
ACCESS DETAILS NTS
West
East
South
NORTH
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NATURAL RESOURCE LINK PTY LTD
54 Frazer Street
Clunes 3370
julie@nrlinks.com.au
NR LINKS
DRAWINGS FOR PLANNING PERMIT ONLY NOT TO BE USED FOR CONSTRUCTION
PROPOSED SITE PLAN-REV-A 16-6-2026
Note:
The contractor shall verify all dimensions and all underground services at the site before commencing work. The contractor shall verify all levels from the consulting engineer prior to construction.
DO NOT SCALE FROM DRAWINGS
PROJECT:
Lot 1/PP5462 and Lot 3/PP5462 (Butler Street Lexton)
PROJECT NO: 2735
DATE:
JUN 2026
DWG TITLE:
PROPOSED SITE PLAN-REV-A
SCALE: 1:3000 @A4



NORTH

FLOOR PLAN
1:100

CROSS SECTION

WRAP AROUND VERANDAH
TO BE PART OF STAGE 2 PERMIT

2 0 2 4 6 8 10 12 14 16 18 20
SCALE IN METRES 1:100

ORIGINAL SHEET SIZE: A3

Moving Views Property Development PTY LTD
Registered Building Practitioner
DB-L 22514
HIA Member
877379

15 Hopbush Avenue, Sunbury VIC 3429
MOBILE: 0425 794 666

General Notes

The contractor shall check and verify all levels and dimensions before commencing any work.

Under floor foil insulation R1.5

External Walls Insulation R1.5

Ceiling Insulation R4.0

EAVES & GUTTER = VARIOUS

ANY ALTERATION, RENOVATIONS, EXTENSIONS, VERANDAHS, PERGOLAS, DECKS, LANDINGS AND STEPS ETC TO BE PART OF STAGE 2 BUILDING PERMIT

LEGEND
- SMOKE DETECTOR
- EXTRACTOR FAN
- POST
- D/P DOWN PIPE
- ROOF LINE
- GUTTER

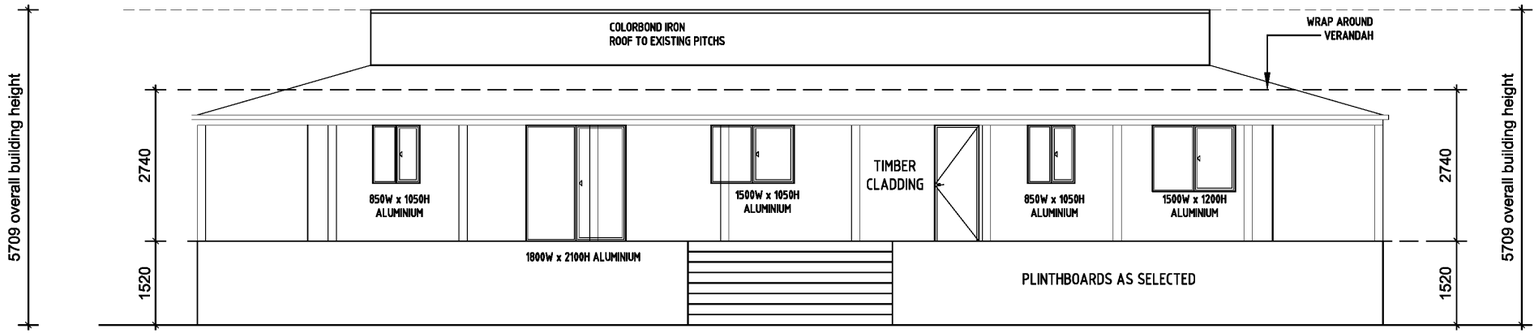
PROPOSED WEATHERBOARD RESIDENCE

At: ALLOT 1 & 3 BUTLER STREET
LEXTON, VIC 3352

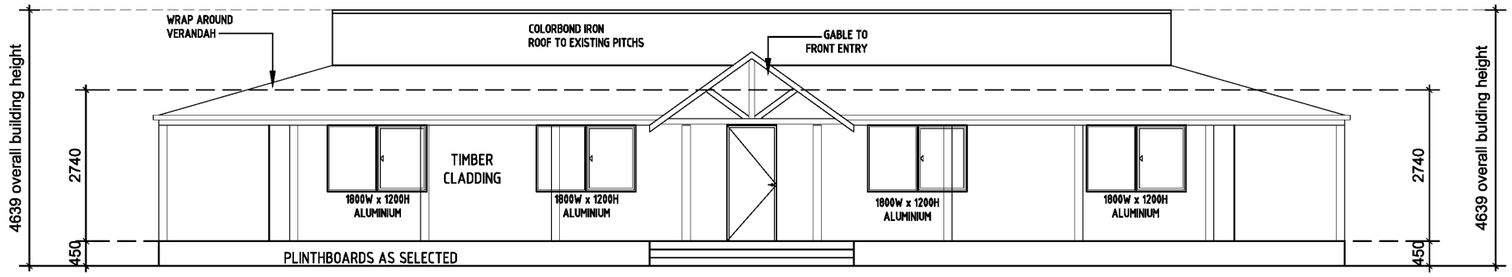
[redacted]

Job No: MVB-333
Date : 24/05/2026

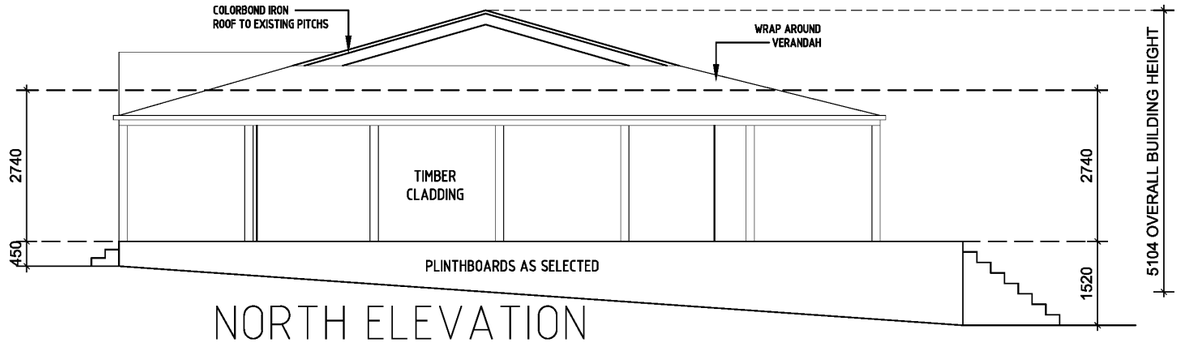
Drawing: 2 of 6



WEST ELEVATION



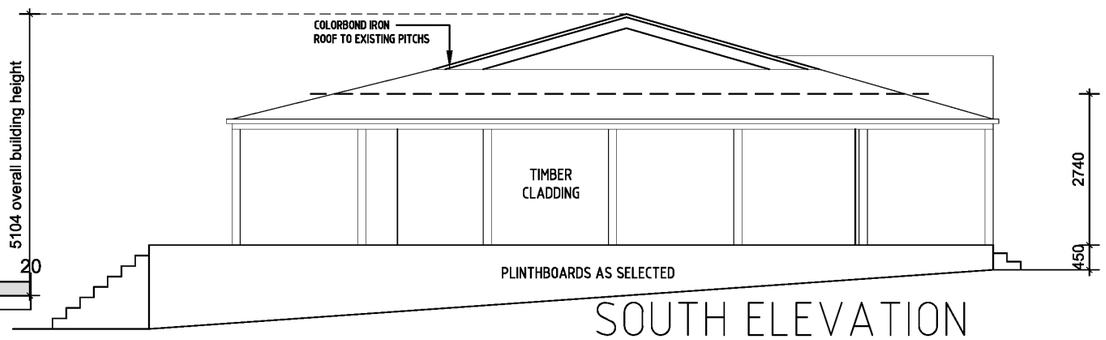
EAST ELEVATION



NORTH ELEVATION

ELEVATIONS
1:100

WRAP AROUND VERANDAH
TO BE PART OF STAGE 2 PERMIT



SOUTH ELEVATION

ORIGINAL SHEET SIZE: A3



Moving Views Property Development PTY LTD
Registered Building Practitioner
DB-L 22514
HIA Member
877379

15 Hopbush Avenue, Sunbury VIC 3429
MOBILE: 0425 794 666

General Notes

COLORBOND IRON ROOF TO EXISTING PITCH

SELECTED GUTTERING

TIMBER FRAMED WINDOWS

WINDOWS TO COMPLY WITH AS1288

WEATHERBOARD CLADDING TO EXTERIOR

PLINTHBOARDS AS SELECTED

1200 HIGH BALUSTRADE TO DECK 100MM ABOVE GROUND LEVEL

PROPOSED WEATHERBOARD RESIDENCE

At: ALLOT 1 & 3 BUTLER STREET
LEXTON, VIC 3352

[redacted]

Job No: MVB-333
Date : 24/05/2026

Drawing: 3 of 6



BUSHFIRE MANAGEMENT PLAN (BMP)-REV-A-16-6-2026

SCALE NTS @A4

a) Defendable Space

Vegetation (and other flammable materials) will be modified and managed as defendable space for a distance of **35**m around the proposed building/or to the property boundary, in accordance with the following requirements:

- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres.
- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 5 metres.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

b) Construction Standard

The dwelling will be designed and constructed a minimum Bushfire Attack Level of BAL – 19.

c) Water Supply

10,000 litres of effective water supply will be provided for fire fighting purposes which meets the following requirements:

- Be stored in an above ground water tank constructed of concrete or metal.
- Have all fixed above ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal.
- Include a separate outlet for occupant use.
- Be readily identifiable from the building or appropriate identification signage to the satisfaction of the relevant fire authority.
- Be located within 60 metres of the outer edge of the approved building.
- The outlet/s of the water tank must be within 4 metres of the accessway and unobstructed.
- Incorporate a separate ball or gate valve (British Standard Pipe (BSP 65 millimetre) and coupling (64 millimetre CFA 3 thread per inch male fitting).
- Any pipework and fittings must be a minimum of 65 millimetres (excluding the CFA coupling)

d) Access

Access for fire fighting purposes will be provided which meets the following requirements:

- All weather construction.
- A load limit of at least 15 tonnes.
- Provide a minimum trafficable width of 3.5 metres
- Be clear of encroachments for at least 0.5 metre on each side and at least 4 metres vertically.
- Curves must have a minimum inner radius of 10m.
- The average grade must be no more than 1 in 7 (14.4 per cent) (8.1 degrees) with a maximum of no more than 1 in 5 (20 per cent) (11.3 degrees) for no more than 50m.
- Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.

Note:
The contractor shall verify all dimensions and all underground services at the site before commencing work. The contractor shall verify all levels from the consulting engineer prior to construction.

DO NOT SCALE FROM DRAWINGS

PROJECT: *Lot 1/PP5462 and Lot 3/PP5462 (Butler Street Lexton)*

PROJECT NO: *2735*

DATE: JUN 2026

DWG TITLE: *BUSHFIRE MANAGEMENT PLAN (BMP)-REV-A*

SCALE: NTS @A4

West NORTH East South

DRAWINGS FOR PLANNING PERMIT ONLY NOT TO BE USED FOR CONSTRUCTION

NATURAL RESOURCE LINK PTY LTD
54 Frazer Street
Clunes 3370
julie@nrlinks.com.au

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PLANNING PERMIT REPORT

Proposal:	Use and development of land for a dwelling and outbuilding based on comprehensive land and management practices and infrastructure provision
Address:	Butler Street Lexton 3352 (1\PP5462 & 3\PP5462) Council Property Number: 404000000
	Job No: 2753 April 2026

NR LINKS
Your Planning & Permit Consultants

Planning Report for: Butler Street Lexton 3352
Project / Job No: 2753
Report Prepared by: Natural Resource Link Pty Ltd

Natural Resource Link Pty Ltd
ACN: 609 952 025
ABN: 83 609 952025
Address: P.O. Box 61, Clunes 3370
Mobile: 0406 459 522
Email: julie@nrlinks.com.au

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SUMMARY OF APPLICATION.

The proposal seeks approval for the use and development of a dwelling and associated outbuilding on land at Butler Street, Lexton. The site comprises two irregularly shaped titles (Lots 1 and 3 on PP5462) with a combined area of approximately 9.43 hectares, containing scattered native vegetation and farm dams. The land is gently undulating and located at the interface between the Lexton township and surrounding rural land.

The proposed dwelling is to be sited within a defined domesticated area of the property where soils are of lower agricultural quality, ensuring minimal impact on the broader productive capacity of the land. Access is provided via Butler Street, with development clustered to reduce visual and environmental impacts.

The proposal is supported by a Land and Farm Management Plan, which outlines how the agricultural use will occur alongside the retention of biodiversity. A plan of consolidation is also included, facilitating the merging of the two titles into a single, more viable landholding.

The development represents a low-impact rural outcome that responds to site constraints, supports ongoing agricultural use and aligns with the strategic direction for the area, including its identified future transition to low density residential zoning.

Information pertaining to the large farm/machinery shed is included in the appendix of this report.

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PROPERTY DETAILS



Image 1 site Aerial

Applicant	Natural Resource Link Pty Ltd
Proposal	Use and development of land for a dwelling and outbuilding based on comprehensive land and Farm Management practices and infrastructure provision.
Location	Butler Street Lexton 3352
Legal Description	1\PP5462 & 3\PP5462
Zone	Farming Zone
Surrounding Zone	Farming Zone
Overlay(s)	Environmental Significance Overlay Schedule 2 Restructure Overlay Schedule 17
Aboriginal Cultural Heritage	Not mapped for cultural heritage sensitivity
Lot Size	9.29 hectares
Responsible Authority	Pyrenees Shire Council
Prepared By	Natural Resource Link Pty Ltd

Natural Resource Link Pty Ltd has been engaged to submit a Planning Permit Application.

SUBJECT SITE AND SITE CONTEXT



Figure 2 Surrounding Context Area

The subject land is located on Butler Street, Lexton, within the Pyrenees Shire and comprises two parcels (Lots 1 and 3 on PP5462) with a combined area of approximately 9.29 hectares. The site is irregular in shape and occupies a transitional position at the northern edge of the Lexton township, interfacing between the established township grid and broader rural landholdings.

The land is currently undeveloped for residential purposes and is characterised by open grazing land with scattered native vegetation. The site contains areas of remnant vegetation, particularly toward the eastern boundary, and includes small farm dams and internal fencing which divide the land into informal paddocks. The topography is generally gently undulating, with subtle fall across the site, and evidence of erosion and shallow soils consistent with the broader locality.

Burbank Creek is located to the west of the site and forms a key natural feature within the locality, contributing to drainage patterns and environmental values. The land is also affected by environmental constraints associated with water catchments, reflecting its inclusion within the Environmental Significance Overlay (Schedule 1 – Water Supply Catchment).

Access to the site is provided via Butler Street and West Street, which connect to Lexton–Talbot Road, being the primary road linkage through the township. The surrounding road network is typical of a small rural township, comprising local sealed and unsealed roads providing access to low-density residential and farming properties.

The surrounding area exhibits a mixed rural and township character. Land to the south and west forms part of the established township of Lexton, characterised by smaller residential allotments within the Township and Low Density Residential Zones. Land to the north and east is predominantly within the Farming Zone and used for grazing and rural living purposes, with larger allotments and scattered dwellings. This creates a clear transition from township to rural landscape, with the subject site positioned at this interface.

Development in the immediate vicinity comprises a mix of detached dwellings on varying lot sizes, rural residential properties and agricultural land uses. The pattern of development reflects a

fragmented historic subdivision pattern typical of former Crown township areas, with a combination of smaller lots and larger farming parcels.

While the land is zoned Farming, the immediate context exhibits a semi-rural living pattern, influenced by the proximity to the Lexton township and the presence of existing dwellings on surrounding allotments.

Overall, the site is defined by its interface location, transitioning from township to rural land, its environmental context associated with Burbank Creek and water catchment values, and its physical characteristics of gently undulating, partially vegetated grazing land with limited existing development.

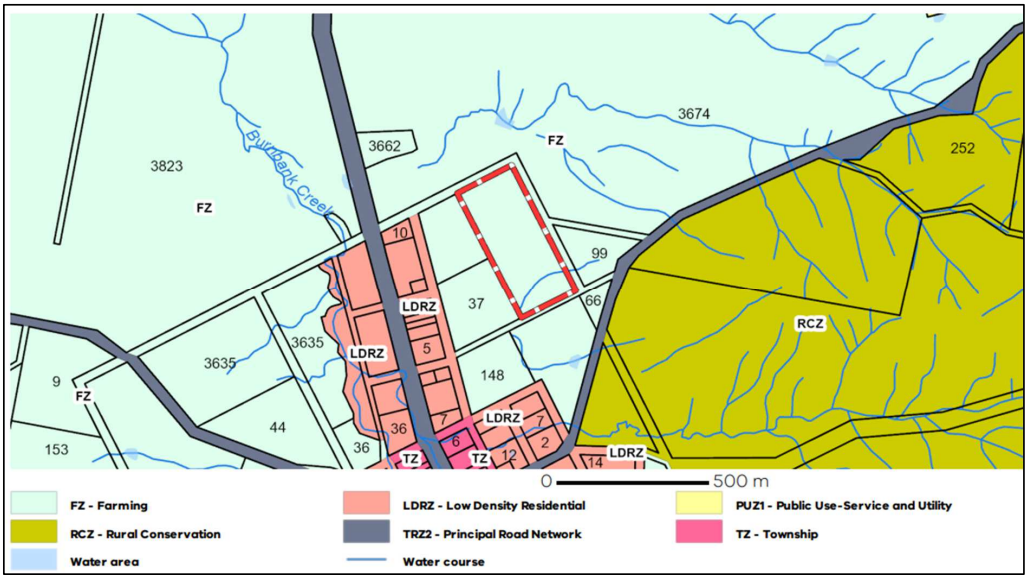


Figure 3 VicPlan Zoning Context



Figure 4 Site photograph

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PROPOSAL

The proposal is for the use and development dwelling, associated outbuildings and machinery shed that is sympathetic with the landscape. The dwelling will be accompanied by a Land and Farm Management Plan responding to what is required for an integrated management of the site for grazing and biodiversity management.

The proposed dwelling and outbuildings have been designed to be sited within a domesticated area of the property where poor soils have been discovered ensuring impacts on the viable agricultural portions of the land remain uninhibited. The proposal also incorporates the consolidation of both titles responding to the preferred outcomes of the restructure overlay. The large farm shed is located to a Utility area.

The application has been supported with the following documents:

- Development plan set detailing, elevations, floor layout, colours and materials.
- Land and Farm Management Report and Plans
- Plan of consolidation
- Copy of Title

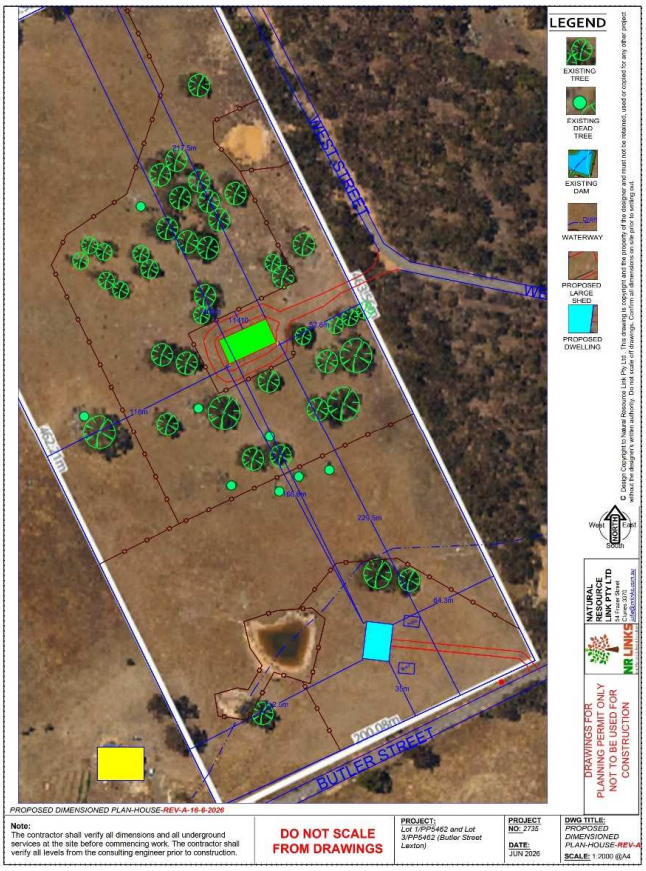


Figure 5 Site Plan

PERMIT TRIGGERS

- **Clause 35.07-1 (FZ): A permit is required for the use of a dwelling on a lot of less than 40 hectares**
- **Clause 35.07-4 (FZ): A permit is required for buildings and works associated with a section 2 use (dwelling on undersized allotment)**
- **Clause 35.07-4 (FZ1): A permit is required for buildings and works within 100 metres of a marked waterway or wetlands**
- **Clause 42.01-2 (ESO1): A permit is required for buildings and works**
- **Clause 45.05-2 (RO17): A permit is required to construct a dwelling.**

MUNICPAL STRATEGIC STATEMENT

Clause 02.03-3 Natural resource management

Pyrenees Land Systems

The Pyrenees Land Systems groupings are based on an analysis of Land Systems in Pyrenees Shire by the Land Conservation Council and are shown on the Land Systems map at Clause 02.04.

Land within the Alluvial Land System consists of level plains with low erosion risks. Destruction of topsoil, widespread salting in the alluvial plains north of the Great Dividing Range, native vegetation clearance, over-cultivation and flooding are environmental risks in this land system. Alluvial land is very suitable for agricultural uses.

Land within the Tertiary Sediments Land System consists of undulating plains and is prone to moderate sheet erosion, high gully erosion in drainage lines, significant wind erosion and extreme infertility.

Land within the Basalts Land System also consists of undulating plains. It is subject to minimal to moderate erosion hazards, low permeability, shrink-swell characteristics on plains and lower slopes and rocky terrain on upper slopes. The low carrying capacity and sparse vegetation make this land system unsuitable for small-lot rural development.

Land within the Palaeozoic Sediments 1, 2 and 3 Land Systems consist of gentle ridges, broken ridges and prominent ranges. Sheet erosion is a threat because of the slow rate of water entry into the subsoils. High gully erosion exists on the yellow sodic duplex soils in drainage lines and widespread salting is an issue where native vegetation has been cleared. The land of unconsolidated colluvial soils on the break of slope of the steep land is highly suitable for viticulture.

Land within the Metamorphics Land System consists of ridges that are susceptible to sheet erosion, severe gully erosion in drainage lines and salting on lower slopes below cleared areas. Land of unconsolidated colluvial soils on the break of slope of the steep land is highly suitable for viticulture.

Land within the Granite 1 Land System consists largely of gentle hills. Land within the Granite 2 Land System consists of steep hills. These Land Systems are constrained by impermeable hardpan restricted moisture storage, where heavy rain impedes the movement of machinery. Sheet and gully erosion are a risk if there is inadequate vegetation and removal of vegetation can lead to massive landslips. Land within the Granite 1 Land System is not suited to small-lot rural development and land within the Granite 2 Land System is not suitable for any development.

Pyrenees Shire seeks to:

- Encourage agriculture in the Alluvial Land System.
- Discourage small lot development along drainage lines in the Tertiary Sediments Land System.
- Maintain existing vegetation in the Tertiary Sediments Land System.
- Discourage small lot development in the Basalts and Granite 1 Land Systems.
- Discourage development in the Granite 2 Land System.
- Encourage increased tree and vegetation cover on land in the Palaeozoic Sediments, the Granite 1 and 2, Tertiary Sediments and the Metamorphics Land Systems, especially on hills and slopes.
- Discourage development on steep ground in the Palaeozoic Sediments Land Systems.
- Encourage viticulture in the Palaeozoic Sediments 2 and 3 and the Metamorphics Land Systems.
- Discourage further development in the Metamorphics Land System (other than viticulture).

Agriculture

The majority of non-urban land in the Shire is used for agricultural purposes. A continuation of these uses is encouraged, consistent with responsible land management practices.

Pyrenees Shire will support agriculture by:

- Protecting agricultural land from fragmentation.
- Encouraging sustainable and diverse agriculture.
- Consolidating inappropriately subdivided rural land.
- Discouraging rural-residential development where it impacts on agricultural land.

Rural subdivision

Parts of Pyrenees Shire were the focus of intensive gold-mining activity in the 19th century, resulting in the creation of extensive Crown Subdivisions that converted widespread areas of rural land into smallholdings, including on some steep and environmentally hazardous land.

The pattern of subdivision within the Shire does not reflect current patterns of settlement and land use. Many of the original Crown Townships are now defunct and there are extensive areas of open farmland comprised of small lots. Fragmented ownership of these lots and the potential demand to construct a dwelling on them is not consistent with responsible management of rural land.

Pyrenees Shire seeks to manage rural subdivision by:

- Identifying areas that are unsuitable for small lot development and encouraging the consolidation of small lots.
- Restructuring rural areas with subdivisional patterns that are not conducive to responsible land management.

Pyrenees Shire seeks to protect water quality and quantity by:

- Conserving water resources.
- Minimising possible contamination of water supplies from urban, industrial and agricultural land use.
- Restricting subdivision, land use and development within water supply catchments.

Response to the Municipal Strategic Framework:

The subject land is identified within the Pyrenees Futures Strategy (Lexton Framework Plan) as being located within the designated township boundary of Lexton and within an area identified for future residential growth. As illustrated in Figure 6 and Figure 7, the land is specifically earmarked as suitable for transition to a Low Density Residential Zone, reflecting its strategic role as part of the township's planned expansion area.

The mapping clearly demonstrates that the site forms part of a logical growth front to the north of the existing township, with strong physical connections to the established road network, including Butler Street and West Street, and proximity to the Lexton–Talbot Road. The site is also situated adjacent to existing residential allotments and areas already developed in a township or rural living pattern, reinforcing its suitability for more intensive rural living outcomes over time.

Importantly, the inclusion of the land within the township boundary confirms that it is no longer considered part of the long-term agricultural hinterland, but rather forms part of the planned settlement area for Lexton. This strategic direction supports a transition in land use over time from traditional farming activities to low density residential and rural living uses, consistent with the township's growth objectives.

The identification of the land for future rezoning to Low Density Residential provides a strong policy basis for the consideration of a dwelling on the land at this stage. While the land is currently zoned Farming Zone, the strategic framework clearly signals Council's intention for the land to accommodate residential development in the future. The proposal is therefore consistent with, and does not prejudice, the long-term planning vision for the area.

In this context, the proposed dwelling and associated farm management use represents an appropriate interim use of the land that aligns with its future strategic direction. The consolidation of the lots further reinforces this outcome by creating a more coherent landholding capable of supporting both current land management practices and future transition in accordance with the

Pyrenees Futures Strategy.

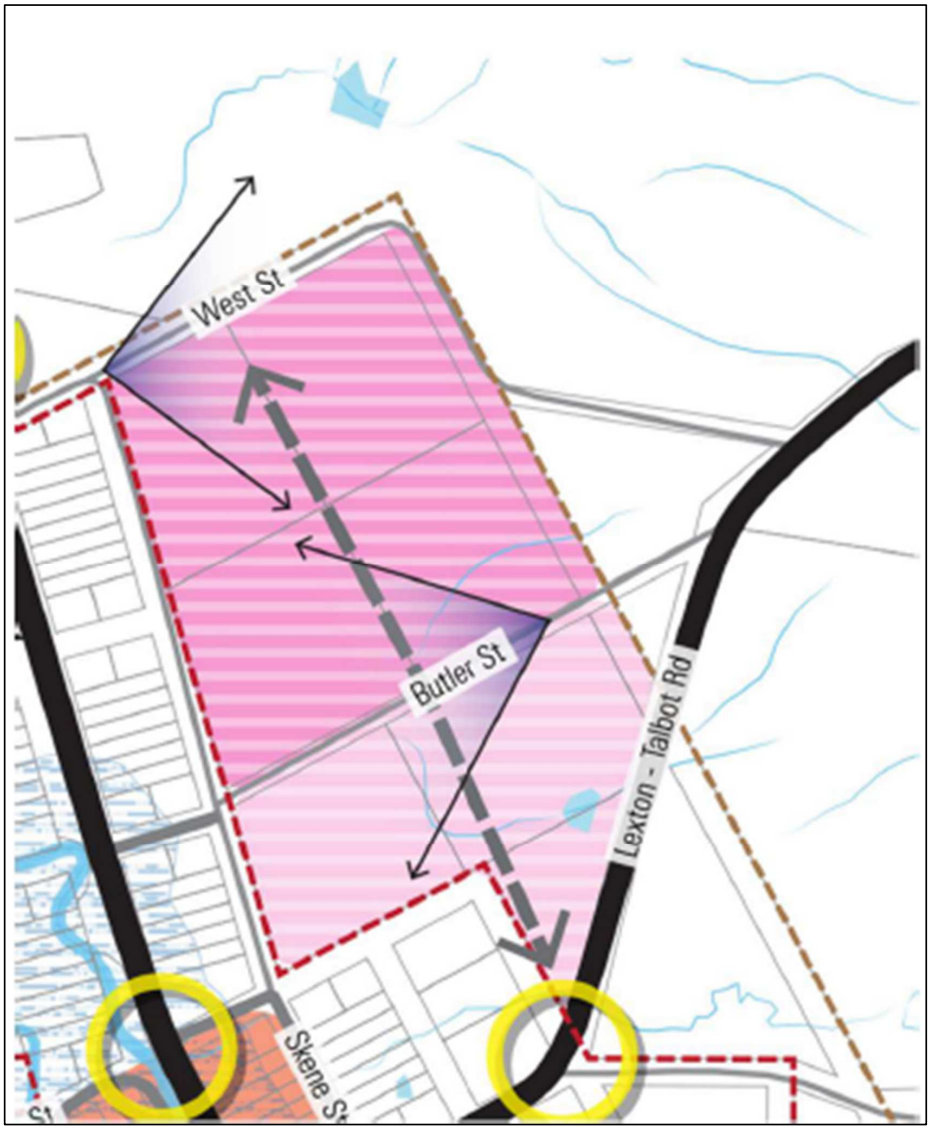


Figure 6 The lots are shown in the futures strategy to be suited to be rezoned to Low Density Residential Zone

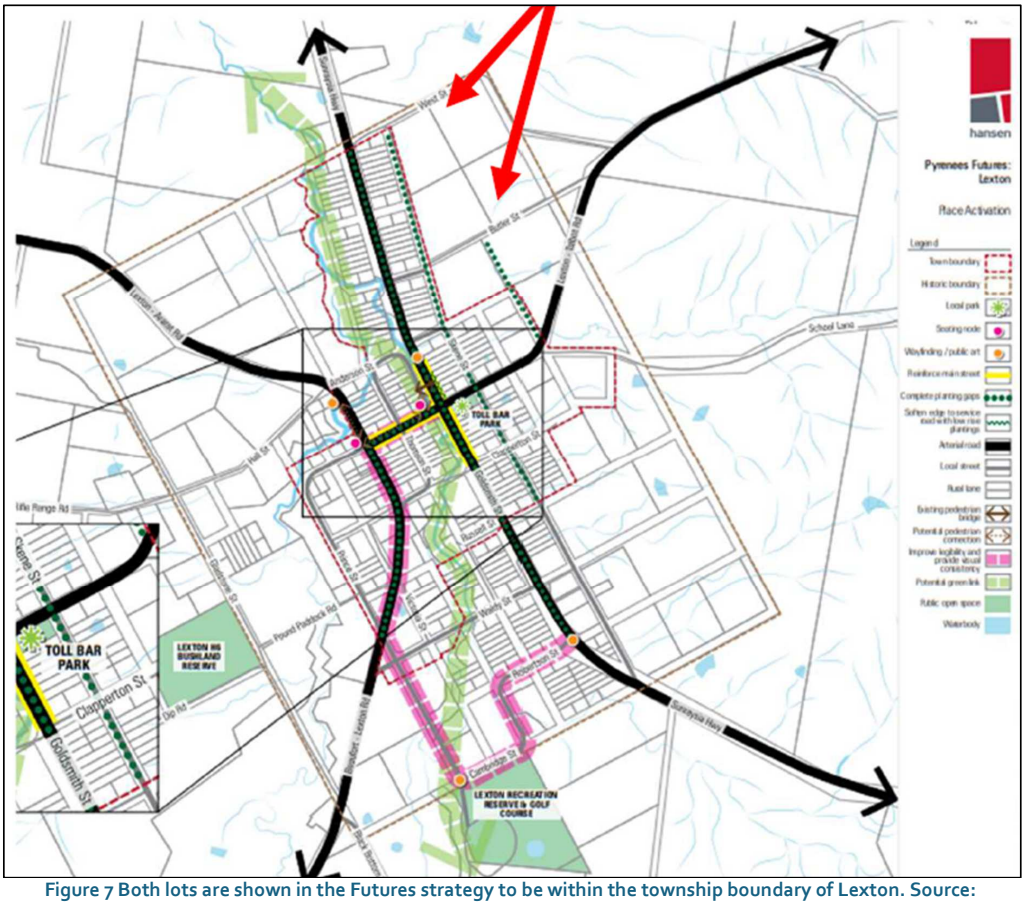


Figure 7 Both lots are shown in the Futures strategy to be within the township boundary of Lexton. Source:

PLANNING POLICY FRAMEWORK

Clause 11.01-1L Settlement in Pyrenees Shire

Strategy
Support rural use and restructuring of obsolete and defunct Crown Townships, fragmented rural land and environmentally hazardous hilly land.

Clause 12.01-2S Native Vegetation management

Objective

To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation.

Strategies

Ensure decisions that involve, or will lead to, the removal, destruction or lopping of native vegetation, apply the three-step approach in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Environment, Land, Water and Planning, 2017):

- Avoid the removal, destruction or lopping of native vegetation.
- Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.
- Provide an offset to compensate for the biodiversity impact from the removal, destruction or lopping of native vegetation.

Policy guidelines

Consider as relevant:

- State biodiversity information maintained by the Department of Energy, Environment and Climate Action.

Policy documents

Consider as relevant:

- *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Environment, Land, Water and Planning, 2017)
- *Assessor's handbook – applications to remove, destroy or lop native vegetation* (Department of Environment, Land, Water and Planning, 2017)

Clause 12.05-1S Environmentally sensitive areas

Objective

To protect and conserve environmentally sensitive areas.

Strategies

Protect environmentally sensitive areas with significant recreational value from development that would diminish their environmental conservation or recreational values. These areas include the Dandenong and Macedon Ranges, the Upper Yarra Valley, Western Port and Port Phillip Bay and their foreshores, the Mornington Peninsula, the Yarra and Maribyrnong Rivers and the Merri Creek, the Grampians, the Gippsland Lakes and its foreshore, the coastal areas and their foreshores, Alpine areas and nominated urban conservation areas, historic buildings and precincts.

12.05-2S Landscapes

Objective
To protect and enhance significant landscapes and open spaces that contribute to character, identity and sustainable environments.

Strategies
Ensure significant landscape areas such as forests, the bays and coastlines are protected.
Ensure development does not detract from the natural qualities of significant landscape areas.
Improve the landscape qualities, open space linkages and environmental performance in significant landscapes and open spaces, including green wedges, conservation areas and non-urban areas.
Recognise the natural landscape for its aesthetic value and as a fully functioning system.
Ensure important natural features are protected and enhanced.

Clause 14.01-1S Protection of agricultural land

Objective

To protect the state's agricultural base by preserving productive farmland.

Strategies

- Identify areas of productive agricultural land, including land for primary production and intensive agriculture.
- Consider state, regional and local, issues and characteristics when assessing agricultural quality and productivity.
- Avoid permanent removal of productive agricultural land from the state's agricultural base without consideration of the economic importance of the land for the agricultural production and processing sectors.
- Protect productive farmland that is of strategic significance in the local or regional context.
- Protect productive agricultural land from unplanned loss due to permanent changes in land use.
- Prevent inappropriately dispersed urban activities in rural areas.
- Protect strategically important agricultural and primary production land from incompatible uses.

Limit new housing development in rural areas by:

- Directing housing growth into existing settlements.
- Discouraging development of isolated small lots in the rural zones from use for dwellings or other incompatible uses.
- Encouraging consolidation of existing isolated small lots in rural zones.
- Identify areas of productive agricultural land by consulting with the Department of Energy, Environment and Climate Action and using available information.
- In considering a proposal to use, subdivide or develop agricultural land, consider the:
- Desirability and impacts of removing the land from primary production, given its agricultural productivity.

- Impacts on the continuation of primary production on adjacent land, with particular regard to land values and the viability of infrastructure for such production.
- Compatibility between the proposed or likely development and the existing use of the surrounding land.
- The potential impacts of land use and development on the spread of plant and animal pests from areas of known infestation into agricultural areas.
- Land capability.
- Avoid the subdivision of productive agricultural land from diminishing the long-term productive capacity of the land.
- Give priority to the re-structure of inappropriate subdivisions where they exist on productive agricultural land.
- Balance the potential off-site effects of a use or development proposal (such as degradation of soil or water quality and land salinisation) against the benefits of the proposal.

Clause 14.01-1L Agriculture in Pyrenees Shire

Strategies

- Limit small-lot rural excisions.
- Encourage the effective restructuring of inappropriate subdivisions.
- Designate 'restructure' parcels of sufficient size and configuration to construct a dwelling on each parcel without prejudicing the environmental capacity and landscape qualities of the area.

Clause 14.01-2S Sustainable agricultural land use

Objective
To encourage sustainable agricultural land use.

Strategies

- Ensure agricultural and productive rural land use activities are managed to maintain the long-term sustainable use and management of existing natural resources.
- Support the development of innovative and sustainable approaches to agricultural and associated rural land use practices.
- Support adaptation of the agricultural sector to respond to the potential risks arising from climate change.
- Encourage diversification and value-adding of agriculture through effective agricultural production and processing, rural industry and farm-related retailing.
- Assist genuine farming enterprises to embrace opportunities and adjust flexibly to market changes.
- Support agricultural investment through the protection and enhancement of appropriate infrastructure.
- Facilitate ongoing productivity and investment in high value agriculture.

- Facilitate the establishment and expansion of cattle feedlots, pig farms, poultry farms and other intensive animal industries in a manner consistent with orderly and proper planning and protection of the environment.
- Ensure that the use and development of land for animal keeping or training is appropriately located and does not detrimentally impact the environment, the operation of surrounding land uses and the amenity of the surrounding area.

Policy documents
Consider as relevant:

- *Victorian Code for Cattle Feedlots* (Department of Agriculture, Energy and Minerals, 1995)
- *Victorian Code for Broiler Farms* (Department of Primary Industries, 2009, plus 2018 amendments)
- *Apiary Code of Practice* (Department of Planning and Community Development, 2011)
- *Planning Guidelines for Land Based Aquaculture in Victoria* (Department of Primary Industries, No. 21, 2005)
- *Victorian Low Density Mobile Outdoor Poultry Farm Planning Permit Guidelines* (Department of Economic Development, Jobs, Transport and Resources, June 2018)
- *Victorian Low Density Mobile Outdoor Pig Farm Planning Permit Guidelines* (Department of Economic Development, Jobs, Transport and Resources, June 2018)

14.01-2L Sustainable agriculture in Pyrenees Shire

Strategies

- Facilitate the preparation and implementation of land and water management plans at a farm and regional scale.
- Encourage the development of vineyards and wineries.
- Facilitate the development of supporting infrastructure (e.g. shedding, transport loading facilities and processing facilities) required in association with vineyard development.
- Limit land use and development in grape-growing areas that may be incompatible with viticulture.

Clause 15.01-6S Design for rural areas

Objective

To ensure development respects valued areas of rural character.

Strategies

- Ensure that the siting, scale and appearance of development protects and enhances rural character.
- Protect the visual amenity of valued rural landscapes and character areas along township approaches and sensitive tourist routes by ensuring new development is sympathetically located.
- Site and design development to minimise visual impacts on surrounding natural scenery and landscape features including ridgelines, hill tops, waterways, lakes and wetlands.

Response to Planning Polic Framework:

The proposal represents a strong and policy-consistent response to Clause 11.01-1L by supporting the restructuring of fragmented rural land and facilitating an appropriate rural use outcome within a defunct Crown township pattern. The consolidation of the two titles directly implements the strategic direction to rationalise fragmented landholdings and achieve a more functional parcel that can support both agricultural use and a dwelling without compromising long-term land management outcomes. This outcome aligns with Council's objective to address historic subdivision patterns that are no longer suitable for contemporary rural land use.

The proposal responds appropriately to Clauses 12.05-1S and 12.05-2S by ensuring that development is sensitively integrated into the landscape and does not detract from the

environmental or visual qualities of the area. The siting of the dwelling away from prominent landscape features and within a low visibility portion of the site ensures that the broader rural landscape character is maintained. The retention of vegetation and implementation of land management practices will further enhance landscape outcomes over time, reinforcing the natural character and environmental performance of the land.

The proposal is consistent with Clause 14.01-1S as it does not result in the loss of productive agricultural land of strategic significance. The land is constrained by soil quality and erosion issues, limiting its agricultural productivity, and the proposal retains the majority of the land for ongoing agricultural use. The dwelling is appropriately located to avoid sterilising productive areas and is ancillary to a genuine rural use. Importantly, the consolidation of titles avoids further fragmentation and supports a more viable and manageable landholding, consistent with the policy direction to encourage consolidation and prevent dispersed rural living outcomes.

At a local level, the proposal aligns strongly with Clause 14.01-1L by facilitating the effective restructuring of inappropriate subdivisions and creating a parcel of sufficient size and configuration to accommodate a dwelling without adverse impacts on environmental capacity or landscape qualities. The outcome represents a net improvement over the existing fragmented condition of the land and supports orderly rural development.

The proposal also supports Clause 14.01-2S and Clause 14.01-2L by promoting sustainable agricultural land use through the implementation of a comprehensive Land and Farm Management Plan. This plan demonstrates how the land will be actively managed for agricultural purposes, including small-scale livestock activities and land stewardship practices that respond to site constraints. The proposal encourages diversification and sustainable use of rural land while ensuring that environmental values are protected and enhanced. The inclusion of appropriate infrastructure such as the machinery shed further supports ongoing agricultural productivity and management.

Finally, the proposal is consistent with Clause 15.01-6S as the design and siting of the dwelling and outbuilding respond to the rural character of the area. The development is modest in scale, located within a discreet portion of the site and designed to integrate with the surrounding landscape. Visual impacts are minimised through careful siting, retention of vegetation and use of appropriate materials, ensuring that the development respects and enhances the valued rural character of the locality.

Overall, the proposal delivers a balanced planning outcome that supports strategic restructuring objectives, protects environmental and landscape values, and enables sustainable agricultural use of the land, consistent with both State and Local Planning Policy.

ZONE

Clause 35.07 Farming Zone

Purpose

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide for the use of land for agriculture.*
- *To encourage the retention of productive agricultural land.*
- *To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.*
- *To encourage the retention of employment and population to support rural communities.*
- *To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.*
- *To provide for the use and development of land for the specific purposes identified in a schedule to this zone.*

Decision guidelines

Before deciding on an application to use or subdivide land, construct a building or construct or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

General issues

- The Municipal Planning Strategy and the Planning Policy Framework.
- Any Regional Catchment Strategy and associated plan applying to the land.
- The capability of the land to accommodate the proposed use or development, including the disposal of effluent.
- How the use or development relates to sustainable land management.
- Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.
- How the use and development makes use of existing infrastructure and services.

Agricultural issues and the impacts from non-agricultural uses

- Whether the use or development will support and enhance agricultural production.
- Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production.
- The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.
- The capacity of the site to sustain the agricultural use.
- The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure.
- Any integrated land management plan prepared for the site.
- Whether Rural worker accommodation is necessary having regard to:

  - The nature and scale of the agricultural use.
  - The accessibility to residential areas and existing accommodation, and the remoteness of the location.
- The duration of the use of the land for Rural worker accommodation.

Accommodation issues

- Whether the dwelling will result in the loss or fragmentation of productive agricultural land.
- Whether the dwelling will be adversely affected by agricultural activities on adjacent and nearby land due to dust, noise, odour, use of chemicals and farm machinery, traffic and hours of operation.
- Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.
- The potential for the proposal to lead to a concentration or proliferation of dwellings in the area and the impact of this on the use of the land for agriculture.
- The potential for accommodation to be adversely affected by noise and shadow flicker impacts if it is located within one kilometre from the nearest title boundary of land subject to:
  - A permit for a wind energy facility; or
  - An application for a permit for a wind energy facility; or
  - An incorporated document approving a wind energy facility; or
  - A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the *Environment Effects Act 1978*.
- The potential for accommodation to be adversely affected by vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the *Mineral Resources (Sustainable Development) Act 1990.*

Environmental issues

- The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality.
- The impact of the use or development on the flora and fauna on the site and its surrounds.
- The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.
- The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.

Design and siting issues

- The need to locate buildings in one area to avoid any adverse impacts on surrounding agricultural uses and to minimise the loss of productive agricultural land.

- The impact of the siting, design, height, bulk, colours and materials to be used, on the natural environment, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts.
- The impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance.
- The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.
- Whether the use and development will require traffic management measures.
- The need to locate and design buildings used for accommodation to avoid or reduce noise and shadow flicker impacts from the operation of a wind energy facility if it is located within one kilometre from the nearest title boundary of land subject to:
    - A permit for a wind energy facility; or
    - An application for a permit for a wind energy facility; or
    - An incorporated document approving a wind energy facility; or
    - A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the *Environment Effects Act 1978*.
- The need to locate and design buildings used for accommodation to avoid or reduce the impact from vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the *Mineral Resources (Sustainable Development) Act 1990*.

Response to Decision Guidelines:

The proposal is an appropriate and supported outcome within the Farming Zone having regard to the purpose of the zone and the relevant decision guidelines. The development provides for the ongoing use of the land for agriculture while facilitating a dwelling and associated outbuilding that are clearly ancillary to, and supportive of, the agricultural function of the land. The inclusion of a comprehensive Land and Farm Management Plan demonstrates that the use of the land is based on sustainable land management practices and infrastructure provision, directly aligning with the intent of the zone to encourage integrated and responsible rural land use.

The capability of the land to accommodate the proposal has been appropriately considered. The site exhibits constraints including shallow soils and evidence of erosion, limiting its suitability for intensive agricultural production. In this context, the proposed use represents a low-intensity and sustainable agricultural model that is responsive to the land's capacity. Effluent can be managed on-site without adverse impact, and the proposal makes efficient use of existing infrastructure, including established road access. The development is compatible with surrounding land uses, which comprise a mix of rural living, grazing and township edge development.

From an agricultural perspective, the proposal will not adversely affect agricultural production and in fact supports ongoing use of the land for farming purposes. The majority of the land remains available for agricultural use, with the dwelling sited within a defined domesticated area on less productive land, thereby avoiding unnecessary sterilisation of viable agricultural areas. The consolidation of the two titles further strengthens the agricultural potential of the land by creating a

more viable and manageable holding. There is no unreasonable impact on adjoining agricultural uses, and the dwelling will not limit the operation or expansion of surrounding farming activities.

The accommodation proposed will not lead to an inappropriate proliferation of dwellings within the area, as it is associated with the consolidation of existing titles and reflects a logical and orderly planning outcome rather than further fragmentation. The dwelling will not be adversely affected by typical rural activities such as noise, dust or machinery, and occupants will have a clear expectation of the agricultural context within which the land is situated. Similarly, the proposal will not introduce land use conflicts or constrain surrounding agricultural operations.

Environmental considerations have been appropriately addressed. The proposal avoids significant impacts on natural features by locating development within a disturbed portion of the site and retaining vegetation across the broader landholding. The Land and Farm Management Plan outlines measures to manage soil stability, control erosion and protect water quality, ensuring that the development will not result in degradation of the site or surrounding environment. Opportunities for revegetation and ongoing land management will further enhance environmental outcomes over time.

The design and siting of the dwelling and outbuilding respond appropriately to the rural context. Buildings are clustered within a single area to minimise fragmentation and reduce impacts on agricultural land. The scale, form and materials are consistent with rural development and will not detract from the character of the area.

Overall, the proposal satisfies the purpose and decision guidelines of the Farming Zone by supporting sustainable agricultural use, avoiding fragmentation, protecting environmental values and ensuring that the dwelling is appropriately integrated with the ongoing use of the land. It represents a logical and orderly development outcome that is consistent with the planning framework and warrants approval.

OVERLAYS

Clause 42.01 Environmental Significance Overlay Schedule 1

Purpose

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas where the development of land may be affected by environmental constraints.
- To ensure that development is compatible with identified environmental values.

DESIGNATED WATER SUPPLY AREAS

Statement of environmental significance

The areas affected by this overlay include Special Water Supply Catchment Areas, Land Use Determination Areas (i.e. Landsborough (Malakoff Creek) Water Supply Catchment), and the environs of town water supply bores, controlled and managed by the relevant water authority (i.e. Central Highlands Water or Goulburn-Murray Water or Grampians Wimmera Mallee Water). These areas are the primary source of potable water supply for townships and (to a limited extent) rural residential settlements throughout the Pyrenees Shire and parts of other Shires to the east. These areas are shown in Figure 4(a) at Clause 21.07 of the scheme.

It is a matter of high priority that land within water supply catchments and the environs of town supply water bores is used and managed in a responsible manner, in order to protect the quality and quantity of water which is available to be harvested and supplied to consumers.

Environmental objective to be achieved

- To ensure the protection and maintenance of water quality and water yield within the designated water supply catchments as detailed in Clause 21.05-1.6.
- To maintain and where practicable enhance the quality and quantity of water produced within the catchments and in waterways.
- To protect the quality of surface and groundwater supplies within the Shire and the broader region.
- To prevent erosion of land, pollution, siltation and eutrification of waterways, water bodies, storages and drains.
- To ensure that catchment yield and environmental flows are maintained.
- To manage the impact of incremental development on water quality and yield.

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The issues (as appropriate) listed under the decision guidelines specified for the zone.
- The slope, soil type and other environmental factors including the potential for pollution of waterways and groundwater.

- Any recommendations or requirements made in any land capability report or development plan.
- The need to maintain water quality at a local and regional level and whether the proposal is consistent with the provisions of any incorporated documents (including the state Environment Protection Policies – Waters of Victoria and Groundwaters of Victoria).
- The possible effect of the subdivision or development on the quality and quantity or water in waterways, water bodies, storages and drains.
- The preservation of and impact on soils and the need to prevent erosion.
- The need to manage incremental development that is likely to result in, or create a precedent for, development densities or activities likely to be detrimental to water quality or yield.
- The information contained in any site context plan or development plan which the Responsible Authority may have requested.
- Any relevant catchment management plan, policy strategy or Ministerial Direction (including the Interim Guideline for Planning Permit Applications in Open Potable Water Supply Catchment Areas or any subsequent revision of that guideline).
- If within the Troy, Musical Gully and Avoca (Sugarloaf) catchments, Sections 5.2 and 5.3 of the Forest Management Plan – Midlands Forest Management Area (Department of Sustainability and Development).

Purpose:

The proposal appropriately responds to the Environmental Significance Overlay Schedule 1 as it relates to designated water supply catchments by ensuring that development is undertaken in a manner that protects water quality and catchment function. The siting of the dwelling and outbuilding within a defined domesticated area on relatively stable and previously disturbed land minimises the risk of erosion and sediment runoff. The balance of the site, including vegetated areas and drainage lines, is retained and managed in accordance with the Land and Farm Management Plan, which incorporates measures for erosion control, vegetation retention and improved land stewardship.

The proposal will not result in any significant increase in pollutant loads or adverse impacts on surface or groundwater systems. Effluent disposal can be appropriately managed on-site to contemporary standards, ensuring no degradation of water quality. The scale of development is limited and does not represent an intensification that would adversely affect catchment yield or create a precedent for inappropriate development density.

Overall, the development is consistent with the objectives of the overlay as it maintains and protects water quality, avoids land degradation and ensures that the ongoing use of the land is compatible with its location within a water supply catchment.

Clause 45.05 Restructure Overlay Schedule 17

Purpose

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify old and inappropriate subdivisions which are to be restructured.
- To preserve and enhance the amenity of the area and reduce the environmental impacts of dwellings and other development.

Decision guidelines

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

- The Municipal Planning Strategy and the Planning Policy Framework.
- The objectives of the restructure plan for the area.
- Appropriate measures to cope with any environmental hazard or constraint affecting the land, including slope, drainage, salinity and erosion.
- The protection and enhancement of the natural environment and the character of the area including the retention of vegetation and fauna habitats and the need to revegetate along waterways, gullies, ridge lines and property boundaries.
- The availability of utility services, including sewerage, water, drainage, electricity, telecommunications, and, where the subdivision is not a residential subdivision, gas.
- The relationship of the intended use and development to the existing or likely use and development of adjoining and nearby land.
- The effect on surrounding uses, especially agricultural uses and nearby public land.
- The design of buildings.

Response:

The proposal provides a clear and appropriate response to the Restructure Overlay as it directly addresses the underlying issue of fragmented and obsolete subdivision patterns. The consolidation of Lots 1 and 3 into a single landholding represents a positive planning outcome that aligns with the intent of the overlay to rationalise historic Crown allotments and facilitate more coherent and sustainable land management outcomes.

The development is consistent with the objectives of the restructure plan, as it avoids further fragmentation and instead delivers a consolidated parcel capable of accommodating a dwelling without adverse environmental or land use impacts. The siting of development within a defined domesticated area responds to site constraints including drainage and soil conditions, ensuring that environmental risks such as erosion are appropriately managed.

The proposal maintains and enhances the character of the area by retaining vegetation across the majority of the site and limiting built form to a discreet portion of the land. This approach supports the protection of habitat and landscape values while allowing for appropriate rural use. The

development is compatible with the surrounding mix of rural living and agricultural uses and will not adversely affect adjoining land.

Infrastructure requirements can be satisfactorily met, with access to an established road network and the ability to service the dwelling through on-site solutions. The scale and design of the proposed buildings are consistent with the rural context and do not detract from the amenity of the area.

Overall, the proposal achieves the key objectives of the Restructure Overlay by consolidating fragmented land, managing environmental constraints and facilitating a logical and sustainable development outcome.

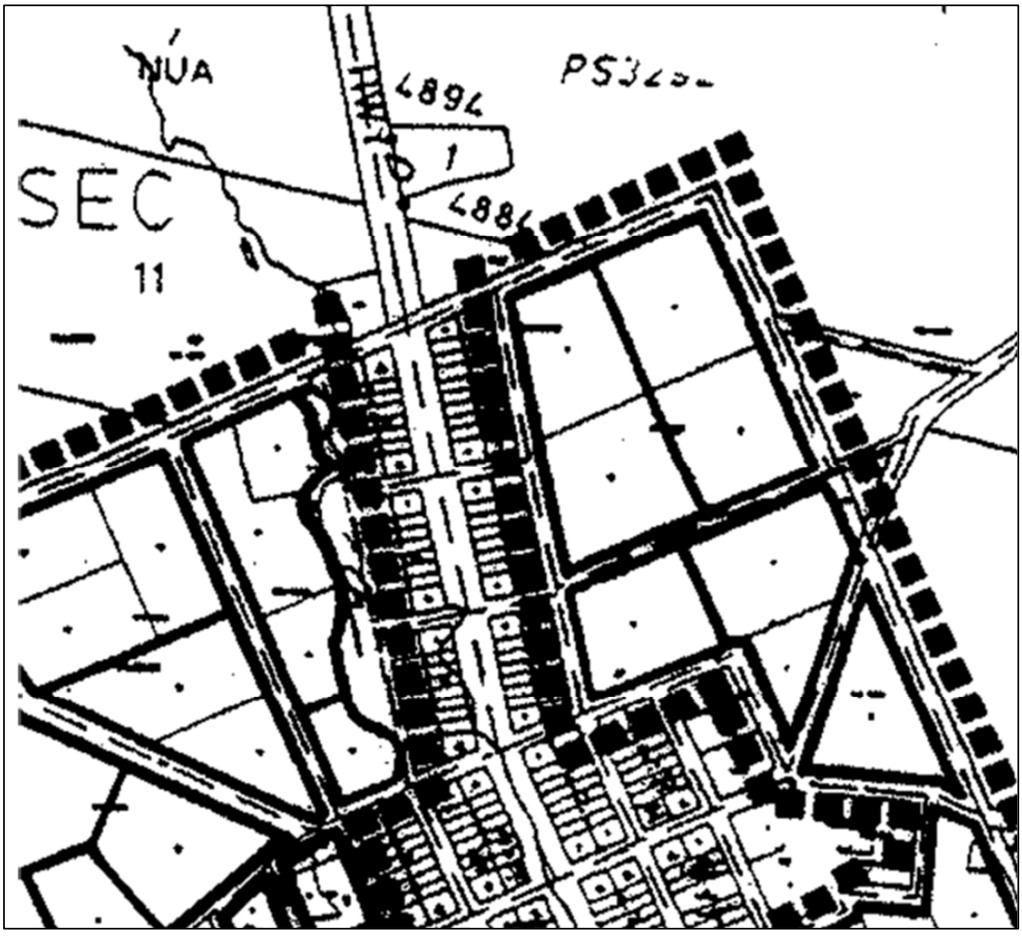


Figure 8 Restructure Overlay Schedule 17 – Extract

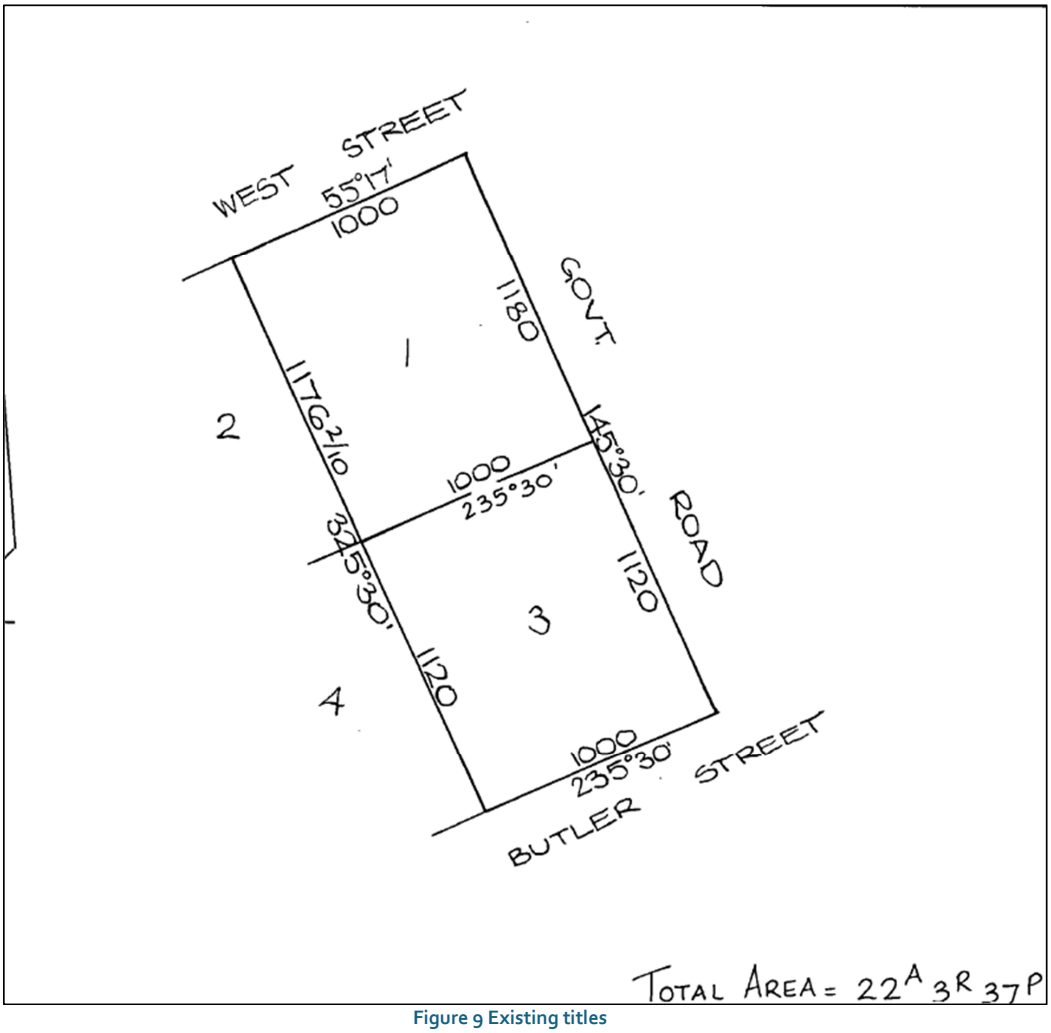


Figure 9 Existing titles

CONCLUSION

Overall, the proposal represents a well-considered and policy-aligned outcome that responds appropriately to the Farming Zone, Environmental Significance Overlay and Restructure Overlay. The consolidation of titles delivers a clear net benefit by addressing fragmented subdivision patterns and enabling coordinated land management. The siting of the dwelling within a defined, lower quality portion of the land ensures that agricultural capability is retained while avoiding environmental impacts. The proposal is supported by a comprehensive Land and Farm Management Plan, which demonstrates a commitment to sustainable land use, erosion control and vegetation retention. Importantly, the development is consistent with the strategic direction for the area, including its identified future transition to rural living. The proposal will not adversely impact surrounding uses and achieves a balanced outcome that supports both environmental protection and rural productivity.

The Agricultural Shed is needed to be a large size to contain machinery used on the farm with some works undertaken on a contract basis with other farmers such as:

- Dam construction and cleanouts
- Farm road and track construction
- Site cuts and clearing for rural buildings and driveways
- Cartage of dirt, rock, sand and quarry materials
- Cartage of hay, farm machinery
- Fencing works and stock yard construction
- General earthmoving and excavation works
- Welding and fabrication works- at a local mechanic
- Mechanical servicing, maintenance and repairs of farming and earthmoving equipment, trucks and trailers- at a local mechanic

No farming contracting works occur on site due to the nature of the works is on offsite.

Recent/local work has included:

- Earthworks at the Lexton Hub/Golf Course
- Cartage from local quarries including Amphitheatre, Talbot, Waubra and Avoca.
- Construction of horse arenas and a private race track for a local farming property in Lexton.
- Provided welding, maintenance, earthmoving, construction, machinery hire for Rainbow Serpent Festival for five years.

Equipment to be housed within the proposed 30m x 15m shed includes:

- 2 x tipper trucks
- 4 tonne excavator
- 14 tonne excavator
- Bobcat/skid steer

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- Machine float/trailer
- Water tanker and fire-fighting unit
- Small plant/equipment trailer
- Multiple excavator and bobcat attachments
- Fencing equipment
- Welding and fabrication equipment
- Mechanical tools and servicing equipment

Currently these are randomly scattered across the site hidden in the treed area as this is hidden by the contours from the local roads as shown below and are normal typical farm items.



Figure.10 current storage on site

No storage will be allowed within the root zones of trees in the Utility zone and council will be able to attend the site once the shed is built to ensure that any stockpiling will be in the defined area or in the shed. The application is within an area to be rezoned to Low Density that protects a vulnerable remnant patch, allows for domestic use including the storage, ameliorates existing erosion with spillways and rock cutes and will undertake grazing within the capacity of the soils. This is a good planning outcome that meets the planning scheme and should be approved by council.

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APPENDIX. ONE (1) CERTIFICATE OF TITLE AND TITLE PLAN

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

VOLUME 02792 FOLIO 238 Security no : 124135383650M
Produced 09/06/2026 03:26 PM

LAND DESCRIPTION

Crown Allotment 1 Township of Lexton and Crown Allotment 3 Township of Lexton Parish of Lexton.
PARENT TITLES :
Volume 02421 Folio 029 Volume 02421 Folio 031
Created by instrument C545931 22/07/1966

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
[redacted]

ENCUMBRANCES, CAVEATS AND NOTICES

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP834307J 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)

ADMINISTRATIVE NOTICES

NIL

eCT Control 20353A NEVETTS LAWYERS PTY LTD
Effective from 24/06/2024

DOCUMENT END

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TITLE PLAN	EDITION 1	TP 834307J

Location of Land

Parish : LEXTON
Township: LEXTON
Crown Allotment: 1 & 3
Crown Portion: -
Section: -

Last Plan Reference : -
Derived From : VOL. 2792 FOL. 238

Depth Limitation : NIL

Notations

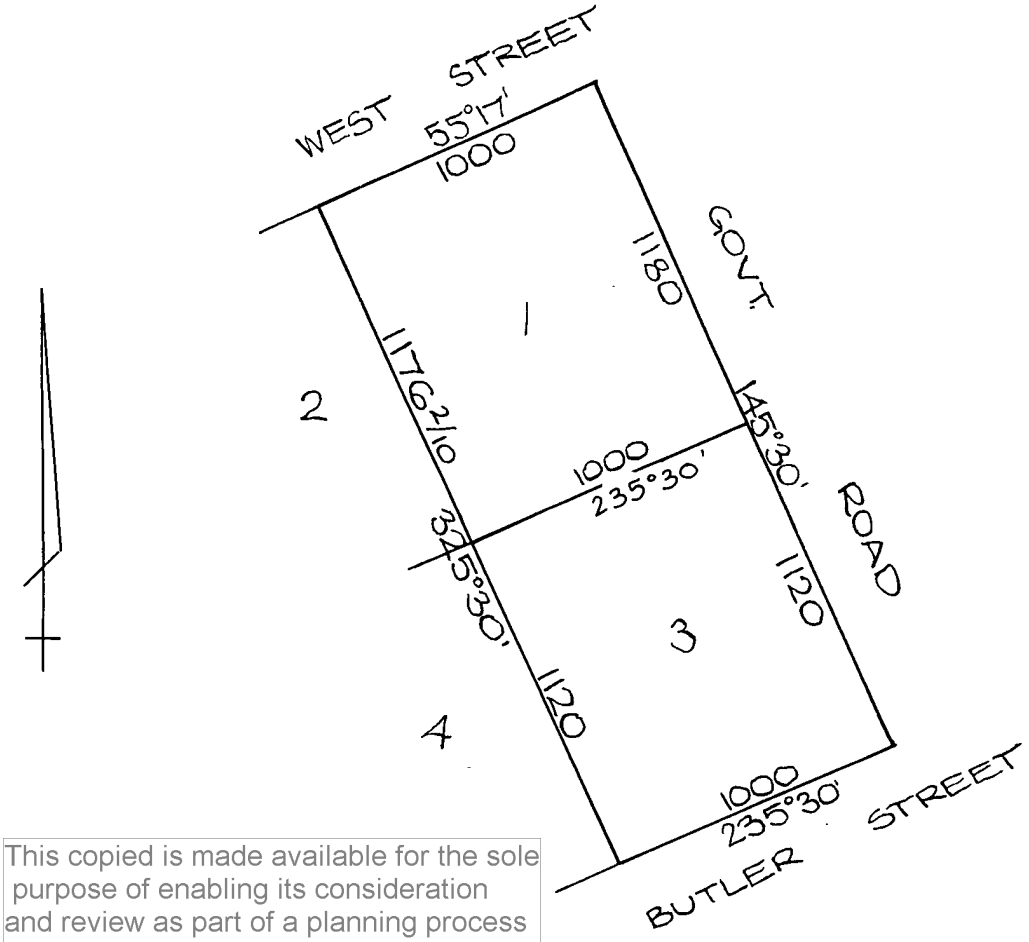
ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land/ Easement Information

THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES

COMPILED: Date 7/12/07

VERIFIED: A. DALLAS
Assistant Registrar of Titles



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TOTAL AREA = 22A 3R 37P

LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 Sheets

APPENDIX. TWO (2) PLANNING PROPERTY REPORT

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ORT

VICTORIA State Government | Department of Transport and Planning

PROPERTY DETAILS

Address:	**BUTLER STREET LEXTON 3352**
Crown Description:	**More than one parcel - see link below**
Standard Parcel Identifier (SPI):	**More than one parcel - see link below**
Local Government Area (Council):	**PYRENEES** www.pyrenees.vic.gov.au
Council Property Number:	**404000000**
Planning Scheme:	**Pyrenees** Planning Scheme - Pyrenees
Directory Reference:	**Vicroads 557 N2**

This property has 2 parcels. For full parcel details get the free Property report at Property Reports

UTILITIES

Rural Water Corporation:	**Goulburn-Murray Water**
Urban Water Corporation:	**Central Highlands Water**
Melbourne Water:	**Outside drainage boundary**
Power Distributor:	**POWERCOR**

STATE ELECTORATES

Legislative Council:	**WESTERN VICTORIA**
Legislative Assembly:	**RIPON**

OTHER

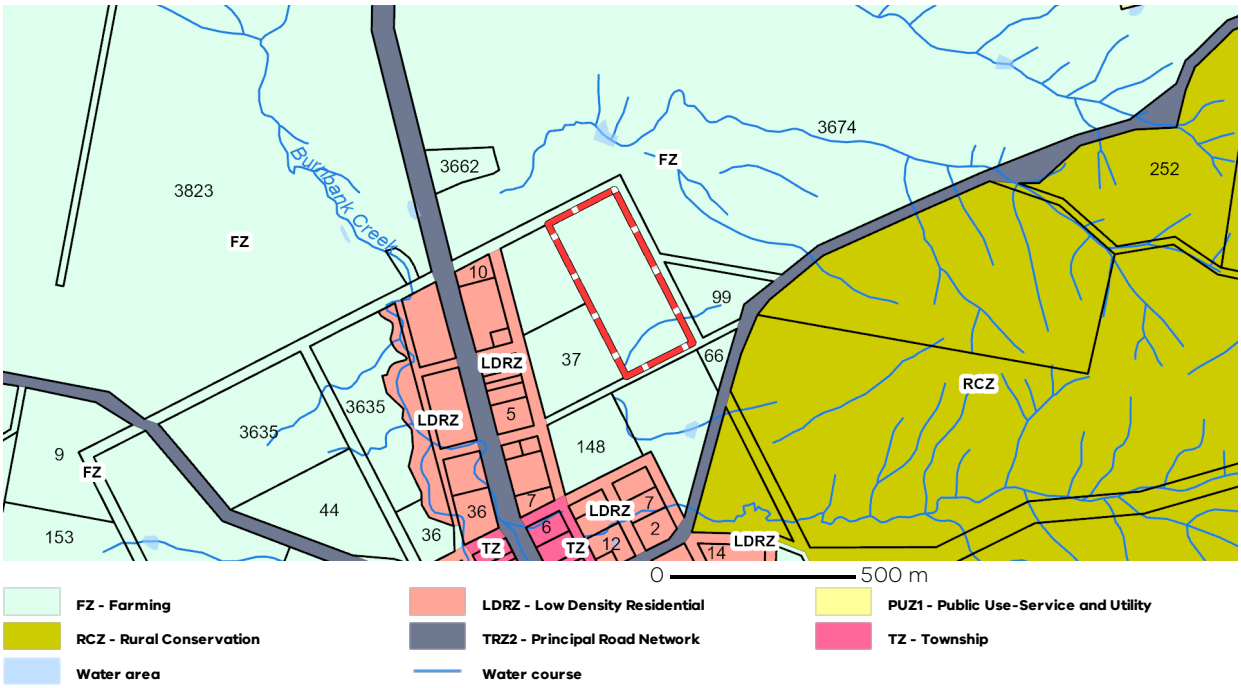
Registered Aboriginal Party:	**Dja Dja Wurrung Clans Aboriginal Corporation**
Fire Authority:	**Country Fire Authority**

View location in VicPlan

Planning Zones

FARMING ZONE (FZ)

SCHEDULE TO THE FARMING ZONE (FZ)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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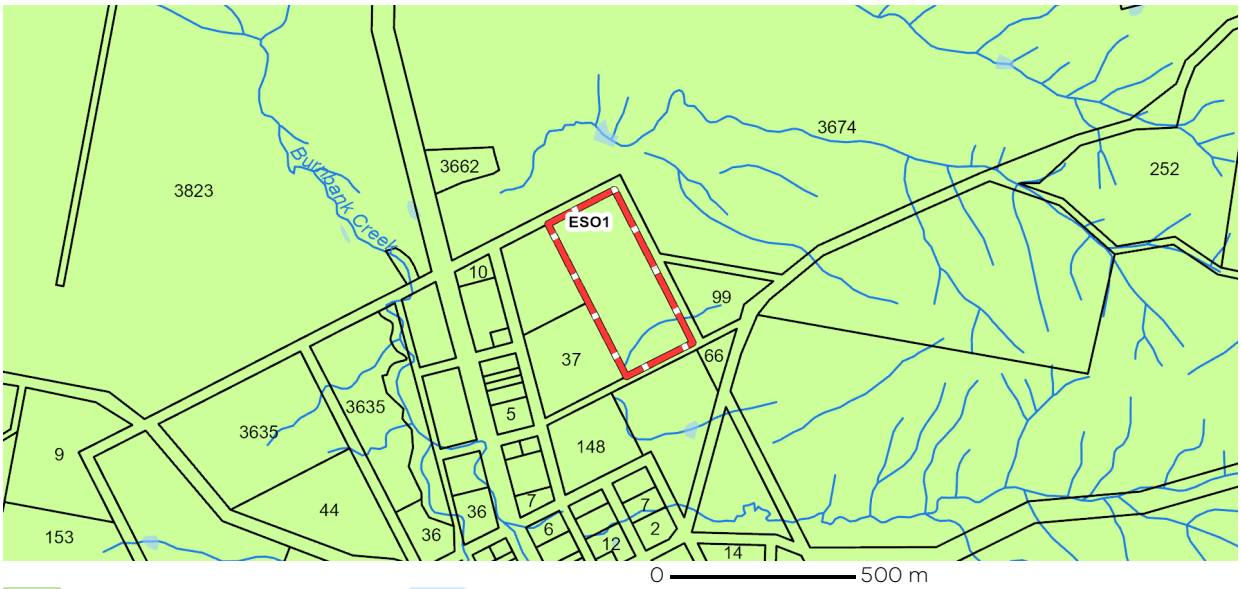
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PLANNING PROPERTY REPORT

Department of Transport and Planning

Planning Overlays

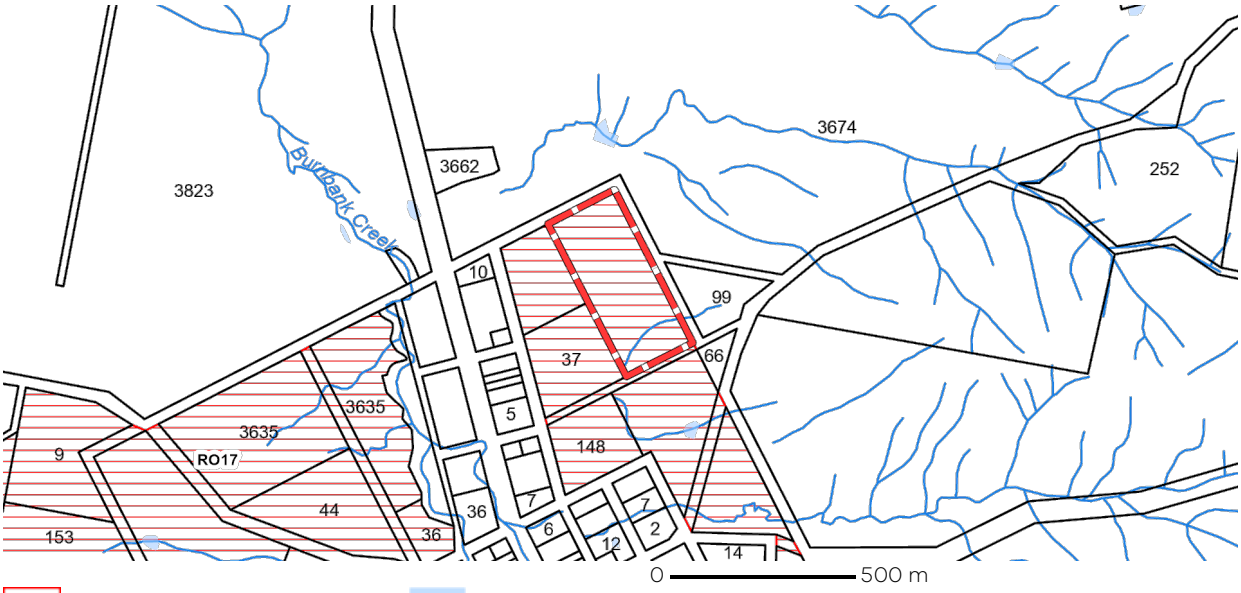
ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)
ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 (ESO1)



ESO - Environmental Significance Overlay | Water area | Water course

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

RESTRUCTURE OVERLAY (RO)
RESTRUCTURE OVERLAY - SCHEDULE 17 (RO17)



RO - Restructure Overlay | Water area | Water course

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

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PLANNING PROPERTY REPORT

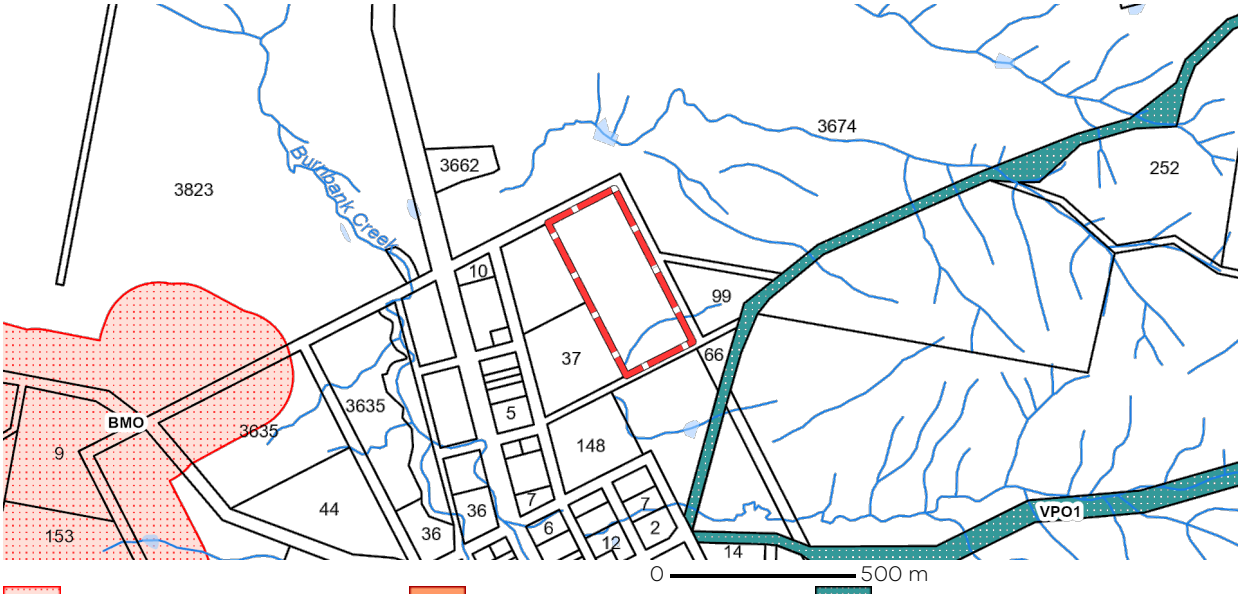
Department of Transport and Planning

Planning Overlays

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

BUSHFIRE MANAGEMENT OVERLAY (BMO)
ENVIRONMENTAL AUDIT OVERLAY (EAO)
VEGETATION PROTECTION OVERLAY (VPO)



BMO - Bushfire Management Overlay
EAO - Environmental Audit Overlay
VPO - Vegetation Protection Overlay
Water area
Water course

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Further Planning Information

Planning scheme data last updated on 28 May 2026.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.
This report provides information about the zone and overlay provisions that apply to the selected land.
Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting https://www.planning.vic.gov.au

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the ***Planning and Environment Act 1987.***
It does not include information about exhibited planning scheme amendments, or zonings that may abut the land.
To obtain a Planning Certificate go to Titles and Property Certificates at Landata - https://www.landata.vic.gov.au

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit https://mapshare.vic.gov.au/vicplan/

For other information about planning in Victoria visit https://www.planning.vic.gov.au

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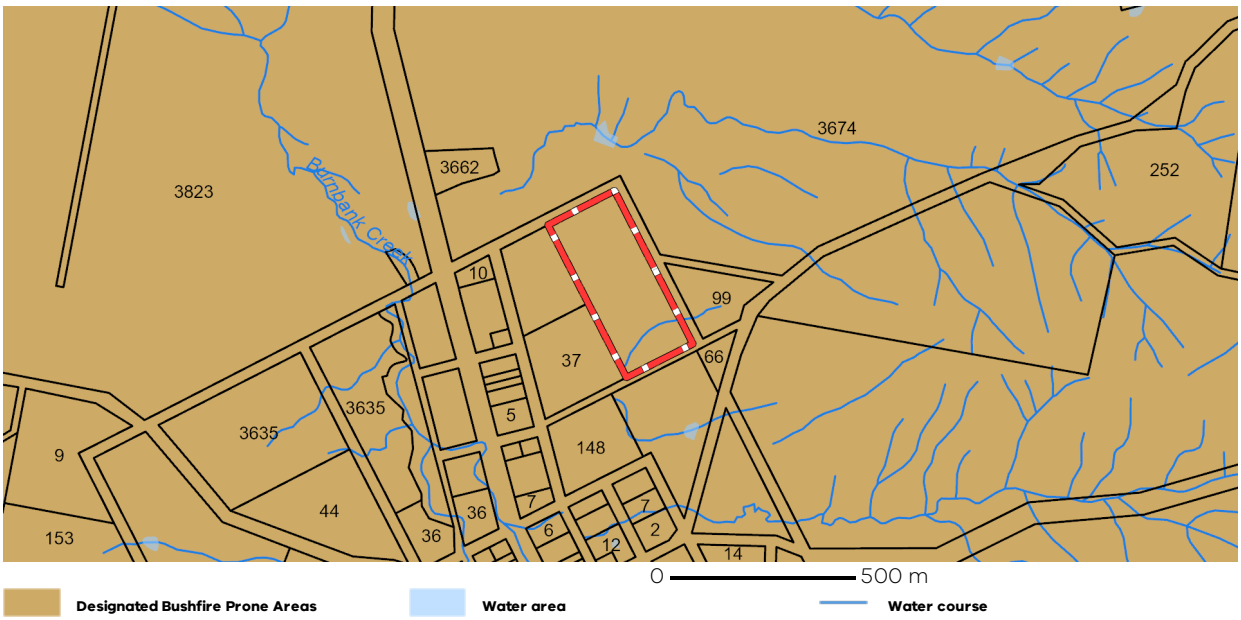
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This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at https://mapshare.vic.gov.au/vicplan/ or at the relevant local council.

Create a BPA definition plan in VicPlan to measure the BPA.

Information for lot owners building in the BPA is available at https://www.planning.vic.gov.au.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website https://www.vba.vic.gov.au. Copies of the Building Act and Building Regulations are available from http://www.legislation.vic.gov.au. For Planning Scheme Provisions in bushfire areas visit https://www.planning.vic.gov.au.

Native Vegetation

Native plants that are indigenous to Victoria and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see Native Vegetation (Clause 52.17) with local variations in Native Vegetation (Clause 52.17) Schedule

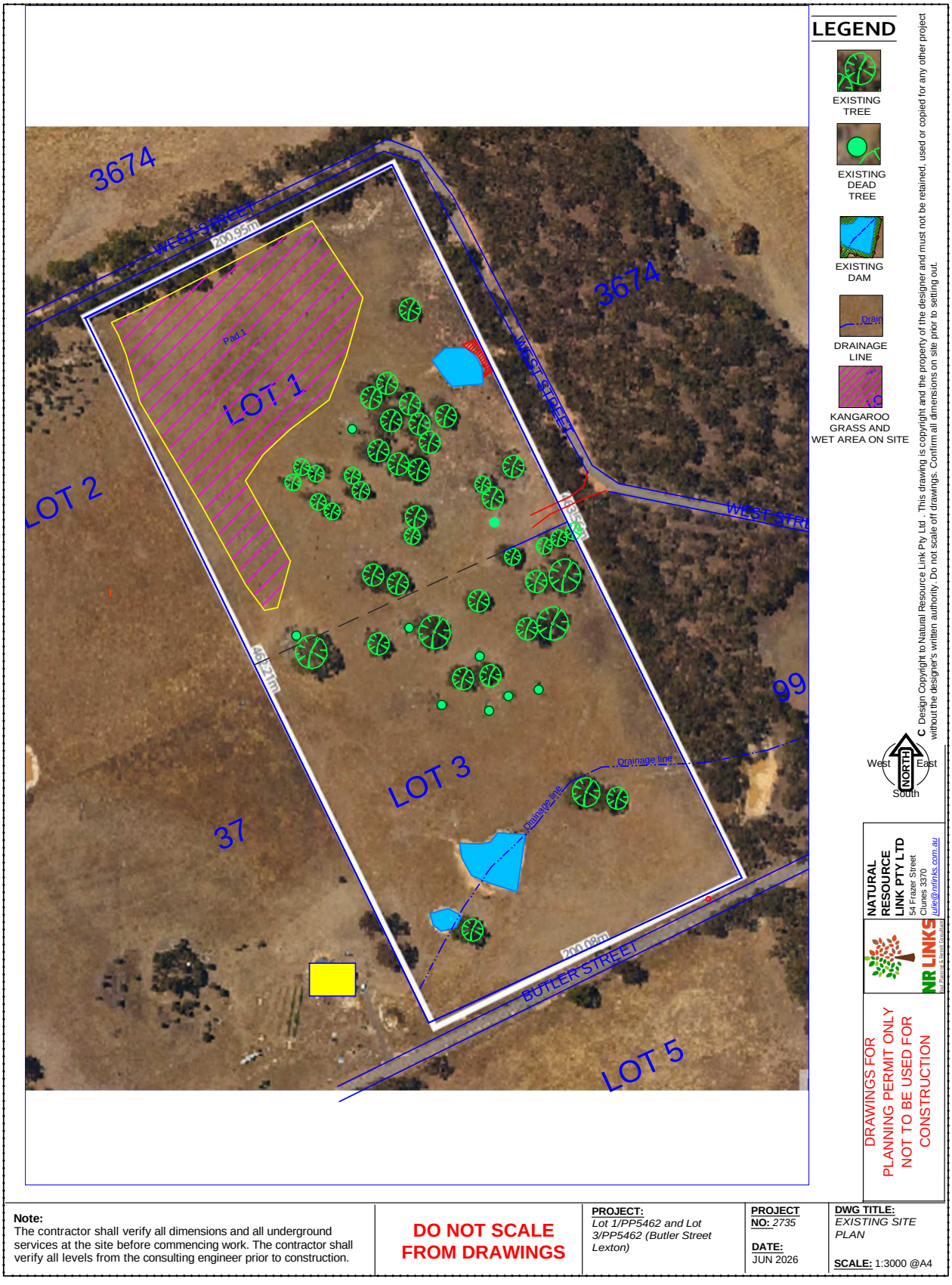
To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Regulations Map (NVR Map) https://mapshare.vic.gov.au/nvr/ and Native vegetation (environment.vic.gov.au) or please contact your relevant council.

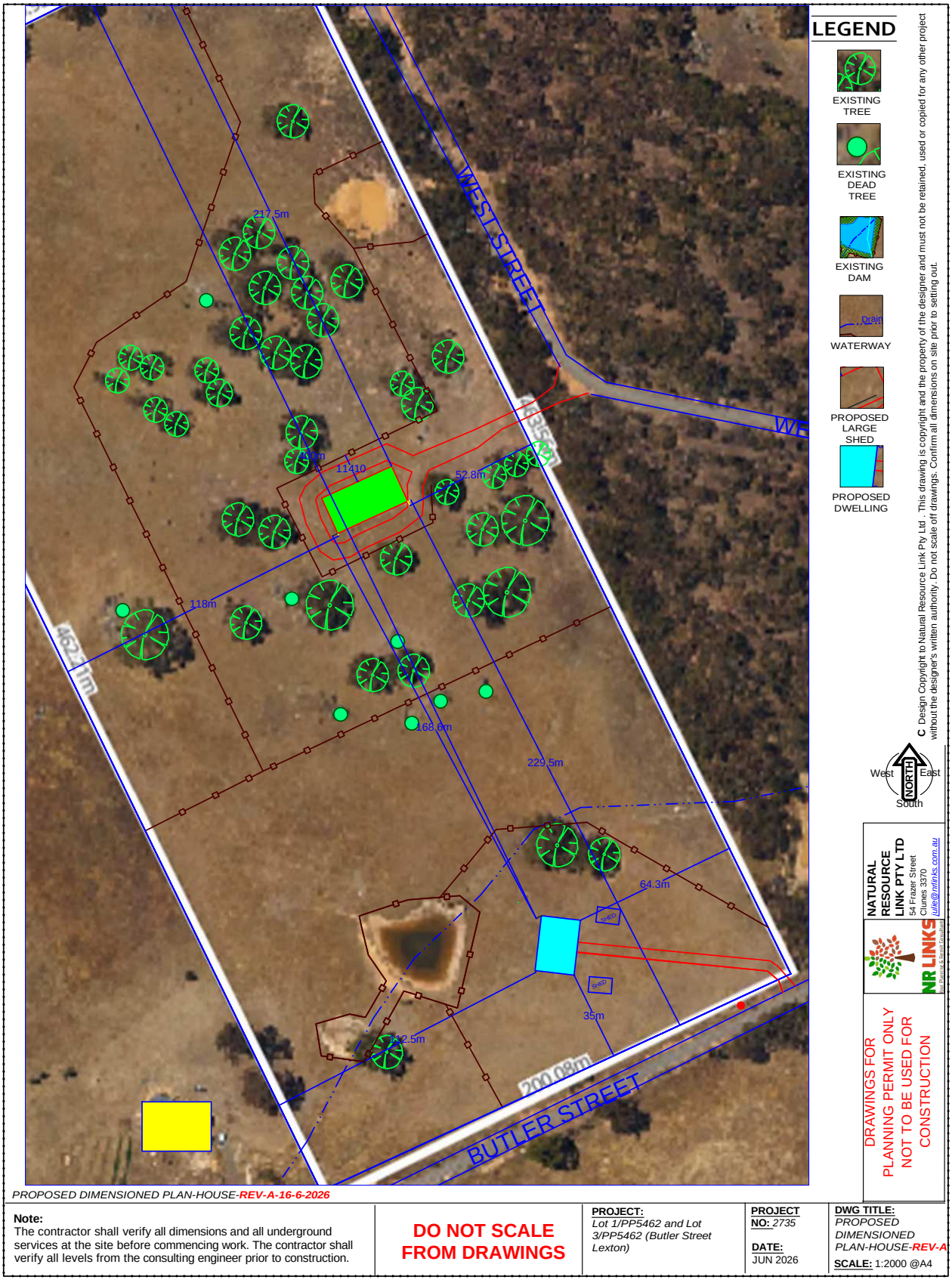
You can find out more about the natural values on your property through NatureKit NatureKit (environment.vic.gov.au)

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APPENDIX. THREE (3) SITE PLANS (EXISTING AND PROPOSED)


LEGEND
EXISTING TREE
EXISTING DEAD TREE
EXISTING DAM
DRAINAGE LINE
KANGAROO GRASS AND WET AREA ON SITE
3674
WEST STREET
200.95m
LOT 1
Pad 1
LOT 2
LOT 3
3674
WEST STREET
WEST STR
99
37
Drainage line
Drainage line
260.03m
BUTLER STREET
LOT 5
West
East
NORTH
South
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54 Frazer Street
Clunes 3370
julie@nrlinks.com.au
NR LINKS
Natural Resource Consulting
DRAWINGS FOR PLANNING PERMIT ONLY
NOT TO BE USED FOR CONSTRUCTION
Note:
The contractor shall verify all dimensions and all underground services at the site before commencing work. The contractor shall verify all levels from the consulting engineer prior to construction.
DO NOT SCALE FROM DRAWINGS
PROJECT:
Lot 1/PP5462 and Lot 3/PP5462 (Butler Street Lexton)
PROJECT NO: 2735
DATE:
JUN 2026
DWG TITLE:
EXISTING SITE PLAN
SCALE: 1:3000 @A4



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julie@nrlinks.com.au
NR LINKS

DRAWINGS FOR PLANNING PERMIT ONLY NOT TO BE USED FOR CONSTRUCTION

*PROPOSED DIMENSIONED PLAN-HOUSE-**REV-A-16-6-2026***

Note:
The contractor shall verify all dimensions and all underground services at the site before commencing work. The contractor shall verify all levels from the consulting engineer prior to construction.

DO NOT SCALE FROM DRAWINGS

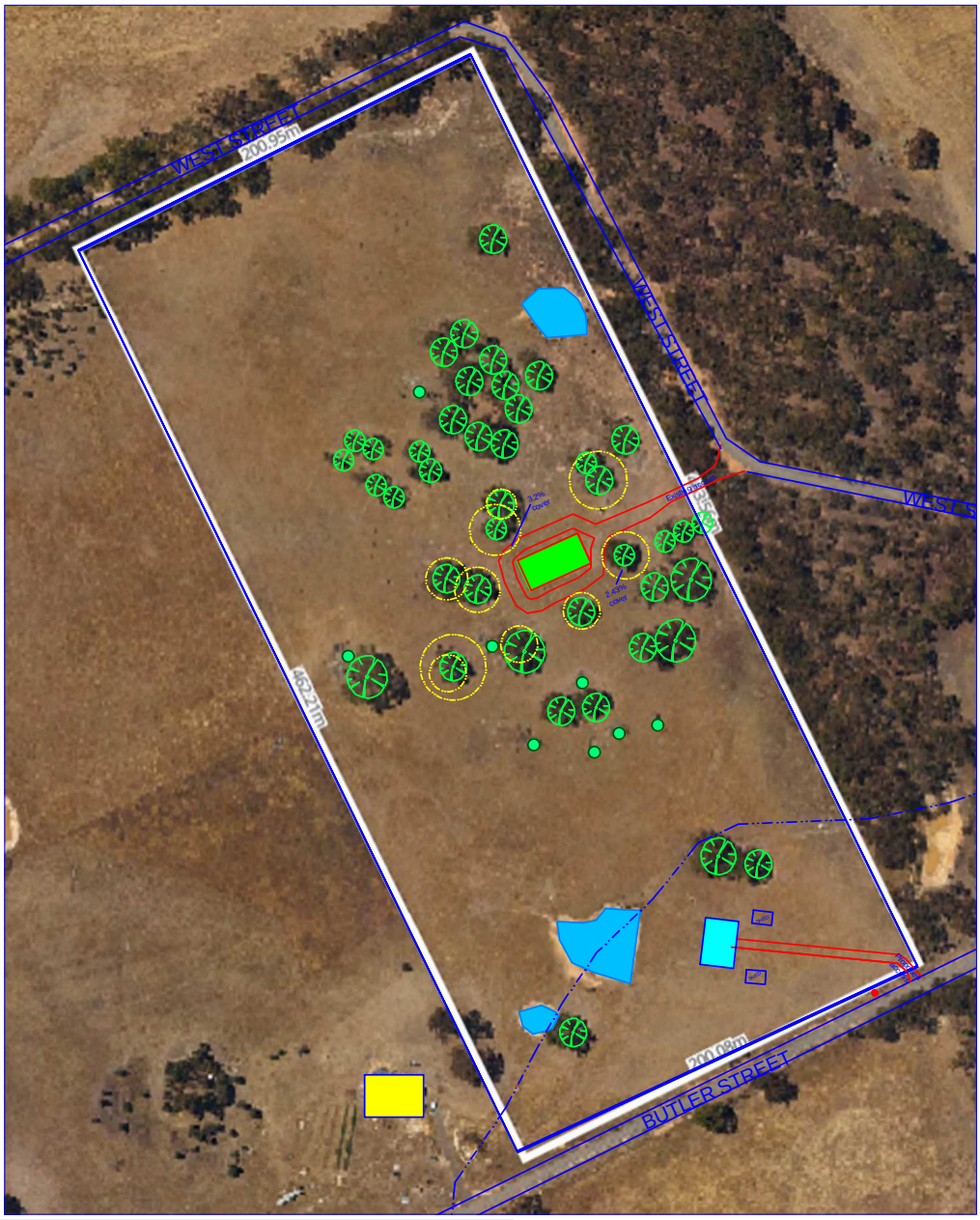
PROJECT: *Lot 1/PP5462 and Lot 3/PP5462 (Butler Street Lexton)*

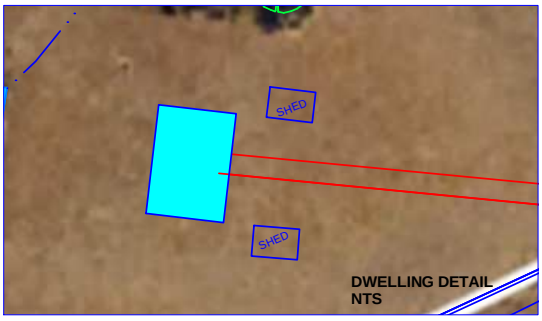
PROJECT NO: *2735*

DATE: JUN 2026

DWG TITLE: *PROPOSED DIMENSIONED PLAN-HOUSE-**REV-A***

SCALE: 1:2000 @A4

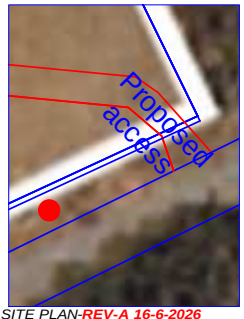




DWELLING DETAIL NTS



ACCESS DETAILS NTS



PROPOSED SITE PLAN-REV-A 16-6-2026

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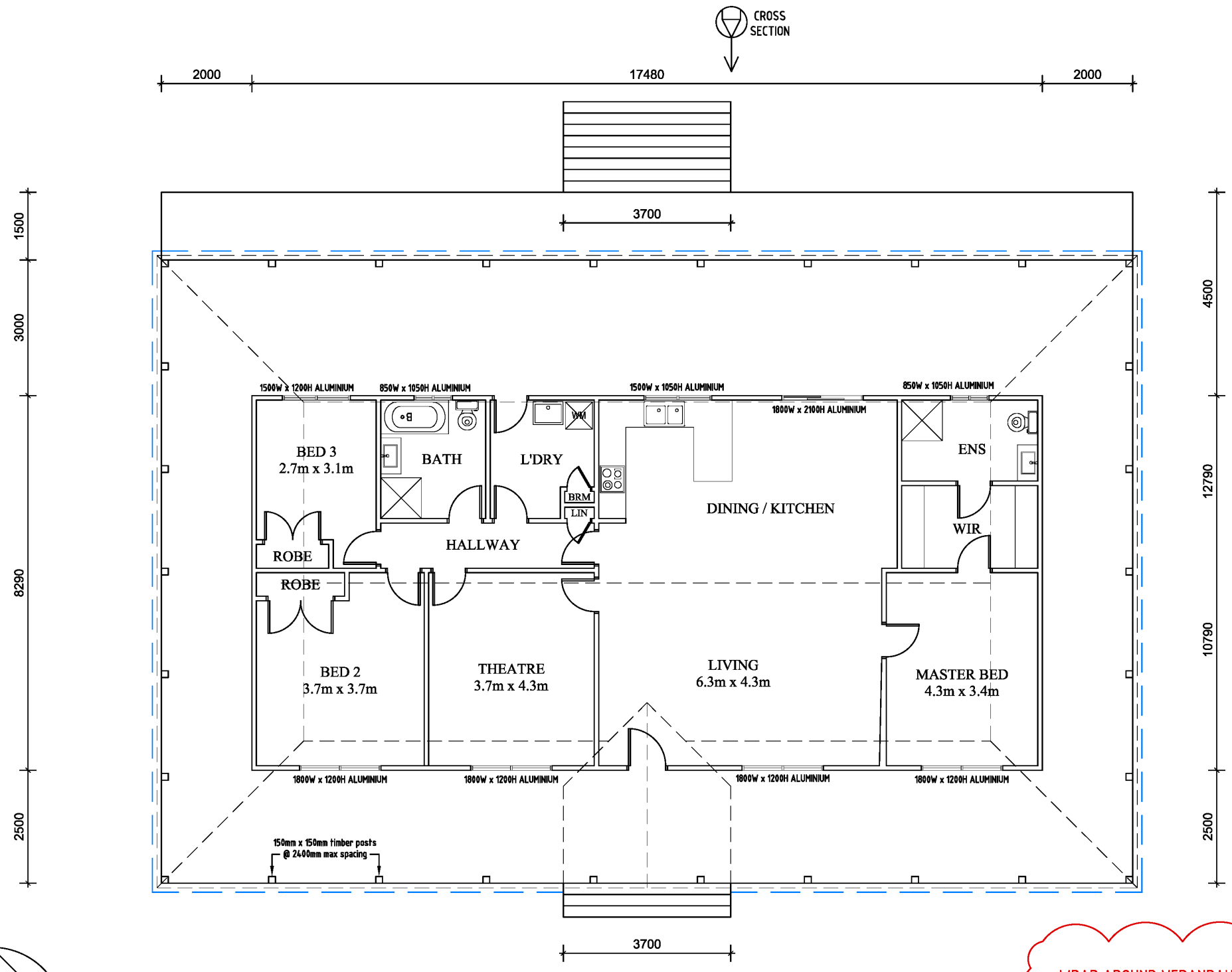
PROJECT NO: *2735*

DATE: JUN 2026

DWG TITLE: *PROPOSED SITE PLAN-REV-A*

SCALE: 1:3000 @A4

APPENDIX. FOUR (4) FLOOR PLANS AND ELEVATIONS



NORTH

FLOOR PLAN
1:100

WRAP AROUND VERANDAH
TO BE PART OF STAGE 2 PERMIT

2 0 2 4 6 8 10 12 14 16 18 20
SCALE IN METRES 1:100

ORIGINAL SHEET SIZE: A3

Moving Views Property Development PTY LTD
Registered Building Practitioner
DB-L 22514
HIA Member
877379

15 Hopbush Avenue, Sunbury VIC 3429
MOBILE: 0425 794 666

General Notes

The contractor shall check and verify all levels and dimensions before commencing any work.

Under floor foil insulation R1.5

External Walls Insulation R1.5

Ceiling Insulation R4.0

EAVES & GUTTER = VARIOUS

ANY ALTERATION, RENOVATIONS, EXTENSIONS, VERANDAHS, PERGOLAS, DECKS, LANDINGS AND STEPS ETC TO BE PART OF STAGE 2 BUILDING PERMIT

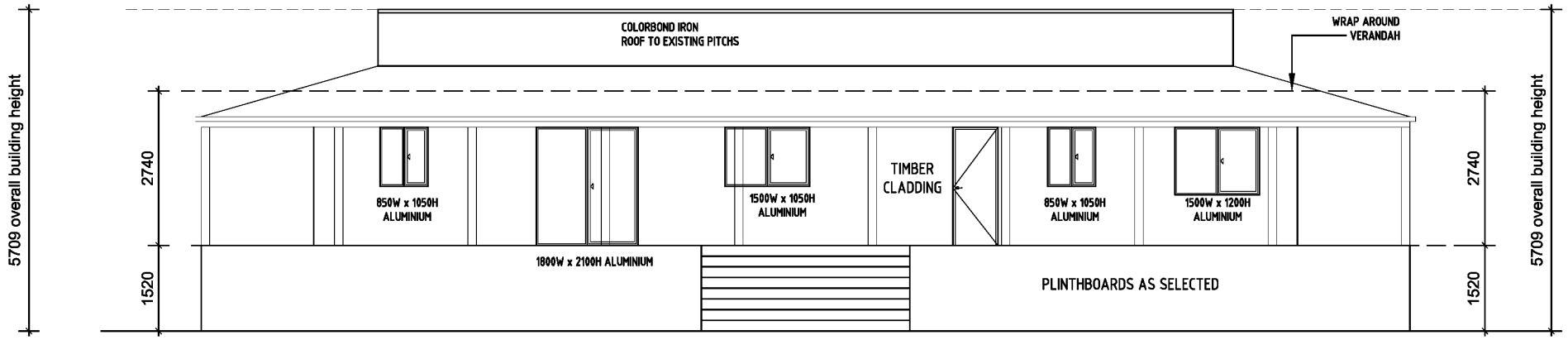
LEGEND
- SMOKE DETECTOR
- EXTRACTOR FAN
- POST
- D/P DOWN PIPE
- ROOF LINE
- GUTTER

PROPOSED WEATHERBOARD RESIDENCE

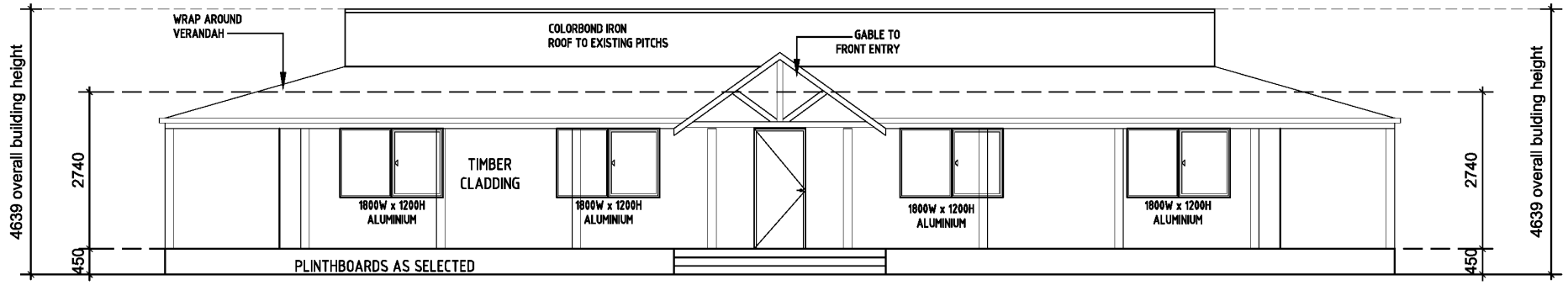
[redacted]

Job No: MVB-333
Date : 24/05/2026

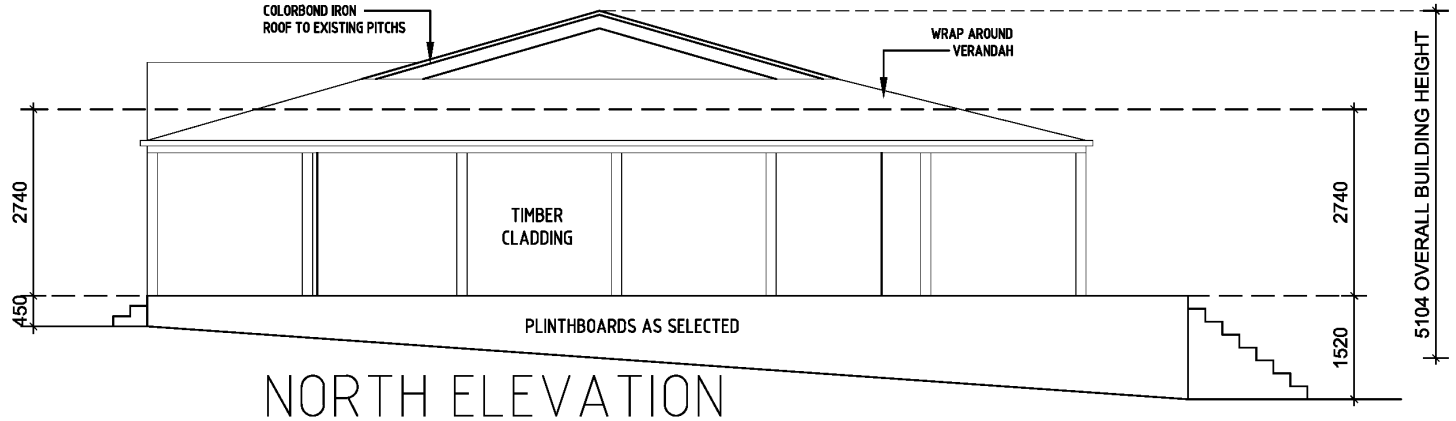
Drawing: 2 of 6



WEST ELEVATION



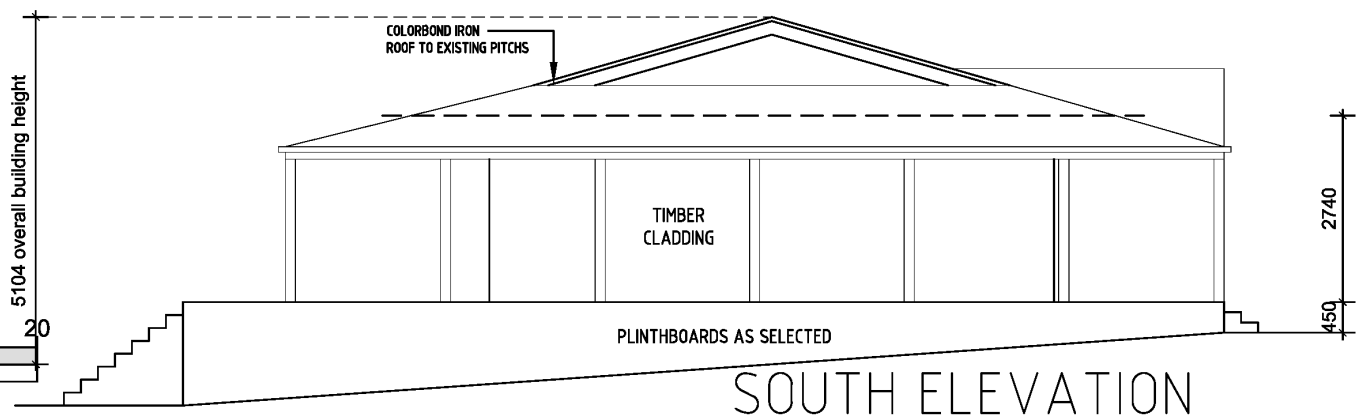
EAST ELEVATION



NORTH ELEVATION

ELEVATIONS
1:100

WRAP AROUND VERANDAH
TO BE PART OF STAGE 2 PERMIT



SOUTH ELEVATION

ORIGINAL SHEET SIZE: A3

2 0 2 4 6 8 10 12 14 16 18 20

SCALE IN METRES 1:100

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Registered Building Practitioner
DB-L 22514
HIA Member
877379

15 Hopbush Avenue, Sunbury VIC 3429
MOBILE: 0425 794 666

General Notes

COLORBOND IRON ROOF TO EXISTING PITCH

SELECTED GUTTERING

TIMBER FRAMED WINDOWS

WINDOWS TO COMPLY WITH AS1288

WEATHERBOARD CLADDING TO EXTERIOR

PLINTHBOARDS AS SELECTED

1200 HIGH BALUSTRADE TO DECK 100MM ABOVE GROUND LEVEL

PROPOSED WEATHERBOARD RESIDENCE

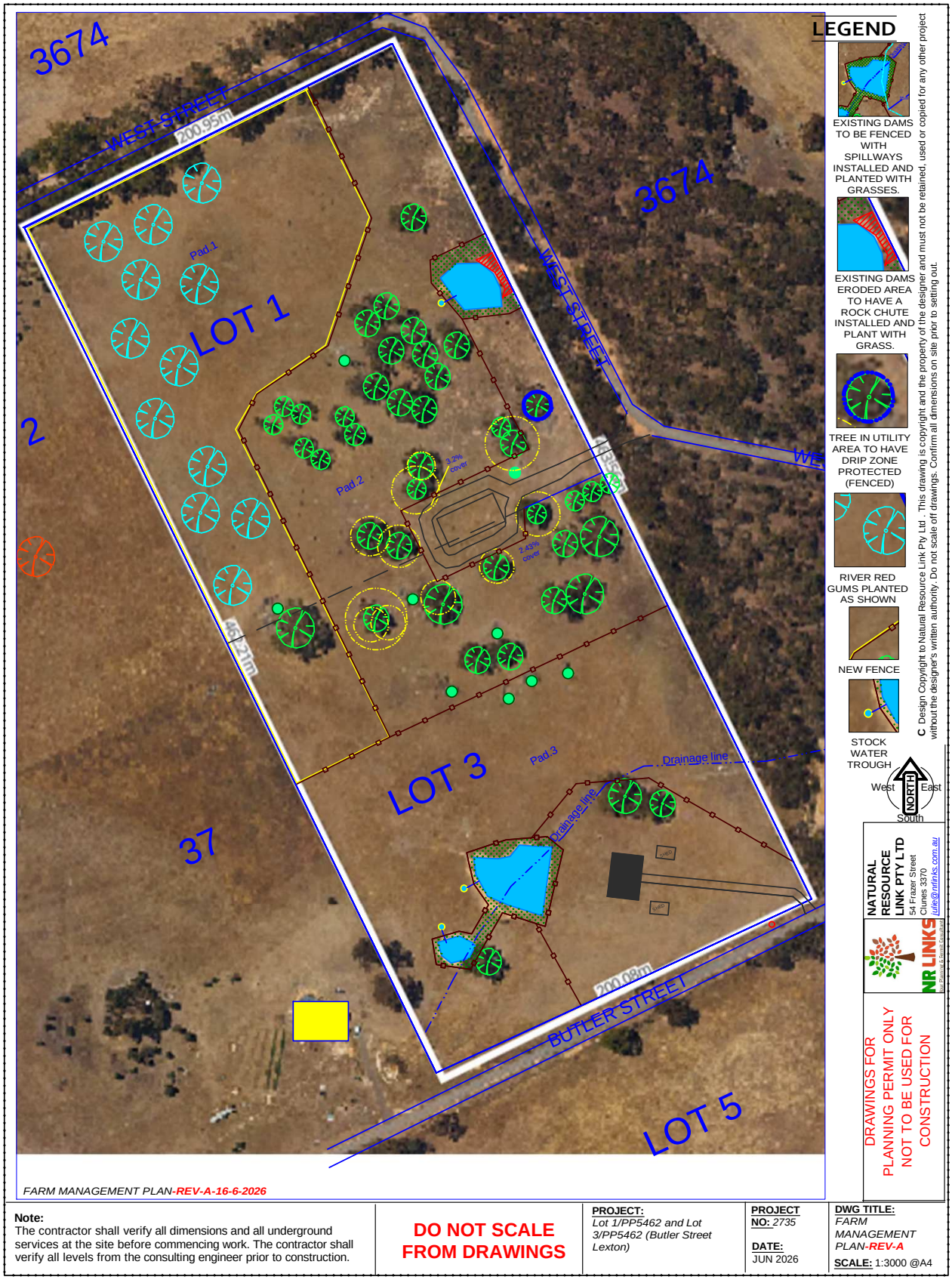
At: ALLOT 1 & 3 BUTLER STREET
LEXTON, VIC 3352

[redacted]

Job No: MVB-333
Date : 24/05/2026

Drawing: 3 of 6

APPENDIX. FIVE (5) LAND & FARM MANAGEMENT PLAN



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PROJECT: *Lot 1/PP5462 and Lot 3/PP5462 (Butler Street Lexton)*

PROJECT NO: *2735*

DATE: JUN 2026

DWG TITLE: *FARM MANAGEMENT PLAN-REV-A*

SCALE: 1:3000 @A4



ADDRESS: BUTLER STREET, LEXTON

LOT AND PLAN NUMBER:(1-3\PP5462)

CLIENT: [redacted]

LOCAL GOVERNMENT: PYRENESS SHIRE

JOB NO: 2585

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Land class 3-4

Land/Farm Management Plan for the use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.

Project: 2735

Julie Lee is a rural planner that is qualified in many areas such as Bushfire Planning, Town Planning, Agroecology (Regenerative Agriculture), Conservation and Land Management, Coastal and Water Management, Horticulture and is a sessional lecturer to the Victorian Planning Institute in Integrated Land Management for Farming zone and Biodiversity.

Natural Resource Link Pty Ltd

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REV	DATE	DETAILS
	9/6/2026	FINAL
A	28/7/2026	References to Agricultural Shed amendment

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Disclaimer

Natural Resource Link Pty Ltd does not accept any liability for an error, omission or loss or other consequence that may arise from relying on this report. The soil health visual inspection for this report follows the methodology for visual soil inspections by G. Shepherd, Soil Scientist (BioAgrinomics.com New Zealand) Soil testing is by EAL Environmental Analysis Laboratory at
Southern Cross University and the review of the results including general recommendation for crops or pasture in this report are general in nature and reflect a brief look of the soils for the planning permit only and the choice of pasture species and ongoing testing of soils will need to be undertaken by an Agronomist.



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Introduction

The land is to house an Agricultural shed to house the farm equipment to use on the farm and a dwelling with two outbuildings is proposed for the south end of the site.

Land use is based on best practice soil health, capacity of soil, protection of biodiversity and ameliorating climate change and is consistent with the Farming Zone

- List the Farm Management Plan
  - A site plan showing:
  - Buildings
  - Different zones
  - All paddocks and required fencing.
  - Water storage
  - Regeneration/ restoration
  - Remnant Vegetation
  - Existing weeds and sightings or scats of pest animals
  - Waterways, drainage lines, dams
  - Access points
  - Development and infrastructure
  - Land degradation.
- A weed and or pest management strategy including:
  - Scientific and common names.
  - Image, description, lifecycle, legal status, reproductive methods, distribution and control options.
  - Timing and frequency of control
  - Monitoring timing

1. A written summary detailing the management restrictions that are applicable to each zone.
2. Amelioration of soil risks and improvements to soil health can be undertaken on a sustainable basis.

The site was inspected twice on 19th February 2025 and 9th of April 2026.

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y owners and their aims

The owner on site wishes to produce to continue grazing the site and be able to move his excavation machinery to a large shed and to build a dwelling on site.

Current and historic land use

The site shows a continual grazing use with loss of cover probably due to dry periods and recruitment of native vegetation.



Image.3 Site August 2022 (Source Google Earth Pro)



Image.4 Site in 2005 (Source Google Earth

The site has not changed in the recent decades and there is little change in the remnant vegetation on site.

Development objective- proposed use

To take a snapshot of the land including topography, landforms, restrictions, risks, features, capacity of the soil and soil health. To develop a plan that respects the nature of the land and a use that is within the capacity of the soil. To propose how the soil can be sustainably improved to increase soil health and build resilience against climate change. To demonstrate an understanding of how stock can be managed to ensure appropriate pasture management. To explain why the site requires development for monitoring, undertaking works and for security. The report demonstrates how all objectives of the planning scheme can be met to ensure a good planning outcome that delivers social, economic and environmental outcomes to best practice.

Methodology

- Planning scheme online maps (DWELP 2023) for zoning, applicable overlays for the site
- Aerial photography- Landchecker, Vic Map, Lassi, Google Earth to review the current and historical use of the site.
- Naturekit to review the current and historic EVC, Bioregional conservation status and Bioregion data.
- NVR Map for applicable condition scores
- Victorian Resources Online (Department of Agriculture 2024) for soil, land use, geology and historic land capability reports.
- Catchment Management Authority that is applicable to the site for contours, geology, flood information.
- Bureau of Metrology for climate data
- Rowe et al Jan 1981, Guidelines for Land Capability Assessment.
- Spatial data mart for applicable GIS data
- Soil test via EAL Laboratories, Lismore, NSW
- Visualising Vic Ground Water for ground water salinity and depth of ground water
- CeRDI portal for additional information (Federation University)
- Map Share for catchment information, fire history.
- Earthshare Resource Maps
- GeoVic for land tenure/mining. Geology
- Atlas of Living Australia for data on flora and fauna
- Victoria's Climate Tool
- Flora of Vic for Flora Details

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Landform, Geology and Topographic features

Land system

The site is mapped to be 2.1 Gs 7-3 (2.1LsP7-3) which is mapped to have these restrictions for agriculture:

Compaction Moderate risk


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Pest animals

Rabbit burrows and scats were evident over the site and need to manage to avoid loss of top soil that will exacerbate the risk of erosion. A handout on rabbit control is included in the appendix.

Geology



Image.9 Cap Pyrenees Formation

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Image.10 Lower slopes incised Alluvial (Na) Gravel, sand

The site consists of two different geologies one being the shallow upper soils of the Pyrenees Formation. These hold little or no nutrient and are at risk of erosion from rabbits and will support only minor grazing in


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Image 12 soil dug out of rabbit hole very bleached and lacking nutrients

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Image 13 upper slopes very shallow and lacking cover



Image 14 erosion at dam

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Image 15 upper crest has weathered to expose rocks (Granite)

Groundwater

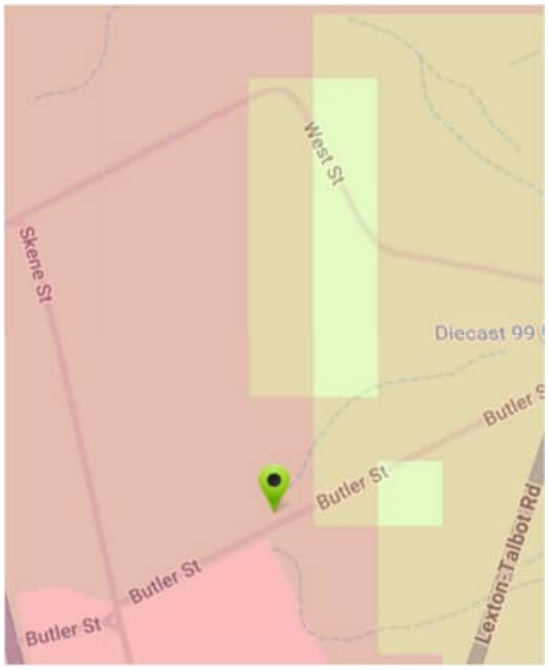


Image 16 Ground water depth

The ground water depth is less than 5m (red) in the lower areas grading to 20-50 on the crest as shown in the above image (orange to green) The effluent is proposed to in a 20+ depth to ground water area.
It is proposed to use Agroforestry to the lower alluvial terraces to mitigate the rise in salinity. The ground water has a moderate level of salinity (1000-3500mg/L) This will provide an alternative source of income or supply firewood for the new home. The current cover of Themeda in this area will cope with the shading from the trees. It is proposed that as specified in the Farm Management Plan 12 Eucalyptus camaldulensis (River Red Gums) be planted in the conservation area.

Utilities

Power is available along Butler Street to the site and the site will rely on tank water.



Image 17 Power runs along Butler Street

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The site is mapped on Naturekit to have Grassy Woodland on most of the site and this would specifically be EVC 175_61 as the dominate species on site is E.microcapra and the soils are a dry sedimentary soil. This EVC has a bioregional conservation status of Vulnerable and important to the Goldfields Bioregion. The remnant patch to the east of the site (opposite side of West Street is the same EVC as shown in the following image



Image 18 adjacent lot to the north of West Street part of an adjacent lot (3674 Sunraysia Highway Lexton)

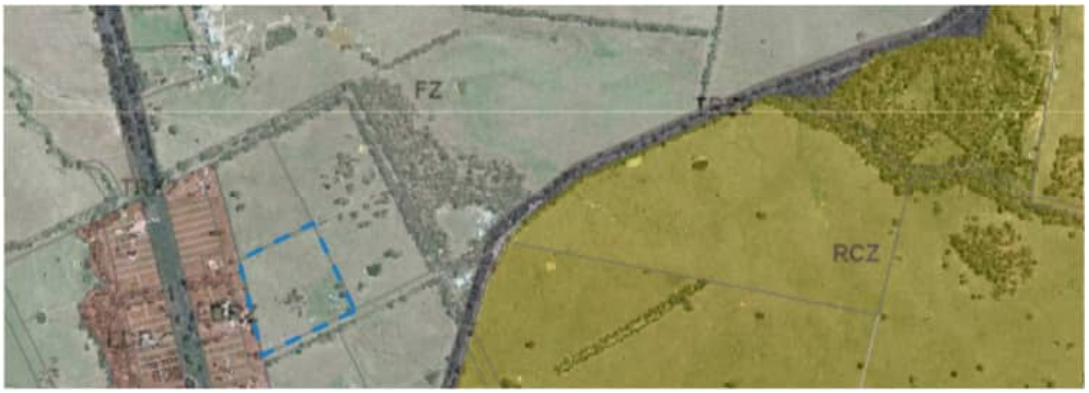


Image 19 aerial of vegetation above (image 18)



Image 20 of spear grass on lower drainage area



Image 21 Kangaroo Grass on site

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Image 22 large tree Eucalyptus macrorhyncha on site

Other eucalyptus on site is *Eucalyptus microcarpa* and *Eucalyptus gonioccalyx*.



Image.23 Drosera species on site



Image 24 Poa Grass on site

Pest plants

No pest plants were noted on the site visits.

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Pest animals



Image 25 rabbit hole on site with scats

Rabbits have the potential to increase erosion especially in the upper slopes and this needs to be actively managed to reduce the burrows and the population. Handouts have been included to assist in control methods and best practices.

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Agricultural potential and land capability classification

LAND CAPABILITY RATING FOR GRAZING 500-625mm pa rainfall					
SITE: Butler Street, Lexton- Upper Slopes					
Class	**1**	**2**	**3**	**4**	**5**
Slope	< 10% (5)	10-20% (5-10)	20% to 30% (10-17)	30% to 45% (17-24)	>45 % (> 24)
Aspect	E, SE	S, SW, NE	N, NW, W		
Soil Group (Northcote)	Gradational soils, Um soils	Duplex soil A horizon 25-40cm	Other duplex soils, Ur, Ug soils	Uc soils	
Average soil depth (A horizon)	More than 1.0m	0.6-1.0m	0.3-0.6m	0.15-0.3m	<0.15m
Surface rock	< 2%	2%-15%	15%-25%	25-40%	>40%

Image. 26 current capacities of the site for Grazing

LAND CAPABILITY RATING FOR GRAZING 500-625mm pa rainfall					
SITE: Butler Street, Lexton- Alluvial areas					
Class	**1**	**2**	**3**	**4**	**5**
Slope	< 10% (5)	10-20% (5-10)	20% to 30% (10-17)	30% to 45% (17-24)	>45 % (> 24)
Aspect	E, SE	S, SW, NE	N, NW, W		
Soil Group (Northcote)	Gradational soils, Um soils	Duplex soil A horizon 25-40cm	Other duplex soils, Ur, Ug soils	Uc soils	
Average soil depth (A horizon)	More than 1.0m	0.6-1.0m	0.3-0.6m	0.15-0.3m	<0.15m
Surface rock	< 2%	2%-15%	15%-25%	25-40%	>40%

Image. 27 current capacities of the site for Grazing

As per Rowe et.al the soil has no grazing potential, but soil improvement will increase capacity to 2DSE/ha for a Land Class 3 .The area of higher class is 3.53ha and this will give the site a carrying capacity of 3.53 x 2 x45kg =317.70 kg or 7 mature sheep.

Agricultural Land Class-Victoria

A land Class 5 as per Rowe et al 1981 for grazing (500-625 mm p.a) with no capacity for grazing at present for the upper slopes on site. The lower slopes and alluvial areas are a Land Class 3 and the site has the capacity for 7 sheep on site.

The capacity for Agriculture is not limited to the soils, slopes and rock but now takes in access to potable water and markets.

High quality Productive Agricultural Land

"High quality productive Agriculture land is defined as follows:
"Adequately drained but can still hold sufficient moisture as well as nutrients (important for biomass production but also for minimizing off site effects. This generally implies well- developed and favourable structural friability.
Deep enough to provide plant support with few restrictions to root and water movement down the soil profile.
Able to adequately cope with traffic (i.e are reasonably resilient to physical disturbance).
(Source: Agriculture Victoria (October 2018, Assessment of Agricultural Land Capability in Melbourne's Green Wedge and Peri-urban Areas,
https://www.vgls.vic.gov.au/client/en_AU/vgls/search/detailnonmodal/ent:$002f$002fSD_ASSET$002fo$002fSD_ASSET:1299976/ada?qu=Surface+texture.&d=ent%3A%2F%2FSD_ASSET%2Fo%2FSD_ASSET%3A1299976%7EASSET%7E297&ps=300&h=8
Current assessment of high-quality agricultural land is restricted to Land Class 1 and 2 that have more capacity for Agriculture and in some cases Land Class 3 that has access to potable water.

The soils on site with the land class and lack of potable water along with distance from markets; these soils cannot be defined as High quality productive soils.

Agroforestry

Incorporating trees into the farm has many benefits to crops, improves biodiversity such as natural biology in nature, provides shade for stock, lowers water tables, ameliorates risk of salinity, purifies air and water and can also provide an alternative revenue stream. One form of this is Silvopasture and handouts are in the appendix to this report.



Image.28 Example of Silvopasture,

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Maintaining cover always benefits the soils and cover should look to always retain at least a 90% cover on the farm where possible. The upper slopes will always have a problem retaining cover due to the shallow rocky soils that are present.
The other pastures on site will benefit from diversity of species in cover crops especially nitrogen fixing plants such as clover and deeper-rooted perennials to deepen the root systems.

Pasture Rotation

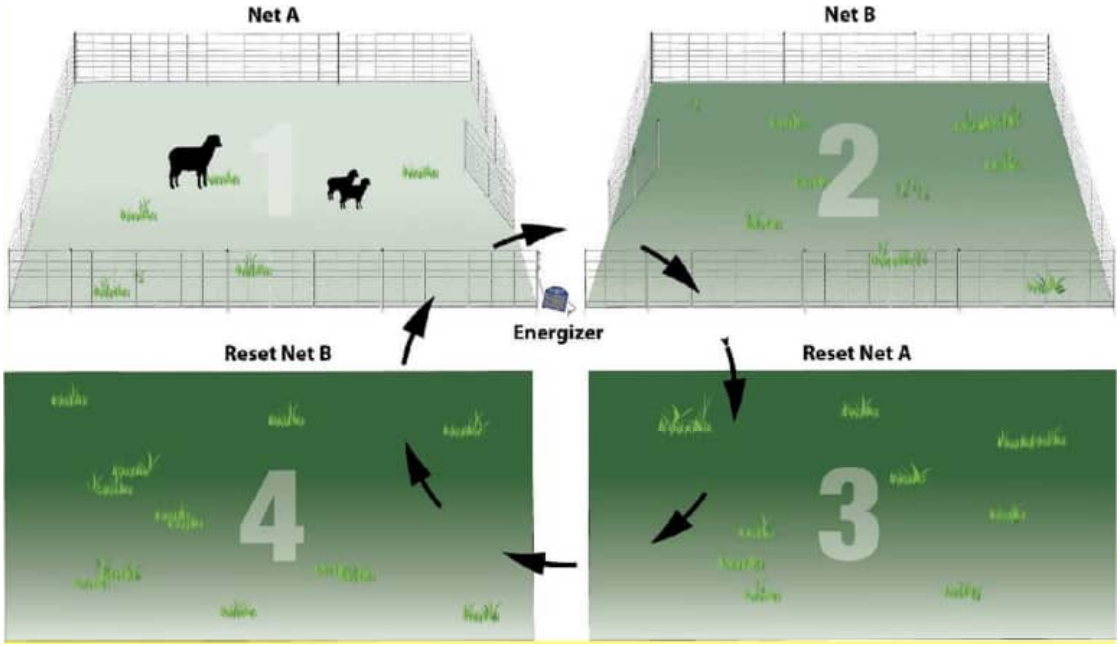


Image.29 Recommended Pasture rotation for grazing.

It is imperative that the few sheep on site are rotated to retain ground cover and that the Agroforestry areas are only grazed outside of the seeding times of October-March. So grazing in these areas is only possible for short periods of time cover must be maintained at 90% and only during the months of April to September. This allows for a reduction in biomass in early spring and allows all the grass land species to seed.

Grazing Stock

Grazing forms an essential part of farm production and is essential to stressing the plants to forming new growth in response to predation. This response involves increasing root mass and to do this the grasses exuding essential sugars into the soil to feed the microbes; the microbes then produce carbon in the soil. Microbes in the soil co-exist and often move into the roots of the plants and lead to greater root depth (Rhyzosphere) and exude a gluey sticky substance that glues the soil particles together and

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ion is essential in soils for the development of pore spaces and
in soils.

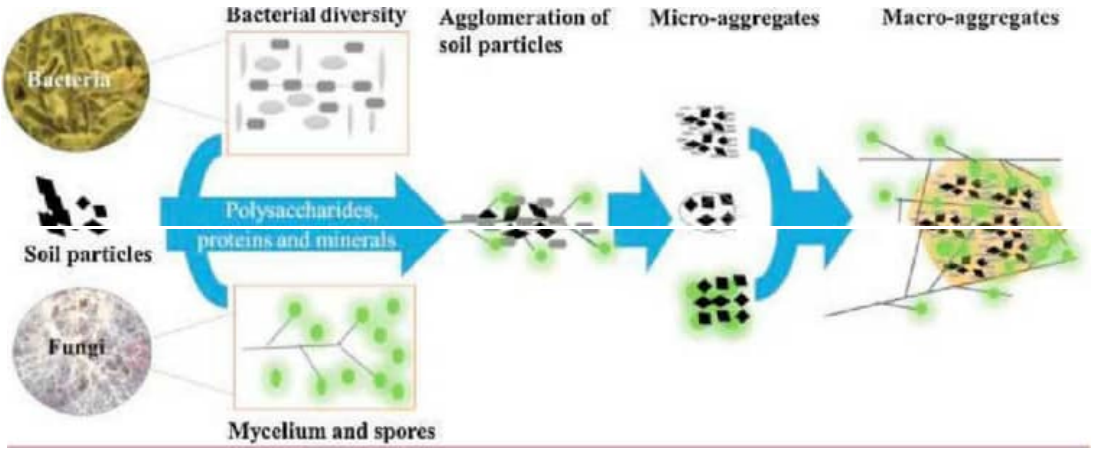


Image 30. Importance of grazing to the improvement of soil aggregates

Grazing needs to ensure that it is light, and that stock are rotated around the farm. Light grazing is essential to fungi and bacteria in the soil that leads to the decomposition of organic soil carbon. Over and under grazing has a detrimental impact on the balance and health of the soil.

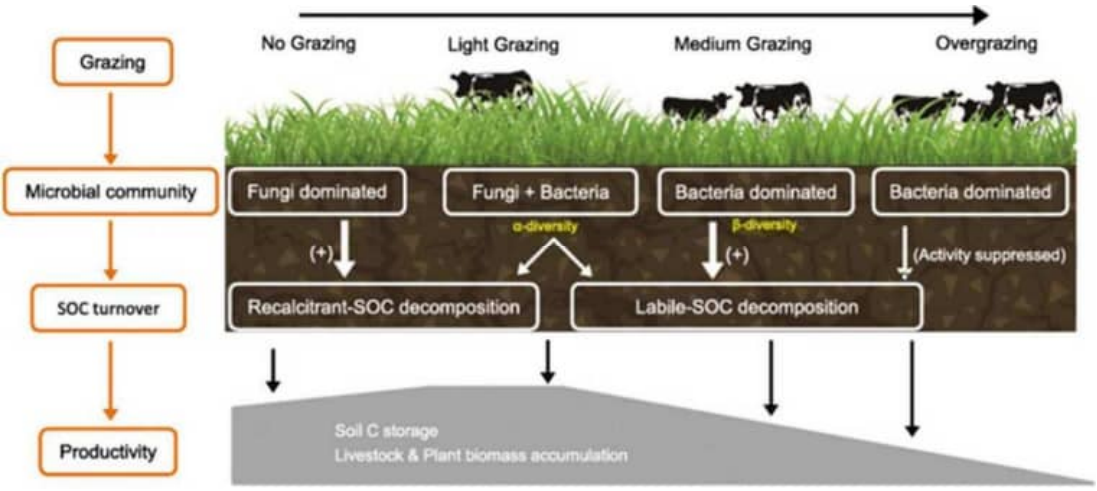


Image.31 Soil Organic Carbon from grazing strategies

Grazing is recommended on site in small, sectioned pasture with a low amount of stock and monitor

the pasture cover to ensure that the cover is retained to 90% at all time. Stock is to be monitored daily to ensure that they are moved to avoid land degradation.

"Light to moderate grazing has been shown to improve SOC and soil structure significantly more than heavy grazing. Reeder, J.; Schuman, G. Influence of livestock grazing on C sequestration in semi-arid mixed-grass and short-grass rangelands. Environ. Pollut. 2001, 116, 457–463"



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Image 32 example of 90% coverage



Image 33 South dam works

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er runs into the site from the roadway; this has cut (rill) erosion and a nstructed with rubble to defuse the energy from increasing erosion.



Rill erosion

- A 'rill' is an individual eroded channel in the soil that is less than 300 mm deep.
- Rill erosion is typically caused by high velocity concentrated flows (i.e. water flowing at a brisk walking pace or faster).
- Rilling can also result from soil dispersion (see below).
- Along with flow velocity, soil compaction and soil chemistry can also influence the degree of rilling.

Image 34 example of rill erosion



Image. 35 The eroded area required a defined passage for the water then to be filled with rock to ameliorate erosion.

The area that is eroding is dug out and will most likely be wider at the fence side as the water seems to not follow a defined line. You need to dig out to capture the movement and to narrow it into the dam. This area is dug out to 500mm deep and an erosion geotextile fabric as the soils are sodic. Then the rock is place in with a 200mm deep cover of non sodic top soils to that grasses can be grown over the area. The list of graminoids for the dam area can be used for this area as well. These dams do not have

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e same treatment to avoid further erosion.



Rock-lined chute

Rock-lined drainage chutes

- Rock lining is typically used on:
  - permanent drainage chutes
  - *Sediment Basin* spillways
- Special care must be taken to ensure:
  - use of an appropriate rock size
  - rocks are recessed into the earth to allow the free entry of inflows
  - the use of geotextile fabric under the rocks if the voids are left open
- Note; round rock (left) is significantly less stable than angular, fractured rock.



Poorly placed rock

- Rock must be recessed into the soil to prevent inflows being diverted along the edges of the rock lining.
- The rock lining must **not** be allowed to reduce the required flow capacity or dimensions of the chute.
- If a chute is placed on dispersive soils, then the chute **must** be lined with a non-dispersive soil (minimum 200 mm thick), even if the chute is to be lined with concrete, rock, rock mattresses, or grass.

Image 36 dug out chute with rock



Rock lining (RR)

Rock lining (RR)

- Rock can be used for the lining of high-velocity, permanent drains and *Chutes*.
- Also used to line spillways for dams and *Sediment Basins*.
- An underlying geotextile or rock filter layer is generally required unless all voids are filled with soil and pocket planted.
- Note; round rock is significantly less stable than angular, fractured rock (left).

Image 37 example of rock chute rock lining


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ions

All buildings, structures and works are to be contained within this zone. All domestic activity including the effluent are to be limited to this area and any domestic animals contained in this zone using internal fencing. This is the only zone where vehicle access is allowed.
.
Driveways and vehicles access to be all weather permeable surfaces to control run off.
All weeds are to be monitored for and removed on a regular basis to ensure that they do not spread to other areas.
No weed species or environmental weeds to be planted in the garden to ensure they do not spread to other sensitive areas.
Rabbits are to be actively managed at all times and burrows to be ripped out along with controlling the rabbits as preferred by the landowner.

Utility Zone

This area is for the Agricultural shed and includes an area relatively free of trees for any storage or stockpiling. There is one tree in this area, and it needs to have its drip zone protected so that the root zone is not compacted by vehicles. Rabbits are to be actively managed at all times and burrows to be ripped out along with controlling the rabbits as preferred by the landowner.

Farming Zone-Encompassing Pastures and regeneration around the dam.

The objective of the farming area is agriculture.
Management objectives apply to this area:

- Fencing must be maintained in good order and repaired immediately if necessary.
- Area to be mostly fenced in accordance with the Farm Management Plan to ensure grazing is rotational and allow soil to be regenerated with compost and cover crops when not grazed.
- Weeds must be monitored and maintained as they emerge.
- 90% cover to be always maintained.
- On going composting of soils and review of soil health by an Agronomist.
- Rabbits are to be actively managed at all times and burrows to be ripped out along with controlling the rabbits as preferred by the landowner.

Conservation Zone- encompasses natural remnant areas.

- The objective of the biodiversity zone is for the protection of the native vegetation and faunal habitat.
- Management objectives apply to this area:
- Fencing must be maintained in good order and repaired immediately if necessary.
- Grazing restricted to 1-3 days total per annum prior to spring to remove biomass.
- Strictly no grazing during the seeding of the native grasses August to March inclusive.
- Rabbits are to be actively managed at all times and burrows to be ripped out along with controlling the rabbits as preferred by the land owner.
- There is no stockpiling/storage, soil disturbance or any vehicles.
- Landowners must maintain and protect all whether live or dead native vegetation and allow for natural regeneration.


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DAMS MARKED YELLOW

Garry Cheers (related bioEVC/s) 26-Nov-2008

Scientific Name	Common Name	Life Form	Confidence	Reveg Suitability	Restricted Species	Specialist
Acacia acinacea s.l.	Gold-dust Wattle	Medium Shrub	Very High	3	No	No
Acacia acinacea s.s.	Gold-dust Wattle	Medium Shrub	High	3	No	No
Acacia aculeatissima	Thin-leaf Wattle	Small Shrub	Very High	2	No	No
Acacia dealbata	Silver Wattle	Small Tree or Large Shrub, Tree	High	4	No	No
Acacia genistifolia	Spreading Wattle	Medium Shrub	High	4	No	No
Acacia implexa	Lightwood	Small Tree or Large Shrub, Tree	High	4	No	No
Acacia mearnsii	Black Wattle	Small Tree or Large Shrub, Tree	High	4	No	No
Acacia melanoxylon	Blackwood	Small Tree or Large Shrub, Tree	High	4	No	No
Acacia paradoxa	Hedge Wattle	Medium Shrub	Very High	3	No	No
Acacia pycnantha	Golden Wattle	Medium Shrub, Tree	High	4	No	No
Acaena echinata	Sheep's Burr	Medium Herb	High	2	No	No
Acaena novae-zelandiae	Bidgee-widgee	Medium Herb	High	3	No	No
Acaena ovina	Australian Sheep's Burr	Large Herb	High	2	No	No
Acrotriche prostrata	Trailing Ground-berry	Prostrate Shrub	High	1	No	No
Acrotriche serrulata	Honey-pots	Prostrate Shrub	Very High	1	No	No
Ajuga australis	Austral Bugle	Large Herb	High	2	No	No
Amyema miquelii	Box Mistletoe	Epiphyte	Very High	1	No	No
Amyema pendula	Drooping Mistletoe	Epiphyte	High	1	No	No
Aphanes australiana	Australian Piert	Medium Herb	High	1	No	No
Arthropodium fimbriatum	Nodding Chocolate-lily	Large Herb	High	2	No	No
Arthropodium milleflorum s.l.	Pale Vanilla-lily	Large Herb	High	2	No	No
Arthropodium minus	Small Vanilla-lily	Large Herb	High	2	No	No
Arthropodium strictum s.l.	Chocolate Lily	Large Herb	High	2	No	No

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				Confidence	Reveg Suitability	Restricted Species	Specialist
	Arthropodium strictum s.s.	Chocolate Lily	Large Herb	High	2	No	No
	Asperula conferta	Common Woodruff	Medium Herb	High	2	No	No
	Asperula minima	Mossy Woodruff	Small or Prostrate Herb	High	1	No	No
	Asperula scoparia	Prickly Woodruff	Medium Herb	High	1	No	No
	Asplenium flabellifolium	Necklace Fern	Ground Fern, Epiphyte	High	1	No	No
	Astroloma humifusum	Cranberry Heath	Prostrate Shrub	Very High	1	No	No
	Austrodanthonia eriantha	Hill Wallaby-grass	Medium to Small Tufted Graminoid (Grass-like plant	High	3	No	No
	Austrodanthonia fulva	Copper-awned Wallaby-grass	Medium to Small Tufted Graminoid (Grass-like plant	High	3	No	No
	Austrodanthonia geniculata	Kneed Wallaby-grass	Medium to Small Tufted Graminoid (Grass-like plant	High	2	No	No
	Austrodanthonia pilosa	Velvet Wallaby-grass	Medium to Small Tufted Graminoid (Grass-like plant	High	3	No	No
	Austrodanthonia racemosa var. racemosa	Slender Wallaby-grass	Medium to Small Tufted Graminoid (Grass-like plant	High	3	No	No
	Austrodanthonia setacea	Bristly Wallaby-grass	Medium to Small Tufted Graminoid (Grass-like plant	High	3	No	No
	Austrostipa mollis	Supple Spear-grass	Large Tufted Graminoid (Grass-like plant)	Moderate	3	No	No
	Austrostipa scabra	Rough Spear-grass	Medium to Small Tufted Graminoid (Grass-like plant	High	3	No	No
	Billardiera scandens s.l.	Common Apple-berry	Scrambler or Climber	High	2	No	No
	Bossiaea prostrata	Creeping Bossiaea	Prostrate Shrub	High	2	No	No
	Brachyscome multifida	Cut-leaf Daisy	Medium Herb	High	2	No	No
	Brunonia australis	Blue Pincushion	Medium Herb	High	2	No	No
	Bulbine bulbosa	Bulbine Lily	Medium Herb	High	2	No	No
	Burchardia umbellata	Milkmaids	Medium Herb	High	2	No	No
	Bursaria spinosa	Sweet Bursaria	Medium Shrub	High	3	No	No

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			Confidence	Reveg Suitability	Restricted Species	Specialist
Bursaria spinosa subsp. spinosa	Sweet Bursaria	Medium Shrub	High	3	No	No
Caladenia carnea s.s.	Pink Fingers	Medium Herb	High	1	No	No
Caladenia carnea sensu Willis (1970)	Pink Fingers	Medium Herb	High	1	No	No
Caladenia gracilis	Musk Hood-orchid	Medium Herb	High	1	No	No
Caladenia ornata	Ornate Pink-fingers	Medium Herb	High	1	Yes	No
Caladenia phaeoclavia	Brown-clubbed Spider-orchid	Medium Herb	High	1	No	No
Calochilus robertsonii	Purple Beard-orchid	Medium Herb	High	1	No	No
Carex breviculmis	Common Grass-sedge	Medium to Small Tufted Graminoid (Grass-like plant	High	2	Yes	Yes
Carex inversa	Knob Sedge	Medium to Small Tufted Graminoid (Grass-like plant	High	3	No	No
Cassinia aculeata	Common Cassinia	Medium Shrub	High	3	No	No
Cassinia arcuata	Drooping Cassinia	Medium Shrub	Very High	4	No	No
Centrolepis strigosa subsp. strigosa	Hairy Centrolepis	Tiny Tufted Graminoid (Grass-like plant)	High	1	No	No
Chamaescilla corymbosa var. corymbosa	Blue Stars	Medium Herb	High	2	No	No
Cheilanthes austrotenuifolia	Green Rock-fern	Ground Fern	High	2	No	No
Chiloglottis gunnii s.l.	Common Bird-orchid	Small or Prostrate Herb	High	1	No	No
Chrysocephalum apiculatum s.s.	Common Everlasting	Large Herb	High	1	No	No
Chrysocephalum semipapposum	Clustered Everlasting	Large Herb	High	3	No	No
Comesperma volubile	Love Creeper	Scrambler or Climber	High	1	No	No
Convolvulus erubescens spp. agg.	Pink Bindweed	Small or Prostrate Herb	High	2	No	No
Correa reflexa	Common Correa	Medium Shrub	High	2	No	No
Cotula australis	Common Cotula	Medium Herb	High	2	No	No
Crassula colorata	Dense Crassula	Medium Herb	High	1	No	No
Crassula decumbens var. decumbens	Spreading Crassula	Medium Herb	High	2	No	No
Crassula sieberiana s.l.	Sieber Crassula	Small or Prostrate Herb	High	1	No	No
Crassula sieberiana s.s.	Sieber Crassula	Medium Herb	High	1	No	No

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			Confidence	Reveg Suitability	Restricted Species	Specialist
Cymbonotus preissianus	Austral Bear's-ear	Small or Prostrate Herb	High	2	No	No
Cynoglossum suaveolens	Sweet Hound's-tongue	Medium Herb	High	2	No	No
Daucus glochidiatus	Australian Carrot	Medium Herb	Very High	1	No	No
Daviesia leptophylla	Narrow-leaf Bitter-pea	Medium Shrub	High	3	No	No
Derwentia perfoliata	Digger's Speedwell	Large Herb	High	2	No	No
Deyeuxia quadriseta	Reed Bent-grass	Large Tufted Graminoid (Grass-like plant)	High	2	No	No
Dianella admixta	Black-anther Flax-lily		High	2	No	No
Dianella revoluta s.l.	Black-anther Flax-lily	Medium to Small Tufted Graminoid (Grass-like plant	Very High	2	No	No
Dianella revoluta var. revoluta s.l.	Black-anther Flax-lily	Medium to Small Tufted Graminoid (Grass-like plant	High	2	No	No
Dichelachne crinita	Long-hair Plume-grass	Medium to Small Tufted Graminoid (Grass-like plant	High	3	No	No
Dichelachne hirtella	Hairy Plume-grass	Medium to Small Tufted Graminoid (Grass-like plant	High	3	No	No
Dichelachne rara	Common Plume-grass	Medium to Small Tufted Graminoid (Grass-like plant	High	3	No	No
Dichelachne sciurea spp. agg.	Short-hair Plume-grass	Medium to Small Tufted Graminoid (Grass-like plant	High	3	No	No
Dichondra repens	Kidney-weed	Small or Prostrate Herb	High	2	No	No
Dillwynia cinerascens s.l.	Grey Parrot-pea	Small Shrub	High	2	No	No
Dipodium punctatum s.l.	Hyacinth Orchid	Large Herb	High	1	No	No
Dipodium roseum s.l.	Rosy Hyacinth-orchid	Large Herb	High	1	No	No
Diuris pardina	Leopard Orchid	Medium Herb	High	1	No	No
Diuris sulphurea	Tiger Orchid	Medium Herb	High	1	No	No
Drosera peltata	Pale Sundew	Medium Herb	High	1	No	No
Drosera peltata subsp. auriculata	Tall Sundew	Medium Herb	High	1	No	No
Drosera peltata subsp. peltata	Pale Sundew	Medium Herb	High	1	No	No

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			Confidence	Reveg Suitability	Restricted Species	Specialist
Drosera whittakeri subsp. aberrans	Scented Sundew	Small or Prostrate Herb	High	2	No	No
Echinopogon ovatus	Common Hedgehog-grass	Medium to Tiny Non-Tufted Graminoid (Grass-like pl	High	3	No	No
Elymus scaber var. scaber	Common Wheat-grass	Medium to Small Tufted Graminoid (Grass-like plant	High	3	No	No
Epacris impressa	Common Heath	Medium Shrub	High	1	No	No
Epilobium billardierianum	Variable Willow-herb	Large Herb	High	3	No	No
Epilobium billardierianum subsp. cinereum	Grey Willow-herb	Large Herb	High	2	No	No
Eucalyptus cypellocarpa	Mountain Grey-gum	Small Tree or Large Shrub, Tree	High	4	Yes	No
Eucalyptus dives	Broad-leaf Peppermint	Small Tree or Large Shrub, Tree	High	4	No	No
Eucalyptus globulus subsp. bicostata	Eurabbie	Small Tree or Large Shrub, Tree	High	4	Yes	No
Eucalyptus goniocalyx s.l.	Bundy	Small Tree or Large Shrub, Tree	High	4	No	No
Eucalyptus goniocalyx s.s.	Bundy	Small Tree or Large Shrub, Tree	Very High	4	No	No
Eucalyptus macrorhyncha	Red Stringybark	Small Tree or Large Shrub, Tree	Very High	4	No	No
Eucalyptus melliodora	Yellow Box	Small Tree or Large Shrub, Tree	Very High	4	No	No
Eucalyptus obliqua	Messmate Stringybark	Small Tree or Large Shrub, Tree	High	4	No	No
Eucalyptus polyanthemos	Red Box	Small Tree or Large Shrub, Tree	Very High	4	No	No
Eucalyptus radiata	Narrow-leaf Peppermint	Small Tree or Large Shrub, Tree	High	4	No	No
Eucalyptus radiata subsp. radiata	Narrow-leaf Peppermint	Small Tree or Large Shrub, Tree	High	4	No	No
Eucalyptus rubida	Candlebark	Small Tree or Large Shrub, Tree	High	4	No	No
Euchiton collinus s.s.	Creeping Cudweed	Medium Herb	High	3	No	No

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			Confidence	Reveg Suitability	Restricted Species	Specialist
Euchiton involucratus s.l.	Common Cudweed	Medium Herb	High	1	No	No
Exocarpos cupressiformis	Cherry Ballart	Small Tree or Large Shrub, Tree	High	2	No	No
Gahnia radula	Thatch Saw-sedge	Large Tufted Graminoid (Grass-like plant)	High	1	No	No
Gahnia sieberiana	Red-fruit Saw-sedge	Large Tufted Graminoid (Grass-like plant)	High	4	No	No
Galium gaudichaudii	Rough Bedstraw	Medium Herb	High	2	No	No
Geranium retrorsum s.l.	Grassland Crane's-bill	Medium Herb	High	2	No	No
Geranium solanderi s.l.	Austral Crane's-bill	Medium Herb	Moderate	2	No	No
Geranium sp. 2	Variable Crane's-bill	Medium Herb	High	1	No	No
Glossodia major	Wax-lip Orchid	Medium Herb	High	1	No	No
Glycine clandestina	Twining Glycine	Scrambler or Climber	High	2	No	No
Gonocarpus tetragynus	Common Raspwort	Medium Herb	High	2	No	No
Goodenia geniculata	Bent Goodenia	Medium Herb	High	1	No	No
Goodenia hederacea	Ivy Goodenia	Medium Herb	High	2	No	No
Goodenia lanata	Trailing Goodenia	Small or Prostrate Herb	High	1	No	No
Goodenia pinnatifida	Cut-leaf Goodenia	Medium Herb	High	2	No	No
Hardenbergia violacea	Purple Coral-pea	Scrambler or Climber	Very High	2	No	No
Helichrysum scorpioides	Button Everlasting	Medium Herb	High	2	No	No
Hovea heterophylla	Common Hovea	Small Shrub	Very High	2	No	No
Hydrocotyle callicarpa	Small Pennywort	Medium Herb	High	1	No	No
Hydrocotyle foveolata	Yellow Pennywort	Medium Herb	High	1	No	No
Hydrocotyle hirta	Hairy Pennywort	Medium Herb	High	1	No	No
Hydrocotyle laxiflora	Stinking Pennywort	Small or Prostrate Herb	Very High	2	No	No
Hypericum gramineum	Small St John's Wort	Medium Herb	Very High	2	No	No
Hypoxis glabella s.l.	Yellow star	Medium Herb	High	1	No	No
Indigofera australis	Austral Indigo	Medium Shrub	High	3	No	No

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				Confidence	Reveg Suitability	Restricted Species	Specialist
	Isoetes drummondii	Plain Quillwort	Medium to Small Tufted Graminoid (Grass-like plant	High	1	No	No
	Joycea pallida	Silvertop Wallaby-grass	Large Tufted Graminoid (Grass-like plant)	Very High	2	No	No
	Juncus subsecundus	Finger Rush	Medium to Small Tufted Graminoid (Grass-like plant	High	3	No	No
	Kennedia prostrata	Running Postman	Small or Prostrate Herb	High	2	No	No
	Kunzea ericoides spp. agg.	Burgan	Medium Shrub	High	3	No	No
	Lachnagrostis filiformis	Common Blown-grass	Medium to Small Tufted Graminoid (Grass-like plant	High	3	No	No
	Lagenophora huegelii	Coarse Bottle-daisy	Medium Herb	High	2	No	No
	Lagenophora stipitata	Common Bottle-daisy	Medium Herb	High	2	No	No
	Lepidosperma laterale	Variable Sword-sedge	Medium to Small Tufted Graminoid (Grass-like plant	High	2	No	No
	Lepidosperma laterale var. laterale	Variable Sword-sedge	Medium to Small Tufted Graminoid (Grass-like plant	High	2	No	No
	Leptorhynchos squamatus	Scaly Buttons	Medium Herb	High	2	No	No
	Leptorhynchos tenuifolius	Wiry Buttons	Large Herb	High	2	No	No
	Levenhookia dubia	Hairy Stylewort	Medium Herb	High	1	No	No
	Lomandra filiformis	Wattle Mat-rush	Medium to Small Tufted Graminoid (Grass-like plant	Very High	2	No	No
	Lomandra filiformis subsp. coriacea	Wattle Mat-rush	Medium to Small Tufted Graminoid (Grass-like plant	High	2	No	No
	Lomandra filiformis subsp. filiformis	Wattle Mat-rush	Medium to Small Tufted Graminoid (Grass-like plant	High	2	No	No
	Lomandra glauca s.l.	Pale Mat-rush	Medium to Small Tufted Graminoid (Grass-like plant	High	1	No	No

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			Confidence	Reveg Suitability	Restricted Species	Specialist
Lomandra longifolia	Spiny-headed Mat-rush	Large Tufted Graminoid (Grass-like plant)	High	3	No	No
Lomandra multiflora subsp. multiflora	Many-flowered Mat-rush	Medium to Small Tufted Graminoid (Grass-like plant	High	1	No	No
Lomandra nana	Dwarf Mat-rush	Medium to Small Tufted Graminoid (Grass-like plant	High	1	No	No
Luzula campestris spp. agg.	Field Woodrush	Medium to Tiny Non-Tufted Graminoid (Grass-like pl	High	1	No	No
Luzula meridionalis	Common Woodrush	Medium to Small Tufted Graminoid (Grass-like plant	High	2	No	No
Luzula meridionalis var. densiflora	Common Woodrush	Medium to Small Tufted Graminoid (Grass-like plant	High	2	No	No
Luzula meridionalis var. flaccida	Common Woodrush	Medium to Small Tufted Graminoid (Grass-like plant	High	2	No	No
Melichrus urceolatus	Urn Heath	Small Shrub	High	1	No	No
Microlaena stipoides var. stipoides	Weeping Grass	Medium to Tiny Non-Tufted Graminoid (Grass-like pl	Very High	3	No	No
Microseris scapigera spp. agg.	Yam Daisy	Medium Herb	High	2	No	No
Microseris sp. 3	Yam Daisy	Large Herb	High	2	No	No
Microtis parviflora	Slender Onion-orchid	Medium Herb	High	1	No	No
Microtis unifolia	Common Onion-orchid	Large Herb	High	1	No	No
Millotia perpusilla	Tiny Bow-flower	Small or Prostrate Herb	High	1	No	No
Millotia tenuifolia var. tenuifolia	Soft Millotia	Medium Herb	High	1	No	No
Opercularia ovata	Broad-leaf Stinkweed	Small or Prostrate Herb	High	2	No	No
Opercularia varia	Variable Stinkweed	Small or Prostrate Herb	High	2	No	No
Ophioglossum lusitanicum	Austral Adder's-tongue	Medium Herb	High	1	No	No
Oxalis corniculata s.l.	Yellow Wood-sorrel	Small or Prostrate Herb	High	1	No	No
Oxalis perennans	Grassland Wood-sorrel	Medium Herb	High	2	No	No

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			Confidence	Reveg Suitability	Restricted Species	Specialist
Ozothamnus obcordatus	Grey Everlasting	Medium Shrub	High	3	No	No
Pelargonium australe	Austral Stork's-bill	Large Herb	High	3	No	No
Pelargonium rodneyanum	Magenta Stork's-bill	Medium Herb	High	2	No	No
Pentapogon quadrifidus var. quadrifidus	Five-awned Spear-grass	Medium to Small Tufted Graminoid (Grass-like plant	High	2	No	No
Phyllangium divergens	Wiry Mitrewort	Small or Prostrate Herb	Moderate	1	No	No
Pimelea humilis	Common Rice-flower	Small Shrub	Very High	2	No	No
Pimelea linifolia	Slender Rice-flower	Medium Shrub	High	2	No	No
Pimelea linifolia subsp. linifolia	Slender Rice-flower	Medium Shrub	High	2	No	No
Plantago gaudichaudii	Narrow Plantain	Medium Herb	High	1	No	No
Plantago varia	Variable Plantain	Medium Herb	High	2	No	No
Platylobium obtusangulum	Common Flat-pea	Small Shrub	High	2	No	No
Poa australis spp. agg.	Tussock Grass	Medium to Small Tufted Graminoid (Grass-like plant	High	2	No	No
Poa morrisii	Soft Tussock-grass	Medium to Small Tufted Graminoid (Grass-like plant	High	2	No	No
Poa sieberiana	Grey Tussock-grass	Medium to Small Tufted Graminoid (Grass-like plant	Very High	3	No	No
Poa sieberiana var. hirtella	Grey Tussock-grass	Medium to Small Tufted Graminoid (Grass-like plant	High	3	No	No
Poa sieberiana var. sieberiana	Grey Tussock-grass	Medium to Small Tufted Graminoid (Grass-like plant	High	3	No	No
Poa tenera	Slender Tussock-grass	Medium to Tiny Non-Tufted Graminoid (Grass-like pl	High	2	No	No
Poranthera microphylla s.l.	Small Poranthera	Medium Herb	High	1	No	No
Pteridium esculentum	Austral Bracken	Ground Fern	High	2	No	No
Pterostylis longifolia s.l.	Tall Greenhood	Large Herb	High	1	No	No
Pterostylis nana	Dwarf Greenhood	Medium Herb	High	1	No	No

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			Confidence	Reveg Suitability	Restricted Species	Specialist
Pterostylis nutans	Nodding Greenhood	Medium Herb	High	2	No	No
Pultenaea daphnoides	Large-leaf Bush-pea	Medium Shrub	High	3	Yes	No
Pultenaea gunnii	Golden Bush-pea	Medium Shrub	High	2	No	No
Ranunculus sessiliflorus	Annual Buttercup	Medium Herb	High	1	No	No
Rumex brownii	Slender Dock	Medium Herb	High	3	No	No
Schoenus apogon	Common Bog-sedge	Medium to Small Tufted Graminoid (Grass-like plant	High	2	No	No
Sebaea ovata	Yellow Sebaea	Medium Herb	High	1	No	No
Senecio glomeratus	Annual Fireweed	Large Herb	High	1	No	No
Senecio hispidulus s.l.	Rough Fireweed	Large Herb	High	1	No	No
Senecio linearifolius	Fireweed Groundsel	Large Herb	High	3	No	No
Senecio minimus	Shrubby Fireweed	Large Herb	High	1	No	No
Senecio quadridentatus	Cotton Fireweed	Large Herb	Very High	3	No	No
Senecio tenuiflorus spp. agg.	Slender Fireweed	Large Herb	Very High	2	No	No
Solenogyne dominii	Smooth Solenogyne	Small or Prostrate Herb	High	2	No	No
Solenogyne gunnii	Hairy Solenogyne	Medium Herb	High	2	No	No
Spyridium parvifolium	Dusty Miller	Medium Shrub	High	2	No	No
Stackhousia monogyna	Creamy Stackhousia	Medium Herb	High	2	No	No
Stellaria pungens	Prickly Starwort	Medium Herb	High	2	No	No
Stuartina muelleri	Spoon Cudweed	Medium Herb	High	2	No	No
Stylidium armeria	Common Triggerplant	Medium to Small Tufted Graminoid (Grass-like plant	High	2	No	No
Stylidium graminifolium s.l.	Grass Triggerplant	Medium to Small Tufted Graminoid (Grass-like plant	High	2	No	No
Thelymitra ixioides s.l.	Spotted Sun-orchid	Large Herb	High	1	No	No
Thelymitra pauciflora s.l.	Slender Sun-orchid	Medium Herb	High	1	No	No
Thelymitra rubra	Salmon Sun-orchid	Medium Herb	High	1	No	No
Themeda triandra	Kangaroo Grass	Medium to Small Tufted Graminoid (Grass-like plant	High	2	No	No
Thysanotus patersonii	Twining Fringe-lily	Scrambler or Climber	High	2	No	No

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The Goldfields Bioregion
Grassy Dry Forest

Scientific Name	Common Name	Life Form	Confidence	Reveg Suitability	Restricted Species	Specialist
Tricoryne elatior	Yellow Rush-lily	Large Herb	High	2	No	No
Triptilodiscus pygmaeus	Common Sunray	Medium Herb	High	1	No	No
Velleia paradoxa	Spur Velleia	Medium Herb	High	2	No	No
Veronica calycina	Hairy Speedwell	Medium Herb	High	2	No	No
Veronica gracilis	Slender Speedwell	Large Herb	High	2	No	No
Veronica plebeia	Trailing Speedwell	Medium Herb	High	2	No	No
Viola betonicifolia	Showy Violet	Medium Herb	High	2	No	No
Viola cleistogamoides	Hidden Violet	Small or Prostrate Herb	High	2	No	No
Viola hederacea sensu Entwisle (1996)	Ivy-leaf Violet	Medium Herb	High	2	No	No
Viola hederacea sensu Willis (1972)	Ivy-leaf Violet	Medium Herb	High	2	No	No
Wahlenbergia gracilenta s.l.	Annual Bluebell	Medium Herb	High	2	No	No
Wahlenbergia gracilenta s.s.	Hairy Annual-bluebell	Medium Herb	High	1	No	No
Wahlenbergia gracilis	Sprawling Bluebell	Large Herb	High	2	No	No
Wahlenbergia stricta subsp. stricta	Tall Bluebell	Large Herb	Very High	2	No	No
Wurmbea dioica	Common Early Nancy	Medium Herb	High	2	No	No
Xanthorrhoea minor subsp. lutea	Small Grass-tree	Large Tufted Graminoid (Grass-like plant)	High	2	Yes	No
Xerochrysum viscosum	Shiny Everlasting	Large Herb	High	3	No	No

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Why enhance a farm dam?

Farm dams have become essential infrastructure for water storage on farms across Australia over the past century, with a focus on digging more and bigger dams in recent decades. There are now around 1,765,000 farm dams in Australia, including more than 650,000 in the Murray-Darling basin alone (Malerba et al. 2021 and Srikanthan et al. 2015).

These dams store a huge amount of water, yet traditionally there has been minimal investment in improving the quality and retention of water in these dams.

In recent years, some farmers have taken steps to enhance existing dams and have noticed the benefits this brings to water quality and to biodiversity on their farms.

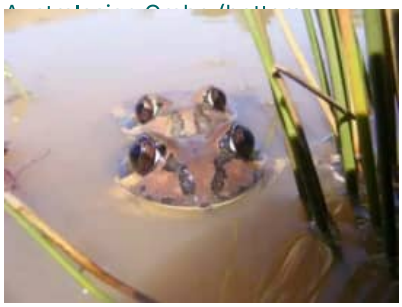
Sustainable Farms research is now beginning to demonstrate these benefits through science. By comparing enhanced and unenhanced farm dams, our research shows that enhanced dams have better quality water and support more wildlife than traditional, unenhanced dams.

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Farm dams provide essential water resources for stock, as well as much needed wetland habitats for native wildlife, including the: Banjo Frog (left: photo by Mason Crane); Welcome Swallow (top centre: photo by David Smith);











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"The fenced dam seems to have the most life around it and all sorts of reeds in it, and it's really clear. It didn't go dry in the drought – the dam kept giving, it was good water. We underestimate what an asset good water is to animals' weight gain and general wellbeing."

Jenny Bell, sheep farmer near Breadalbane, NSW

What is an enhanced farm dam?

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y set within a paddock, in a low point in the landscape where use for livestock, irrigation and sometimes household use. dams, pugging the edges and sometimes polluting the water. e wall and shores of such dams are often bare of vegetation.

An enhanced dam is usually, but not always, fenced to manage the impact of stock on the dam. It has healthy, native vegetation in and around the dam, providing many benefits for water quality and wildlife. As a result of stock exclusion and vegetation, the water is cleaner. An enhanced dam may also have other features such as a hardened access point for stock, variable depths, islands or snags.

Enhanced dams can provide better quality drinking water, retain water for longer, support native plants and animals, and provide ecosystem services to the surrounding landscape.



These two photos are of dams on the same property - at left an unfenced dam; at right, a fenced, vegetated dam. These photos were taken on the same day during the drought in 2019. Photos by David Smith.

What the research shows

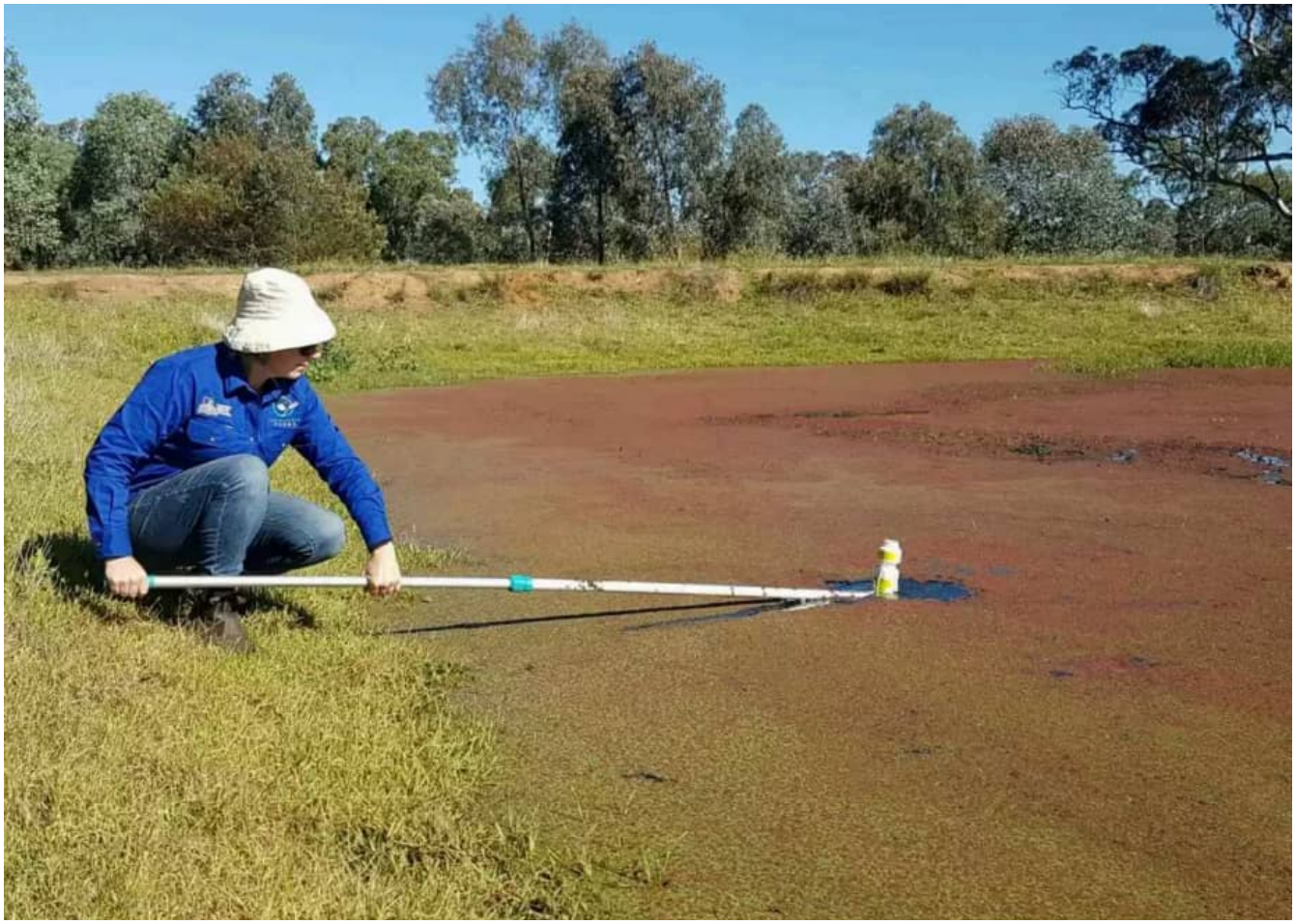
Water quality benefits of enhanced farm dams

Sustainable Farms researchers have surveyed 57 farm dams in NSW and Victoria. The study will continue for a further two years, but initial results show:

- Enhanced dams have lower levels of nitrogen and lower turbidity, factors which can contribute to algal outbreaks, reduced palatability and animal health issues

- Enhanced dams have significantly lower coli counts and fewer thermotolerant (faecal) coliforms. 65% of unfenced dams actually had coliform counts that exceeded guidelines for water quality for stock.
- Enhanced dams support more waterbug species and greater number of individual waterbugs than unfenced dams. The presence of waterbugs, and of certain less tolerant species, in enhanced dams is a good sign of higher water quality.

Read more about the farm dams study here.



Sustainable Farms ecologists collected water samples from 125 dams and natural waterbodies across 35 farms in NSW and north-east Victoria. The samples were on a range of measures that indicate water quality.

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Piping water from a fenced enhanced dam to a trough is an effective way to provide clean water to stock.

Why are farm dams important for biodiversity?

Some native animals, particularly water birds like the Australian wood ducks, will use almost any dam in the landscape regardless of its condition. However, there are many other species that are rarely observed on traditional dams but can be found on healthy, enhanced dams.

For example, platypus are generally found in streams and rarely in dams, but have been observed by Sustainable Farms researchers using enhanced dams. Birds like the spotless crake, little grassbird, golden-headed cisticola, diamond firetail and white-faced heron all use enhanced, well-vegetated farm dams – but not traditional dams.

In many agricultural landscapes, natural, healthy wetlands are extremely rare. But there are many farm dams, and when these dams are carefully managed, they can play a similar role

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store biodiversity by providing much needed wetland habitats



The eggs and tadpoles of Perons Treefrog (sometimes known as the Maniacal Cackle Frog due to its distinctive call) can be found in farm dams. Photo by Damien Esquerre.

Other benefits of fenced, enhanced dams

- By supporting more wildlife, healthy dams support increased nutrient cycling, pollination and other ecosystem services.
- Vegetation around a dam captures sediment from inflow, so the need to muck out dams may be reduced in the long term.
- Farmers with enhanced dams generally saw better water retention in these dams during the 2018-2019 drought. The presence of fringing vegetation shelters the dam surface, reducing evaporation from wind.

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me an oasis on the farm – a place to visit and enjoy lush
n during times of drought.
on can release large amounts of greenhouse gases. Early
ow that revegetating dams can reduce emissions.
Researchers from Deakin University's Blue Carbon Lab are working with Sustainable Farms researchers to investigate this further.



Do birds prefer to breed where water and vegetation exist together?

A specific bird breeding study undertaken by Sustainable Farms is beginning to show that where farm dams and native vegetation are co-located in the landscape, bird breeding activity and success are greatly increased.

This doesn't only apply to waterbirds – a range of other birds like stubble quails, golden-headed cisticolas and Australian reed-warblers (pictured) breed more often and more successfully when dams and vegetation are co-located.

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Related Resources

Download our guide to managing farm dams

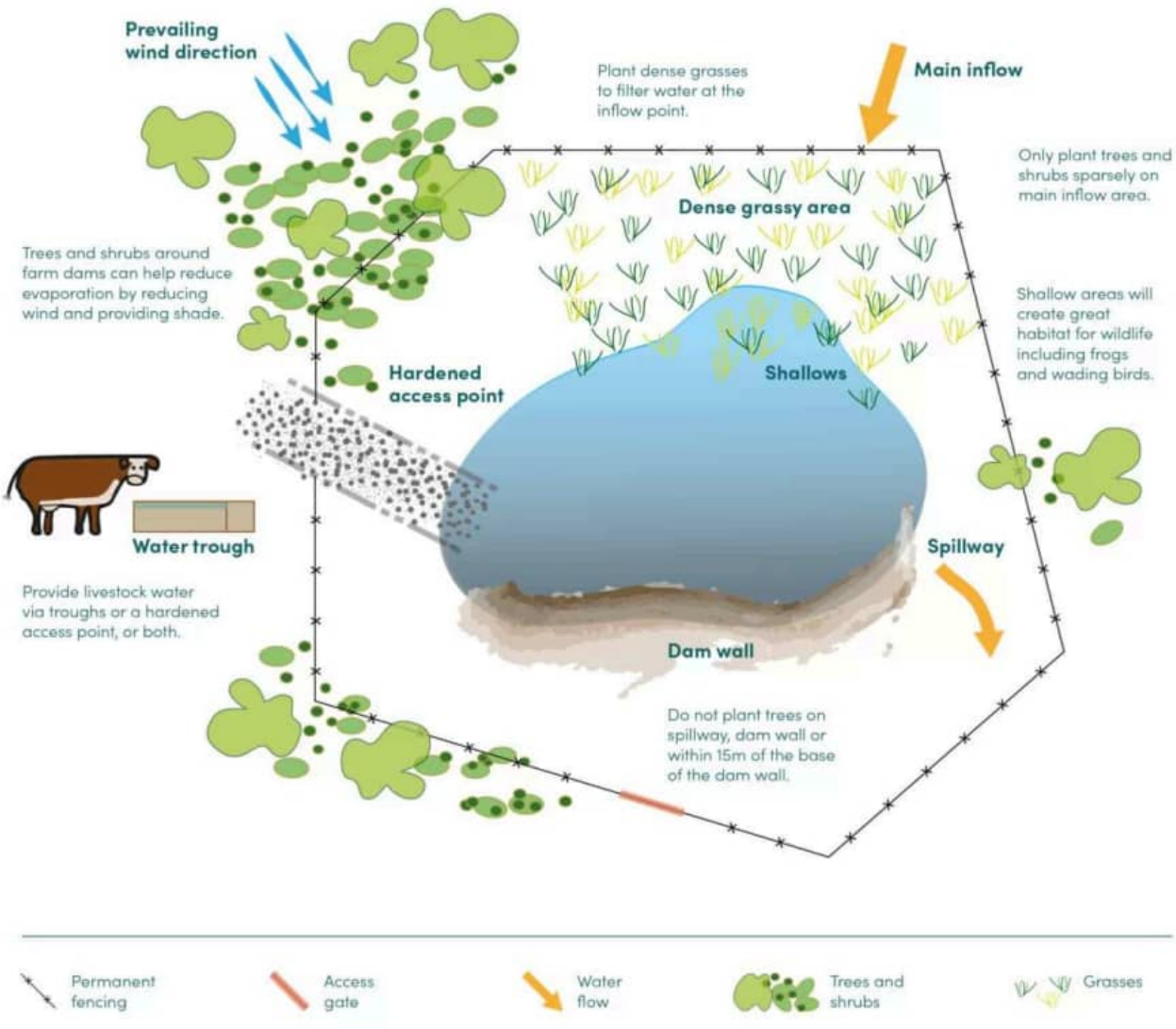
Download our guide to revegetating farm dams

How to enhance a farm dam

An enhanced farm dam is well-vegetated both within and around the dam. Usually, this requires fencing to exclude livestock, although in some cases dams can retain good surrounding vegetation with sensitive grazing management.

Click each step below to find out more about how to enhance a farm dam.

- Fence to exclude or limit livestock access +
- Provide alternative access to water via a trough or hardened access point +
- Revegetate in and around the dam +
- Vary the depth of the dam +
- Add an island or snags & logs in the dam to support more wildlife +



Features of an enhanced farm dam.

View full size

Related Articles

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What to plant in and around your dam

Native vegetation in and around a farm dam has many benefits for water quality, farm productivity and biodiversity. This brochure provides guidance on the types of plants suitable for revegetating dams, and includes lists of recommended plants.

Read more ›

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Benefit-cost analysis lends support for improved farm dam management

New Sustainable Farms research looking at the potential net benefits from enhancing farm dams has yielded promising results.

Read more ›

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Improving farm dams: a farmer's perspective

Marcus Richardson runs a beef property near Albury in NSW. During the drought, he spotted an opportunity to protect some of the farm's most vital assets – the dams. In this video, he explains why and how he decided to protect and enhance his farm dams for multiple benefits.

Read more ›

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Department of Sustainability and Environment

EVC/Bioregion Benchmark for Vegetation Quality Assessment

Goldfields bioregion

EVC 175_62: *Granitic* Grassy Woodland

Description:
A variable eucalypt woodland or open forest to 15 m tall over a distinct large and medium shrub layer and diverse ground layer of grasses and herbs. It occurs on sites with moderate fertility on plains or weathered undulating granitic hills in areas with moderately high rainfall (>600 mm per annum).

Large trees:

Species	DBH(cm)	#/ha
Eucalyptus spp.	70 cm	15 / ha

Tree Canopy Cover:

%cover	Character Species	Common Name
15%	*Eucalyptus rubida*	Candlebark
	Eucalyptus viminalis	Manna Gum
	Eucalyptus camaldulensis	River Red Gum
	Eucalyptus ovata	Swamp Gum

Understorey:

Life form	#Spp	%Cover	LF code
Immature Canopy Tree		5%	IT
Understorey Tree or Large Shrub	2	10%	T
Medium Shrub	2	15%	MS
Small Shrub	1	1%	SS
Prostrate Shrub	1	1%	PS
Medium Herb	8	20%	MH
Small or Prostrate Herb	3	10%	SH
Large Tufted Graminoid	1	1%	LTG
Medium to Small Tufted Graminoid	8	40%	MTG
Medium to Tiny Non-tufted Graminoid	1	5%	MNG
Ground Fern	1	5%	GF
Bryophytes/Lichens	na	10%	BL

LF Code	Species typical of at least part of EVC range	Common Name
T	*Acacia melanoxylon*	Blackwood
T	*Acacia implexa*	Lightwood
MS	*Acacia pycnantha*	Golden Wattle
MS	*Acacia paradoxa*	Hedge Wattle
MS	*Cassinia arcuata*	Drooping Cassinia
SS	*Pimelea humilis*	Common Rice-flower
PS	*Bossiaea prostrata*	Creeping Bossiaea
MH	*Gonocarpus tetragynus*	Common Raspwort
MH	*Drosera peltata* ssp. *auriculata*	Tall Sundew
MH	*Acaena novae-zelandiae*	Bidgee-widgee
MH	*Chrysocephalum apiculatum* s.l.	Common Everlasting
SH	*Dichondra repens*	Kidney-weed
SH	*Opercularia varia*	Variable Stinkweed
SH	*Drosera whittakeri* ssp. *aberrans*	Scented Sundew
SH	*Hydrocotyle laxiflora*	Stinking Pennywort
LTG	*Deyeuxia quadriseta*	Reed Bent-grass
MTG	*Themeda triandra*	Kangaroo Grass
MTG	*Lomandra filiformis*	Wattle Mat-rush
MTG	*Poa sieberiana*	Grey Tussock-grass
MTG	*Dianella revoluta* s.l.	Black-anther Flax-lily
MNG	*Microlaena stipoides* var. *stipoides*	Weeping Grass
GF	*Pteridium esculentum*	Austral Bracken

EVC 175_62: *Granitic* Grassy Woodland - Goldfields bioregion

Recruitment:
Continuous

Organic Litter:
20 % cover

Logs:
15 m/0.1 ha.

Weediness:

LF Code	Typical Weed Species	Common Name	Invasive	Impact
MH	*Hypochoeris radicata*	Cat's Ear	high	low
MTG	*Briza maxima*	Large Quaking-grass	high	low
MTG	*Romulea rosea*	Onion Grass	high	low
MTG	*Briza minor*	Lesser Quaking-grass	high	low
MNG	*Vulpia myuros*	Rat's-tail Fescue	high	low
MNG	*Aira cupaniana*	Quicksilver Grass	high	low

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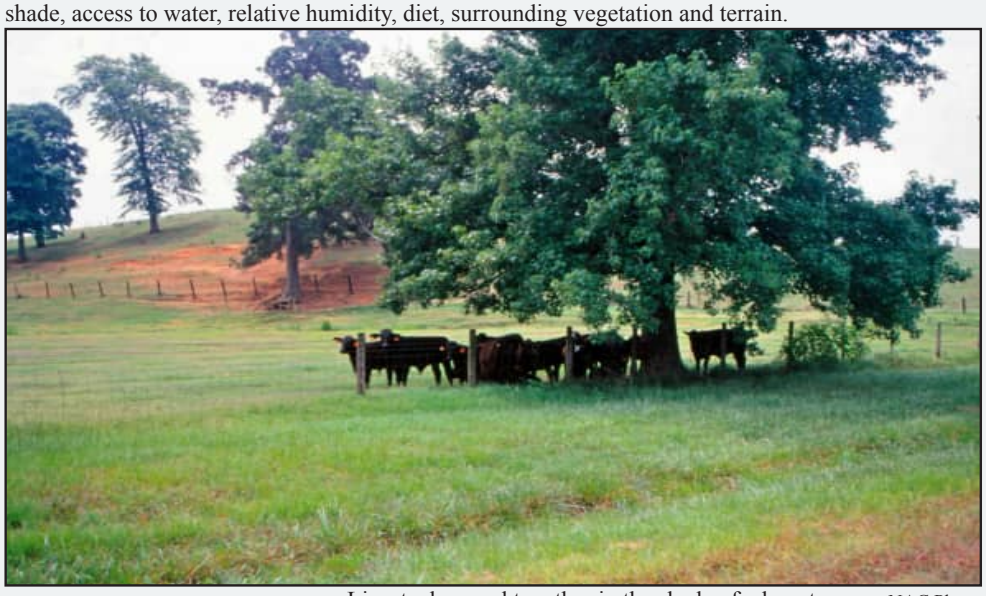
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Working Trees

Mitigating Heat Stress in Cattle

What causes heat stress?

Heat stress in cattle causes a reduction in feed intake, weight gains, milk production and breeding efficiency. Ideal conditions for beef and dairy cattle include a temperature range between 41° and 77° F. Higher temperatures begin to cause stress in cattle, depending on environmental factors such as shade, access to water, relative humidity, diet, surrounding vegetation and terrain.



Livestock crowd together in the shade of a lone tree. -NAC Photo

There are also internal physiological issues that contribute to heat stress. For example, greater amounts of fat in heavier cattle cause them to suffer from heat stress more and, similarly, lactating cattle have more internal heat to dissipate than non-lactating animals. Some forage plants such as tall fescue and perennial ryegrass can be endophyte infected, producing alkaloids that raise deep body temperature in cattle. All of these factors contribute to heat stress.

Heat stress can even result in greater calf mortality and increased veterinary costs. Moreover, it causes livestock to drink more water, and lose more sodium, magnesium, and potassium in their urine.

Management strategies for coping with heat

Shade and water for cattle is paramount! Therefore, management strategies must include provision of shade, providing adequate water, improving ventilation in barns, providing more high quality forage and reducing work necessary to access food, mineral and water. Livestock shading can be employed with trees, buildings, or portable structures, but cattle generally prefer natural shade. Trees on the grazing landscape usually have an advantage over barns and temporary structures because of the cooling effect that evapotranspiration provides, better ventilation and reduced reflection of sunlight rays. When producers are unable to manage grazing through rotational systems, block plantings of trees protected with fencing will provide shade on the north and east sides of the planting. However, producers that employ rotationally grazed systems with silvopasture achieve maximum benefits. Silvopastures provide shade throughout the pasture which benefits the cattle whether walking, loafing or grazing. An ample supply of water is another important tool for coping with heat. A rise in the ambient temperature from 70° to 90° F results in a 38% increase in drinking water requirements for beef cattle. Whether utilizing block plantings of trees or silvopastures, it is also important to provide continously available mineral supplements and salt. In rotationally grazed silvopastures, moving livestock to new pastures more frequently will provide higher quality forages. Better quality forage requires less fermentation, which can result in reduced rumen heat.

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g heat stress are: 1) limiting the solar radiation that cattle receive and, 2) providing demonstrated a reduction in deep body temperature as much as 1.4 degree F, with unds per day during summer heat stress periods. Shade also helps improve milk yields in dairy cattle. Shade is particularly important when it comes to cutting back the heat load resulting from direct sun rays, particularly in cattle with dull, dark hair coats. Sun rays reflected from the ground also contribute to heat stress. Ground cover and the orientation of the shading probably have the greatest effect on reflected rays. For example, cattle grazing in a silvopasture or relaxing beside a block planting of trees in a lush pasture would experience greater relief from reflected rays than cattle in a dry lot with only an overhead shade structure.

What options exist for providing shade?



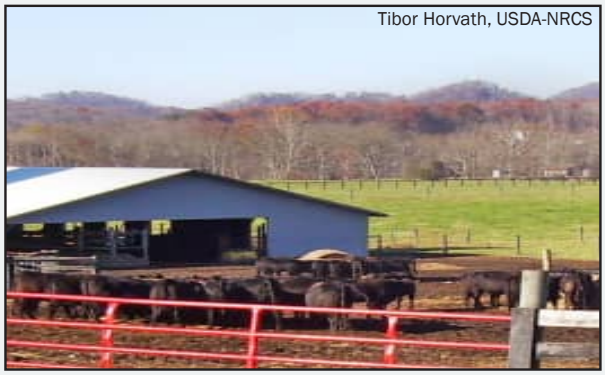
Silvopasture - Cattle usually prefer natural shade to artificial shade structures. Evenly distributed shade helps avoid cattle congregating and over using one site.



Portable Shade Structure - Portable steel framework with 80% "shade cloth" material provides overhead shade. Structures do not block reflected sun rays.



Block Planting of Trees - Trees effectively block direct and some of the reflected sun rays. Also, the nearby air may be cooled slightly by evapotranspiration.



Barn/Sheds - Fixed structures can be multi-purpose, providing dense shade while side walls protect livestock from reflected rays. Poor air flow can be an issue.

Author: Sid Brantly, Grazing Land Specialist, Kentucky NRCS

More information on the Web

USDA National Agroforestry Center: http://nac.unl.edu/documents/agroforestrynotes/an29s07.pdf
Association for Temperate Agroforestry (AFTA): http://www.aftaweb.org/cattle_benefit_shade.php
University of Kentucky - College of Agriculture: www.ca.uky.edu/agc/pubs/aen/aen99/aen99.pdf
Ohio State University Extension: http://beef.osu.edu/beef/beefJly26.html

A partnership of

Contact: USDA National Agroforestry Center, 402.437.5178 ext. 4011; fax 402.437.5712; 1945 N. 38th St., Lincoln, Nebraska 68583-0822. http://nac.unl.edu/

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Working Trees

What is silvopasture?

Silvopasture is the deliberate integration of trees and grazing livestock operations on the same land. These systems are intensively managed for both forest products and forage. Well managed silvopastures employ agronomic principals, typically including introduced or native pasture grasses, fertilization and nitrogen-fixing legumes, and rotational grazing systems that employ short grazing periods which maximize vegetative plant growth and harvest. Silvopastures are:



Cows in a loblolly pine silvopasture. Sid Brantly - USDA/NRCS

- ***Intentional -*** The combinations of pastures, trees, and animals are purposefully managed to provide forage and timber products on a sustained basis. These are not individual practices that occur coincidentally together or are managed independently.

- ***Intensive -*** Silvopastures are intensively managed to optimize the production of the forest products and forages. Science based grazing, haying, fertilization, tree pruning and trimming and other cultural practices are planned in advance to compliment reforestation, tree protection, market cycles and work load.

- ***Interactive -*** The forest management, pasture management, and grazing management are conducted in harmony so as to enhance the production of multiple harvestable components, while also providing conservation benefits. The combination of the products realized usually exceeds the normal yield of either enterprise individually.

- ***Integrated -*** The trees, livestock and forage are functionally combined into a single management unit tailored to meet the landowner's objectives.



Goats in a walnut plantation silvopasture. -NAC Photo

Potential Benefits of Silvopasture

1. Cooler summer environment for livestock.
2. Shorter timber rotations due to forage fertilization and competition control.
3. High value timber products resulting from pruning and management of tree density.
4. Shaded, cool season forage plants can be more nutritious for livestock.
5. Diversification of income streams spreads out market risk and increases income opportunities.
6. Greater plant nutrient uptake efficiencies - the deep tree roots coupled with pasture plant roots acquire nutrients from a greater range of soil depths.

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Silvopasture in the Northwest Douglas-fir, ponderosa pine, red alder, black walnut, black locust, maple, and poplar are options for silvopasture trees, depending on your particular farm and climate. Orchardgrass, tall fescue, and ryegrass with white clover or subterranean clover are likely understory options, depending on the soil type and forage needs. Well managed silvopasture trees in Oregon have been known to produce as much as 16% greater diameter growth than similar trees in a typical forest plantation setting.

Silvopasture in the Southwest Southwestern silvopasture types range from ponderosa pine, Douglas-fir, almond and other nut trees on the west coast to loblolly pine, longleaf pine, pecan and other hardwoods in Texas. Forage types range from annual, cool season grasses in the west to warm season grasses like Bermudagrass as you travel east. It has been noted that the warm season grasses seem to mature a little later in the silvopastures than in open pastures, slowing the cyclic digestibility decline as forages mature.

Tips for Silvopasture Management

- Intensive rotational grazing, modest stocking, and careful monitoring of forage and trees is essential. "Typical" pasture management can result in over-grazed plants, damaged trees, and soil compaction. Hungry, mineral-deprived, or parasitized animals are highly likely to browse or damage trees.
- Grazing management needs to accommodate the susceptibility of seedling/saplings to browsing. In general, livestock are more likely to impact broadleaf trees than confiers (there are exceptions).
- Trees need to be pruned and thinned as needed in order to develop high-quality timber products. Open grown, unpruned trees have very low or no marketable timber value. Trees for fruit or nut production should be pruned according to horticultural standards.
- When selecting tree species for silvopasture; take care to evaluate the potential for livestock poisoning. Some animal species are intolerant of red maple (horses), black cherry, black locust, black and red oak.

Silvopasture in the Northeast Black locust, black walnut, other hardwoods and even larch treees in the northern reaches have been used for silvopasture production in the northeast. Orchardgrass, tall fescue, eastern gamagrass, bluegrass, Kura clover, and reed canarygrass have shown promise as understory forage plants for silvpasture. Increases in farm profitability, animal performance, summer forage growth and market diversification have been demonstrated in silvopastures in the northeast.

Silvopasture in Southeast In the southeast region, loblolly pine, slash pine, and longleaf pine are utilized for silvopastures very effectively with bahiagrass and crimson clover understory forage. As you move north in this region, pecan, black walnut, black locust, and even white pine become more feasible, with tall fescue, orchardgrass, red clover and white clover serving as the forage base. Silvopastoralists cite improved farm economics due to efficiences of soil nutrient uptake, livestock summer heat protection, and improved aesthetics as some of the major benefits afforded by silvopastures.

Author: Sid Brantly, Grazing Land Specialist, Kentucky NRCS

More information on the Web

USDA National Agroforestry Center: http://nac.unl.edu/silvopasture.htm
USDA Natural Resources Conservation Service: http://efotg.sc.egov.usda.gov/references/public/AL/tg381.pdf
Cornell University: www2.dnr.cornell.edu/ext/info/pubs/MapleAgrofor/Silvopasturing3-3-2011.pdf
University of Florida IFAS Extension: http://edis.ifas.ufl.edu/fr139

USDA
A partnership of
NRCS Natural Resources Conservation Service

Contact: USDA National Agroforestry Center, 402.437.5178 ext. 4011, fax 402.437.5712, 1945 N. 38th St., Lincoln, Nebraska 68583-0822. http://nac.unl.edu/

The USDA National Agroforestry Center (NAC) is a partnership of the Forest Service (Research & Development and State & Private Forestry) and the Natural Resources Conservation Service. NAC's staff is located at the University of Nebraska, Lincoln, NE. NAC's purpose is to accelerate the development and application of agroforestry technologies to attain more economically, environmentally, and socially sustainable land use systems by working with a national network of partners and cooperators to conduct research, develop technologies and tools, establish demonstrations, and provide useful information to natural resource professionals.

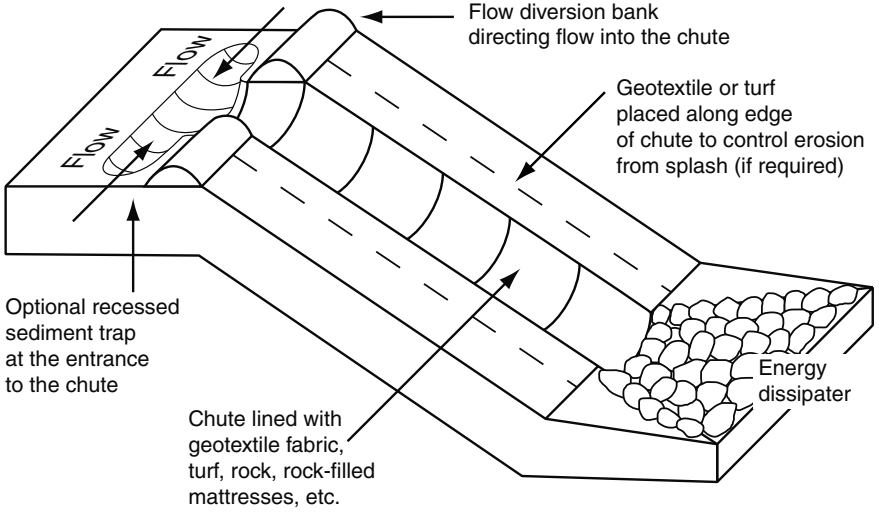
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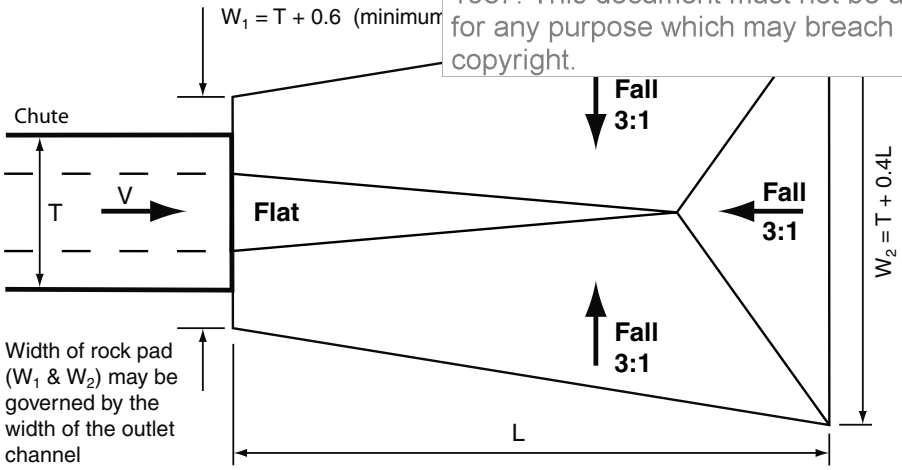
First Edition May 2013


NR LINKS
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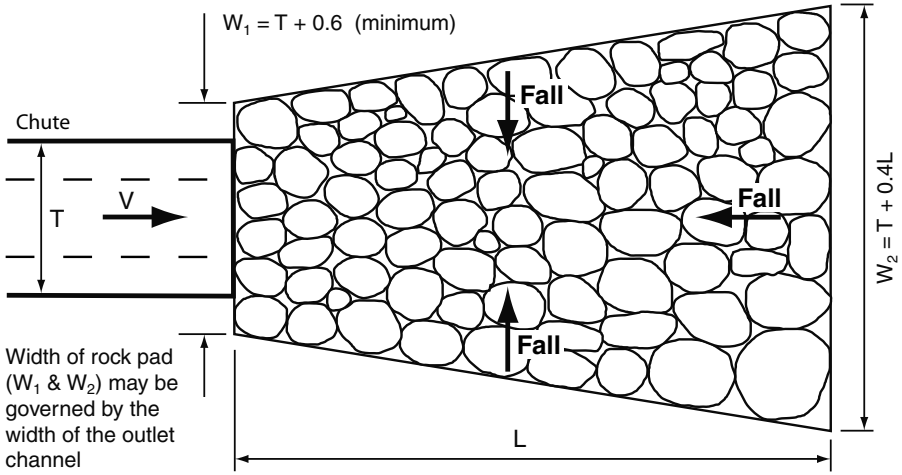


(a) Temporary drainage chute with rock pad outlet structure

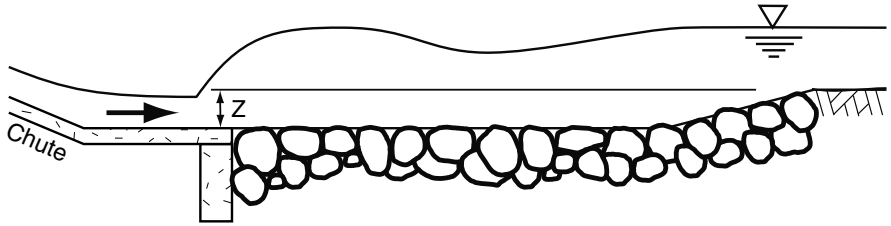


T = Maximum top width of flow at base of chute

(b) Typical layout of an outlet energy dissipater for a drainage chute



(c) Typical layout of a rock pad outlet structure for a drainage chute



(d) Typical profile of a rock pad outlet structure for a drainage chute

Notes:

1. Drawings applicable to temporary drainage chutes, **not** basin spillways.
2. A rock pad outlet structure is just one option for the design of the outlet energy dissipater.

Drawn:	Date:		
GMW	Dec-09	Chutes - General	CH-01

Catchments & Creeks Pty Ltd

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Rock linings

DRAINAGE CONTROL TECHNIQUE

Low Gradient		Velocity Control		Short-Term	✓
Steep Gradient	✓	Channel Lining		Medium-Long Term	✓
Outlet Control	[1]	Soil Treatment		Permanent	[2]

[1] Chutes can act as stable outlet structures for *Catch Drains* and *Flow Diversion Banks*.

[2] The design of permanent chutes may require consideration of issues not discussed here.

Symbol



Photo 17 – Permanent, rock-lined batter chute



Photo 18 – Permanent, rock-lined batter chute

Key Principles

1. The critical design components of a chute are the flow entry into the chute, the maximum allowable flow velocity down the face of the chute, and the dissipation of energy at the base of the chute.
2. The critical operational issues are ensuring unrestricted flow entry into the chute, ensuring flow does not undermine or spill out of the chute, and ensuring soil erosion is controlled at the base of the chute.
3. Most chutes fail as a result of water failing to enter the chutes properly. It is critical to control potential leaks and flow bypassing, especially at the chute entrance.

Design Information

The material contained within this fact sheet has been supplied for use by persons experienced in hydraulic design.

The following information must be read in association with the general information presented in *Part 1 - General information*.

Part 5 of this fact sheet addresses design issues associated with rock-lined chutes.

Tables 43 and 44 provide design, mean rock size (rounded up to the next 0.1m unit) for a safety factor of 1.2 and 1.5, based on Equation 3. Additional rock-sizing tables (for flatter slopes and higher flow rates) are provided in the separate 'Chute & Channel Linings' fact sheet on *Rock Linings*.

Equation 3 can also be used for sizing rock on the sides (banks) of the chute provided the bank slope (relative to the horizontal) does not exceed a gradient of 2:1. Rock size should be increased 25% for bank slopes of 1.5:1.

Backing material or filter layer:

Non-vegetated armour rock must be placed over a layer of suitably graded filter rock or geotextile filter cloth (minimum bidim A24 or the equivalent). The geotextile filter cloth must have sufficient strength and must be suitably overlapped to withstand the placement of the rock.

Armour rock that is intended to be vegetated by appropriately filling all voids with soil and pocket planting, generally will not require an underlying filter layer, unless the long-term viability of the vegetation is questioned due to possible high scour velocities, or limited natural light or rainfall conditions.

If the soils adjacent to the rock surface are dispersive (e.g. sodic soils), then prior to placing the filter cloth or filter layer, the exposed bank must first be covered with a layer of non-dispersive soil (Figure 11). The typically minimum thickness of non-dispersive soil is 200mm, but preferably 300mm.

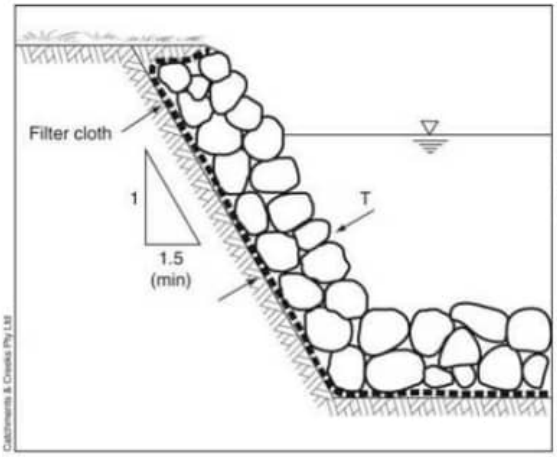


Figure 10 – Rock placement (without vegetation) on non-dispersive soil

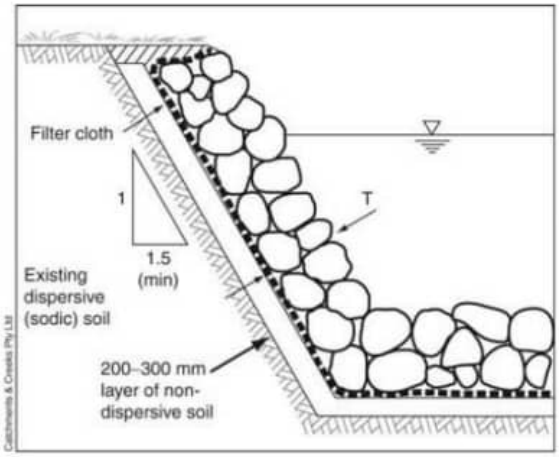


Figure 11 – Rock placement (without vegetation) on dispersive soil

Placement of rock:

It is important to ensure that the top of the rock surface is level with, or slightly below, the surrounding land surface to allow the free entry of water including lateral inflows (if required) as shown in Figure 13.

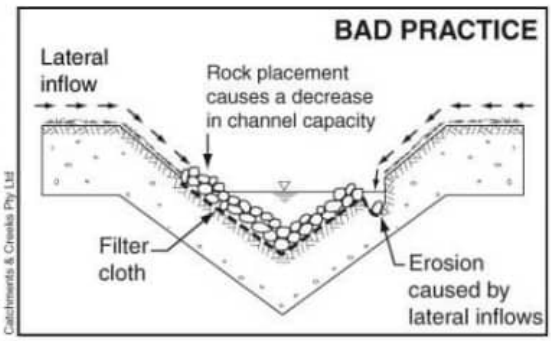


Figure 12 – Incorrect placement of rock causing loss of flow area and erosion along the outer limits of the rock

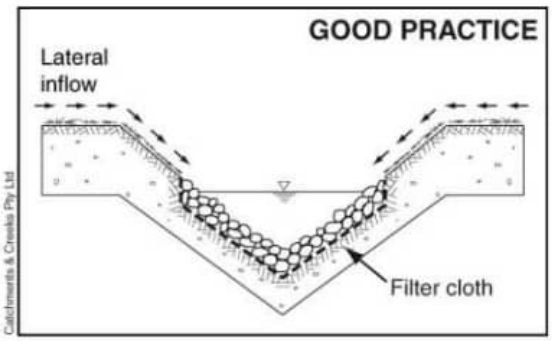


Figure 13 – Rock recessed into the soil to allow the free entry of lateral inflows

Most failures of rock-lined hydraulic structures are believed to occur as a result of inappropriate placement of the rock, either due to inadequate design detailing, or poorly supervised construction practices. Rock-lined chutes are usually most vulnerable to damage in the first year or two after placement while the voids remain open and free of sedimentation.

Where appropriate, permanent rock-lined chutes should be topped with a light covering of soil and planted to accelerate the integration of these structures into the surrounding environment. Revegetation is not however always advisable, and should be assessed on a case-by-case basis.



Photo 19 – Rock-lined spillway with well-defined crest profile



Photo 20 – Rock-lined spillway with poorly defined crest profile



Photo 21 – Placement of the rock <u>on</u> the soil can result in erosion problems if significant lateral inflows occur



Photo 22 – In this example, placement of the rock has resulted in the rock-lined table drain being higher than the road shoulder



Photo 23 – Rounded rock can be significantly less stable than angular, fractured rock, especially when placed on steep slopes



Photo 24 – Placement of a few large, anchor rocks down a steep slope will not help stabilise adjacent, under-sized rocks, and will likely cause flow diversion

Key Principles

1. The critical design components of a chute are the flow entry into the chute, the maximum allowable flow velocity down the face of the chute, and the dissipation of energy at the base of the chute.
2. The critical operational issues are ensuring unrestricted flow entry into the chute, ensuring flow does not undermine or spill out of the chute, and ensuring soil erosion is controlled at the base of the chute.
3. Most chutes fail as a result of water failing to enter the chutes properly. It is critical to control potential leaks and flow bypassing, especially at the chute entrance.


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Revegetation with tubestock and tree guards

Some areas on site may be nominated for natural regeneration and or a mix such as planting trees and allowing the understory to recruit in a fenced off area. The area may allow for natural recruitment of all species; please refer to your report for more details.
Other areas may require planting as there is a lack of connectivity or species diversity.

NATURAL REGENERATION

It is not only due to cost that natural regeneration is recommended but mostly to retain provenance (genetic diversity). Sites that are adjacent to areas with remnant vegetation will be suitable for regeneration. Adequate fencing is imperative to keeping pest animals (if required) and stock from these areas to ensure that regeneration can occur. Natural regeneration will rely suitable climatic conditions and some species will only recruit after the area is flooded such as River Red Gums.

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PLANTED VEGETATION

Planted vegetation is often recommended when the area is modified or lacking species diversity to allow for natural recruitment. The species that are planted will not cover the whole area but will enable sufficient species to establish and in time naturally regenerate the area. Adequate fencing is imperative to keeping pest animals (if required) and stock from these areas to ensure that growth and regeneration can occur.

GRAZING TO REDUCE BIOMASS

Some areas may be nominated for grazing to control biomass as they have a high level of grass species or for fire safety. These areas typically are grazed at the stocking rate of 1 sheep per ha for a period of 3-4 days; at which time the sheep are removed and the area is assessed for biomass (plant material such as shown next)





Grazing should ensure that a high cover is retained such as shown above to ensure no loss of soils and erosion. All grazing must be monitored to ensure that the area is not over grazed.

ORDERING STOCK

You will need to find a retailer of Indigenous plants and large quantities and or uncommon species may have to be grown specifically. So, it is often recommended that you pre-order your stock the year before. We specify Indigenous nurseries as most of these species are not commercially grown and if they are the provenance (genetic similarity) is often unknown. Please ensure that when you order your plants that you state where your property is so that the grower can see if they have seed from near your area from which to grow the stock required.

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PLANTS

Please ensure that the tube stock is of high quality and that it has the following attributes:



- Healthy foliage
- Robust root system
- Is actively growing (signs of new leaf)
- Is well proportioned (growing straight with foliage on all sides)
- Is free from signs of pests and disease
- Is clearly labelled to identify the species
- Is not soft (growth) and has been hardened off

Tubestock are recommended as most Indigenous nurseries grow in this size and that in 12-18 months there is no difference between tubestock and those planted from larger sizes.

PLANTING

Most small areas are planted by hand using a device such as a Hamilton Tree Planter



Hamilton Treeplanter in action

Mechanical devices save time, and you can also use a spade or mattock to dig the holes

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The following example outlines the steps involved for planting tubestock into a mulched site.



Clear mulch.



Select Treeplanter to match seedling pot size and prepare the hole.



Gently squeeze container to loosen, invert and support stem to allow plant to slide out.



Plant, ensuring that the seedling is planted below the surface of the ground. Ensure plug of soil is put back around the plant, ensuring no potting mix is exposed (to avoid capillary drying out of the potting media/seedling root area, immediately after planting).



Firm in.



Bring back mulch around plant (keeping stem clear of mulch).



Water in at planting to establish good root-to-soil contact (if site requires this).



Guard as necessary.

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Watering

It is recommended that you water in the plants after planting to remove air pockets from the roots and establish good root to soil contact. Follow up watering will only be required if rainfall is low (drought periods) and can be stopped once the plants are moving into a natural dry period (summer) or when rainfall patterns are normal. Ongoing watering does not allow for the plants to harden off; if the area is kept clear of weeds and the rainfall is not low then around 90% of the plants should survive. There will be a need to replace lost stock on a regular basis.

In sandy dry soils follow up watering for 1- 2 weeks will be required and the use of wetting agents required if the soils are hydrophobic (repels water).

Fertiliser

Indigenous plants are adapted to low nutrient soils and do not need to be fertilized; fertiliser is more likely to benefit weed growth.

Monitoring

Ongoing regular monitoring is essential to see if any pest animals are predating on the plants, weeds are maintained, and plants are growing and replaced if lost. It is also beneficial to take a photo of the site at yearly intervals so you can see the progress that has occurred.



Revegetation with tubestock and tree guards

Tree Guards and Mats

It is wonderful to see that tree guards are now biodegradable, and this picture was sourced from Sure Grow Tree Max one of the major suppliers of these products. You can order bulk and online through their website. Sure Grow stocks the coir planting mats as shown in the picture here and for large areas you can purchase rolls of Jute Matting to suppress weeds.


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Best Practice Rabbit Control

WHAT IS THE BEST PRACTICE RABBIT MANAGEMENT APPROACH?

Best Practice Rabbit Management (BPRM) uses integrated and proven methods that are applied in the correct sequence in the right seasonal conditions. The proven efficiency and effectiveness of best practice rabbit control methods is based on more than 20 years of research from long-term monitoring sites across Victoria.

WHAT ARE THE COMPONENTS OF BEST PRACTICE RABBIT MANAGEMENT?

Completing each of the steps in the BPRM approach will ensure all rabbits are exposed to some treatment. The BPRM steps are:

1. **Assess the rabbit problem:** locate burrows and estimate rabbit numbers, e.g. spotlighting or survey of damage and rabbit abundance using a tool such as the **Rapid Rabbit Assessment Guide**.
2. **Baiting:** applied across the whole area, to reduce the rabbit population by 90-98% and slow re-use of breeding burrows. Monitor bait uptake to ensure effectiveness.
3. **Warren modification:** e.g. ripping or destroying every burrow to stop any opportunity of burrows being used for shelter or rearing of young.
4. **Follow up and maintenance:** a program of further baiting, fumigation or burrow modification to maintain gains and protect your investment.
5. **Monitoring:** e.g. measuring changes in burrow activity (number of active burrows), recording rabbit abundance, undertaking spotlight counts (rabbits seen per km), taking photo points to monitor damage and regeneration.



LEGAL OBLIGATIONS

Landholders must be careful to avoid further damage to the environment (including waterways) and Aboriginal cultural heritage sites when using machinery. Be aware of your legal obligations and obtain the necessary permits. If you are unsure, seek advice from Agriculture Victoria, Department of Environment, Land, Water and Planning, Aboriginal Victoria or your local council.

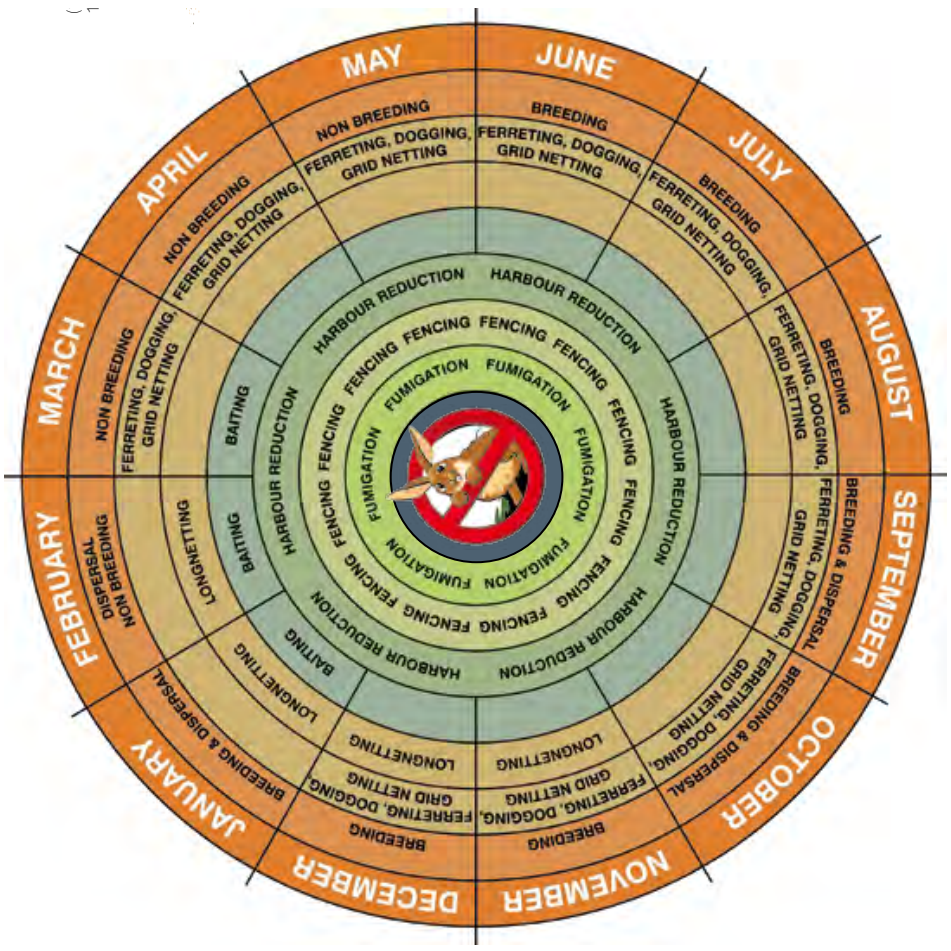
More Information: www.vran.com.au

This project is is an initiative of the Victorian Rabbit Action Network (VRAN) and is funded a project by the Australian Government Agricultural Competitiveness White Paper in collaboration with Agriculture Victoria

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Victorian Rabbit Action Network




MAY
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OCTOBER
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DECEMBER
JANUARY
FEBRUARY
MARCH
APRIL
NON BREEDING
BREEDING
FERRETING, DOGGING, GRID NETTING
BREEDING & DISPERSAL
LONGNETTING
BAITING
HARBOUR REDUCTION
FENCING
FUMIGATION

NRLinks Town Planning Pty Ltd
P.O. Box 61, Clunes, Vic, 3370

23/07/2026

Re: PA26050 Butler Street, Lexton







On review of aerials September 2023 (latest on Google Earth) shows the access coming off West Street.



Additionally this can be shown on this aerial from 2005.

However the removal today would be exempt in Clause 52.17-7 as shown below

Vehicle access from public roads	Native vegetation that is to be removed, destroyed, or lopped to the minimum extent necessary to enable the construction or maintenance of a vehicle access across a road reserve from a property boundary to a public road. This exemption only applies to properties which share a common boundary with the road reserve, and the total width of clearing must not exceed 6 metres. This exemption does not apply where there is a practical opportunity to site the accessway to avoid the removal, destruction or lopping of native vegetation. In this exemption, roadside and public road have the same meanings as in section 3 of the *Road Management Act 2004*. *Note: Under the Road Management Act 2004 the written consent of the coordinating road authority is required to conduct any works, including removing a tree or other vegetation, in, on, under or over a*

In response to the description of the of the use the owner has supplied the following

- all contracting works are undertaken off-site at clients properties. No business works are undertaken on the property

- No employees will be based at the property.
- No customer or public visitation is proposed.
- No commercial stockpiling of soil, rock, sand, gravel or other materials associated with the contracting business is proposed this is all delivered to site.
- The materials currently located on the property, as shown in the submitted photographs, are temporary and associated with the establishment and ongoing improvement of the property. They include materials for building works, fencing, drainage improvements, driveway and access works, revegetation and general land management, and do not represent a commercial stockpiling operation or business depot.
- No bulk storage of dangerous goods or explosives is proposed. Any fuels, oils and lubricants stored on the property will be limited to normal quantities reasonably required for the operation, servicing and routine maintenance of our own machinery and equipment.
- There is not expected to be any issues as the shed is typical of a farm shed:
- The purpose of the proposed shed is to securely house the farm machinery, fodder, materials and ancillary equipment used in the running of the property

I am advised that the farm business does not require any conditions that require a dangerous good license be it for storage, handling, explosives or transport. The 'goods are machinery that is typically found in an Agricultural site such as what was listed in the planning report as noted:

2 x tipper trucks

- 4 tonne excavator
- 14 tonne excavator
- Bobcat/skid steer
- Machine float/trailer
- Water tanker and fire-fighting unit
- Small plant/equipment trailer
- Multiple excavator and bobcat attachments
- Fencing equipment
- Welding and fabrication equipment
- Mechanical tools and servicing equipment

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Regards
Julie Lee
Director
NRLinks Pty Ltd
julie@nrlinks.com.au

MES Wastewater
Environmental and Wastewater Consultancy

Tier 1 Land Capability Assessment Report

Client Name:	[redacted]
Site Address:	Butler Street, LEXTON VIC 3352
Date of Report:	16 April 2026
Version:	1
File Number:	2026-D-0028

Author:	Michael Shelly, BHlthSc, MEHPA.
Contact:	M: 0490 513 387. E: mes.wastewater@gmail.com.

Important Note:

This land capability assessment report consists of this coversheet, a full written report and an appendix containing relevant plans, maps, diagrams, tables and other important reference materials.

The report elements are not to be read or interpreted in isolation.

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(ii) Assessors' Combined Liability and Professional Indemnity Insurance
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   4.2 Site Assessment Results
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nic and Professional Qualifications

Michael Shelly is the Principal Land Capability Assessor at MES Environmental and Wastewater Consultancy.

Michael earned a bachelor's degree in Health Science (Public and Environmental Health) from Swinburne University of Technology in 2006.

Michael has also studied in the fields of:

- Diploma of Food Technology (Dairy), Melbourne University, 2004
- Graduate Diploma of Education (Secondary), Tabor College, 2011
- Graduate Certificate of Occupational Health, Safety and Environmental Management, Australian Catholic University, 2015
- Certificate of Land Capability Assessments, Centre for Environmental Training, 2022 and 2024

Since graduating with his bachelor's degree, Michael has worked in education, private industry, and local and state government as an Authorised Officer.

As an Authorised Officer in local government, Michael gained a specialisation in on-site wastewater management systems (OWMS) as a Regulator, working for authorities responsible for assessing OWMS generating less than 5000 L of wastewater per day.

Michael continues to specialise in and consult on on-site wastewater management system projects of all sizes and seeks professional development training courses to further his knowledge.

Michael is a financial member of Environmental Health Professionals Australia and their Environment & Wastewater Special Interest Group (SIG).

All fieldwork and analysis of laboratory data is undertaken by or directly supervised by Michael Shelly.

(ii) Assessors' Combined Liability & Professional Indemnity Insurance

Policy No.:	BXLC -MPI-2025-011512
Period of Coverage:	07/03/2026 to 07/03/2027
Geographical Coverage:	Worldwide (excluding the USA and Canada)
Retro-active Date:	Inception, excluding known claims and circumstances
Limit of Indemnity:	$4,000,000
Insurance Company:	XL Insurance Company SE T/As Brooklyn Underwriting Pty Ltd
Underwriting Company:	XL Insurance Company SE

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I understand that this report may accompany a Planning Permit Application with a subsequent 'A20 Application for a Permit to Install an Onsite Wastewater Management System (OWMS)' submitted to Pyrenees Shire Council, for the proposed development of a residential dwelling at the property, as mentioned above.

This report provides a detailed Land Capability Assessment Report and information about the site and soil conditions. It details the on-site wastewater requirements for the proposed residential dwelling development and includes a conceptual design for a suitable on-site wastewater management system. The report also provides recommendations for monitoring and management requirements.

Only one wastewater treatment system (WTS) and effluent disposal system (EDS) option has been deemed suitable for this property after thorough risk and land assessment fieldwork, including an EDIS Combined Risk Assessment for Potable Catchments.

The wastewater should be treated at a **secondary (or better) level** by a suitably approved onsite wastewater treatment system with a current Certificate of Conformance issued under the appropriate Standard, and the effluent should be applied to land via **250 m²** of subsurface irrigation, **for a 3-bedroom dwelling**.

Our report modelling also provides a contingency for a 4-bedroom dwelling to be developed on the site

The calculations for this dwelling are available in **Section 5.4** of this report.

The following points are a summary, provided from this report's conclusion ***(in Section 7)***:

- Apply gypsum to the proposed effluent disposal system (EDS) application area, as per directions in this report,
- The subsurface drip irrigation (SSDI) system pipework **must be installed** at a minimum **depth of 150 mm** for this site
- Add an evenly spread 50mm deep covering of clean loamy topsoil to the finished surface of the effluent disposal system (EDS) application area, to assist with revegetation and transpiration processes
- WELS water-saving fixtures and appliances **must be installed** in the new relocated residential dwelling to reduce the wastewater load
- Using low-phosphorus and low-sodium (liquid) detergents to improve wastewater quality and maintain soil properties for growing plants
- Operation and management of the onsite wastewater management system must be conducted according to the manufacturer's recommendations and the recommendations contained within this report

The **site and floor plan** for the proposed development of a residential dwelling are appended to this report to demonstrate their locations – *see* ***Appendix C.***

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The allotment is undeveloped, with no structures or landscaping currently placed on this property.

The effluent disposal system (EDS) application area will be consistent with a rural setting. The allotment landform has a **1.11 % fall**, which slopes towards the downslope southern boundary of the property. The land is sparsely vegetated with native grasses.

Sufficient land is available for a sustainable onsite wastewater management system treated to a secondary (or better) level that maintains satisfactory setback buffers to protect nearby surface waters and drains.

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MES Wastewater has been engaged to undertake a Land Capability Assessment (LCA) for a site at **Butler Street, LEXTON VIC 3352**. The field investigation and report have been undertaken and prepared by experienced staff.

Michael Shelly, BHlthSci, undertook the site investigation and prepared this report.

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elopment

Site Address: Butler Street, LEXTON VIC 3352

Lot and Plan Number: Allotments 1 and 2, TOWNSHIP OF LEXTON

Standard Parcel Identifier: 1 \ PP5462 and 2 \ PP5462

Detailed Property and Planning Reports provide a locality plan and indicate the location of the proposed development site, along with other planning information required to determine the suitability of the land for onsite wastewater management – *see* ***Appendix A***

Client/Agent: Katie and Adam Templeton, 0409 170 722

Postal Address: PO Box 39, LEXTON VIC 3352

Contact: Julie Lee, NR Links, 0406 459 522

Council Area: Pyrenees Shire Council

Zoning: Farming (Zone)

Allotment Size: 9.29 Hectares / 92,893 m^2

Special Water Supply Catchment Area: Yes **Name:** Loddon River (Laanecoorie)

Domestic Water Supply: Assume that a reticulated supply is unavailable (Roof Top Supply)

OWMP & Risk Sensitivity: Pyrenees Shire Council, Date – Low Risk Sensitivity

Anticipated Wastewater Load:

Table 1: Anticipated Wastewater Load, Litres per day at maximum design occupancy.

Wastewater Flow Rate	120	Litres/person/day
Calculation Potential Bedrooms		**Dwelling**
Data to be used in Calculation		**#1**
Number of dwelling	1	
Potential Bedrooms		3
Occupants (Bedrooms +1)		4
Litres / person / day		**120**
Proposed wastewater loading (Q)		480

Assume that the dwelling is fitted with Water Efficiency Labelling Scheme (WELS) fixtures and fittings. Wastewater generation *under an onsite roof water tank supply* = 120 L/person/day (*Ref: EPA Guidelines for onsite wastewater management (May 2024) Table 4-1: Design flow rates for households*).

Availability of Sewer: The area is unsewered and is unlikely to be sewered within the next 20-40 years due to the low development density in the region and the considerable distance from existing wastewater services.

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ation

Our site investigation has been carried out in accordance with the Environment Protection Act 2017 and the Environment Protection Regulations 2021, as amended, and ancillary statements of knowledge, which are listed in **Section 8: References**.

Our capability assessment involved mapping unique land-soil units, which were defined in terms of significant attributes including climate, slope, aspect, vegetation, soil profile characteristics (including colloid stability, soil reaction trend, and electrical conductivity), depth to rock, proximity to surface waters and escarpments, transient soil moisture characteristics, and hydraulic conductivity.

The soil profiles were inspected, logged, and sampled via an exploratory push-tube method.

Water and nutrient balance analyses are based on the 9th decile wet year calculated from the mean monthly rainfall data and the 9th decile annual rainfall for ***Lexton (088038)*** and mean evaporation data for ***Creswick (088019)*** and were undertaken in accordance with EPA Publication 168.3 (October 2022), *Victorian Guidelines for Irrigation with recycled water (Appendix 1)*, AS/NZS 1547:2012 and in-house methods.

Redistribution of monthly rainfall was adjusted in proportion to the deviation of means from the minimum mean; see **Appendix D**.

The rainfall and evaporation data were obtained from the Bureau of Meteorology's Climate Data Online website. We then applied the data to our 'Water and Nutrient Balance' for appropriate analysis.

Appendix D of this report provides the results of the water and nutrient balance analysis.

The investigation results and *in situ* and laboratory testing are provided in **Section 4, Table 3, and Appendix H** to this report.

Collection Method for the Bureau of Meteorology (BOM) Rainfall and Pan Evaporation Data.

Our choice of ***Lexton (088038)*** as the Rainfall Climate Station is based on reviewing the list of open and closed climate stations available in close proximity to the Lexton locality, which exhibits the most comprehensive rainfall data collection over a 30-year period between 1961 and 1990. The next-best climate station using this parameter is Talbot (Post Office) (088056), some 19 km from Lexton.

The one main reason that no other climate stations were suitable for reporting this data is that the data collection for the 30-year period between 1961 and 1990 is incomplete. It is also important to note that, when reporting on BOM rainfall data, we cannot use current day data, due to a number of factors, including months with missing collection figures and where the months have been reported and appear in italics, the BOM web page reports that these figures have not been quality checked/assessed for correctness.

Our choice of ***Creswick (088019)*** as the Pan-A Evaporation Climate Station is based on the fact that it is one of only thirty-three (33) open and closed climate stations across the state of Victoria that can provide suitable Pan-A Evaporative data (as advised by *researching the BOM website)*.

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ssment

We attended this property on 14 April 2026, to undertake and record appropriate site and soil observations to assist with preparing this Land Capability Assessment (LCA) report.

4.1 Site Key Features

Table 2 (overleaf) summarises the site's key features concerning wastewater management proposed for the site.

NOTE: *(Brief Summary)*

- The site is not likely to experience significant stormwater run-on from Butler Street
- There is no evidence of a shallow groundwater table or other significant constraints that cannot be mitigated.
- The risk of effluent transport off-site is low
- There are no significant environmental receptors downslope within 40 m of the proposed effluent disposal system envelope.

The site-related maps and photographs in ***Appendix B*** provide the site context for our property assessment.

4.2 Site Assessment Results

Considering the most constraining site features, the site's overall land capability to sustainably manage all on-site effluent is satisfactory.

The proposed on-site wastewater management system is located above the 1-in-100-year flood level, and secondary treatment with land disposal via subsurface irrigation will adequately protect surface waters and groundwater.

4.3 Slope Gradient Assessment

The site's slope has been assessed as having a Minor Level of Constraint within the definition of Table M2 of the AS/NZS 1547:2012 – onsite wastewater management – Appendix M.

Slope Gradient is calculated using the following equation, as a percentage:

SLOPE% = (RISE *(m)* **/ RUN** *(m)* **) x 100**

In the case of the nominated effluent disposal system (EDS) for this report, the equation will be:

SLOPE% = (RISE *(m)* **/ RUN** *(m)* **) x 100 =(** 10 m **/** 90 m**) x 100 = 1.11 %**

Referring to Table M2 in the Standard, it is advised that a flat slope of up to 10% does not require a reduction in the Design Irrigation Rate for the corresponding soil category.

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ent of Site Characteristics.

RISK ASSESSMENT OF SITE CHARACTERISTICS				
CHARACTERISTIC	UNIT	ASSESSMENT	RISK RATING	MITIGATION MEASURES
Available land for LAA		Exceeds LAA and duplicate LAA requirements	LOW	Keep the effluent disposal system within its designated envelope
Aspect		East, west, south-east, south-west	MODERATE	NA
Exposure		Full sun and/or high wind or minimal shading	LOW	NA
Landform		Low hills (<90.0 m)	MODERATE	NA
Rock Outcrops		No evidence	LOW	NA
Imported Fill		No evidence	LOW	NA
SLOPE (GRADIENT):				
Slope Form		Convex or divergent side slopes	LOW	NA
Trenches and beds	%	1.11 % (<5 %)	LOW	NA
Subsurface irrigation	%	1.11 % (<10 %)	LOW	NA
Site drainage: run-off/run-on		LAA backs onto a crest or ridge	LOW	NA
Landslip		Low Potential	LOW	NA
Erosion potential		Low	LOW	NA
Flood/inundation		Moderate likelihood	LOW	NA
Distance to surface waters	Metres	Buffer distance complies with GOWM requirements	LOW	NA
Distance to groundwater bores	Metres	No bores on site or within a significant distance	LOW	NA
Vegetation		Sparse or no vegetation	MAJOR	Add Gypsum to the soil and layer the effluent field with extra soil
Depth to water table (potentiometric)	Metres	>2 m	LOW	VGG Virtual Bore 5-10 m depth
Depth to water table (seasonal perched)	Metres	>1.5 m	LOW	NA
Rainfall (Climate)	Climate Station:	Lexton (088038)	MODERATE	Design by Water Balance
	9th Decile (mm):	721.9 mm		
Pan evaporation	Climate Station:	Creswick (088019)	MODERATE	Design by Water Balance
	Mean (mm)	1210 mm		
Setback Distances (Table 4-10)		Comfortably meets all required setback buffers	LOW	NA

NA: Not needed

Note: The risk assessment criteria used in Table 2 (above) can be found in Appendix J – Risk Matrix

4.4 Soil Key Features

The site's soils have been assessed for suitability for on-site wastewater management by combining a soil survey with a desktop review of published soil survey information.

The soils on site have been derived from Quaternary (Holocene) Non-Marine (Alluvial) Sediments (MapCode Qa1), the regional geological setting.

A Geovic Map indicating the site location is appended to ***Appendix B***.

4.5 Soil Survey and Analysis

A soil survey was conducted at the site to determine suitability for the application of treated effluent wastewater. Soil investigations were conducted at three locations using an exploratory push-tube method adjacent to the proposed building envelope, as shown in the Test Site Location Plan *in* ***Appendix F***.

This was sufficient to adequately characterise the soils as only a minor variation would be expected throughout the area of interest. Two soil types were encountered in these investigations ogs *in* ***Appendix G***.

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Samples of a collected for subsequent laboratory ana shine West, to determine pH, electrical emed necessary. Soils in the vicinity of are characterised as clay loam topsoils

The A1 horizon has a weak structure. The complete laboratory data results from Groundswell Laboratories are appended in ***Appendix H***.

Table 3 (overleaf) provides a Risk Assessment of soil characteristics (physical and chemical) and describes detailed constraints for each soil type encountered.

4.6 Overall Land Capability Rating

There are ***ten (10)*** features that pose moderate to major constraints on soils in the proposed effluent disposal system area and require the listed mitigation measures to be implemented.

Nonetheless, based on the results of this site and soil assessment contained in **Table 3** (*over the next* page) and the provided Laboratory Analysis in ***Appendix H***, the overall Land Capability Rating of the proposed onsite wastewater management area will not be constrained as long as disposal of the **secondary (or better)** treated wastewater is via **shallow subsurface irrigation (SSDI)** and the required mitigation instructions contained within this report are followed.

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Soil Characteristics.

RISK ASSESSMENT OF SOIL CHARACTERISTICS					
CHARACTERISTIC	UNIT	ASSESSMENT		RISK RATING	MITIGATION MEASURES
Structure		High or moderately structured		LOW	Add Gypsum to renovate
Fill materials		Nil or mapped good-quality topsoil		LOW	NA
Thickness: (m)					
Trenches and beds	Metres	1.5		LOW	SWSC area, Trench System possible
Subsurface irrigation	Metres	1.5		LOW	Soil depth is suitable for SSDI
Permeability (limiting horizon)	m/day	0.03 to 0.15		MODERATE	NA
Stoniness (Rock fragments)	%	<10%		LOW	NA
LABORATORY TEST RESULTS		Topsoil	Subsoil		
Emerson Aggregate Class		2	2	MAJOR	Requires soil renovation/amelioration with gypsum.
Dispersion Index		4	4	MODERATE	Requires soil renovation/amelioration with gypsum.
Reaction Trend	pH	4.7	6	MODERATE	Topsoil has a Low Risk and offers suitable conditions to grow vegetation
Electrical Conductivity (ECe)	d/Sm	0.056	0.049	LOW	NA
Cation Exchange Capacity (CEC)	MEQ%	3.5	5.1	MODERATE	Requires soil renovation/amelioration with gypsum.
Exchangeable Sodium Percentage (ESP)	%	4.6	4.2	MODERATE	Requires soil renovation/amelioration with gypsum.
Sodicity		Non-Sodic	Non-Sodic	LOW	NA
Sodium Absorption Ratio (SAR)		0.09	0.1	LOW	NA
Topsoil:					
Soil Depth	Metres	<1		MAJOR	Requires soil renovation/amelioration with gypsum
Texture	Category	4b			
Structure		Weakly structured			
Subsoil:					
Soil Depth	Metres	1.5		MAJOR	Requires soil renovation/amelioration with gypsum
Texture	Category	5b			
Structure		High or moderately structured			
Soil Permeability & Design Loading / Irrigation Rates Dispersal Method: Subsurface Irrigation Ref: Table 4-8 of EPA Guide to onsite wastewater management (2024).	Topsoil:	Clay loam		MODERATE	Disperse wastewater to a 150 mm depth for subsurface irrigation
	Ksat:	0.12-0.5	m/day saturated conductivity.		
	DIR:	3.50	mm/day (Design Irrigation Rate).		
	DLR:	6.00	mm/day (Design Loading Rate).		
	Subsoil:	Light clay		MAJOR	Disperse wastewater to subsurface irrigation
	Ksat:	0.06-0.12	m/day saturated conductivity.		
	DIR:	3.00	mm/day (Design Irrigation Rate).		
	DSR:	3.60	mm/day (Deep Seepage Rate).		
	AR:	1.90	mm/day (Application Rate).		
	DLR:	5.00	mm/day (Design Loading Rate).		
Groundwater Table Depth		VGG Virtual Bore Depth 5-10 m		LOW	VGG Virtual Borehole Depth 5-10 metres
		Maximum borehole depth 1500 mm.			

NA: Not needed

Note: The risk assessment criteria used in Table 3 (above) can be found in Appendix J – Risk Matrix

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sk Assessment for Potable Waterways

The combined risk number for this site is **3.3 – Moderate Risk** – and presents limiting factors for primary-treated effluent wastewater delivered to an absorption-type trench effluent disposal system.

The results of the land capability assessment and risk analysis indicate that primary effluent and trench systems are not appropriate for this site, particularly given the soil limitations, including land availability, the Emerson aggregate class, and distance to surface waters.

The risk can be reduced to **1.7 – Low Risk** if the effluent is treated to a minimum secondary level (20/30) and disposed of via pressure-compensated subsurface irrigation, as described in **Section 5** of this report.

Please refer **to Appendix L** of this report for the EDIS Combined Risk Assessment for Potable Waterways.

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gement System

The following sections provide an overview of a suitable on-site wastewater management system (OWMS), including sizing, design considerations, and justification for its selection. A detailed design for the system should be undertaken before applying to the Pyrenees Shire Council for an 'A20 Permit to Install an on-site wastewater management system'.

Note: You will require an 'A20 Permit to Install an onsite wastewater management system', which will be issued by the Pyrenees Shire Council before a Building Permit can be issued. (*Ref: Building Regulations 2018 Regulation 44(1)(p)*).

5.1 Wastewater Treatment System (WTS)

The secondary wastewater output quality required is –

< 20 mg/L BOD and < 30 mg/L TSS.

Any secondary treatment system with a current certificate of conformance will be able to achieve the desired performance level. The property owner is responsible for the final selection of the secondary treatment system and must include its details in the OWMS A20 Permit to Install/Alter Application Form for Council approval.

5.2 Effluent Disposal System

The nominated and preferred dispersal system is **pressure-compensating subsurface irrigation (SSDI)**, based on information provided regarding land development and available land for the dispersal of treated wastewater. Subsurface irrigation will provide even, widespread dispersal of the treated effluent within the root zone of plants. This system will provide beneficial reuse of wastewater, which is always desirable. It will also ensure that the risk of wastewater being transported off-site will be negligible.

5.3 Description of the Effluent Disposal System – Shallow Subsurface Irrigation (SSDI)

Ref: *EPA Publication 'Guideline for onsite wastewater effluent dispersal and recycling systems' (May 2024), Section 2.4.3.1 Shallow subsurface irrigation, pages 34-35.*

A detailed irrigation system design is beyond the scope of this report. However, a general description of subsurface irrigation is provided here for the client and the Council's information.

Subsurface irrigation comprises a network of drip irrigation lines specially designed for wastewater use. The pipe contains pressure-compensating emitters (drippers) that employ a biocide to prevent the build-up of slimes and inhibit root penetration.

The lateral pipes, installed parallel to the contour, are usually spaced **1.0 m apart** in clay soils. The **installation depth** for this project will be **150 mm** in the topsoil, which is within the depth range prescribed by *AS/NZS 1547:2012 (Appendix M–Clause M3.1)*. The irrigation pump must be adequately sized to ensure adequate pressure and delivery rate for the subsurface irrigation network.

- A filter is installed in the main line to remove fine particulates that could block the emitters. According to the manufacturer's instructions, this filter must be cleaned regularly (typically monthly).

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s should be installed at the high point/s in the system to prevent air and soil from being sucked back into the drippers when the pump shuts off.

- Flushing valves are an important component that allows for periodic flushing of the lines, which should be done at six-month intervals. Flush water can be returned to the treatment system or released to a small, dedicated gravel-based trench.

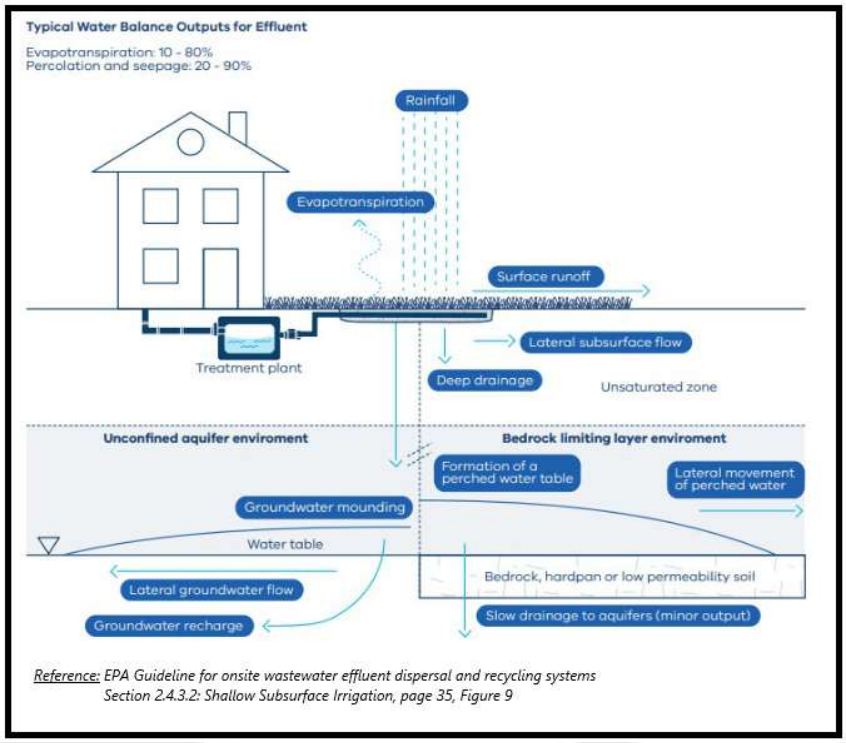


***Figure 1:* Shallow Subsurface Irrigation effluent disposal system conceptual water balance.**

All trenching used to install the pipes must be adequately backfilled to prevent preferential subsurface flows along trench lines. Irrigation areas must not be subject to heavy foot traffic, and vehicles and livestock must not have access to them. Otherwise, a fence or barrier must be constructed around the wastewater dispersal area to avoid compaction around emitters, which could lead to premature system failure.

In some cases, due to the soil depths, quality, and categories encountered during borehole soil sampling, it may be determined that loamy soils need to be imported to the site as a requirement of the proposed installation of the effluent disposal system. This is usually required when the topsoil is very shallow and the subsoil is of poor quality, as it will not support vegetation growth or transpiration through vegetation. The importation of good loamy topsoil is generally recommended to have a low clay content. To confirm whether your property requires loamy soil to be imported to the site, please refer to Table 3. If your property involves soil being imported to the site, please read **Section 5.6 – Installation of the Effluent Disposal System** for further information.

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Disposal System – Subsurface Drip Irrigation

The following have been considered for this onsite wastewater management system:

- The calculations for the dwelling in this LCA Report are based on a dwelling of three bedrooms
- Overall, this will result in four occupants at maximum design capacity
- Further dwelling sizes have been calculated using the water and nutrient balance; these results can be found in **Table 6**

To determine the necessary size of the irrigation area, **a water balance** model has been considered using a water and nutrient balance tool based on the method and water balance tool found in the "*Victorian Land Capability Assessment Framework – 2nd Edition (2014)"* and the EPA Publication *"Guideline for onsite wastewater management (May 2024)" – see* ***Appendix D***.

Please note: The Water and Nutrient Balance *in* ***Appendix D*** has been used with full permission from Paul Williams and Associates Pty Ltd, ©2025.

The final sizing of the irrigation system has been undertaken by adopting a Deep Seepage Rate of **3.6 mm/day** and an application rate of **1.9 mm/day**, using Category **5b Light Clay** as the most limiting soil horizon.

The **maximum design capacity** of the system is equivalent to 4 full-time occupants at the property, requiring a shallow subsurface irrigation field area of **250 m^2**.

Nutrient Balance

As part of the water balance model, **a nutrient balance** has also been conducted to determine whether the Land Application Area is sufficient to ensure that soils and vegetation can assimilate nutrients. It is acknowledged that a proportion of nitrogen will be retained in the soil through processes such as mineralisation and volatilisation.

Reference: *The Victorian Land Capability Assessment Framework – 2nd Edition (2014).*

NOTE: Soil has a high phosphorus retention index (PRI) in clayey soils.

Unlike when Nitrogen (N) is discharged from the onsite wastewater management system (OWMS) to the soil, where it is converted to very mobile nitrates in underground waters, Phosphorus (P) is retained and adsorbed into the soil, rarely moving more than a couple of metres from the point of infiltration from the OWMS outflow pipe. *(Scope Newsletter 2006)*.

The effects of P sorption can occur rapidly (hours to a few days) after effluent enters the soil, and the reverse process (desorption) is very slow (years to decades), making it difficult for plants to access P sorbed onto minerals/clays. *(Lanfax Laboratories, 2016)*.

This results in the total hydraulic daily load being the limiting factor in this proposed development.

Adopt as design criteria.

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oading, as per **Table 1**.

Wastewater Flow Rate	120	Litres/person/day

Calculation Potential Bedrooms		Dwelling
Data to be used in Calculation		#1
Number of dwelling	1	
Potential Bedrooms		3
Occupants (Bedrooms +1)		4
Litres / person / day		120
Proposed wastewater loading (Q)		480

Table 5: Nutrient Balance Calculation – Nitrogen Uptake.

Calculation of Design Criteria for Nitrogen Uptake		
Total Daily Wastewater Loading	480	Litres / day
Daily N Load (30 mg)	14,400	mg / day
Annual N Load (365 days)	5,256,000	mg / year
20% loss through denitrification	4,204,800	mg / year
Annual N Load	4.205	kg / year
N uptake by Plants	220	kg / ha / year (Application Rate)
Area required for N uptake	0.0191	hectares (ha)
	191	square metres (m^2)

The minimum area required for **N uptake is 191 m^2,** as determined by the water and nutrient balance found in **Appendix D.**

Table 6: Sizing table – minimum area required for Subsurface Drip Irrigation (SSDI).

	No. of Bedrooms	No. of Occupants	Total Daily Wastewater Flow (L/day)	Deep Seepage Rate	Application Rate (mm/day)	Area Size required for N uptake (m2)	Recommended Area of Effluent Disposal System (EDS) (m^2)	
*	3	4	480	3.6	1.9	191	250	*
	4	5	600	3.6	1.9	239	315	

* - Example used in LCA Report.

Summary and Discussion

This property requires **250 m^2 of Subsurface Irrigation.**

This is **sufficient to provide the minimum area of 191 m^2** required for Nitrogen uptake**.**

It is worth noting that modelling includes several significant factors of conservatism:

- Hydraulic load. This assumes a maximum occupancy of the residence at a rate of 120 litres/person/day.
- The actual occupancy may be less than the maximum occupancy design calculated; however, there is a requirement that the wastewater system be able to cope with the equivalent maximum occupancy load.
- In nutrient balances, very conservative estimates of crop nutrient uptake rates and total nitrogen lost to soil processes are used, considering that site-specific data are not available.
- Our modelling also provides a contingency for a 4-bedroom dwelling to be developed on the site

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ation of the Effluent Disposal System – Subsurface Irrigation

Along with the Test Site Location Plan, we have provided a plan indicating a suitable envelope for the effluent disposal system, which is appended to this report. This has been selected as the ideal location for dispersing all wastewater generated by the proposed residential dwelling and the proposed second small residential dwelling, given the overall soil depth observed in the boreholes – see ***Appendix F***.

The size of the effluent disposal system envelope has been adopted to allow the property owners to allocate the application area to the location where they wish to install it.

The client and/or an appropriately qualified system installer will determine the final placement and configuration of the effluent disposal system, provided it remains within the general vicinity of this envelope. The EDS must continue to meet the minimum area requirement as determined by the preliminary water and nutrient balances.

Whilst ample land area exists for the expected volume of wastewater to be generated, appropriate buffer distances to neighbouring properties and other landscape features or structures must be maintained. It is essential to note that buffers are measured as the overland flow path for runoff water from the effluent disposal system area.

It is recommended that the owner consult an irrigation expert familiar with the chosen method of effluent dispersal—*subsurface irrigation (SSDI)*— to design the onsite wastewater management system (OWMS). This expert will likely be an appropriately qualified and licensed plumbing/drainage practitioner who will also serve as the OWMS installer. An effluent disposal system plan must ensure that wastewater is evenly applied throughout the subsurface irrigation area.

Please note:

In the absence of a preferred wastewater envelope provided by the client at the time of commissioning for this report, or the preferred wastewater envelope being considered unsuitable, MES Wastewater will arbitrarily nominate the effluent disposal system envelope within the report – *see* ***Appendix F***.

Altering the location of this envelope at a later date may require a planning permit alteration, as the exact location of the effluent disposal system may be a permit condition at the time of issue.

Clients are advised to carefully consider the nominated location of the effluent disposal system envelope provided with this report in light of future planned uses of the site. Submission to the Council of this report, with the nominated effluent disposal system included, will be considered as an endorsement of its location.

Despite the Council's requirement, MES Wastewater will endeavour to nominate as large an envelope as practical to allow the client some flexibility in locating the EDS within the envelope to suit their final preference.

If required, MES Wastewater can confirm a specific scaled EDS on a provided site plan.

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ed amount of the Effluent Disposal System – Subsurface Irrigation

The irrigation system installation **must be** completed by a suitably qualified and licensed plumber/drainer experienced in installing pressure-compensated subsurface drip irrigation systems.

To ensure an even distribution of wastewater in pressure-compensated subsurface drip irrigation systems, the pump capacity must be adequate for the irrigation system's size and configuration, accounting for head and friction losses due to changes in elevation, pipes, valves, fittings, etc.

Importing Soil to Site:

According to the 'Risk Assessment of Soil Characteristics' (TABLE 3), more soil is not required to be imported to this site.

However, we recommend adding/spreading loamy soil across the effluent disposal system to facilitate vegetation development across the EDS. This will lead to transpiration, in which moisture is transported from the ground into the atmosphere through wind and sunlight.

Revegetating the Soil:

The irrigation area and surrounding area must be vegetated or revegetated immediately following the installation of the subsurface irrigation system with a rye/clover seed mix, which has a nitrogen uptake of 220 kg/ha/year.

The area should be fenced off or otherwise isolated (such as by landscaping) to prevent vehicle and stock access, and signs should be erected to inform occupants and visitors of the extent of the subsurface drip irrigation area and to limit their access and impact on the area.

Stormwater, Swimming Pools and LPoD:

Stormwater run-on is not expected to be a concern for the proposed shallow subsurface irrigation area, given the site's landform and relatively gentle slopes. However, **we do recommend** installing upslope diversionary drains, with downslope berms, which **must be** constructed during the installation of the subsurface irrigation system.

Stormwater from roofs, rainwater tanks, and other impervious surfaces must not be drained into wastewater treatment systems or onto the effluent disposal system.

Swimming pool backwash and overflow water must be redirected away from effluent disposal systems using diversionary drains with downslope berms.

The applicant should seek advice from their local Council regarding their Legal Point of Discharge (LPoD) placement and ask for a description of the types of water that can be discharged.

5.7 Setback Buffer Distances

Setback buffer distances from effluent disposal systems (EDS) and wastewater treatment systems (WTS) are required to help prevent the risk of harm to human health or the environment from pollution or waste by minimising these risks so far as reasonably practicable – *Environment Protection Act 2017 Section 25(1)*.

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istances for this site, taken from Table 4-10 of the EPA Guidelines for onsite wastewater management (May 2024), are:

For secondary (or better) wastewater treatment systems:

- 20 metres from any groundwater bores (category 2b to 6), including future groundwater bores
- 100 metres from potable watercourses
- 30 metres from non-potable watercourses
- 3 metres if the area is upslope and 1.5 metres if the area is downslope of property boundaries, swimming pools and buildings

All buffer distances are achievable. A copy of the table of setback distances for secondary (or better) treated wastewater is attached – *see* ***Appendix E***.

5.8 Renovation/Amelioration of Clay Soils

Gypsum should be added to the soil when installing the effluent disposal system in light to medium/heavy clay soils.

Gypsum has both short and long-term impacts on soil sodicity. In the short term, it increases **salinity** to suppress dispersion. In the long term, it replaces sodium on soil particles with calcium.

For Secondary systems with subsurface drip irrigation systems (SSDI):

(i) Broadcast gypsum at a rate of 0.25 kg/m^2 across the entire effluent disposal system (EDS) application area, before commencing with step (ii).

(ii) Then, proceed to install the subsurface drip irrigation system at a depth of 150 mm.

(iii) When the subsurface irrigation system has been installed, smooth the area over, ensuring that the excess gypsum is dragged back into the trench system

(iv) After the Subsurface drip irrigation system has been installed and is in use, gypsum should be broadcast across the effluent disposal system field at intervals of three months and then every three years at a rate of 0.25 kg/m^2.

(v) **Alternatively,** during the secondary wastewater treatment system (WTS) commissioning procedure, the installer may use a liquid gypsum slurry at a 0.25 kg/m^2 equivalent rate. This procedure requires the slurry to be added to the WTS's pump chamber and pumped evenly across the entire irrigation network.

(vi) The Application of the gypsum slurry at a 0.25 kg/m^2 equivalent rate should be completed every three months and then every three years. We recommend that you ask the Servicing Agent, who will undertake the quarterly maintenance schedule for the secondary wastewater management system, to include this task as part of the scheduled maintenance at these intervals.

The gypsum used should be fine-ground Agricultural Grade.

A proprietary liquid gypsum slurry is typically composed of CaCl, polyacrylamide, a wetting agent, and water.

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ring, Operation and Maintenance

The maintenance frequency of the onsite wastewater management system must be according to the manufacturer's recommendations for the secondary wastewater treatment system proposed for installation. The wastewater treatment system will only function adequately if it is properly and regularly maintained.

To ensure the treatment system functions adequately, residents must:

- Have a Servicing Agreement with a suitably qualified maintenance contractor to service the secondary wastewater treatment system.
- Ensure you maintain copies of the Servicing Reports on-site for up to five years after each activity – *Environment Protection Regulations 2021 – Regulation 162 (1)*.
- Use household cleaning products that are suitable for onsite wastewater management systems.
- Minimise the amount of fat and oil entering the system.
- Conserve water. WELS-approved plumbing fixtures and appliances are highly recommended

To ensure the land application system functions adequately, residents must:

- Regularly harvest (mow) vegetation within the effluent disposal system application area and remove this to maximise uptake of water and nutrients.
- Monitor and maintain the subsurface irrigation system according to the manufacturer's recommendations, including flushing the irrigation lines.
- Regularly clean in-line filters – the installer or Servicing Agent *will provide instructions on how this should be undertaken*.
- Do not erect structures and paths over the effluent disposal system.
- Install a permanent barrier, such as a fence, to prevent vehicle and livestock access to the effluent disposal system and prevent compaction and damage.
- Maintain the ground surface level around the effluent disposal system by filling any depressions with good-quality topsoil (not clay).
- Ensure that the Servicing Agent can regularly add a gypsum slurry to the pump chamber as recommended in "Section 5.8: Renovation/Amelioration of Clay Soils" of the report, *if this is the method of Gypsum distribution that you have elected to follow*
- Otherwise, ensure that Gypsum is broadcast across the effluent field as per the directions in "Section 5.8: Renovation/Amelioration of Clay Soils"

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As this report outlines, our investigations have concluded that a sustainable on-site wastewater management system (OWMS) with appropriate mitigation measures is feasible for the proposed new or replacement OWMS for this allotment.

Specifically, I recommend the following:

- Secondary treatment of wastewater using a treatment system with a current Certificate of Conformance issued by an accredited AS/NZS Certifying body
- Apply gypsum to the proposed effluent disposal system (EDS) application area, as per directions in this report, before installation (or during the commissioning of the WTS) and at the prescribed interval of three months and then every three years
- The application of treated wastewater to a suitably sized effluent disposal system (EDS) application area, within the EDS envelope as described in this report
- The subsurface drip irrigation (SSDI) system pipework **must be installed** at a minimum **depth of 150 mm** for this site
- Add a clean loamy topsoil to the finished effluent disposal system, which is spread evenly across the finished effluent disposal system (EDS) application area to an approximate **depth of 50 mm**. This is to assist with revegetation of the EDS area and the transpiration process, which helps with the dispersal of the treated wastewater
- WELS water-saving fixtures and appliances **must be installed** in the new relocated residential dwelling to reduce the wastewater load
- Using low-phosphorus and low-sodium (liquid) detergents to improve wastewater quality and maintain soil properties for growing plants.
- Operation and management of the onsite wastewater management system must be conducted according to the manufacturer's recommendations and the recommendations contained within this report.

Michael Shelly, BHlthSc (Public and Environmental Health), MEHPA
Land Capability Assessor.

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A. Property Reports (www.land.vic.gov.au/property-and-parcel-search)
- Detailed Property Report
- Planning Property Report

B. Site Information – Maps and Photographs
- Cartographical Map of Site Locality (MapshareVic)
- Aerial Photograph of the Development Site (NearMaps)
- 1-in-100-Year Flooding Extent Map (Digital Twin)
- Nearest Registered Groundwater Bores Map (VVG)
- Special Water Supply Catchment Area (MapshareVic)
- Local Geology Map (GeoVic)
- 1–metre Contour Map (Surfer / ELVIS LiDAR / MapshareVic)
- Site Aspect Photographs – during On-site Assessment

C. Site Development Plans
- Site Plan
- Dwelling Floor Plan

D. Water & Nutrient Balance
- 9th Decile Redistribution of Rainfall Data
- Bureau of Meteorology (BOM):
  - Average Monthly Rainfall – **Lexton (088038)**
  - Average Monthly Pan-A Evaporation – **Creswick (088019)**

E. Setback Distances for a Secondary (or better) Wastewater Treatment System (WTS) & Effluent Disposal System

F. Locating the Effluent Disposal System (EDS)
- Borehole Test Site Location Plan
- Borehole Test Site Location (Image)
- Nominated Effluent Disposal System (EDS) Envelope

G. Borehole Log Descriptions

H. Laboratory Soil Analysis Results by **Groundswell Laboratories Pty Ltd**

I. EPA Publication 1976 (May 2021)
- Guidance for Owners & Occupiers of Land - With an Onsite Wastewater Management System ≤ 5,000L on any day.

J. Risk Assessment Matrix (MES Wastewater)

K. Onsite Wastewater Management Plan
- Pyrenees Shire Council
  - Risk Level Sensitivity
  - Risk Assessment Matrix

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nt for Potable Catchment Areas

- Part 1: Risk Matrix to assess risks within Potable Water Supply Catchments
- Part 2: Major factors influencing the likelihood of consequential impacts of a Primary onsite wastewater management system
- Part 3: Calculated Combined Risk Number

M. Diversionary Drain Design

- Cross-section design of an appropriate Diversionary Drain

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Property Reports (www.land.vic.gov.au/property-and-parcel-search)

- Detailed Property Report
- Planning Property Report

Detailed Property Report

PROPERTY REPORT

VICTORIA State Government | Energy, Environment and Climate Action

Created at 12 April 2026 10:54 AM

PROPERTY DETAILS

Address:	**BUTLER STREET LEXTON 3352**
Crown Description:	**This property has 2 parcels. See table below**
Standard Parcel Identifier (SPI):	**See table below**
Local Government Area (Council):	**PYRENEES** www.pyrenees.vic.gov.au
Council Property Number:	**404000000**
Directory Reference:	**Vicroads 557 N2**

SITE DIMENSIONS

All dimensions and areas are approximate. They may not agree with those shown on a title or plan.



Area: 92893 sq. m (9.29 ha)
Perimeter: 1326 m
For this property:
— Site boundaries
— Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

Calculating the area from the dimensions shown may give a different value to the area shown above

For more accurate dimensions get copy of plan at Title and Property Certificates

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PARCEL DETAILS

The letter in the first column identifies the parcel in the diagram above

	Lot/Plan or Crown Description	SPI
	TOWNSHIP OF LEXTON	
A	Allot. 1	1\PP5462
B	Allot. 3	3\PP5462

UTILITIES

Rural Water Corporation:	**Goulburn-Murray Water**
Urban Water Corporation:	**Central Highlands Water**
Melbourne Water:	**Outside drainage boundary**
Power Distributor:	**POWERCOR**

STATE ELECTORATES

Legislative Council:	**WESTERN VICTORIA**
Legislative Assembly:	**RIPON**

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PROPERTY REPORT

VICTORIA State Government | Energy, Environment and Climate Action

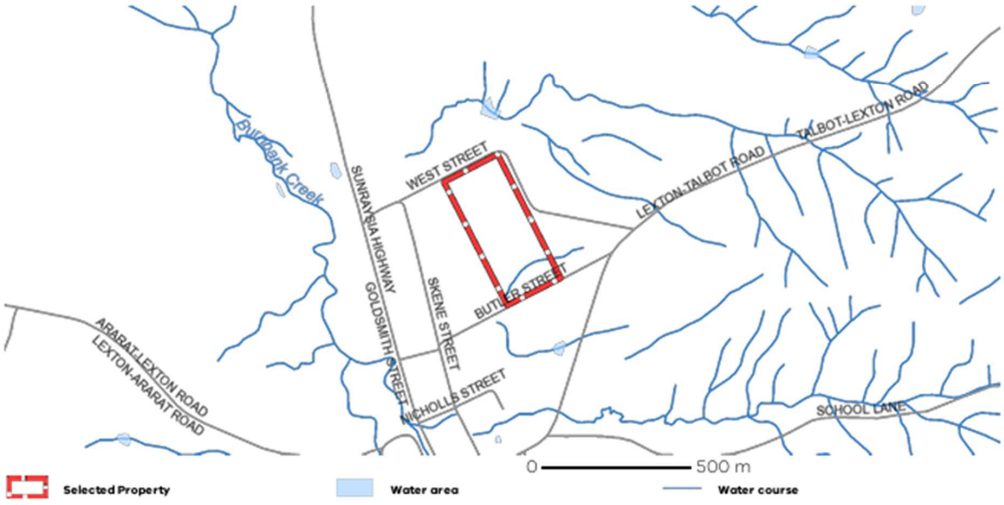
PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to avoid duplication with the Planning Property Reports from the Department of Transport and Planning which are the authoritative source for all Property Planning information.

The Planning Property Report for this property can found here - Planning Property Report

Planning Property Reports can be found via these two links
Vicplan https://mapshare.vic.gov.au/vicplan/
Property and parcel search https://www.land.vic.gov.au/property-and-parcel-search

Area Map



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PLANNING PROPERTY REPORT

VICTORIA State Government | Department of Transport and Planning

From www.planning.vic.gov.au at 12 April 2026 11:47 AM

PROPERTY DETAILS

Address:	**BUTLER STREET LEXTON 3352**
Crown Description:	**More than one parcel - see link below**
Standard Parcel Identifier (SPI):	**More than one parcel - see link below**
Local Government Area (Council):	**PYRENEES** www.pyrenees.vic.gov.au
Council Property Number:	**404000000**
Planning Scheme:	**Pyrenees** Planning Scheme - Pyrenees
Directory Reference:	**Vicroads 557 N2**

This property has 2 parcels. For full parcel details get the free Property report at Property Reports

UTILITIES

Rural Water Corporation:	**Goulburn-Murray Water**
Urban Water Corporation:	**Central Highlands Water**
Melbourne Water:	**Outside drainage boundary**
Power Distributor:	**POWERCOR**

STATE ELECTORATES

Legislative Council:	**WESTERN VICTORIA**
Legislative Assembly:	**RIPON**

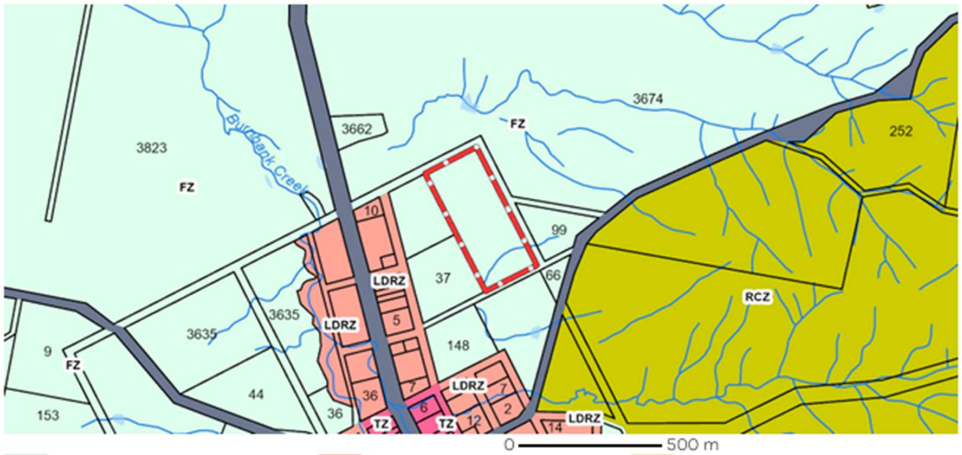
OTHER

Registered Aboriginal Party:	**Dja Dja Wurrung Clans Aboriginal Corporation**
Fire Authority:	**Country Fire Authority**

View location in VicPlan

Planning Zones

FARMING ZONE (FZ)
SCHEDULE TO THE FARMING ZONE (FZ)



FZ - Farming
LDRZ - Low Density Residential
PUZ1 - Public Use - Service and Utility
RCZ - Rural Conservation
TRZ2 - Principal Road Network
TZ - Township
Water area
Water course

Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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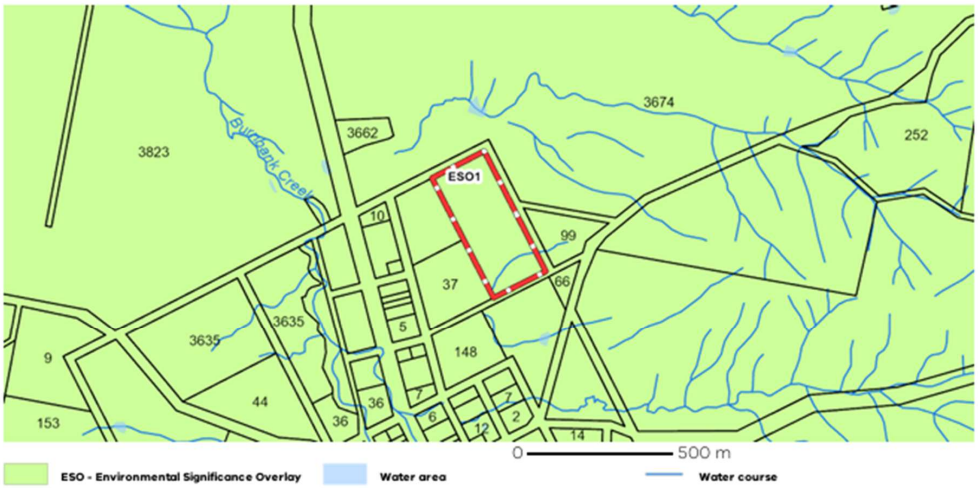
PLANNING PROPERTY REPORT

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Planning Overlays

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 (ESO1)

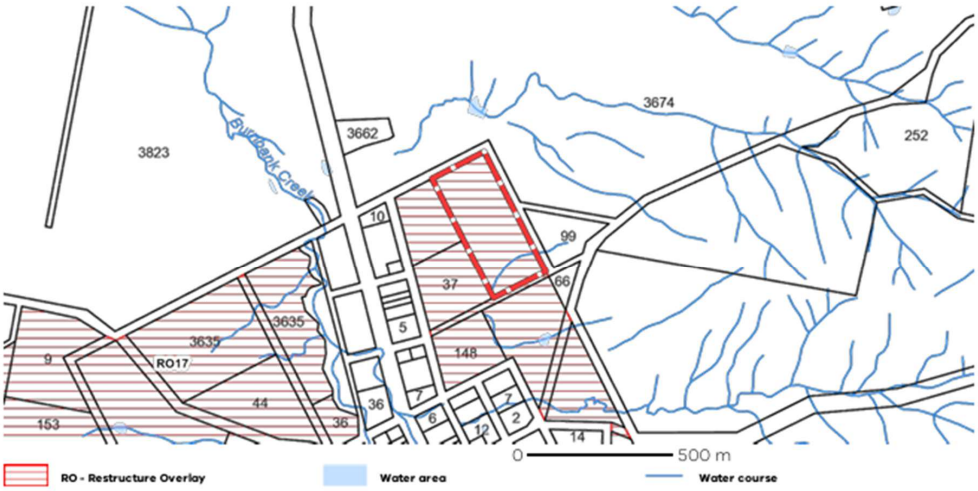


ESO - Environmental Significance Overlay | Water area | Water course

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

RESTRUCTURE OVERLAY (RO)

RESTRUCTURE OVERLAY - SCHEDULE 17 (RO17)



RO - Restructure Overlay | Water area | Water course

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PLANNING PROPERTY REPORT

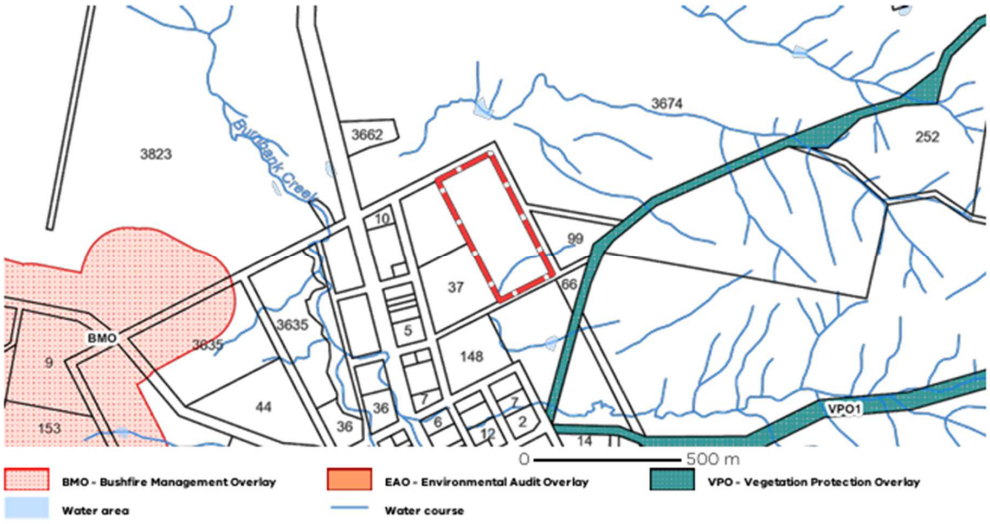
VICTORIA State Government | Department of Transport and Planning

Planning Overlays

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

BUSHFIRE MANAGEMENT OVERLAY (BMO)
ENVIRONMENTAL AUDIT OVERLAY (EAO)
VEGETATION PROTECTION OVERLAY (VPO)



BMO - Bushfire Management Overlay
EAO - Environmental Audit Overlay
VPO - Vegetation Protection Overlay
Water area
Water course

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Further Planning Information

Planning scheme data last updated on 9 April 2026.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting https://www.planning.vic.gov.au

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the ***Planning and Environment Act 1987.*** It does not include information about exhibited planning scheme amendments, or zonings that may abut the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - https://www.landata.vic.gov.au

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit https://mapshare.vic.gov.au/vicplan/

For other information about planning in Victoria visit https://www.planning.vic.gov.au

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PLANNING PROPERTY REPORT

VICTORIA State Government | Department of Transport and Planning

Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at https://mapshare.vic.gov.au/vicplan/ or at the relevant local council.

Create a BPA definition plan in VicPlan to measure the BPA.

Information for lot owners building in the BPA is available at https://www.planning.vic.gov.au

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website https://www.vba.vic.gov.au. Copies of the Building Act and Building Regulations are available from http://www.legislation.vic.gov.au. For Planning Scheme Provisions in bushfire areas visit https://www.planning.vic.gov.au.

Native Vegetation

Native plants that are indigenous to Victoria and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see Native Vegetation (Clause 52.17) with local variations in Native Vegetation (Clause 52.17) Schedule

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Regulations Map (NVR Map) https://mapshare.vic.gov.au/nvr/ and Native vegetation (environment.vic.gov.au) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit NatureKit (environment.vic.gov.au)

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Appendix B:

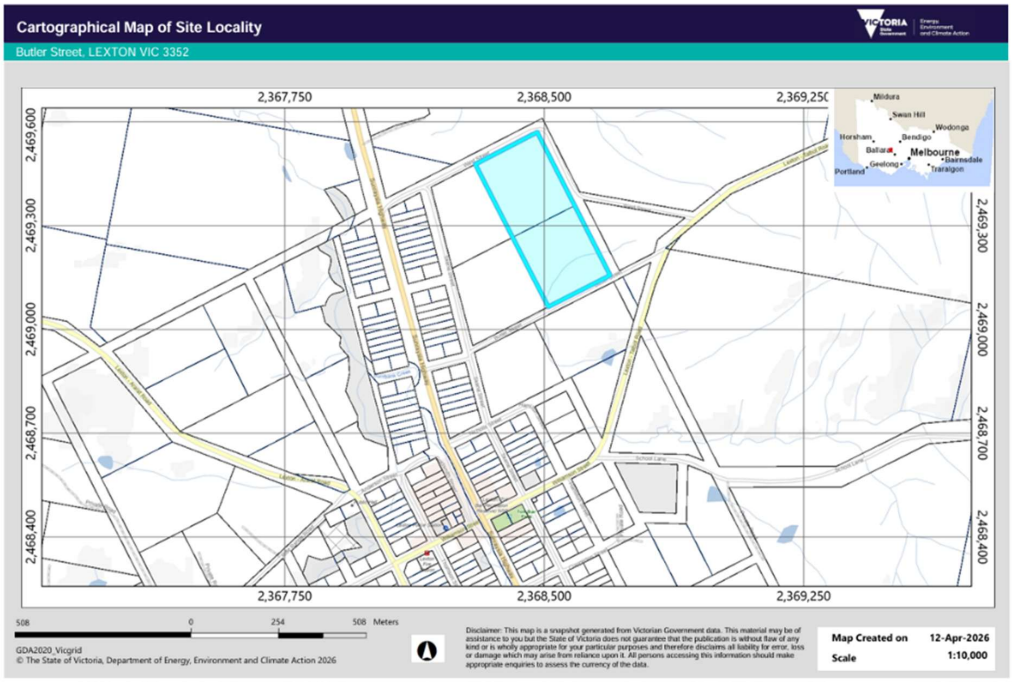
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Site Information – Maps & Photographs

- Cartographical Map of Site Locality
- Aerial Photograph of Development Site
- 1-in-100-year Flooding Extent
- Nearest Registered Groundwater Bore/s
- Special Water Supply Catchment Area
- Local Geology Map
- 1-metre Contour Map
- Site Aspect Photographs, taken during the Site Assessment

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of Site Locality (MapshareVic)



Aerial Photograph of Development Site (MapshareVic)



b

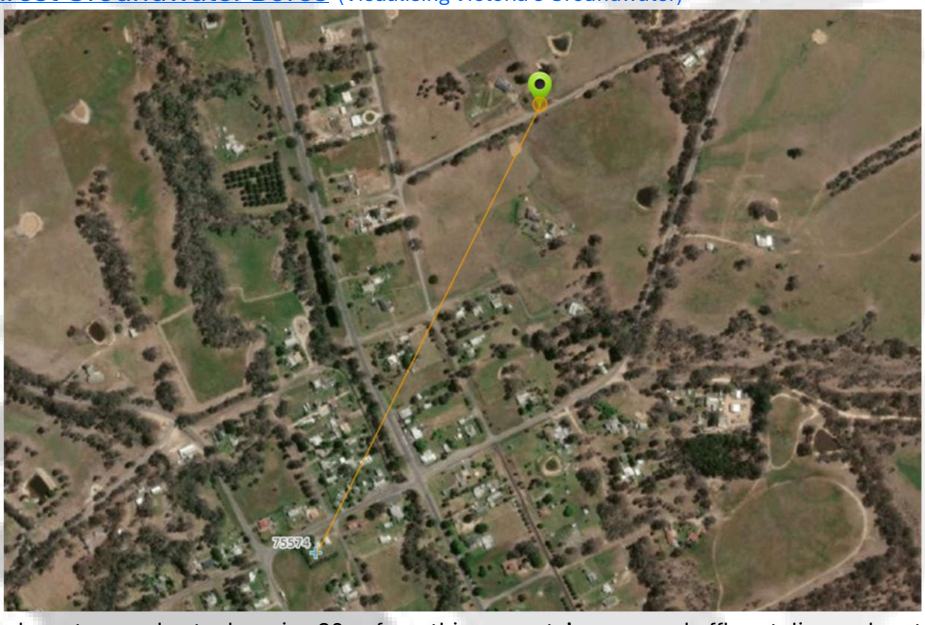
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[Extent Mapping](#) (Digital Twin Victoria)



The extent of 1-in-100-year flooding on the subject property from the *'Loddon River (Laanecoorie)'* Catchment.
North Central CMA 1%AEP (100-year ARI) Regional Flood Extent.
Ref: https://digitaltwin.vic.gov.au/portals/44/map/?share=fecf0f69-20b8-417c-bc2b-4fb9eea637dbb

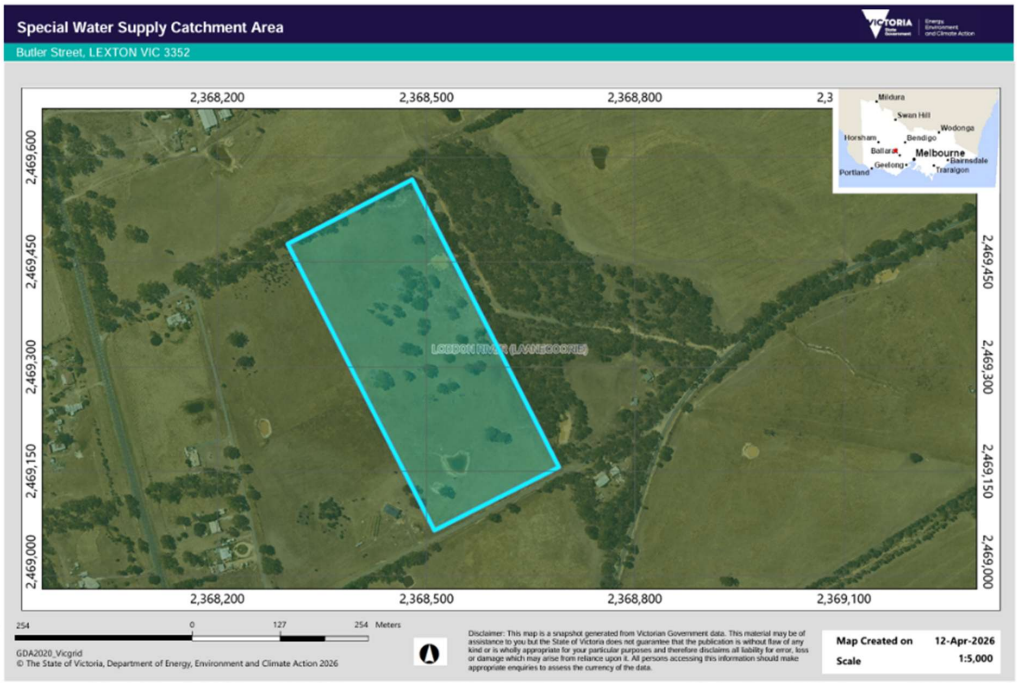
[Nearest Groundwater Bores](#) (Visualising Victoria's Groundwater)



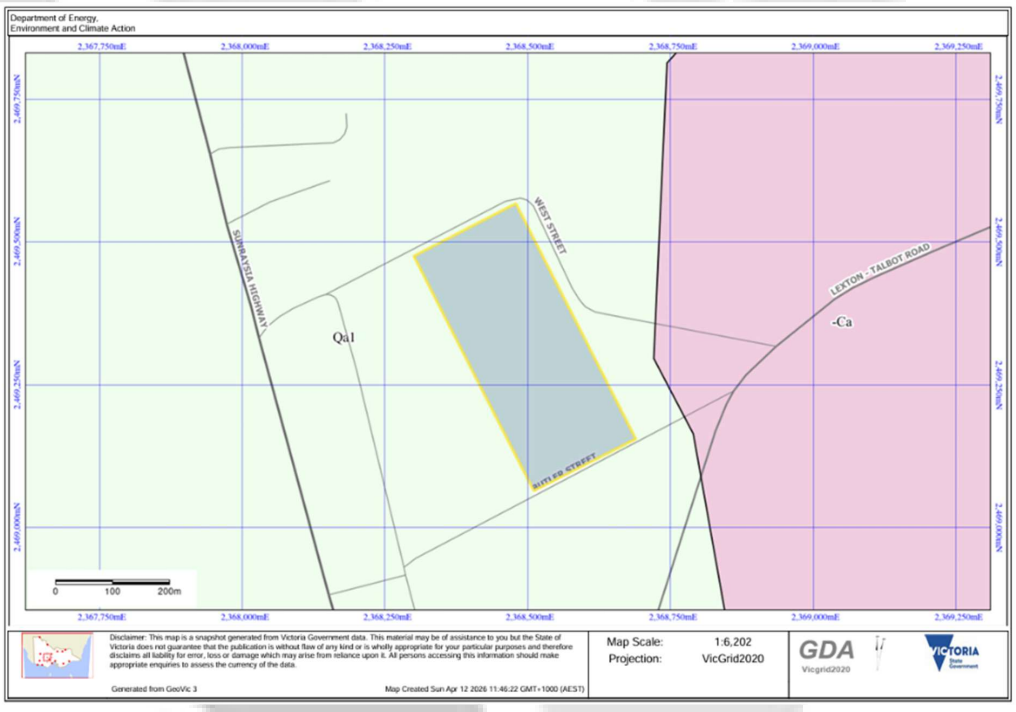
The closest groundwater bore is >20 m from this property's proposed effluent disposal system.
The distance to the closest groundwater bore is approximately 815 m.
Ref: https://www.vvg.org.au/

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[Catchment Area](#) (MapshareVic)

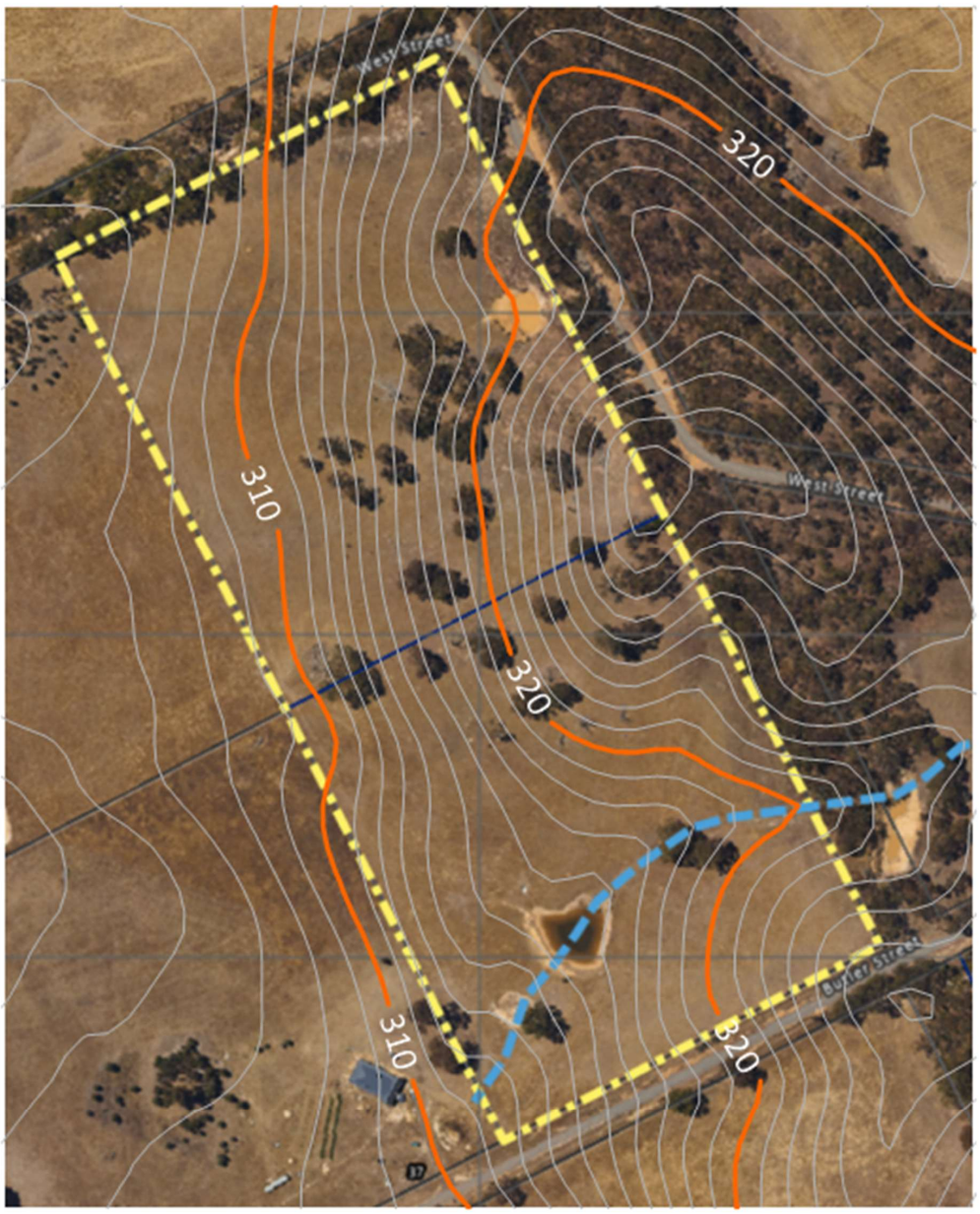


[Local Geology Map](#) (GeoVic)



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ap (Surfer / ELVIS LiDAR / MapshareVIC)



Scale (m):

0 100 200 300

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phs – during the On-site Assessment

Date: 14 April 2026

Location Description: Aspect photographs taken adjacent to the proposed building envelope at Butler Street, LEXTON VIC 3352. This preferred location for the effluent disposal (EDS) system application area.



Image 1: North aspect



Image 2: East aspect

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Image 3: South aspect



Image 4: West aspect

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Image 5: Drainage line approaching stock dam, from the east, facing east

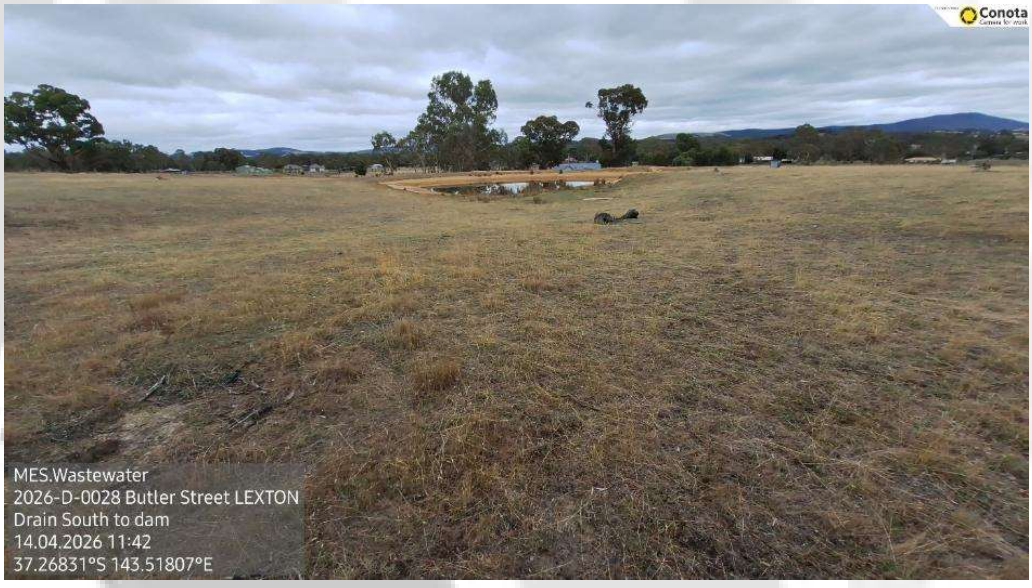


Image 6: Drainage line approaching the stock dam, from the north, facing west

Appendix C:

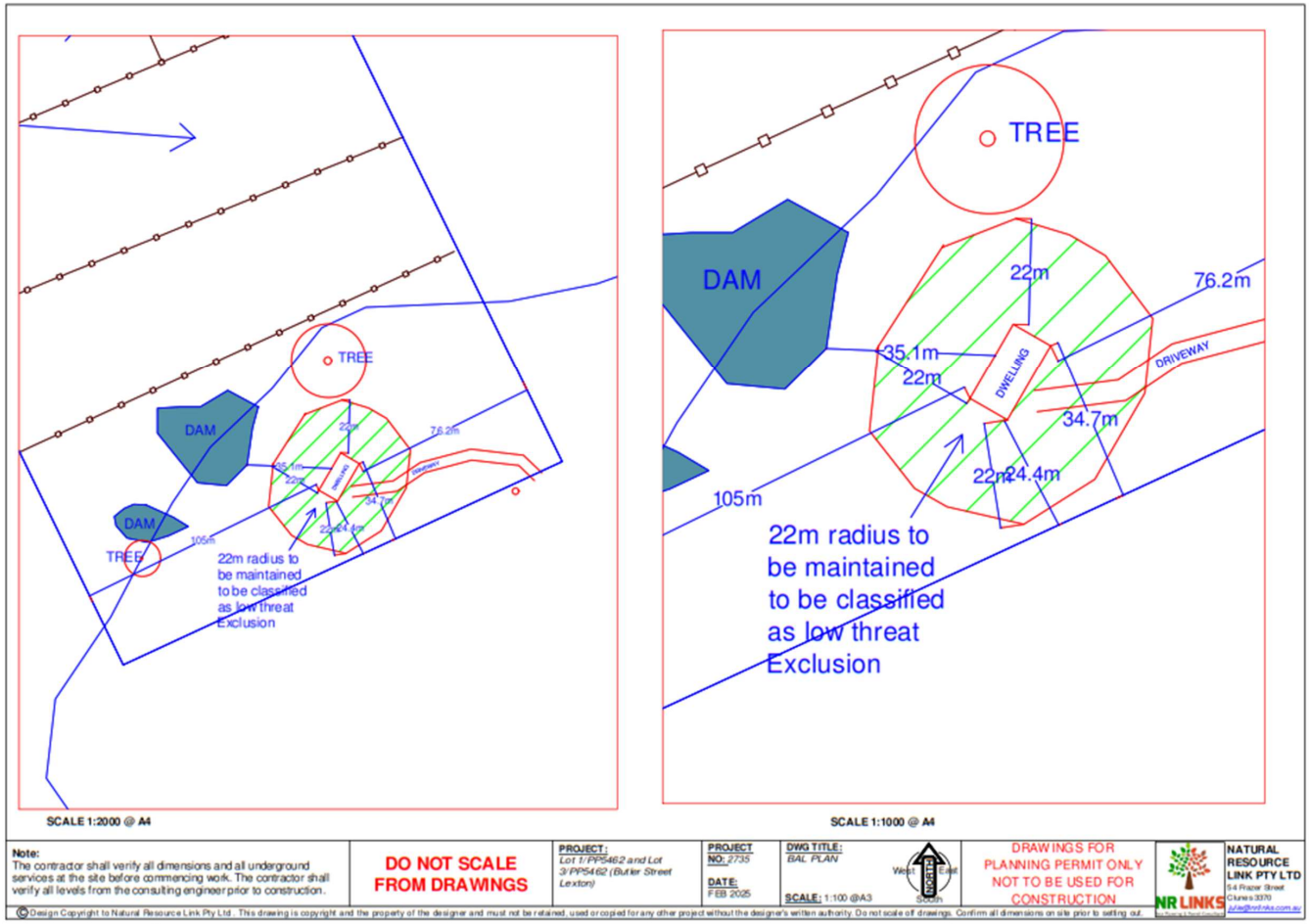
Development Site Plans

- Site Plan
- Dwelling Floor Plan

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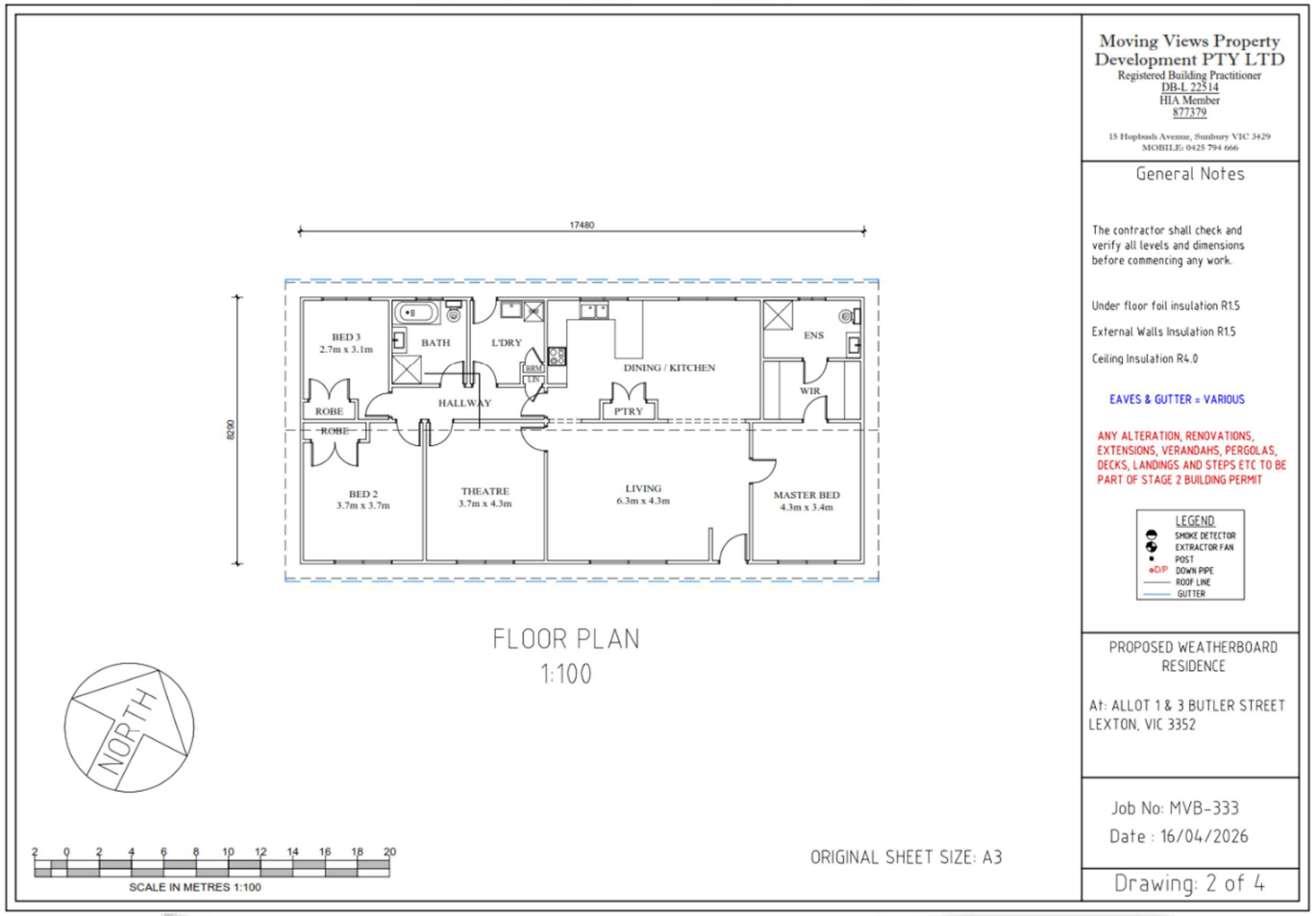
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Site Plan – from NR Links Bushfire Report



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Dwelling Floor Plan



Appendix D:

Water & Nutrient Balance

- 9th Decile Redistribution Rainfall Table
- Bureau of Meteorology (BOM) – Online Climate Data
  - Average Monthly Rainfall – ***Lexton (088038)***
  - Average Pan-A Evaporation – ***Creswick (088019)***

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Paul Williams & Associates Pty Ltd © 2025

Catchment Type:	SWSCA	Soil Category	5b

WATER/NITROGEN BALANCE (20/30 irrigation): With no wet month storage.

Rainfall Station: LEXTON (088038) **Evaporation Station:** CRESWICK (088019)

Location: Butler Street, LEXTON VIC 3352

Date: 16 April 2026

Client: KATIE & ADAM TEMPLETON

ITEM	UNIT	#	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YEAR
Days in month:		D	31	28	31	30	31	30	31	31	30	31	30	31	365
Evaporation (Mean)	mm	A	208	185	127	81	50	27	28	43	66	112	129	155	1210
Rainfall (9th Decile wet year adjusted)	mm	B1	46	29	33	55	84	62	85	89	70	79	52	39	722
Effective rainfall	mm	B2	34	22	25	41	63	46	63	67	52	59	39	29	541
Peak seepage Loss[1]	mm	B3	112	101	112	108	112	108	112	112	108	112	108	112	1314
Evapotranspiration(IXA)	mm	C1	145	129	89	49	25	12	11	20	36	73	90	109	788
Waste Loading(C1+B3-B2)	mm	C2	223	208	176	116	73	74	59	64	92	125	160	191	1560
Net evaporation from lagoons (10(0.8A-B1xlagoon area(ha)))	L	NL	0	0	0	0	0	0	0	0	0	0	0	0	0
Volume of Wastewater	L	E	14880	13440	14880	14400	14880	14400	14880	14880	14400	14880	14400	14880	175200
Total Irrigation Water(E-NL)/G	mm	F	60	54	60	58	60	58	60	60	58	60	58	60	701
Irrigation Area(E/C2)annual.	m^2	G													250
Surcharge	mm	H	-163	-155	-116	-58	-14	-16	0	-5	-34	-66	-102	-132	0
Actual seepage loss	mm	J	-51	-54	-5	50	98	92	112	107	74	46	6	-20	516
Direct Crop Coefficient:		I	0.7	0.7	0.7	0.6	0.5	0.45	0.4	0.45	0.55	0.65	0.7	0.7	Pasture:

Rainfall Retained:	75	%	K
Lagoon Area:	0	ha	L
Wastewater(Irrigation):	480	L	M
Seepage Loss (Peak):	3.6	mm	N
Irrig'n Area(No storage):	250	m^2	P2
Application Rate:	1.9	mm	Q
Nitrogen in Effluent:	30	mg/L	R
Denitrification Rate:	20	%	S
Plant Uptake:	220	kg/ha/yr	T
Average daily seepage:	1.6	mm	U
Annual N load:	4.20	kg/yr	V
Area for N uptake:	191	m^2	W
Application Rate:	2.5	mm	X

1. Seepage loss (peak) equals deep seepage plus lateral flow: 5mm (<10% ksat)

CROP FACTOR

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	
Pasture:	0.7	0.7	0.7	0.6	0.5	0.45	0.4	0.45	0.55	0.65	0.7	0.7	Pasture:
Shade:	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	Shade:
P2	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	Buffalo:
Q	1	1	1	1	1	1	1	1	1	1	1	1	Woodlot

NITROGEN UPTAKE:

Species:	Kg/ha.yr	pH	Species:	Kg/ha.yr	pH	Species:	Kg/ha.yr	pH
Ryegrass	200	5.6-8.5	Bent grass	170	5.6-6.9	Grapes	200	6.1-7.9
Eucalyptus	90	5.6-6.9	Couch grass	280	6.1-6.9	Lemons	90	6.1-6.9
Lucerne	220	6.1-7.9	Clover	180	6.1-6.9	C cunn'a	220	6.1-7.9
Tall fescue	150-320	6.1-6.9	Buffalo (soft)	150-320	5.5-7.5	P radiata	150	5.6-6.9
Rye/clover	220		Sorghum	90	5.6-6.9	Poplars	115	5.6-8.5

REDISTRIBUTION OF RAINFALL

Rainfall to be redistributed (9th decile) =	721.9	mm/yr
Minimum mean rainfall =	29.1	mm
9th decile (annual) - mean rainfall (annual) =	129.1	mm

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Mean rainfall (mm)	40	29	32	46	65	51	65	68	56	62	44	35	592.8
Deviation from minimum mean (mm)	11	0	3	17	36	21	36	39	27	33	15	6	244
Redistributed rainfall (mm) (1)	**46**	**29**	**33**	**55**	**84**	**62**	**85**	**89**	**70**	**79**	**52**	**39**	722

1. The distribution is adjusted in proportion to the deviation of means from the minimum mean.

Site name: LEXTON **Site number:** 088038 **Commenced:** 1903

Latitude: 37.27° S **Longitude:** 143.52° E **Elevation:** 305 m **Operational status:** Open

Summary statistics for period 1961-1990

Information about climate statistics

Statistic	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Mean	40.1	29.1	31.8	45.8	65.3	50.5	65.4	68.3	55.7	61.6	43.8	35.4	592.9
Lowest	0.8	0.0	1.4	2.2	14.8	11.9	18.9	14.8	19.1	8.8	8.8	0.0	259.5
5th %ile	1.9	0.0	4.8	3.7	17.4	14.8	25.1	27.3	21.7	13.4	12.0	2.0	354.1
10th %ile	5.3	0.0	6.7	6.1	20.1	17.9	32.9	37.7	24.0	18.3	15.7	5.6	451.0
Median	22.2	15.0	25.5	37.2	62.8	49.6	59.0	73.0	57.2	54.3	43.9	31.5	604.7
90th %ile	87.4	58.4	67.2	90.5	115.7	83.9	97.7	96.5	101.0	107.0	69.8	69.5	721.9
95th %ile	98.6	103.7	82.8	104.5	129.0	96.7	106.1	105.9	113.1	138.2	74.9	82.4	791.3
Highest	205.8	178.8	90.2	130.6	153.9	121.3	137.4	133.0	150.5	180.8	83.8	98.6	912.6

PAN EVAPORATION DATA	LOCATION: CRESWICK (088019)	DATES: 1973 to 1985	YEARS: 12

Month	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Annual
Daily Mean	6.7	6.6	4.1	2.7	1.6	0.9	0.9	1.4	2.2	3.6	4.3	5	3.3
Monthly Mean	207.7	184.8	127.1	81	49.6	27	27.9	43.4	66	111.6	129	155	1204.5

Reference: www.bom.gov.au/climate/averages/tables/cw_088019_All.shtml

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Setback Buffer Distances

- For a Secondary (or better) standard Wastewater Treatment System (WTS) with an effluent disposal system (EDS)

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o a **Secondary standard (or better)**, the setback distances between the treatment and dispersal system areas and other site features, as set out in the Environment Protection Authority (EPA) Publication – Guidelines for Onsite Wastewater Management (May 2024) Table 4-10, **must be met**; see below.

Landscape Feature or Structure	Setback distance (m)
	OWMS with secondary treated effluent or Level 3 greywater effluent
Building/allotment boundary	
Upslope of a building (See Note 1)	3
Downslope of a building	1.5
Upslope of an adjacent lot	3
Downslope of an adjacent lot	1.5
Services	
Water supply pipe	1.5
Upslope of potable supply channel (stock and domestic)	150
Downslope of potable supply channel (stock and domestic)	10
In-ground water tank (See Note 2)	7.5
Closed stormwater drain	3
Open stormwater drain	30
Gas supply pipe	1.5
Recreational areas	
Children's grassed playground (see Note 3)	3
In-ground swimming pool	3
Surface Waters	
Dam, lake, or reservoir (used as a source of water for drinking or within a special water supply catchment) (See Notes 5, 6)	300
Waterways (used as a source of water for drinking or within a special water supply catchment) (See Notes 4, 5)	100
Waterways not used as a source of water for drinking or within a special water supply catchment (for example, wetlands (continuous or ephemeral); estuaries (See Note 4)	30
Ocean beach at high-tide mark; dams, reservoirs or lakes not used as a source of water for drinking or within a special water supply catchment (See Note 6)	30
Drainage lines (See Note 7)	20
Upslope of a cutting/escarpment (See Note 8)	15
Groundwater bores	
Groundwater bores - category 1 and 2a soils	50
Groundwater bores - category 2b to 6 soils	20
Soil depth (See Note 9)	
Depth to the highest seasonal water table (See Note 10)	1.5
Depth to hydraulically limiting layer (for example, bedrock)	0.6

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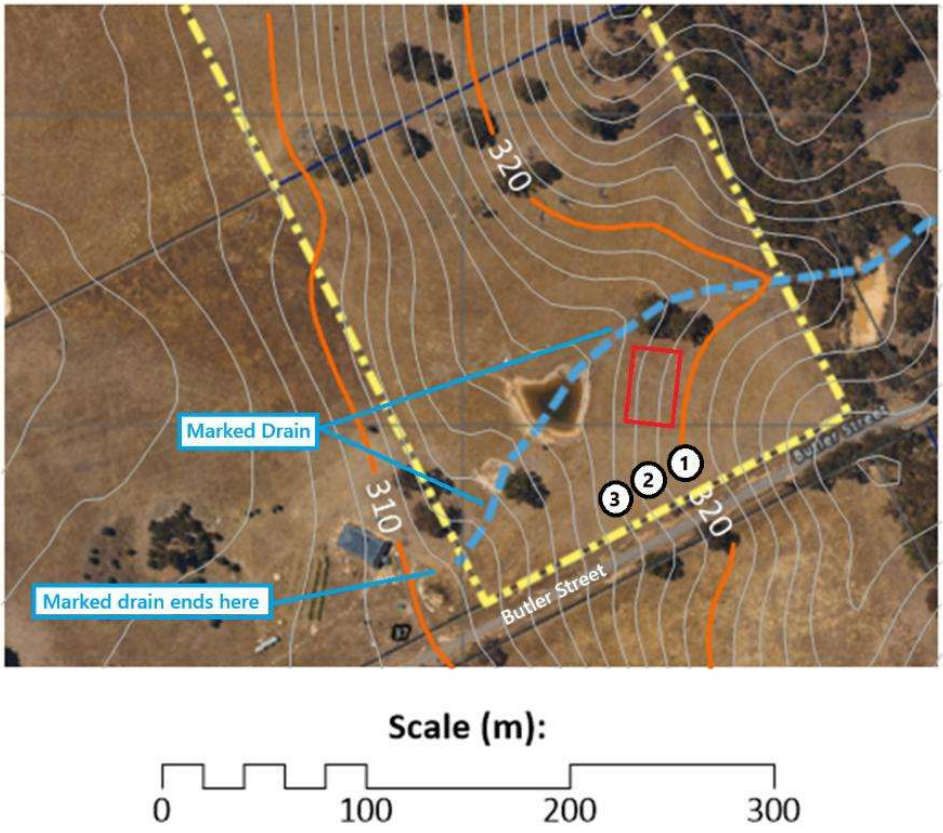
Locating the Effluent Disposal System (EDS):

- Borehole Test Site Location Plan
- Borehole Test Site Locations (Image)
- Nominated Effluent Disposal System (EDS) Envelope

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cation Plan ○ - Approximate borehole locations

The **RED SQUARE** indicates the approximate location of the building envelope.



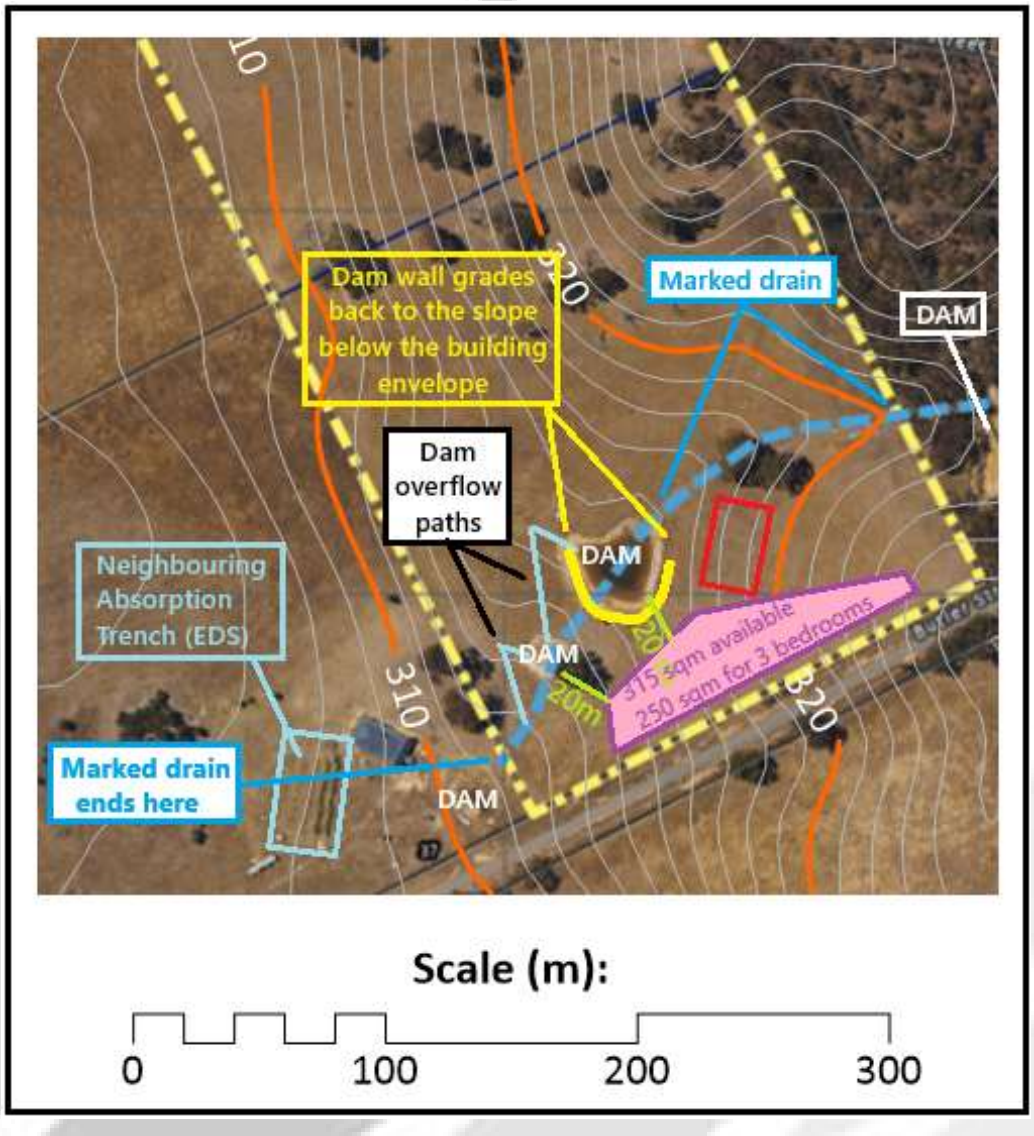
Borehole Test Site Locations (Image)



Image 7: Borehole Test Sites, looking downslope (-4.4°), facing west

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Disposal System Envelope (Approximate Location)



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Borehole Log Descriptions

- Borehole Logs with Comparison Photographs of Soil Samples

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omparison Photographs of Soil Samples

BOREHOLE LOG
FILE REF No: 2026-D-0028
Date: 14 April 2026
Technician: Michael Shelly

MES Wastewater
Environmental and Wastewater Consultancy

mm	TEST SITE #1 Method: *Push Tube*			Soil Cat.
0	Topsoil	*Silty* **Clay Loam**	Root fibres	4b
100		Brown; Dry		
200				
300		**Light Clay**		5b
400		Orange – Red; Dry		
500				
600		Orange – Red; Moist		
700	Red mottle			
800		Yellow – Red; Moist		
900	Grey mottle			
1000		Orange – Yellow; Moist		
1100				
1200				
1300				
1400				
1500	**End of Borehole 1400 mm**			
1600				

PHOTOGRAPH OF BOREHOLE SOIL SAMPLE



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BOREHOLE LOG
FILE REF No: 2026-D-0028
Date: 14 April 2026
Technician: Michael Shelly

MES Wastewater
Environmental and Wastewater Consultancy

mm	TEST SITE #2 Method: *Push Tube*			Soil Cat.
0	Topsoil	*Silty* **Clay Loam**	Root fibres	4b
100		Brown; Dry		
200				
300		**Light Clay**		5b
400		Orange - Red; Dry		
500				
600		Orange - Red; Moist		
700	Red mottle			
800		Yellow – Red; Moist		
900	Brown mottle			
1000				
1100				
1200				
1300		Yellow; Moist	Small stones	
1400				
1500	**End of Borehole 1400 mm**			
1600				

PHOTOGRAPH OF BOREHOLE SOIL SAMPLE



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BOREHOLE LOG
FILE REF No: 2026-D-0028
Date: 14 April 2026
Technician: Michael Shelly

MES Wastewater
Environmental and Wastewater Consultancy

mm	TEST SITE #3 Method: *Push Tube*			Soil Cat.
0	Topsoil	*Silty* **Clay Loam**	Root fibres	4b
100		Brown; Dry		
200				
300				
400		**Light Clay**		5b
500		Orange - Red; Dry		
600		Orange - Red; Moist		
700	Red mottle			
800		Yellow – Red; Moist		
900	Brown mottle			
1000		Yellow; Moist		
1100				
1200				
1300				
1400		*Medium* **Light Clay**		5b
1500		Pale Yellow; Moist		
1600	**End of Borehole 1500 mm**			

PHOTOGRAPH OF BOREHOLE SOIL SAMPLE



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Laboratory Soil Analysis Results by Groundswell Laboratories Pty Ltd

- Laboratory Results
- Laboratory Request Letter

Laboratory Results

Groundswell Batch # : GS26255

Groundswell Laboratories
" A New Force in Analytical Testing"

CERTIFICATE OF ANALYSIS

Client Name :	MES Wastewater Environmental and Wastewater Consultancy	**Groundswell Batch # :**	GS26255
Client Address :	1 Gully Road, Elliminyt VIC 3250	**Project Name :**	Butler Street, Lexton VIC 3352
Client Mobile # :	0490 513 387	**Project # :**	2026-D-0028
		Date Samples Received :	16/04/2026
Project Manager :	Michael Shelly	**Sample Matrix :**	Soil
E-mail :	mes.wastewater@gmail.com	**Sample # Submitted :**	2
Project Sample Manager :	Michael Shelly	**Groundswell Quote # :**	Not Applicable
E-mail :	mes.wastewater@gmail.com	**Date CofA Issued :**	28/04/2026

Paul Woodward
Managing Director
paul@groundswelllabs.com.au

Reference AF56.Rev4 Date Issued : 19/5/2014

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Groundswell Batch # : GS26255

Soil Analysis Results

Client Sample ID			Sample 1	Sample 2	Sample 2		
Laboratory Sample Number			GS26255-1	GS26255-2	GS26255-2		
Date Sampled			14/04/2026	14/04/2026	14/04/2026		
Analytes	**Units**	**LOR**			**Duplicate**		
pH	pH Units	0.1	4.7	6.0	5.8		
Electrical Conductivity @ 25°C	dS/m	0.005	0.056	0.049	0.046		
Exchangeable Calcium	mg/Kg	1	363	11	10		
Exchangeable Magnesium	mg/Kg	1	142	574	585		
Exchangeable Potassium	mg/Kg	1	148	53	47		
Exchangeable Sodium	mg/Kg	1	37	49	56		
CEC	MEQ%	0.1	3.5	5.1	5.2		
ESP	%	0.1	4.6	4.2	4.7		
Sodicity Rating	---	---	Non-Sodic	Non-Sodic	Non-Sodic		
SAR		0.01	0.09	0.10	0.11		

Reference AF56.Rev4 Date Issued : 19/5/2014

Comments :

1- pH & electrical conductivity determined & reported on a 1:5 soil:water extraction
2- CEC determined by soil chemical method 15B1 'Exchangeable bases and cation exchange capacity - 1M amonium chloride at pH 7.0, no pre-treatment for soluble salts'
3- ESP, sodicity rating & SAR determined by calculation using the exchangeable cation results
4- Measurement Uncertainty available upon request

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Groundswell Batch # : GS26255

Soil Analysis Results

Client Sample ID			Sample 1	Sample 1		Sample 2	Sample 2
Laboratory Sample Number			GS26255-1	GS26255-1		GS26255-2	GS26255-2
Date Sampled			14/04/2026	14/04/2026		14/04/2026	14/04/2026
Analytes	**Units**	**LOR**					
Sample Type	---	---	Air Dried Aggregates	Re-moulded Ped		Air Dried Aggregates	Re-moulded Ped
Emerson Aggregate Class - 2 Hours	---	---	Slaking / Some Dispersion	Slaking / Some Dispersion		Slaking / Some Dispersion	Slaking / Some Dispersion
Emerson Class Number	---	---	Class 2	Class 2		Class 2	Class 2
Emerson Aggregate Class - 20 Hours	---	---	Slaking / Some Dispersion	Slaking / Some Dispersion		Slaking / Some Dispersion	Slaking / Some Dispersion
Emerson Class Number	---	---	Class 2	Class 2		Class 2	Class 2
Dispersion Index			12	4		12	4
Addition of 1M HCl	---	---	---	---		---	---
1:5 Soil:Water 10 minute extraction	---	---	---	---		---	---
Emerson Class Number	---	---	---	---		---	---

Reference AF56.Rev4 Date Issued : 19/5/2014

Comments :

1- Classification conducted in accordance with Emmerson 'A clasification of soil aggregates based on their coherence in water', 1967 & AS1289.C8.1-1980

Groundswell Batch #: GS26255

Inorganics Quality Control Report

Client Sample ID							
Laboratory Sample Number							
QC Parameter			Method Blank		Laboratory Control Standard (LCS)		
			Method Blank	Within GSL Acceptance Criteria (<LOR) (Pass/Fail)	LCS (%R)	LCS (%R) Acceptance Criteria	Within GSL Acceptance Criteria (Pass/Fail)
Analyte	**Units**	**LOR**					
pH	pH units	0.1	NA	NA	7.06	7.00 ± 0.1 pH Unit	Pass
Conductivity	dS/m	0.005	<0.005	Pass	93%	80-120%	Pass
Exchangeable Calcium	mg/Kg	1	<1	Pass	76%	70-130%	Pass
Exchangeable Magnesium	mg/Kg	1	<1	Pass	92%	70-130%	Pass
Exchangeable Potassium	mg/Kg	1	<1	Pass	98%	70-130%	Pass
Exchangeable Sodium	mg/Kg	1	<1	Pass	92%	70-130%	Pass
CEC	MEQ%	0.1	NA	NA	NA	NA	NA
ESP	%	0.1	NA	NA	NA	NA	NA
SAR	---	0.01	NA	NA	NA	NA	NA

Reference AF56.Rev4 Date Issued : 3/11/2010

Comments :

1- Exchangeable cations LCS values based on independent water standards
2- NA = Not Applicable

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Letter

MES Wastewater
Environmental and Wastewater Consultancy
ABN:50 247 124 898
1 Gully Road, ELLIMINYT VIC 3250
Mobile: 0490 513 387
Email: admin@meswastewater.com.au

14/04/2026

Groundswell Laboratories Pty Ltd
Unit 33, 180 Fairbarn Road
SUNSHINE WEST VIC 3020

Sent via email: admin@groundswelllabs.com.au

Dear Sir/Madam,

Re: Butler Street, LEXTON VIC 3352
Job Reference Number: 2026-D-0028

Please perform the following soil tests:

i. Emerson Aggregate Class
ii. Dispersion Index
iii. Cation Exchange Capacity
iv. Electrical Conductivity (EC)
v. pH
vi. Sodicity – Exchangeable Sodium Percentage (ESP)
vii. Sodium Absorption Ratio (SAR)

GS26255

GS26255

For the following two (2) samples from one (1) location:

DATE	SAMPLE	TEST SITE	DEPTH (mm)	MATERIAL	LAB ID
14/04/2026	1	BH#1	100-200 mm	Soil	GS26255-1
14/04/2026	2	BH#1	1100-1200 mm	Soil	-2

-1
-2

Yours sincerely,

Rec'd. 16/4/26 11.15am

Michael Shelly
MES Wastewater
Environment and Wastewater Management Consultant

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EPA Publication 1976 (May 2021)

- Guidance for owners & Occupiers of land – with an Onsite Wastewater Management System ≤ 5,000 L on any day.

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21 May 2021

Guidance for owners & occupiers of land with an OWMS ≤ 5000 litres on any day (including septic tank systems)

EPA VICTORIA

Publication 1976 May 2021 Community information

The general environmental duty (GED)

The *Environment Protection Act 2017* (**EP Act**) creates a GED that applies to all Victorians from 1 July 2021. The GED requires anyone conducting an activity that poses risks to human health and the environment from pollution and waste, to minimise those risks.

If you own or use an onsite wastewater management system (**OWMS**), including septic tank systems and secondary treatment systems, the GED applies to you. It also applies to how you construct, install, alter, operate and maintain the system, deal with faults or system failures and manage your waste.

Management of OWMS

The *Environment Protection Regulations 2021* provide more specific requirements for the management of OWMS with flow rates not exceeding 5000 litres on any day, including older legacy systems. If you intend to construct, install or alter one, you must obtain a permit from your council.

Alteration of an OWMS may include

- a change to the design of the system
- a change to the operation of the system, or to the premises where it is located. For example, from a residential premises to a commercial premises, which may increase the flow rate of sewage.

An alteration does not include maintenance of the system.

If you are an owner or occupier of land where an OWMS is located, you must take reasonable steps to:

- operate the system so it doesn't pose a risk to human health or the environment[1]
- maintain (except for residential renters) the system in good working order, including older legacy systems that may not meet current standards[2]
- check for signs the system may be failing or isn't in good working order and notify council if it is[3]
- respond to any system failures.

Keeping maintenance service records and providing information on operation

The Regulations require a landowner to also:

- provide information to occupiers on how to correctly operate and maintain the system
- keep maintenance service records and provide them to council on request.

Managing your waste

If disposed of illegally or improperly, such as releasing it into creeks or forests, the waste from OWMS can cause major environmental consequences. If you are a landowner or occupier, you must make sure waste from your septic tank system is appropriately managed and does not overflow. When septic tanks are pumped out, you also need to take all reasonable steps to ensure the person removing the waste will take it to an appropriate facility.

---

[1] For example, ensuring the system is not overloaded to an extent that causes a blockage, runoff, spillage or leak.

[2] For example, regular desludging to remove the contents of the system; ensuring the integrity of pipes, tanks and storage systems; repairing and, when required, replacing all the components and fittings of the system; maintaining the biological and chemical processes integral to the proper functioning of the system; maintaining the integrity of the land used in connection with the system to ensure access to the system is not impeded; complying with the system manufacturer's specifications and recommendations (if provided); complying with any relevant council requirements; monitoring the system for signs of failure.

[3] The duty to notify council of signs of failure or that the system is not in good working order applies from 1 July 2022.

Environment Protection Authority Victoria
GPO BOX 4395 Melbourne VIC 3001
1300 372 842 (1300 EPA VIC) **epa.vic.gov.au**

VICTORIA State Government

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Dealing with incidents

It is essential to be vigilant about potential failures, especially with older legacy systems. This means paying attention to key warning signs and taking steps to address the issue, even if this might be contained to your property.

Warning signs of failure may include:

- the absorption field becoming wet with wastewater pooling on the surface
- wastewater runoff from the disposal area
- a smell of effluent near or from the system
- drains or toilets running slowly
- the grease trap being full or blocked.

The Regulations require landowners and occupiers to tell their council if their OWMS shows any signs of failure. They will need to explain what they have done, or are doing, to fix the problem. If others detect and report issues to councils – such as offensive smells – and the owner or occupier has not reported it, a penalty may apply to the owner or occupier.

Why this is important

OWMS are a major source of environmental risk. Poorly installed or maintained systems, particularly old legacy systems can create serious hazards, including polluted drinking water, contaminated land and water bodies, and offensive odours.

Some tips to keep your on-site wastewater management systems working well

- To reduce sludge building up in the tank:
  - scrape all dishes to remove fats, grease and food scraps before washing
  - keep all possible solids out of the system
  - don't use a food waste disposal unit unless the system is specifically designed to carry the extra load
  - don't put sanitary napkins and other hygiene products into the system.
- To keep the bacteria working in the tank working well:
  - use biodegradable soaps and low-phosphorus detergent
  - use low-sodium detergent
  - use detergents in the recommended quantities
  - don't use powerful bleaches, whiteners, nappy soakers, spot removers and disinfectants
  - don't put chemicals or paint down the drain.
- Reduce wastewater by:
  - installing water conservation fittings
  - taking showers instead of baths
  - washing clothes only when there is a full load.
- Avoid overloading the system by spacing out water use as evenly as possible. For example:
  - don't do all the washing on one day, and
  - don't run the washing machine and dishwasher at the same time.

Offences and penalties for breaches of the EP Act and Regulations

If you don't comply with your duties and obligations under the EP Act or Regulations as a landowner or occupier, you may receive a penalty.

Further information
Contact EPA on 1300 372 842 (1300 EPA VIC) or epa.vic.gov.au

Disclaimer
This does not constitute legal or other professional advice and should not be relied on as a statement of the law. As it is intended only as a general guide, it may contain generalisations you should obtain professional advice for your specific circumstances.

For languages other than English, please call **131 450**.
Visit **epa.vic.gov.au/language-help** for next steps.
If you need assistance because of a hearing or speech impairment, please visit **relayservice.gov.au**

Appendix J:

Risk Assessment Matrix (MES Wastewater)

Risk Assessment Matrix Purpose
Site Characteristics
Soil Characteristics

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atrix Purpose

This Appendix provides the overall Risk Management Matrix to demonstrate every potential risk associated with the Site and Soil Characteristics assessed in this Land Capability Assessment. The Risk Assessment Matrices - Site Characteristics (Table 2) and Soil Characteristics (Table 3) – have been developed in accordance with ISO 31000:2018 - Risk Management Guidelines. This standard establishes the components of risk management as likelihood, impact, and risk rating. These tables provide a visual representation of the overall risk of harm to the environment and public health while also illustrating the assessors' informed decision-making through enhanced risk management protocols.

This is in line with the General Environmental Duty, as outlined in Section 25 of the Environment Protection Act 2017 and its subordinate regulations, standards, and guidelines.

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atrix - Site Characteristics

LAND FEATURE	LAND CAPABILITY RISK RATING			
	LOW	MODERATE	MAJOR	LIMITING
SITE CHARACTERISTICS				
Available land for EDS Application Area	**Exceeds EDS and reserve EDS requirements**	Meets EDS and reserve EDS requirements	Meets EDS and partial reserve EDS requirements	Insufficient EDS area
Aspect	North, north-east and north-west	**East, west, south-east, south-west**	South	South, full shade
Exposure	**Full sun and/or high wind or minimal shading**	Dappled light (partial shade)	Limited light, little wind, and heavily shaded all day	Perpetual shade
Landform	Plains and rises (<30.0m)	**Low hills (<90.0m)**	Hills (<300.0m)	Mountains (>300.0m)
Rock Outcrops	**No evidence**	Evidence of surface rocks	Protruding rocks	Rocky outcrops and boulders
Imported Fill	**No evidence**	Shallow depth	Depth extends to the subsoil	Borehole unable to penetrate at <1.0m
SLOPE (GRADIENT):				
Slope Form	**Convex or divergent side slopes**	Straight-sided slopes	Concave or convergent side slopes	Locally depressed
Trenches and beds	**<5%**	5% to 10%	10% to 15%	>15%
Subsurface irrigation	**<10%**	10% to 30%	30% to 40%	>40%
Site drainage: run-off/run-on	**LAA backs onto a crest or ridge**	Moderate likelihood	High likelihood	Cut-off drain not possible
Landslip	**Low Potential**	Moderate Potential	Major Potential	Existing Landslip
Erosion potential	**Low**	Moderate	High	No practical mitigation
Flood/inundation	**Never**	-	<1%AEP	>5%AEP
Distance to surface waters (m)	**Buffer distance complies with GOWM requirements**	-	Buffer distance does not comply with GOWM requirements	Reduced buffer distance not acceptable
Distance to groundwater bores (m)	**No bores on site or within a significant distance**	Buffer distances comply with GOWM	Buffer distances do not comply with GOWM	No suitable treatment method
Vegetation	Plentiful/healthy vegetation	Moderate vegetation	**Sparse or no vegetation**	Propagation not possible
Depth to water table (potentiometric) (m)	**>2**	2 to 1.5	<1.5	Surface
Depth to water table (seasonal perched) (m)	**>1.5**	<0.5	0.5 to 1.5	Surface
Rainfall (Climate) (9th Decile mm)	<500	**500 to 750**	750 to 1000	>1000
Pan evaporation (mean) (mm)	1250 to 1500	**1000 to 1250**	750 to 1000	<750
Setback Distances (Table 4-10)	**Comfortably meets all required setback buffers**	Just able to meet the required setback buffers	-	Unable to meet the setback buffer distances

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atrix – Soil Characteristics

LAND FEATURE	LAND CAPABILITY RISK RATING			
	LOW	MODERATE	MAJOR	LIMITING
SOIL CHARACTERISTICS				
Structure	High or **moderately structured**	Weakly structured	Structureless, massive or hardpan	-
Fill materials	**Nil or mapped good-quality topsoil**	Mapped variable depth and quality materials	Variable quality and/or uncontrolled fill	Uncontrolled, poor-quality/unsuitable fill
Thickness: (m)				
Trenches and beds	**>1.4**	-	<1.4	<1.2
Subsurface irrigation	**1.5+**	1.0 to 1.5	0.75 to 1.0	<0.75
Permeability (limiting horizon) (m/day)	0.15 to 0.3	**0.03 to 0.15** or 0.3 to 0.6	0.01 to 0.3 or 0.6 to 3.0	>3.0 or <0.03
Permeability (buffer evaluation) (m/day)	<0.3	**0.3 to 3.0**	3 to 5	>5.0
Stoniness (%)	**<10**	10 to 20	>20	-
Emerson number	4, 5, 6, 8	7	**2,** 3	1
Dispersion Index	0	**1.0 to 8.0**	8 to 15	>15
Reaction trend (pH)	**5.5 to 8**	**4.5 to 5.5**	<4.5 or >8	-
E.C. (dS/m)	**<0.8**	0.8 to 2	2.0 to 4.0	>4.0
Free swell (%)	<30	30 to 80	80-120	>120
Topsoil :				
Soil Depth (m)	>1.5	1.5 to 1.0	**<1.0**	-
Texture (category)	2b, 3a, 3b, 4a	**4b**, 4c, 5a	1, 2a, 5b, 6a, 6b	5c, 6c
Structure	High or moderately structured	**Weakly structured**	Massively structured	Hardpan
Subsoil :				
Soil Depth (m)	>1.5	**1.5 to 1.0**	<1.0	-
Texture (category)	2b, 3a, 3b, 4a	4b, 4c, 5a	1, 2a, **5b**, 6a, 6b	5c, 6c
Structure	High or **moderately structured**	Weakly structured	Massively structured	Hardpan
Groundwater Table Depth (m)	>2.0m or **VGG Virtual Bore Depth 5-10 m**	2.0 to 1.5	<1.5	0

Appendix K:

Onsite Wastewater Management Plan

- Pyrenees Shire Council
  - Risk Level Sensitivity
  - Risk Assessment Matrix

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cil – Risk Sensitivity Profile

Property Address:	(3 \ PP5462) Bulter Street, LEXTON VIC 3352
Assessment Date:	16 April 2026

Risk Category	Notes	LOW	MEDIUM	HIGH
Distance to potable supply reservoir or Portable water offtake point (km)*	Greater than 1 km	>1 Km	500 m - 1 km	<500 m
Slope	1.11% (4.4°)	Grid points with median slopes <10%	Grid points with median slopes 10 - 20 %	Grid points with median slopes >20 %
Soil Type	Chromsol soil type according to www.tern.org.au	Chromosols Ferrosols Dermosols	Vertosols Kurosols Kandosols Rudosols	Anthroposols Organosols Podosols Hydroosols Sodosols Calcarosols Tenosols

Overall Risk Sensitivity:	LOW

Pyrenees Shire Council – Risk Sensitivity Matrix

Feature	Levels of Risk Management Required		
	Low Risk	Medium Risk	High Risk
Land Capability Assessment requirements	LCA to the satisfaction of the EHO	LCA to the satisfaction of the EHO - must address limiting factors	Comprehensive LCA required - refer to the Victorian LCA Framework
Distance to potable supply reservoir or Portable water offtake point (km)*	>1 Km	500 m - 1 km	<500 m
Slope	Grid points with median slopes <10%	Grid points with median slopes 10 - 20 %	Grid points with median slopes >20 %
Soil Type	Chromosols Ferrosols Dermosols	Vertosols Kurosols Kandosols Rudosols	Anthroposols Organosols Podosols Hydroosols Sodosols Calcarosols Tenosols

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EDIS Risk Assessment for Potable Catchment Areas

Part 1: Risk Matrix to assess risks within Potable Water Supply Catchments

Part 2: Major factors influencing the likelihood of consequential impacts of a Primary onsite wastewater management system

Part 3: Calculated Combined Risk Number

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EDIS Risk Assessment for Potable Catchment Areas

Part 1: Risk Matrix to assess risks within Potable Water Supply Catchments

LAND CAPABILITY ASSESSMENT RISK RATING:					
	LOW	MEDIUM	HIGH	LIMITING	AMELIORATIVE MEASURE & RISK REDUCTION
LAND FEATURE:					
Available land for EDS (LAA)	**Exceeds EDS and reserve duplicate EDS requirements**	Meets EDS and reserve EDS requirements	Meets EDS and partial reserve EDS requirements	**Insufficient EDS area**	Limiting for trenches & beds. Non-limiting for irrigation:
Aspect	North, north-east and north-west	**East, west, south-east, south-west**	South	South, full shade	West aspect.
Exposure	**Full sun and/or high wind or minimal shading**	Dappled light (partial shade)	Limited light, little wind, and heavily shaded all day	Perpetual shade	Full sun and wind, no shade impact on effluent disposal system (EDS). EDS application area calculated using Water Balance – ***see Appendix D*** in the Report.
Slope Form	**Convex or divergent side slopes**	Straight-sided slopes	Concave or convergent side slopes	Locally depressed	After minor regrading.
SLOPE GRADIENT:					
Trenches and beds	**<5%**	5% to 10%	10% to 15%	>15%	1.11% Low risk
Subsurface irrigation	**<10%**	10% to 30%	30% to 40%	>40%	1.11% Low risk for shallow subsurface irrigation.
Site drainage: runoff/run-on	**LAA backs onto a crest or ridge**	Moderate likelihood	High likelihood	Cut-off drain is not possible	A diversionary drain with a downslope berm is required to intercept and divert rare stormwater flows away from the EDS – **see Section 5.6 in the report and Appendix M.**
Landslip[1]	**Potential**	Potential	Potential	Existing	Unremarkable
Erosion potential	**Low**	Moderate	High	No practical amelioration	If undisturbed. All regraded areas to be stabilised with vegetation.
Flood/inundation	**Never**		<1%AEP	>5% AEP	Unremarkable.
Distance to surface waters (m) GOWM [*Guidelines for onsite wastewater management*]	**Buffer distance complies with GOWM requirements**		Buffer distance does not comply with GOWM requirements	**Reduced buffer distance is not acceptable**	LAA is located at least 30m from surface waters, with a proxy buffer (dam walls) between surface waters and the land application area. Buffer distances are only appropriate for subsurface irrigation and limited for Trenches and Beds Australian Water Resources Council, Technical Paper No. 80, shows that a total coliform reduction of at least 5 orders of magnitude can be expected within 600mm below a septic trench in soils similar to those found on this site. Effluent treated to at least 20/30/10 standard.
Distance to groundwater bores (m)	**No bores on site or within a significant distance**	Buffer distances comply with GOWM	Buffer distances do not comply with GOWM	No suitable treatment method	No bores within a significant distance.

[1] – Landslip assessment based on proposed hydraulic loading, slope, profile characteristics and past and present land use.

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Vegetation	Plentiful/healthy vegetation	Moderate vegetation	**Sparse or no vegetation**	Propagation not possible	Sparsely vegetated with native grasses during summer, and cake weed is abundant during the winter season (according to the property owner). Over-sowing with rye/clover mix (equivalent) required.
Depth to water table (potentiometric) (m)	**>2**	2 to 1.5	<1.5	Surface	Water table 5-10 m, according to VGG Virtual Bore.
Depth to water table (seasonal perched) (m)	**>1.5**	0.5 to 1.5	<0.5	Surface	Perching possible though unlikely. **Depth to the seasonal water table is expected to exceed 1m.**
Rainfall[2] (9th decile) (mm)	<500	**500-750**	750-1000	>1000	Limiting for trench systems. Non-limiting for subsurface irrigation.
Pan evaporation (mean) (mm)	1250 to 1500	**1000 to 1250**	750 to 1000	<750	Design by water balance.
SOIL PROFILE CHARACTERISTICS:					
Structure	**High or moderately structured**	Weakly structured	Structureless, massive or hardpan		Maintain structure by gypsum application.
Fill materials	**Nil or mapped good-quality topsoil**	Mapped variable depth and quality materials	Variable quality and/ or uncontrolled filling	Uncontrolled, poor quality / unsuitable filling	No fill present.
THICKNESS: (m)					
Trenches and beds	**>1.4**		<1.4	<1.2	Non-limiting for trench systems.
Subsurface irrigation	**1.5+**	1.0 to 1.5	0.75 to 1.0	<0.75	Non-limiting for irrigation systems.
Permeability[3] (limiting horizon) (m/day)	0.15-0.3	**0.03-0.15** **0.3-0.6**	0.01-0.03 0.6-3.0	>3.0 <0.03	After renovation, design by water balance
Permeability[4] (buffer evaluation) (m/day)	<0.3	**0.3-3**	3 to 5	>5.0	Evaluate flow times via Darcy's Law (assume **conservative** 1m/day for metasediments)
Stoniness (%)	**<10**	10 to 20	>20		Unremarkable (not relevant).
Emerson number	4, 5, 6, 8	7	**2**, 3	1	Non-dispersive clay fraction. Apply gypsum to maintain stable peds.
Dispersion Index	0	**1-8**	8-15	>15	Non-dispersive clay fraction. Apply gypsum to maintain stable peds.

[2] – 9th decile monthly rainfall used in water balance analysis.

[3] – Saturated hydraulic conductivity from in situ testing and database.

[4] – Saturated hydraulic conductivity from AS/NZS 1547:2012 and database.

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Reaction trend (pH)	5.5 to 8	4.5 to 5.5	<4.5>8	--	The topsoil pH of 4.7 is within the ideal range for grasses.
E.C. (dS/m)	<0.8	0.8 to 2	2-4	>4.0	Non-limiting.
Free swell (%)	<30	30-80	80-120	>120	Not tested.

There are high-risk and limiting factors for primary effluent trench systems (distance to surface waters, available area, and Emerson's class).

There are no limiting factors for irrigation systems.

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EDIS Risk Assessment for Potable Catchment Areas

Part 2: Major factors influencing the likelihood of consequential impacts of a Primary onsite wastewater management system

LAND FEATURE	RISK RATING				REMARKS
	LOW	MEDIUM	HIGH	RISK RATING	
Risk Score	(1)	(2)	(3)		
Distance to the reservoir (km)	**>15**	2-15	<2		84 km from the Laanecoorie Reservoir (Loddon River)
Soil type rating (from Part 1 above)	1	2	**3**		Clay Loam over a non-dispersive Light Clay
Distance to river (m)	**>80**	40-80	<40		84 km to the Loddon River (Laanecoorie Reservoir)
Distance to stream (m)	**>80**	40-80	<40		463m to Burnbank Creek
Distance to drain (m)	>40	**10-40**	<10		Greater than 20 to the drain intersecting this property from East to West
Lot size (ha)	>10	**2-10**	0.2-2		9.29 hectares
Density (houses/km^2)	**<20**	20-40	>40		Less than 20 potential dwellings per km^2 of the sub-catchment
LCA rating (from Part 1, above)	1 (LOW)	2 (MEDIUM)	**3 (HIGH)**		See Part 1, above
System fail rate (%)	**<5**	5-10	>10		Well-connected to the reservoir system

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EDIS Risk Assessment for Potable Catchment Areas

Part 3: Calculated Combined Risk Number

As part of the development of the Mansfield Shire WWMP Pilot Study, Dr Robert Edis identified major factors that influence the level of risk posed by an on-site system. These factors have varying levels of importance, or weighting, relative to other factors, and their interactions must also be considered.

The individual factors can be rated as **low risk** (Rn<2.5) which reflects the range in which there is no expected consequential impact on water quality, **medium risk** (Rn2.5-5) which reflects the range in which the factor may influence the risk to water quality, though as a minor component of the overall risk, and **high risk** (Rn>5) which represents a significant influence on the risk to water quality.

The Edis risk algorithm weights the major factors appropriately in the context of protecting the integrity of the potable water supply, as shown below:

$$R_n = [(R_{Res} + R_{Soil}) \times (R_{Riv} + R_{Str} + R_{Drain} + R_{Lot}) + (2 \times R_{LCA}) + (3 \times R_{Fail} \times R_{Den})] / 10$$

Where:

R_n	Combined Risk Number	R_{Lot}	Lot size risk rating
R_{Res}	Distance to reservoir risk rating	R_{LCA}	Land capability assessment risk rating (from Appendix C1)
R_{Soil}	Soil (or Land-Soil) risk rating		
R_{Riv}	Distance to river risk rating	R_{Fail}	System fail-rate risk rating
R_{Str}	Distance to stream risk rating	R_{Dens}	Density of development risk rating
R_{Drain}	Distance to drain risk rating		

Therefore:

$$R_n = [(1 + 3) \times (1 + 1 + 2 + 2) + (2 \times 3) + (3 \times 1 \times 1)] / 10 = [33] / 10 = 3.3$$

The combined risk number for this site is **3.3 (Medium Risk),** with limiting factors for primary treatment to absorption trench and bed systems.

The results of the land capability assessment and risk analysis indicate that primary effluent and trench and bed systems are not appropriate for this site, particularly with respect to:

- Availability of land
- Setback buffers to surface waters that would not be acceptable
- Emerson's Aggregate Class

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The risk can be reduced to negligible levels if effluent is treated to a **secondary level (or better)** and **disposed of to land via pressure-compensated subsurface irrigation**, as described in **Section 5 of the Land Capability Assessment**.

By treating the generated effluent wastewater to a **secondary level (20/30)**, we can divide the primary wastewater Combined Risk Number 6.0 by 2.0, indicating the combined risk for this site is **1.7 – Low Risk.**

Note: Combined Risk Number is for Primary Wastewater to Trenches

- Divide by 2 for Secondary Wastewater Treatment – 2/30 or 20/30/10
- Divide by 2.5 for Advanced Secondary Treatment – 10/10/10
- Divide by 4 where treated wastewater is to be dispersed to pods.

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Diversionary Drain Design

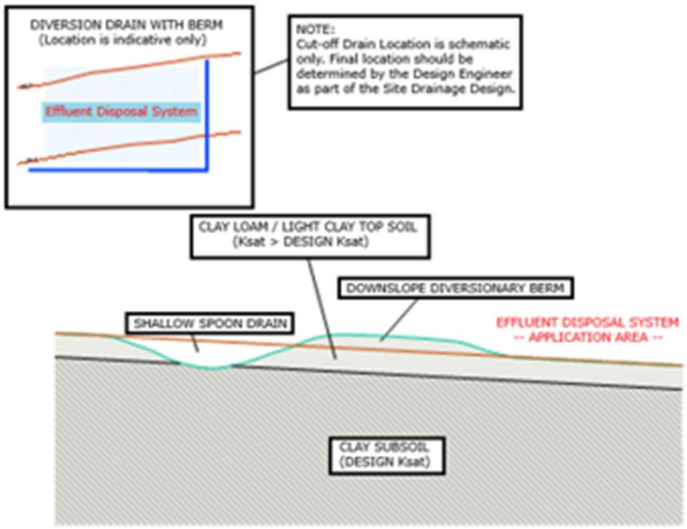
Cross-sectional drawing of an appropriate Diversionary Drain

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Design

Cross-sectional drawing of an appropriate Diversionary Drain

Cross-sectional diversionary drain design, downslope berm



NOTES:

1. Drain to be designed, constructed and maintained to ensure that no surface flows enter the Effluent Disposal System – Application Area.
2. Drain invert to be located on the upslope sides of the irrigation area, no closer than 1 metre from the nearest trench.
3. Drain to have an unspecified fall.
4. Minimum depth of the spoon drain is to be at least 200 mm.
5. Drain Cross-sectional area related to design flows as determined by a suitable, qualified, and experienced engineer.
6. Off-site drain outfall must be to the Legal Point of Discharge (LPoD), subject to Local Authority requirements and/or approvals.
7. On-site drain outfall to include appropriate energy dissipation to avoid erosion from occurring.
8. All drains and outfall areas are subject to post-spring inspections

Credit: Paul Williams & Associates Pty Ltd for this design drawing and notes.

Pyrenees Shire Council
5 Lawrence Street, BEAUFORT VIC 3373
ABN 94 924 356 468
1300 797 363
pyrenees@pyrenees.vic.gov.au

SUBMISSION / OBJECTION TO A PLANNING PERMIT

Planning and Environment Act 1987

YOUR DETAILS:

Name: [redacted]	
Postal Address: [redacted]	
Suburb/Locality: [redacted]	Postcode [redacted]
Contact Phone No: [redacted]	Email: [redacted]

DETAILS OF THE PERMIT APPLICATION YOU ARE RESPONDING TO:

Application Number: PA 26050

Address of Subject Land: Butler Street, Lexton

Description of Proposal: CA1 & CA3 Lexton - Dwelling and outbuildings

Name of Applicant: Julie Lee (NR Links Pty Ltd)

DETAILS OF SUBMISSION/OBJECTION:

(State reasons for objection and how you would be affected by the granting of a planning permit)

I do not object to the house or shed, but I DO object to where the house is being placed as it's blocking the view [redacted]

[redacted]

(attach additional pages if required)

IMPORTANT NOTES ABOUT SUBMISSIONS/OBJECTIONS TO PERMIT APPLICATIONS:

1. This form is to help you make an objection to an application in a way which complies with the Planning and Environment Act 1987, and which can be readily understood by the responsible authority. There is no requirement under the Act that you use any particular form.
2. Make sure you clearly understand what is proposed before you make an objection. You should inspect the application at the responsible authority's office.
3. To make an objection you should clearly complete the details on this form and lodge it with the responsible authority as shown on the Public Notice - Application for Planning Permit.
4. An objection must state:
    a. the reasons for your objection; and
    b. state how you would be affected if a permit is granted.
5. The responsible authority may reject an application which it considers has been made primarily to secure or maintain a direct or indirect commercial advantage for the objector. In this case, the Act applies as if the objection had not been made.
6. Please be aware that copies of objections/submissions received may be made available to any person for the purpose of consideration as part of the planning process in accordance with the Planning & Environment Act 1987.
7. To ensure the responsible authority considers your objection, make sure that the authority receives it by the date shown in the notice you were sent or which you saw in a newspaper or on the website.
8. If you object before the responsible authority makes a decision, the authority will tell you its decision.
9. If despite your objection the responsible authority decides to grant the permit, you can appeal against the decision. Details of the appeal procedures are set out on the back of the Notice of Decision which you will receive. An appeal must be made on a prescribed form (obtainable from the Victorian Civil and Administrative Tribunal) and accompanied by the prescribed fee. A copy must be given to the responsible authority. The closing date for appeals is 21 days of the responsible authority giving notice of its decision.
10. If the responsible authority refuses the application, the applicant can also appeal. The provisions are set out on the Refusal of Planning Application which will be issued at that time.

IMPORTANT NOTICE: An Objection to a Planning Permit Application is a Public Document.

In accordance with Section 57(5) of the Planning and Environment Act 1987 (PE Act) an Objection must be made available for any person to inspect on request for the relevant period of time set out in the PE Act. Electronic copies may also be made available to interested parties during this time. Privacy considerations apply to the disclosure of personal information when making objections available. By submitting an objection, you consent to the storage of your personal information in Victoria and NSW. If you have any questions about the storage of your personal information, wish to access or alter any of the information you have supplied to the Pyrenees Shire, please contact the Planning Department by telephone on (03) 5349 1100 or email planning@pyrenees.vic.gov.au.

☑ ***I have understood and accept the above***

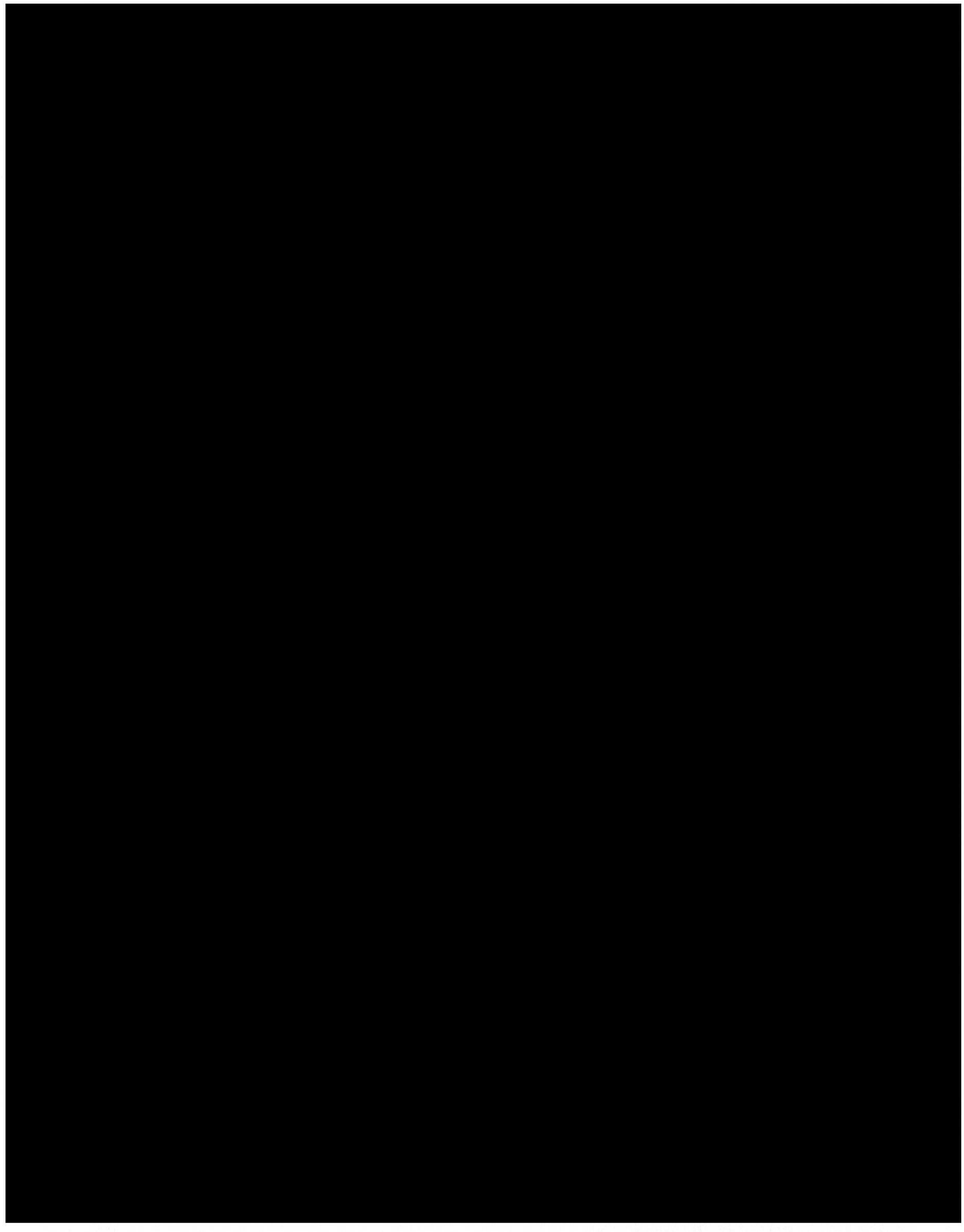
Name: [redacted]	
Signature: [redacted]	Date: 03/09/2026
Please return application and any supporting documents via email to pyrenees@pyrenees.vic.gov.au	

Office Use Only

Date Received:

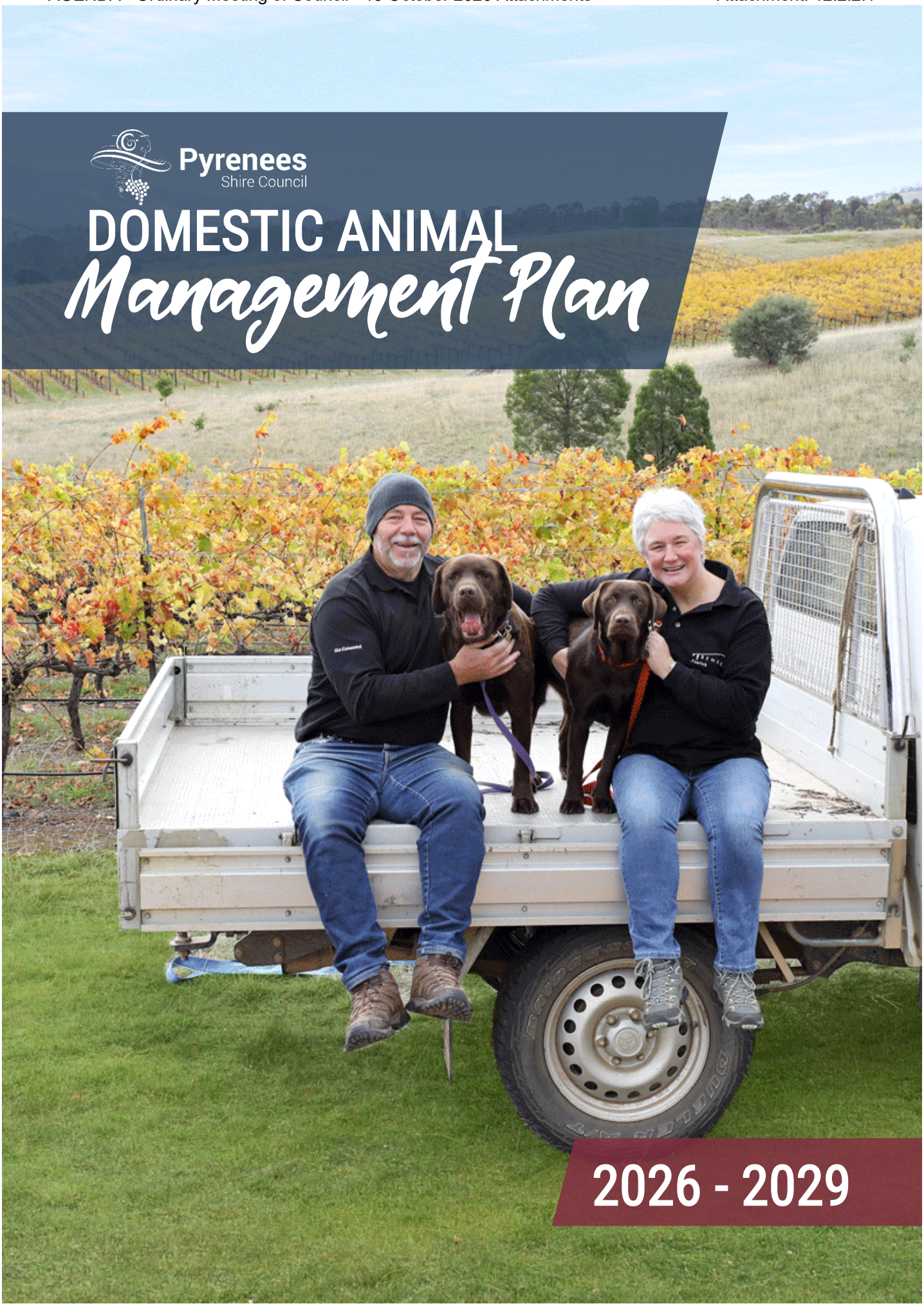
Privacy Statement

The Pyrenees Shire Council considers that the responsible handling of personal information is a key aspect of democratic governance and is strongly committed to protecting an individual's right to privacy. Council will comply with the Information Privacy Principles as set out in the Information Privacy and Data Protection Act 2014. The personal information required on this form will only be used by Council for the purpose of processing this form. The information will not be disclosed to any other party unless Council is required to do so by law. You can view and change the information by contacting Customer Service on 03 5349 1100 during business hours. To view Council's privacy policy, please either visit Council's offices or go to Council Privacy statement located at: https://www.pyrenees.vic.gov.au/privacy



Pyrenees Shire Council

DOMESTIC ANIMAL Management Plan



2026 - 2029

Acknowledgement of Traditional Owners

Pyrenees Shire Council acknowledges the people past and present of the Wadawurrung, Dja Dja Wurrung, Eastern Maar, Wotjobaluk, Jaadwa, Jadawadjali, Wergaia and Jupagulk Nations, whose land and waters the Pyrenees Shire operates on.

We pay our respects to their Ancestors and Elders, recognise and respect their customs, stewardship and continuing connection to Country.



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1. INTRODUCTION & CONTEXT

1.1 PURPOSE OF DOMESTIC ANIMAL MANAGEMENT PLAN

Under Section 68A of the *Domestic Animals Act 1994* (The *Act*), every Council must prepare and implement a Domestic Animal Management Plan.

The purpose of the plan is to provide Council with a strategic framework that delivers policy direction and action plans for animal management over the next four (4) years.

A domestic animal management plan prepared by Council must:

- Set out a method for evaluating whether the animal control services provided by the Council in its municipal district are adequate to give effect to requirements of the *Act* and the Domestic Animal Regulations.

- Outline programs for the training of authorised officers to ensure they can administer and enforce the requirements of the Act in the Councils municipal district.

- Outline programs, services, and strategies which the Council intends to pursue in its municipal district including:
  - Promotion and encouragement of responsible ownership of dogs and cats;
  - Ensuring that people comply with the Act, the regulations, and any related legislation.
  - Minimising the risk of attacks by dogs on people and animals.
  - Addressing any overpopulation and high euthanasia rates for dogs and cats.
  - Encouraging the registration and identification of dogs and cats.
  - Minimising the potential for dogs and cats to create a nuisance.
  - Effectively identifying all dangerous, menacing, and restricted breed dogs in the district and ensuring that they comply with the Act and the regulations.

- Provide for the review of existing orders made under the Act and local laws that relate to the Councils municipal district with a view to determining whether further orders or local laws dealing with the management of dogs and cats in the municipal district are desirable.

- Provide the review of any other matters related to the management of dogs and cats in the Councils municipal district that it thinks necessary.

- Provide the periodic evaluation of any program, service, strategy, or review outlined under the plan.

Every Council must:

- Review its domestic animal management plan annually and, if appropriate, amend it.
- Provide the Secretary with a copy of the plan and any amendments to the plan.
- Publish an evaluation of its implementation of the plan in its annual report.

1.2 PROCESS APPLIED IN DEVELOPING THE PLAN

This plan was developed by Council following a review of its existing Domestic Animal Management Plan objectives and achievements. Authorised Officers from the Community Safety & Amenity Team, under the guidance of the Manager of Planning & Development, used current data, statistics, research, and reporting to inform its development.

A draft of the plan was then prepared and reviewed by the Council. The community was also consulted as part of this process. Following this feedback, the plan was revised, improved, and submitted to Council for adoption.

1.3 DEMOGRAPHIC AND PROFILE OF COUNCIL

The Pyrenees Shire is a rural municipality located about 130 km northwest of Melbourne, covering approximately 3,500 square kilometres. It lies within the traditional lands of the Wadawurrung, Dja Dja Wurrung, Eastern Maar, and Wotjobaluk Aboriginal peoples.

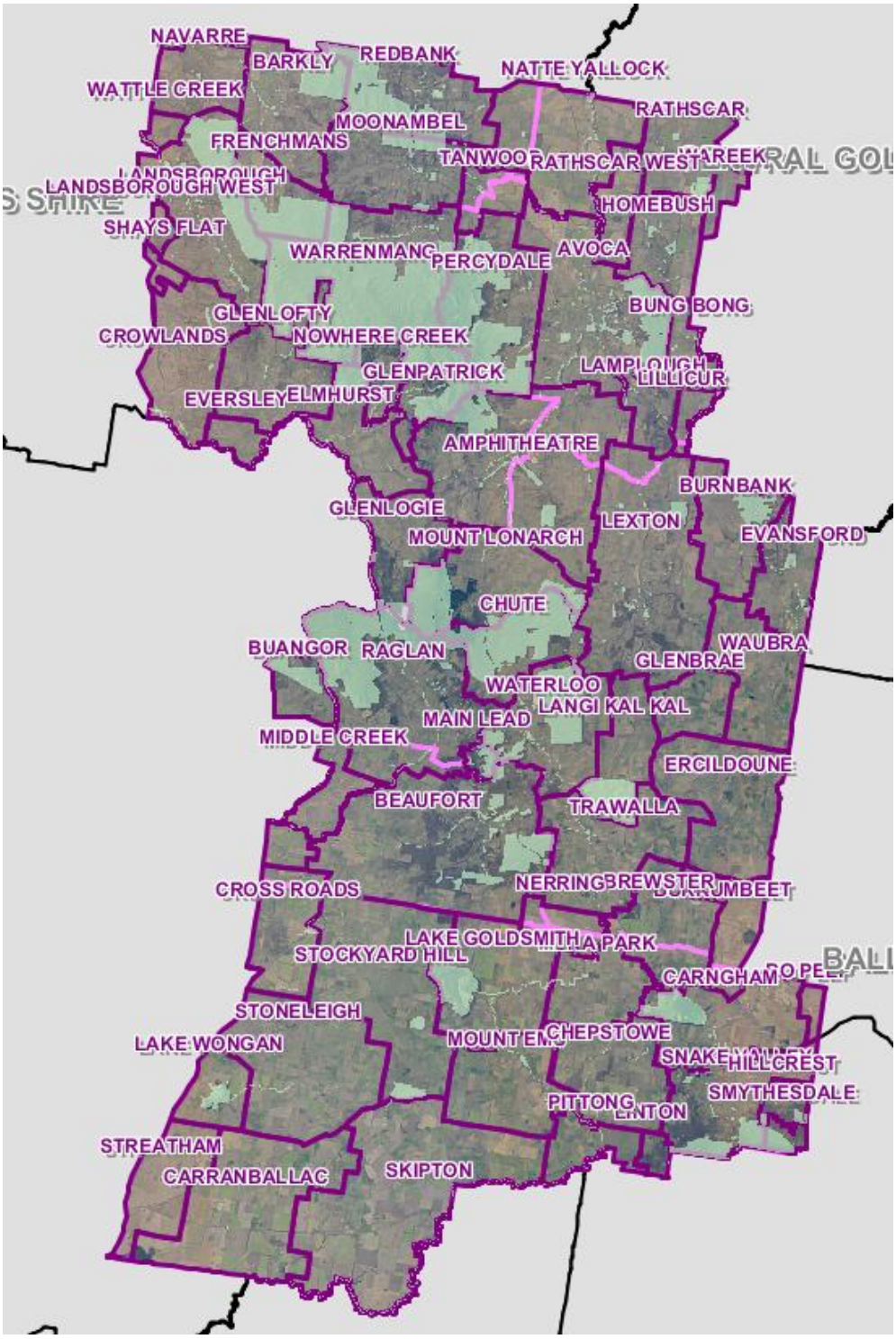
The Shire spans the region between the major centres of Ballarat and Ararat and includes 29 communities, each with its own heritage, character, and rural identity. These towns and settlements are diverse and distinct, each with a strong sense of place.

Just over half of the population lives in one of nine main towns or localities, while the rest live in rural areas. Because the population is spread across a large area, smaller townships play a vital role as hubs for community life and social connection.

The Shire has a population of 7,958 residents (Remplan, 2026). It is a rural area that includes the townships of Beaufort, Avoca, Lexton, Snake Valley, Waubra, Amphitheatre, Landsborough, Moonambel, Evansford, Raglan, Crowlands, and Redbank.

1.4 CONTEXT AND CURRENT SITUATION

A broad range of programs and services are provided to ensure Council meets its responsibilities under the *Domestic Animal Act* regarding the management of domestic animals within the shire.



Program/Service	Service Level
Identification & Registration	Council officers visit residents all year round to check if pets are microchipped and registered. Depending on resources, a door knock campaign is undertaken annually in the months of May and June following up on outstanding registration renewals and any unregistered pets. Notices of registration renewals and follow-up visits are placed in the public notices section of the newspaper, Council website, and on social media.
Domestic animal complaints/enquiries	Complaints and enquiries are captured electronically in Councils Customer Action Request Database - Average response time is 1 to 2 business days.
Dangerous dog complaints	Complaints and enquiries are all captured electronically in Councils Customer Action Request Database - Average response time is 1 business day.
Pound	Pyrenees Shire Council does not have a pound facility. An agreement is in place with the City of Ballarat and Northern Grampians Shire to utilise their Animal Shelter facilities as required. Operating Hours of the facilities are as follows: • Monday – Friday - 9am-4pm • Saturday and Sunday Closed
Micro-chipping and / or desexing programs	Council provides a reduced registration fee for desexed animals. Council participates in the City of Ballarat shelter programs when available.
Barking dogs and nuisance cats	Council provides advice and education material to residents to assist with barking dog matters. Officers use a range of enforcement tools if the matter is not resolved. Council owns 12 cat traps which are available to residents free of charge to help deal with nuisance and feral cats.

Wandering, lost dogs & cats	A dedicated animal management vehicle is used to transport impounded, wandering, unwanted, or unowned cats and dogs. The vehicle complies with the Code of Practice for the Transportation of Dogs and Cats. Lost dog and cat reports are recorded and maintained by officers in a register, which assists in reuniting pets with their owners. Where possible, registered animals are returned directly to their owners rather than being taken to the pound, unless there is a history of non-compliance.
Education	Animal Welfare Victoria website links, along with electronic fact sheets and brochures, are made available on Council's website and at customer service centres. Officers also provide information to animal owners to support responsible animal care and management. Relevant mandatory codes under the *Domestic Animals Act 1994 and the Prevention of Cruelty to Animals Act 1986*—covering the keeping of domestic animals as well as boarding, breeding, and training establishments—are made available to residents.
After hours emergency service	An after-hours emergency service is provided Monday to Friday from 5:00pm to 8:30am and 24 hours over the weekend.
Dog attack complaints	All dog attack complaints are Investigated as a priority. A comprehensive investigation is undertaken by officers which is then reviewed to determine a suitable course of action.
Routine street patrols	Officers conduct weekly proactive patrols of streets and properties to identify unregistered dogs and cats, or any other related issues.

1.5 DOMESTIC ANIMAL STATISTICS

A summary of statistics relevant to the management of domestic animals in the Pyrenees Shire are outlined in the table below.

Year	2021-2022	2022-2023	2023-2024	2024-2025
Authorised Officers (EFT)	2	2	2	2
Registered dogs	2146	2104	1994	1879
Dogs impounded	33	57	27	30
Dogs returned to owner	30	47	24	21
Dogs rehomed	2	6	3	4
Dogs euthanized	1	2	0	1
Dogs surrendered to council	1	2	0	1
Registered cats	503	492	467	470
Cats impounded	82	42	172	33
Cats returned to owner	18	5	13	1
Cats rehomed	3	14	22	8
Cats euthanized (feral)	61	23	137	22
Reported dog attacks on dogs	2	4	1	4
Reported dog attacks on person	2	2	7	5
Reported dog attacks on livestock	19	15	8	4
Domestic animal complaints & requests	333	248	261	237
Domestic Animal Businesses	1	1	1	1
Prosecutions	1	7	8	3
Infringements Issued	36	83	60	52



2. TRAINING OF AUTHORISED OFFICERS

This section outlines the current and planned training programs for authorised officers. These programs ensure officers can administer and enforce the requirements of *Section 68A(2)(b) of the Domestic Animals Act 1994* within the Council's municipal district.

2.1 CONTEXT AND CURRENT SITUATION

Council's animal management service is managed by the Community Safety and Amenity Team, which sits within the Planning and Development Department.

Council employs two full-time Community Safety and Amenity Officers with a combined 20 years of experience across multiple councils. The officers are multi-skilled, and in addition to domestic animal management, their responsibilities include:

- Livestock management under the *Impounding of Livestock Act 1994*
- Litter control under the *Environment Protection Act 2017*
- Fire prevention under the *Country Fire Authority Act 1958*
- Animal welfare under the *Prevention of Cruelty to Animals Act 1986*
- School crossings
- Local laws enforcement
- Parking enforcement
- Council prosecutions

All authorised officers are required to hold, at a minimum, a Certificate IV in Government Statutory Compliance, Animal Control and Regulation, or have equivalent experience, and must complete all Council-mandated training programs.

Additional completed training includes:

- Animal Welfare Victoria training and information sessions
- First aid
- Working alone and/or in remote areas
- Family violence identification
- Conflict management
- Dealing with difficult and aggressive customers
- Animal handling and behaviour
- Occupational Health and Safety

2.2 TRAINING FOR AUTHORISED OFFICERS

A range of training programs, along with Council-adopted policies and procedures, are available to all authorised officers to support them in conducting their roles. Training options are reviewed annually to ensure they remain current and relevant, enabling officers to perform their duties safely and effectively.

The planned training program for the 2026–2029 period is outlined below.

Activity	When	Evaluation
Officers to attend training conducted by Animal Welfare Victoria	As offered	Annual Review to include review of attendance with training register
New officers will be trained in Certificate IV in Government	After commencement	Annual Review of successful completion of course
New officers will be trained in Certificate IV in Animal Control and Regulation	After commencement	Annual Review of successful completion of course
First Aid	Every 2 years	As arises
Working alone and/or in remote areas	Every 2 years	As arises
Conflict management Dealing with aggressive customers	Every 2 years	As arises
Animal handling and behavior training	Every 2-3 years	As arises
Investigations, enforcement, and prosecutions training	As arises	As arises
Council e-learning opportunities	As per Council requirements	As arises
Attend training and seminars offered by the Australian Institute of Animal Management	As offered	As arises
OHS Training	As offered	As arises

2.3 OUR PLAN

Objective 1: ***Develop a training policy that clearly sets out the minimum training requirements for animal management officers, as well as any additional training needs; they should undertake to support effective and compliant service delivery.***

Activity	When	Evaluation
Identify minimum training requirements by consultation with management and staff	Year 2 & 3	Documentation to be finalised and incorporated into a Council OHS training policy
Continue with current training listed in section 2.1	See section 2.1	See section 2.1

Objective 2: ***Develop and maintain a training register for each officer that records completed training and identifies any proposed or required future training.***

Activity	When	Evaluation
Develop a register listing each officer showing their completed and proposed training	Year 2 & 3	Update and maintain training register as needed



3. RESPONSIBLE PET OWNERSHIP

3.1 CONTEXT AND CURRENT SITUATION

Council currently promotes responsible pet ownership through various programs and strategies. These include but are not limited to:

- Providing educational material to the public via our website, use of social media, visitor information centres, and face-to-face contact when dealing with the community.
- Educating the community about responsible pet ownership, including the benefits of desexing, registration, and microchipping.
- Running a cat trapping program across the shire focusing on reducing feral cat numbers and nuisance complaints. The council currently has 12 traps which are in use throughout the year.
- Providing dog waste bags and dispensers in key locations along with pictogram signs advising of regulations in the area.
- Providing a 24-hour emergency animal control service for the public.
- Conduct campaigns in targeted areas to capture unregistered dogs and cats, and to also ensure excess numbers of animals are not kept on properties without a local law permit.
- Annual audits of domestic animal businesses and any declared menacing, dangerous, or restricted breed dogs.
- Annual door knocks across the shire to identify unregistered animals.
- Customer Action Request electronic database that captures complaints lodged by the public regarding nuisances and other domestic animal related matters.
- Enforcement tools are used discretionally depending on the nature of the issue, type of offence, and relevant history. These tools comprise letters with educational material, a notice to comply issued under the *Domestic Animals Act 1994*, the issuing of an infringement/s or prosecution in the magistrate's court.

3.2 OUR ORDERS, LOCAL LAWS, COUNCIL POLICIES AND PROCEDURES

CURRENT ORDERS:

In 2008 the Council resolved to make the following Orders under the *Domestic Animals Act 1994.*

1. An Order that requires the mandatory desexing of first-time registered cats, except for those cats exempt under *Section 10(b) of the Domestic Animals Act 1994.*

2. An Order for a night curfew for cats within the township zones of Avoca, Amphitheatre, Beaufort, Landsborough, Lexton, Moonambel, Snake Valley, and Waubra.

3. An order requiring dogs to remain on leash within the business precincts of the townships of Avoca, Amphitheatre, Beaufort, Moonambel, Landsborough, Lexton, Snake Valley, and Waubra. The Dog on Leash Order will also apply to sign-posted areas around schools and kindergartens.

CURRENT LOCAL LAWS:

The council has several local laws relating to the keeping of domestic animals. Those of relevance are listed below and detailed further in ***Appendix 2***.

- **Local Law No. 4.1 Animal Keeping**
  - (1) The owner or occupier of land must not, without a permit, keep or be allowed to be kept on that land for any more domestic pets than is set out in the following table.

Area	Dogs	Cats
Residential Area	2	2
Rural Area (less than 2 ha)	2	2
Rural Area (more than 2 ha)	4	4

- **Local Law 4.2 Animal Litter**
  - (1) The owner or person in charge of an animal in a public place must:
    - (a) carry a litter device suitable for the collection of any excrement from that animal.
    - (b) produce the device on request of an authorised officer; and
    - (c) immediately collect and dispose of any excrement from that animal into a waste receptacle.

3.3 OUR PLAN

Objective 1: Review and update Councils Orders under the Act.

Activity	When	Evaluation
Conduct a community consultation program to determine the feasibility of: - the implementation of a new updated Off Leash Order that is in line with other rural Councils and community expectations - The introduction of a 24-hour cat curfew (currently only dusk to dawn) - Identify dog off lead park areas and create fenced and un-fenced dog parks once the new and updated Order is passed.	Years 2, 3 and 4	Determine support and appetite for change by the community and update Orders accordingly Have at least two dog off-lead parks in the shire.

Objective 2: Develop a discounted pet desexing program for concession card holders

Activity	When	Evaluation
Apply for grants for pet desexing offered by the state government & MAV	As they arise	Obtain grant

Objective 3: Develop Standard Operating Procedures and Policies for the domestic animal management team.

Activity	When	Evaluation
Create policies and procedures for dealing with the following matters: - Nuisance complaints (i.e., barking dogs, dog attacks, excess animal permits)	Year 2 & 3	Review the use of procedures by Officers during their annual review or as arises



4. OVER-POPULATION & HIGH EUTHANASIA RATES

4.1 CONTEXT AND CURRENT SITUATION

Overpopulation and high euthanasia rates of cats continue to be an issue in the Pyrenees Shire. Officers dedicate considerable time and resources to collecting and managing trapped cats. While the introduction of compulsory desexing and a cat curfew in 2008 have had an impact, stray and feral cat populations remain a significant concern.

In the period from 2020–2025, Council impounded 329 cats. Of these, only 15% were returned to their owners. Most were unidentifiable and appeared feral and were therefore humanely euthanised by a veterinarian.

In comparison, during the same period, officers impounded 147 dogs. Of these, 83% were reunited with their owners, and a further 17% were re-homed through adoption.

Education, Promotion and Compliance Activities include:

- Encouraging responsible pet ownership by promoting desexing of cats (mandatory) and dogs (optional). Council offers reduced registration fees for desexed animals.
- Providing a cat trapping program with 12 traps for community use.
- Discussing options for surrendering and rehoming excess animals.
- Investigating reports of excessive animal numbers on properties.
- Limiting animal numbers on properties by enforcing Council local laws and permits.
- Issuing official warnings, infringement notices, or initiating prosecution where necessary.

	2020/21	2021/22	2022/23	2023/24	2024/25
Number of local law notices issued to property owners to reduce numbers on properties	3	7	12	9	3
Number of excess animal permits issued	11	9	7	10	9

4.2 OUR ORDERS AND LOCAL LAWS

CURRENT ORDERS:

- The Domestic Animals Act Order requires the mandatory desexing of first-time registered cats, except for those cats exempt under *Section 10(b) of the Domestic Animals Act 1994.*
- The Domestic Animals Act Order prescribes a night curfew for cats within the township zones of Avoca, Amphitheatre Beaufort, Landsborough, Lexton, Moonambel, Snake Valley and Waubra.

CURRENT LOCAL LAWS:

Local Law No. 4.1 Animal Keeping

(2) The owner or occupier of land must not, without a permit, keep or be allowed to be kept on that land with any more domestic pets than are set out on the following table.

Area	Dogs	Cats
Residential Area	2	2
Rural Area (less than 2 ha)	2	2
Rural Area (more than 2 ha)	4	4

4.3 OUR PLAN

Objective 1: Reduce the number of impounded and unregistered cats in the Shire.

Activity	When	Evaluation
Run education campaigns regarding feral and semi-owned cats	Ongoing	Public feedback
Become a member of Safe Cat, Safe Wildlife and circulate education material throughout municipality (www.safecat.org.au)	Ongoing - completed	Less reports of wandering/nuisance cats
Purchase more cat traps and proactively offer to residents in or close to high biodiversity areas	Ongoing	Tracks impound statistics and monitor results in these areas

Objective 2: Encourage the desexing of animals and assist with low-cost desexing for concession card holders.

Activity	When	Evaluation
Apply for animal desexing grants through Animal Welfare Victoria and the Municipal Association of Victoria when they arise	As arise	Successfully obtain grant and record number of animals desexed via the program
Continue to promote desexing of pets	Ongoing	Responsible pet ownership

Review further registration discount options i.e., Free first-time registration for cats and dogs under the age of six months that are desexed and microchipped	Year 1 - Completed	Compare registration statistics
Participate with neighbouring Council campaigns and promotional days around microchipping and desexing when available.	As arise	Record number of participants and outcomes.





5.1 CONTEXT AND CURRENT SITUATION

All dogs and cats older than 3 months must be registered with the Council under the Domestic Animals Act 1994. Registration fees are paid annually and are due by 10 April each year. When you register your pet, you will receive a durable lifetime identification tag.

Registration and microchipping help authorised officers quickly identify pets and return them to their owners if they are found wandering or outside their property. Pet owners should ensure their animals wear their registration tag to make identification easier.

	2020/21	2021/22	2022/23	2023/24	2024/25
Dog and Cats Registered	2695	2631	2596	2461	2349
Notice to Comply to Register	88	75	85	58	54
Failure to Register Infringements	7	21	24	23	18

Pet registration and identification are important to the Pyrenees Shire. It helps Council understand how many pets are in the community, which supports better planning of services and programs for pet management.

Council uses a range of tools to educate pet owners about registration, including:

- Local media and websites to promote registration requirements.
- Regular articles and media releases in local newspapers about responsible pet ownership.
- Providing educational materials and brochures for the community.
- Council uses its website and social media to share information, including links to relevant agencies and helpful resources.
- Annual registration renewal notices are issued in March each year, followed by an overdue notice in April. Text message reminders are sent two weeks later, with phone calls and on-site inspections conducted for any registrations that remain outstanding.
- The council promotes responsible pet ownership and registration through its social media channels.
- Any dog or cat seized by an authorised officer will only be returned to its owner if it is microchipped, registered, and the applicable reclaim fee has been paid.

- Registered animals with no history of compliance issues that are found wandering or unsecured are returned directly to their owners.
- As Council does not operate its own pound facility and relies on animal shelters in Ballarat and Stawell, every effort is made to reunite stray or wandering dogs with their registered owners.
- Council regularly updates its animal registration database to maintain accurate records.
- Properties keeping more animals than permitted must have the appropriate local law or planning permits, and Council ensures compliance with these requirements.
- Reduced registration fees are available for eligible pets, including those that are desexed, over ten years old, recognised working dogs, or part of a registered domestic animal business or relevant organisation.

5.2 OUR ORDERS, LOCAL LAWS, COUNCIL POLICIES AND PROCEDURES

CURRENT ORDERS:
Refer to Appendix 1.

CURRENT LOCAL LAWS:
Refer to Appendix 2.

CURRENT POLICIES AND PROCEDURES:
- Investigate all complaints and ensure they are captured on Councils relevant databases.
- Patrols conducted upon request and proactively on a regular basis.
- Regular cat trapping program (12 traps are available).
- Issue Notices for detected offences and Infringement Notices if compliance is not achieved.
- Prosecution in the Magistrates court for breaches of the Domestic Animals Act when appropriate.

5.3 OUR PLAN

Objective 1: Council will work to maximise the number of registered and identifiable domestic animals. This supports compliance activities and improves the chances of reuniting lost pets with their owners.

Objective 2: Council will continue to deliver its existing programs and use the tools outlined earlier in this section (see Section 5.1: Context and Current Situation).

Activity	When	Evaluation
Use local newspapers, community newsletters, social media, and Councils website to promote and advertise registration requirements prior to the 10th of April renewal date	Feb/Mar/Apr each year	At least one article to be submitted before renewal date
Council website to provide information to residents on when and how to register their pets.	Ongoing	Review annually before the registration renewal period begins
Investigate the use of Variable Message Signs and A frame signs in strategic areas across the municipality during the registration renewal period	Years 1, 2, 3, and 4.	Evaluate registration uptake and statistics from databases to see if registration trends have increased

Try and identify all deceased cats and dogs by scanning them for a microchip	Over the next 4 years	Create a policy that outlines process in managing deceased cats and dogs found in the shire
Council Events & Promotional Activities. Set up a marquee/stand at local events to educate the community	Ongoing	Capture and review data from the community, i.e., how many attendees, material handed out, questions asked, registration forms handed out, etc.





6. NUISANCE

Actions in this section address *Sections 68A(2)(c)(vi) and 68A(2)(a), (c)(i), (c)(ii), (d), (f) of the Domestic Animals Act 1994* by outlining programs, services and strategies to minimise the potential for dogs and cats to create a nuisance.

6.1 CONTEXT AND CURRENT SITUATION

Council aims to encourage responsible pet ownership that protects animal health and welfare, supports the benefits of companionship, and minimises the risk of nuisance or harm to others.

CATS

The most common nuisance complaint received by Council relates to cats trespassing on private property. In many cases, these cats are feral or semi-feral and are not microchipped, making them difficult to identify.

As a result, ownership cannot be established, and no one can be held accountable for their impact on the environment.

	2020/21	2021/22	2022/23	2023/24	2024/25
Total Customer Enquiries and complaints for Cats	35	43	22	49	48
Requests for traps and/or collection of a trapped cat	71	56	15	45	39

Council provides a free cat trapping program and enforces mandatory desexing of cats within the municipality. It also regulates the maximum number of cats that can be kept on a property under local law, and a cat curfew is in place to help reduce roaming and associated impacts.

Cat owners are encouraged to consider purchasing or building a cat enclosure to keep their pets safely contained. Information brochures are available to support owners in setting up appropriate enclosures and managing their cats responsibly.

BARKING DOGS

Dogs that bark excessively can cause significant annoyance for residents. To help address this issue, Council uses a range of programs and tools to educate pet owners, including:

- Owners of barking dogs are advised verbally and in writing, on strategies to reduce excessive barking.
- Complainants are provided with a noise log to record nuisance barking, which can then be returned to Council for assessment and action.
- Community Safety and Amenity Officers advise pet owners on suitable breeds or types of dogs based on their needs and circumstances.
- A range of educational brochures on responsible pet ownership is available to the community.

	2020/21	2021/22	2022/23	2023/24	2024/25
Total customer enquiries & complaints relating to dogs	147	234	211	167	150
Barking dog complaints	17	18	31	32	17
Dogs at large, or needing collecting	45	54	58	51	47

AT LARGE, WANDERING DOGS & DOGS IN PUBLIC PLACES

- A person in charge of a dog must immediately remove and properly dispose of any faeces their dog deposits in public places. Dog owners are also required to carry a suitable bag or device (such as a poo bag) to collect waste when out in public.
- Dog waste dispensers were installed across Pyrenees Shire townships in 2011 to support responsible disposal of dog waste.
- Dogs must be kept on a leash in business precincts and in signed areas around schools, kindergartens, and playgrounds, in accordance with the current Domestic Animals Act Order.
- Under the Domestic Animals Act 1994, dogs and cats must be registered from three months of age.

6.2 OUR ORDERS, LOCAL LAWS, COUNCIL POLICIES AND PROCEDURES

CURRENT ORDERS:

Refer to Appendix 1.

CURRENT LOCAL LAWS:

Refer to Appendix 2.

OUR CURRENT COMPLIANCE ACTIVITIES:

- The council provides educational materials to animal owners and supplies noise logs for barking complaints. Where required, it may issue notices, infringements, and pursue prosecution through the Magistrates' Court.
- Council operates an intensive year-round cat trapping program using 15 traps. All complaints are investigated, and appropriate action is taken.
- Objection notices are issued to owners whose cats or dogs' trespass on private property. Notices are also issued to ensure dogs are securely confined within their property.

6.3 OUR PLAN

Objective 1: Reduce cat nuisance complaints

Activity		Evaluation
Continue to enforce cat curfew	Ongoing	Keeping a register of nuisance complaints should result in fewer cat nuisance complaints.
Continue to promote and enforce desexing of cats	Ongoing	Continuing promotion.
Provide education material about cat enclosures and nuisance	Ongoing	Annual Review of website content and brochures available at Shire Office and Information Centres
Use social media as a tool to promote responsible cat ownership	Mar/Apr each year	Posts on social media platforms promoting responsible cat ownership especially around renewal time

Objective 2: Reduce dog nuisance complaints

Activity	When	Evaluation
Make available information about how to address barking dogs for both owners and neighbours and how to go about solving nuisance issues	Ongoing	Increased advice and information should result in fewer complaints. Keep a register of nuisance complaints
Utilise Council's on hold message facility, website, and social media as a promotional tool	Ongoing	Annual review of content
Continue to promote desexing of animals via website and social media	Ongoing	Annual review of content
Review signage and placement of dog faeces bag dispensers in municipality. Increase numbers in areas that require them	Ongoing	Increased availability of bag dispensers should result in less complaints about dog faeces in public places
Create a standard operating procedure for managing barking dog complaints	Year 2	Adopt procedures.



7. DOG ATTACKS

Actions in this section address sections 68A(2)(c)(iii) and 68A(2)(a), (c)(i), (ii), (d), (f) of the Domestic Animals Act 1994 by outlining programs, services and strategies to minimise the risk of attacks by dogs on people and animals.

7.1 CONTEXT AND CURRENT SITUATION

Pyrenees Shire Council makes every effort to prevent dog attacks within the municipality. As a rural Council, most reported incidents involve attacks on livestock. All reported dog attacks are recorded in the Council's Customer Action Database and are fully investigated.

Below is a summary of reported dog attacks in the Shire.

	2020/21	2021/22	2022/23	2023/24	2024/25
Attack on Livestock	6	18	16	8	5
Dog on Dog	1	2	4	2	4
Dog on Person	4	2	2	8	5
Dog Rushing Person	2	2	3	2	5

7.2 OUR ORDERS, LOCAL LAWS

CURRENT ORDERS:

Refer to Appendix 1.

CURRENT LOCAL LAWS:

Refer to Appendix 2.

CURRENT COMPLIANCE ACTIVITIES:

All dog attacks are thoroughly investigated by authorised officers. Evidence is collected, including witness and victim statements, and interviews are conducted. Offending dogs are seized and impounded where practicable.

A brief of evidence is then prepared and reviewed to determine the most appropriate outcome for all parties and the wider community.

Depending on the seriousness of the incident and the strength of the evidence, Council may take one or more of the following actions:

- Issue notices and infringements
- Proceed with charges in the Magistrates' Court
- Seek a destruction order for the offending dog(s)
- Declare the dog(s) as menacing, dangerous, or a restricted breed

7.3 OUR PLAN

Objective 1: Reduce attacks by dogs and cats on people, livestock, pets, and wildlife.

Activity	When	Evaluation
Create and adopt a comprehensive policy and procedure around how the shire deals with and investigate dog attacks in the municipality	Year 2	Adopted policy
Court results of successful prosecutions to be released to the media as a way of raising awareness and responsible dog ownership	As they occur	As arise
Encourage the community to report dog attacks to Council by improving public awareness through media campaigns, educational material, websites, and social media.	Ongoing	Reviewed annually
Patrol areas of reported dog attacks on livestock where the dogs were not identified. Conduct educational letter drops or speak to all surrounding dog owners advising them of the recent attack and of their responsibilities	ongoing	As arise



8. DANGEROUS, MENACING, & RESTRICTED BREED DOGS

Actions in this section address *sections 68A(2)(c)(vi) and 68A(2)(a), (c)(i)(c)(i), (c)(ii), (d), (f) of the Domestic Animals Acts 1994* by outlining programs, services and strategies to effectively identify all dangerous, menacing and restricted breed dogs in the district and to ensure that those dogs are kept in compliance with this Act and the regulations.

8.1 CONTEXT AND CURRENT SITUATION

Pyrenees Shire currently has no restricted breed dogs. It does have two declared menacing dogs, and two declared dangerous dogs within the municipality.

Council officers ensure that owners of any declared dogs comply with legislative requirements by undertaking the following activities:

- Ensuring all declared dogs are recorded on the Victorian Declared Dog Registry, a statewide database used to centrally record information about dangerous, menacing, and restricted breed dogs across Victoria.
- Conducting annual property inspections where declared dogs are kept confirming that all housing and containment requirements under the Act are being met.
- Carrying out regular patrols of industrial and commercial areas to identify potential guard dogs and advising owners of their obligations under current legislation.
- Investigating complaints received through the Dangerous Dog Hotline, a reporting mechanism introduced by the Victorian Government.

These measures ensure that declared dog requirements are properly monitored and enforced where applicable.

8.2 OUR POLICIES AND PROCEDURES

CURRENT PROCEDURES:

- Council's animal registration form includes a category for declared and restricted breed dogs. Fees for these categories are significantly higher to recover the additional costs associated with auditing and managing declared dogs. These fees do not attract concession rates like other categories and act as a deterrent for keeping declared or restricted breed dogs.

- In accordance with the Act and Regulations, all declared dogs are entered into the Victorian Declared Dog Registry.

CURRENT COMPLIANCE ACTIVITIES:

Refer to 8.1 Context and Current Situation

8.3 OUR PLAN

Objective 1: Develop a policy to assist in the decision-making process of declaring a dog, ensuring the policy is fair, reasonable, and consistent.

Activity	When	Evaluation
Review all investigations / briefs of evidence relating to dog attacks to determine if a declaration should be sought	As occurs	Outcomes of declaration proposals
Draft and adopt a standard operating procedure / policy for declarations which standardises the process to ensure consistency and fairness	Year 3	Number of proposed declarations, appeals, and successful declarations

Objective 2: Ensure declared dogs comply with the act and regulations.

Activity	When	Evaluation
Refer to the measures outlined in section 8.1 Context and Current Situation	As occurs, ongoing and annually	Successful outcomes and recording of data to show trends Review of actions and offences detected



9. DOMESTIC ANIMAL BUSINESSES

Actions in this section address S*ections 68A(2)(c)(ii) and 68A(2)(a), (c)(i), (d), (f) of the Domestic Animals Act 1994* by outlining programs, services and strategies which the Council intends to pursue in its municipal district to ensure that people comply with the Act, the regulations and any related legislation.

9.1 CONTEXT AND CURRENT SITUATION

There are five types of domestic animal businesses:

- Pet Shops
- Boarding establishments
- Dog training establishments
- Shelters and pounds for dogs and cats
- Breeding and rearing establishments

There is currently one registered Domestic Animal Business in Pyrenees Shire. This is a boarding establishment located on the outskirts of Avoca. The property is audited annually prior to the renewal of its registration.

Several breeding establishments also operate within the municipality. These are exempt from Council business registration as they are members of an approved organisation, as recognised by the Minister for Agriculture under the Act.

Unlike many other Councils, Pyrenees Shire does not own or operate a pound or shelter. Instead, Council has service agreements with the City of Ballarat and Northern Grampians Shire Council, which are used as required.

Pyrenees Shire Council works with business owners to promote and maintain best practice animal welfare standards. All Domestic Animal Businesses are audited annually.

Council investigates all complaints received and takes appropriate enforcement action where non-compliance is identified.

9.2 OUR POLICIES AND PROCEDURES

The Domestic Animals Act provides a prescriptive framework for the management of domestic animal businesses. Pyrenees Shire Council enforces all legislative requirements under the Act.

- All applicants are required to complete an application form and pay the relevant fee.
- Applications are referred to the Council's planning department for assessment prior to approval.

- Domestic animal businesses are comprehensively audited on an annual basis to ensure compliance with the Act and the relevant Code of Practice.

9.3 OUR PLAN

Objective 1: Ensure all Domestic Animal Businesses operate in accordance with statutory requirements and community expectations.

Activity	When	Evaluation
Identify non-registered Domestic Animal Businesses by monitoring social media, local advertising boards, and newspapers in the municipality (or similar, including online sites) to identify businesses selling pets / products and services. Cross reference results with the Pet Exchange Register	Ongoing	Achieve compliance. Compare the number of DAB's before and after activity.
Audit all current domestic animal businesses within the municipality	Annually	Keep a register and review annually that all domestic animal businesses and breeders have been audited
Utilise Councils database to conduct proactive inspections of properties identified as having more than 3 fertile females	Ongoing	Achieve compliance.

Objective 2: Develop a standard operating procedure and guidelines for assessing applications and dealing with non-compliance issues.

Activity	When	Evaluation
Outline the process for assessing new applications. Ensure the planning and building department are consulted and included.	Year 2	Documented process and procedure.
Outline enforcement actions for persons found operating an unregistered domestic animal business.	Year 3	Documented process and procedure.



10. ANNUAL REVIEW OF PLAN & ANNUAL REPORTING

Under *Section 68A (3) of the Domestic Animals Act*, every Council must review its Domestic Animal Management Plan annually and amend it where appropriate. Councils are also required to provide the Department Secretary with a copy of the plan, including any amendments, and publish an evaluation of the plan in their annual report.

Pyrenees Shire Council will continue to review its Domestic Animal Management Plan each year in accordance with the requirements of the Domestic Animals Act.

10.1 EVALUATION OF IMPLEMENTATION OF THE DOMESTIC ANIMAL MANAGEMENT PLAN

Complete for each activity	
Was each activity completed?	Yes/No
Describe any changes you will make if you do that activity again.	
Was an activity not done or is now not planned to be done?	If so, why?
If an activity was unsuccessful	
Complete for each objective	
Did you meet your objective by carrying out the planned activities?	Yes/No
Describe your level of success/progress in meeting the objective.	

APPENDIX 1

PYRENEES SHIRE COUNCIL DOMESTIC ANIMALS ACT ORDER 2008

2640 G 46 13 November 2008 Victoria Government Gazette

Order for Mandatory desexing of cats – section 10 **Domestic (Feral and Nuisance) Animals Act 1994**

Pyrenees Shire Council resolved at its meeting on 19 August 2008 to exercise its power to make an Order under section 10 of the **Domestic (Feral and Nuisance) Animals Act 1994**. The Order requires mandatory desexing of first time registered cats, except for those cats exempt under 10B of **Domestic (Feral and Nuisance) Animals Act 1994**.

This will take effect on 10 April 2009.

Order for Cat curfew between the hours of sunset and sunrise – section 25 D**omestic (Feral and Nuisance) Animals Act 1994**

At its meeting 19 August 2008, Pyrenees Shire Council has by resolution made an Order requiring a night curfew for cats within township zones of Avoca, Amphitheatre, Beaufort, Landsborough, Lexton, Moonambel, Snake Valley and Waubra. The hours of sunset and sunrise, to be defined by the Bureau of Meteorology.

Order requiring dogs to remain on leash – section 26 of **Domestic (Feral and Nuisance) Animals Act 1994**

Pyrenees Shire Council has by resolution, at its meeting 19 August 2008, made an Order requiring dogs to remain on leash within the business precincts of the townships of Avoca, Amphitheatre, Beaufort, Moonambel, Landsborough, Lexton, Snake Valley and Waubra. The dog on leash order will also apply to sign-posted areas around schools and kindergartens.

Local Law requiring a person in charge of a dog to remove excrement – section 111 **Local Government Act 1989**

At its meeting 19 August 2008, Pyrenees Shire Council has by resolution introduced a Local Law requiring an owner or person in charge of a dog to remove and dispose of excrement deposited in public places such as foot paths streets nature strips and reserves. A person in charge of a dog must also carry a facility for the effective removal of dog excrement.

This will take effect upon publication in the Government Gazette and municipal newspapers.

STEPHEN CORNISH
Chief Executive Officer

APPENDIX 2

EXCERPT FROM PYRENEES SHIRE COUNCIL GENERAL LOCAL LAW 2019

PART 4 – ANIMALS

4.1 ANIMAL KEEPING

(1) The owner or occupier of land must not, without a permit, keep or allow to be kept on that land any more Domestic Pets than is set out in the following table.

*Table 1: Number of animals per property/assessment**

Area	Dogs	Cats	Poultry (Excluding Roosters)	Pigeons or other small birds	Other small animals**	Livestock kept as Domestic Pets
Residential Area	2	2	10	10	5	Permit required.
Rural Area (less than 2 ha)	2	2	10	10	10	Permit required if property under 0.4 hectares or 1 acre
Rural Area (more than 2 ha)	4	4	50	20	10	

* Planning Scheme controls may also apply in some Zones in addition to the Local Law requirements.

** Including but not limited to, rabbits, guinea pigs, birds, ferrets, mice or similar, but excluding Livestock.

(2) For the purpose of calculating the maximum limit of the number of animals kept the progeny of any animal which is lawfully kept will be exempt for 12 weeks after their birth.

(3) Where a person is the owner or occupier of adjoining allotments, all of the allotments shall be regarded as one assessment of land for the purposes of subclause (1).

(4) The owner or occupier of land on which animals are kept must ensure that the animals are housed and fenced in accordance with the relevant Code of Practice.

(5) The owner or occupier of land on which any animal is kept must not allow any animal to be kept in any way which is detrimental to the amenity of the surrounding area.

(6) Permit requirements for animal keeping do not apply to agricultural land uses operating in compliance with the *Pyrenees Planning Scheme*.

(7) Dogs kept in a Farming Zone for the purpose of working stock are exempt from the requirement for an excess animal permit if the number of working dogs is 10 or less.

(8) Domestic pets are not permitted to be kept on land zoned Commercial or Industrial under the *Pyrenees Planning Scheme*.

In determining whether to issue a permit, Council may consider:

(a) the location of the land;
(b) the number, type, and purpose of keeping the animals;
(c) the land-use of the applicant's land and that of adjoining allotments;
(d) the suitability of the land for housing and fencing the animals;
(e) any likely impact on neighbourhood amenity; or
(f) any other matter the Authorised Officer or delegated officer reasonably believes is relevant to the application.

Infringement Notice: 3 penalty units Court penalty: 10 penalty units

4.2 ANIMAL LITTER

(1) The owner or person in charge of an animal in a Public Place must:
(a) carry a litter device suitable for the collection of any excrement from that animal;
(b) produce the device on request by an Authorised Officer; and
(c) immediately collect and dispose of any excrement from that animal into a waste receptacle.

Infringement Notice: 2 penalty units Court penalty: 10 penalty units

Mount Cole-Pyrenees Nature Group
55 Rutherfords Lane
BEAUFORT VIC 3733
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E: mcpnaturegroup@gmail.com
W: https://www.mtcolepryeneesnaturegroup.com

17 July 2026

Sally Jones
Interim CEO
Pyrenees Shire Council
5 Lawrence Street
BEAUFORT VIC 3733

Sent via email: pyrenees@pyrenees.vic.gov.au

Dear Sally,

FEEDBACK ON DRAFT 2026-2029 DOMESTIC ANIMAL MANAGEMENT PLAN

I am writing to provide feedback on the Draft 2026-2029 Domestic Animal Management Plan (DAMP), and thank you for the opportunity to provide the feedback.

The Mount Cole Pyrenees Nature Group (MCPNG) is a local, volunteer-based conservation and community nature group centered around the Mount Cole – Mount Buangor – Pyrenees Ranges area. It's a community-driven group focused on biodiversity protection, citizen science, and nature connection across the region. The group:

- Brings together residents who care about the Mount Cole and Pyrenees landscapes
- Runs guided walks, bird surveys, flora monitoring, and citizen science activities
- Supports local conservation projects, often in partnership with Landcare networks
- Advocates for protection of native vegetation, threatened species, and forest health
- Shares knowledge about local ecology, fire recovery, and sustainable land management
- Connects people with nature through events, talks, and field days

The group sent a letter to Council, dated 2 April 2026 (copy attached) to advocate that Council become a 'Safe Cat Safe Wildlife' supporter and hold a responsible cat ownership campaign to promote containment of pet cats to protect native wildlife. It has been very welcoming to receive a response that Council is now a supporter and that the campaign is referenced in the draft plan.

To further advocate, this Group is submitting feedback on the DAMP to highlight the importance of protecting native wildlife, particularly the endangered Phascogale and Squirrel Glider from cats (both domestic, semi domestic and feral). The group is very supportive of a 24-hour curfew for cats and mandatory desexing.

I have attached a pdf version of the draft Plan with comments. Below are the comments listed in the pdf version:

Page 9 under Education in the table:
Include a paragraph in the service level that Council supports and promotes campaigns such as 'Safe Cat Safe Wildlife' to provide responsible pet ownership and protection of native wildlife.

Page 14 under 3.1 Context and Current Situation
Include a dot point about running educational campaigns such as 'Safe Cat Safe Wildlife' to promote responsible pet ownership and protection of native wildlife.

Page 16 under 3.3 Objective 1
Update Order so a 24-hour curfew is for all cats in the municipality (not just in townships) and that cats are only allowed outside if they are on a leash or in a cat run.

Page 21 under 5.2 Current Policies and Procedures
The first and second dot points should be merged to be one dot point.

Page 23 under Context and Current Situation
Update the sentence to read ‘minimises the risk of nuisance or harm to others 'including native wildlife'.

Page 25 under 6.3 Our Plan Objective 1
Include an activity to run cat enclosure building days showing people how to build simple and cost effective outside cat enclosures. This could be a project partnered with the Men's Sheds, the Community Development Team, Council's Environmental Officer and MCPNG.

Also add the word ‘registration’ before renewal time in the evaluation column for ‘Use social media as a tool to promote responsible cat ownership’

Thank you for your time and the group is looking forward to a response.

Please don’t hesitate to contact me if you would like to discuss this matter further.

Yours sincerely

Jane Bowker
Secretary
Mt Cole Pyrenees Nature Group

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2 April 2026

Jim Nolan
CEO
Pyrenees Shire Council
5 Lawrence Street
BEAUFORT VIC 3733

Dear Jim

ADVOCACY ON SAFE CATS / SAFE WILDLIFE

I am writing with regards to roaming pet cats, safety of our native wildlife and advocating that Council becomes a 'Safe Cat, Safe Wildlife' supporting organisation to promote owners keeping cats safe at home and protecting our native wildlife..

The Invasive Species Council, Biodiversity Council and Birdlife Australia released a factsheet in June 2023 noting that roaming pet cats kill 546 million animals per year in Australia. Animals can include birds, mammals, reptiles and frogs.

Here's some fast facts on pet cats in Australia:

Total pet cat population	53 million
Percentage of households with pet cats	33%
Size of animals cats can kill	Up to 4kg
Percentage of pet cats that roam	71%
Percentage of roaming pet cats that hunt	78%
Mean home range of a pet cat	2 hectares (size of two playing fields)
Average density of roaming, hunting pet cats in Australian suburbs	54 to 100 per km2
Average number of animals (mammals, birds and reptiles) killed per roaming cat per year	186
Number of all mammals, birds and reptiles killed by pet cats per year	546 million
Number of native mammals, birds and reptiles killed by pet cats per year	323 million

There are so many benefits for keeping cats contained such as longer life span, less risk of death or injury, and less risk of disease. We know that cats are adored by their owners and want cats to be safe from cat fights, injuries by dogs / snakes and being hit by vehicles. Keeping them contained both indoors and in an outdoor cat run for 24 hours is vital for cat safety and saving our native wildlife.

We urge Council to become a 'Safe Cat Safe Wildlife' supporter and hold a responsible cat ownership campaign to promote containment of pet cats. This initiative, through Zoos Victoria, helps cat owners provide their cat(s) with the safest happiest lives as well as protecting our precious native wildlife. This would be a great positive step that can be done easily. Here is the website for more information Home | Safe Cat Safe Wildlife.

We acknowledge there is a large feral cat population in Australia that kill even more native wildlife than pet cats. We also acknowledge that whilst Council has a General Local Law in relation to pet ownership, full compliance is very difficult with low resources. I note on your website that requirements for owners are to 'confine cats at night within township zones of Pyrenees Shire' and 'contain cats at night to minimise their hunting opportunities'. Cats also hunt during the day and outside the township zones so raising awareness about the positives of 24 hour confinement is vital. Our Group is happy to work alongside you to promote this campaign and to work with Government Departments on the feral cat problem.

Thank you for your time and the group is looking forward to a response.

Please don't hesitate to contact me if you would like to discuss this matter further.

Yours sincerely



Jane Bowker
Secretary
Mt Cole Pyrenees Nature Group

Pyrenees Shire Council

Minutes

M021

Audit & Risk Committee Meeting

Tuesday 15 September 2026

3:00 pm
Council Chambers
Beaufort Council Offices
5 Lawrence Street, Beaufort



Members:	**Mr Kelvin Tori (Chair)** **Mr Rod Poxon** **Ms Melissa Field** **Cr Damian Ferrari** **Cr Rebecca Wardlaw**
Officers:	**Ms Sally Jones – Interim Chief Executive Officer** **Mr Douglas Gowans – Director Assets and Development Services** **Ms Jacinta Erdody – Director Corporate and Community Services** **Mr Glenn Kallio – Manager Finance** **Ms Colette Steinhardt – Manager Governance and Performance** **Ms Emma Poyser – Executive Assistant to the Directors**
Guests:	**Mr Brad Ead – AFS & Associates** **Mr Ryan Schischka – Johnsons MME**

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1. ACKNOWLEDGEMENT OF COUNTRY

The Chair acknowledged the people past and present of the Wadawurrung, Dja Dja Wurrung, Eastern Maar, Wotjobaluk (wuhd-juh-buh-luk), Jaadwa, Jadawadjali (Yard-wa-jali), Wergaia (Weh-ruh-guy) and Jupagulk (Yoo-puh-gulk) Nations, whose land and waters the Pyrenees Shire operates on.

We pay our respects to their Ancestors and Elders, recognise and respect their customs, stewardship and continuing connection to Country

2. APOLOGIES

Cr Damian Ferrari

3. CONFLICT OF INTEREST DECLARATIONS

There were no conflicts of interest declared.

4. CONFIRMATION OF THE PREVIOUS MINUTES

Attachments:

1. 2026.06.16 - M 020 - MINUTES - Audit Risk Committee Meeting - 16 June 2026 [**4.1.1** - 32 pages]

Melissa Field / Rod Poxon

That the Minutes of the Audit and Risk Committee meeting held 16 June 2026, as tabled, be accepted as accurate and complete.

CARRIED

5. ACTIONS ARISING FROM PREVIOUS MINUTES

MEETING DATE	ACTION	STATUS	
M008 May 2023	Review the Instruments of Delegation and Governance Manuals for Community Asset Committees.	Mgr. Governance & Performance	In progress
M016 June 2025	Strategic internal Audit Program update.	Mgr. Governance & Performance	In progress
M017 September 2025	The Asset Valuations Policy is to be reviewed during the year and it will be brought back through the to the Audit & Risk Committee for comment prior to going to Council	Mgr. Finance Will commence post the implementation of the new finance system.	In progress
M018 November 2025	Rescheduling the Fraud & Corruption control plan	Mgr. Governance & Performance	

	recommendation to 2026 as approved by the Committee.		
M020 June 2026	Audit & Risk Committee Self-Assessment - Addition of 'Not Applicable' option to be added to the 2027 survey answers for items that are not an annual process.	Director Corporate & Community Services	
M020 June 2026	Ten-Year Financial Plan - Human resource expenditure tables do not increase, staff numbers are kept the same but the dollar figure should change. Table to be reviewed and corrected	Mgr. Finance	Complete
M020 June 2026	Governance and Performance Report - Question regarding the Workcover rate renewal ratio in comparison with other Council to be taken on notice	Mgr. Governance & Performance	
M020 June 2026	The risk appetite table to be amended to include climate change risk consideration when designing and rebuilding assets impacted by natural disasters	Mgr. Governance & Performance	

6. REPORTS

6.1. CEO REPORT

Author: Sally Jones, Interim Chief Executive Officer

The Interim CEO tabled a report covering the following topics.

- Interim Chief Executive Officer Appointment and Organisational Focus
- Governance, Reporting and Decision-Making
- Financial Sustainability and Organisational Efficiency
- Carranballac Recreation Reserve – Insurance and Recovery
- Recent Flooding
- 2026 Victorian Election Advocacy
- Community Funding Program 2026/27
- Bushfire Recovery and Community Resilience
- Burke Street, Beaufort Housing Project

Attachments:
Nil

Rod Poxon / Cr Rebecca Wardlaw

That the Audit and Risk Committee received the CEO Report.

CARRIED

6.2. EXTERNAL AUDIT - END OF FINANCIAL YEAR 2026

Author: Ryan Schischka, Jonsons MME

Council's VAGO appointed External Auditor led a discussion on the:

- End of financial year Audit findings relating to the Pyrenees Shire Council Financial Statements and Performance Statement; and
- Final Audit Management Letter for the year ended 30 June 2026.

VAGO Insight Reports for July 2026 were attached to this report for noting.

Attachments:

1. External Audit 2025-26 Closing Report - PSC [**6.2.1** - 26 pages]
2. External Audit 2025-26 Final Management Letter - PSC [**6.2.2** - 20 pages]
3. External Audit VAGO - LG status report - July 2026 [**6.2.3** - 15 pages]

Melissa Field / Rod Poxon

That the Audit and Risk Committee notes the information provided by Council's External Auditor and any discussions that may take place.

CARRIED

6.3. ANNUAL WORKPLAN REVIEW

Author: Jacinta Erdody, Director Corporate and Community Services

The Director Corporate and Community Services tabled a report covering the reviewed and updated Workplan.

Attachments:
1. Work Plan 2026 September Review [**6.3.1** - 4 pages]

Rod Poxon / Melissa Field

That the Audit and Risk Committee endorses the 2026 reviewed Audit and Risk Committee Workplan.

CARRIED

6.4. AUDIT AND RISK COMMITTEE CHAIRPERSON BI-ANNUAL REPORT

Author: Kelvin Tori, Chairperson

The Audit and Risk Committee Chair tabled the bi-annual report for September 2026. The report covered the period March to August 2026.

Attachments:
1. Chairperson report ARC Sep 26 [**6.4.1** - 3 pages]

Melissa Field / Rod Poxon

That the Audit and Risk Committee:
1. Receives the bi-annual report from the Committee Chairperson for the period March to August 2026; and
2. Requires the report to be provided to Council for information in October 2026.

CARRIED

6.5. HIGH-LEVEL FINANCIAL OVERVIEW FOR THE YEAR ENDED 30 JUNE 2026

Author: Glenn Kallio, Manager Finanace

The Manager Finance tabled a report to present the financial overview for the year ended 30 June 2026.

Attachments:
1. Finance Report [**6.5.1** - 15 pages]

Cr Rebecca Wardlaw / Rod Poxon

That the Audit and Risk Committee note the issues presented in the report.

CARRIED

6.6. 2025/26 FINANCIAL AND PERFORMANCE STATEMENTS

Author: Glenn Kallio, Manager Finance

The Manager Finance tabled a report to present the 2025/26 Financial Statement and 2025/26 Performance Statement for the Committee to review and recommend to Council to adopt "in principle" the statements and to nominate Councillor Damian Ferrari and Councillor Rebecca Wardlaw to sign the audited statements.

Attachments:

1. Performance Statement 25-26 28.08.2026 [**6.6.1** - 17 pages]
2. Pyrenees Shire Council Annual Statement- Draft as at 27.08.2026 [**6.6.2** - 69 pages]

3.53pm Ryan Schiska left the meeting.

Rod Poxon / Melissa Field

That the Audit and Risk Committee:

1. Recommend to Council that the financial and performance statement be signed in principle subject to any changes recommended by the auditors.

2. That Councillor Ferrari and Councillor Wardlaw be nominated to sign the financial and performance statements.

CARRIED

6.7. INTERNAL AUDIT

Author: Brad Ead / Erin Nankivell, Internal Auditors, AFS & Associates

The Council's Internal Auditor led a discussion on the completed internal audit reviews, audits which have commenced and other matters of interest.

Attachments:
1. Internal Audit Governance [**6.7.1** - 20 pages]
2. Internal Audit Delegations [**6.7.2** - 32 pages]
3. Internal Audit Industry Update - 25 Sep 2026 (FY I-1900160739) [**6.7.3** - 7 pages]
4. Internal Audit Status Update - 25 Sep 2026 (FY I-1900160752) [**6.7.4** - 3 pages]

Melissa Field / Rod Poxon

That the Audit and Risk Committee notes the information in the:
1. AFS & Associates Recent Reports and Publications of Interest to councils; and
2. Completed Internal Audit Reports.

CARRIED

6.8. OUTSTANDING INTERNAL AUDIT RECOMMENDATIONS REGISTER

Author: Colette Steinhardt, Manager Governance and Performance

The Manager Governance and Performance tabled a report on the Outstanding Internal Audit Recommendations Register – August 2026 to provide an update on the status of actions arising from previous internal audits.

Attachments:
1. Outstanding Internal Audit Recommendations - August 2026 [**6.8.1** - 7 pages]

Rod Poxon / Cr Rebecca Wardlaw

That the Audit and Risk Committee:
1. Notes the Outstanding Internal Audit Recommendations – August 2026; and
2. Endorses the closure of the internal audit recommendations identified as completed in the attached register.

CARRIED

6.9. GOVERNANCE AND PERFORMANCE MONITORING REPORT

Author: Colette Steinhardt, Manager Governance and Performance

The Manager Governance and Performance tabled a report covering the following topics.

- Governance
- Risk Management
- Health, Safety and Wellbeing
- Performance
- Emergency Management

Attachments:
Nil

Melissa Field / Cr Rebecca Wardlaw

That the Audit and Risk Committee note the Governance and Performance Monitoring Report.

CARRIED

6.10.COMPLIANCE MONITORING

Author: Jacinta Erdody, Director Corporate and Community Services

The Director Corporate and Community Services tabled a report covering the following topics.

- Fraud
- Protected disclosures
- Non-compliances
- Councillor Expenses
- CEO Credit Card Expenditure
- Compliance Reporting

Attachments:
1. 2526 LGPRF [**6.10.1** - 5 pages]

Rod Poxon / Melissa Field

That the Audit and Risk Committee notes the information provided in the Compliance Update.

CARRIED

6.11. END OF YEAR 1 COUNCIL PLAN PROGRESS REPORT

Author: Colette Steinhardt, Manager Governance and Performance

The Manager Governance and Performance tabled a report providing an overview of Council's progress in delivering the initiatives and Performance Measures established under the Council Plan during the 2025/26 financial year.

Attachments:
1. EOFY 2526 Council Plan Progress Report (Initiatives) (2) [**6.11.1** - 7 pages]
2. EOFY 2526 Council Plan Progress Report (Performance Measures) [**6.11.2** - 5 pages]

Melissa Field / Cr Rebecca Wardlaw

That the Audit and Risk Committee notes the Council Plan 2025–2029 End of Year 1 Progress Report.

CARRIED

6.12.SERVICE REVIEW REPORT

Author: Jacinta Erdody, Director Corporate and Community Services

The Director Corporate and Community Services tabled a report regarding the draft Service Review Framework to the Audit and Risk Committee for consideration and feedback, recognising the Committee's role in overseeing governance, risk management, and assurance processes.

Attachments:

1. Service Review Template [**6.12.1** - 6 pages]

Rod Poxon / Melissa Field

That the Audit and Risk Committee note the drafted Service Review Framework that will be utilised to drive Service Reviews over the year ahead.

CARRIED

6.13.ASSET VALUATIONS

Author: Glenn Kallio, Manager Finance

The Manager Finance tabled a report to provide the Audit Committee with an overview of the annual indexation process applied to Council's infrastructure, property, buildings and land asset classes for the 2025/26 financial year in accordance with the requirements of the Local Government Act, Australian Accounting Standards and Council's Asset Valuation Policy.

Attachments:
Nil

Melissa Field / Rod Poxon

That the Audit and Risk Committee note the audit findings relating to land and building categorisation and support management's proposal to implement the recommended improvements as part of the 2026/27 financial year asset valuation review.

CARRIED

6.14.INTEGRATED CORPORATE SYSTEMS TRANSFORMATION PROGRAM

Author: Glenn Kallio, Manager Finance

Purpose

The Manager Finance tabled a report to provide the Audit and Risk Committee with an update on the Integrated Corporate Systems implemented as part of Council's Transformation Program that directly impact the Finance function. The report focused on the governance, operational, financial and risk management benefits being realised through the implementation of CouncilWise, Microsoft Dynamics 365 Business Central, Power BI and Eftsure, together with the planned implementation of ELMO Payroll.

Attachments:
Nil

Cr Rebecca Wardlaw / Rod Poxon

That the Audit and Risk Committee:

1. Note the progress of the Integrated Corporate Systems Transformation Program.
2. Note the implementation assurance and benefits realisation framework.
3. Note the current risk assessment and associated mitigation controls.
4. Note the planned implementation of ELMO Payroll and direct banking integration as the final phase of the program.

CARRIED

7. GENERAL BUSINESS

The Audit & Risk Committee members held discussions covering the following topics.

- AFS Strategic internal audit program timeline
- Committees of Management insurance

8. OPPORTUNITY FOR CLOSED DISCUSSION

Author: Kelvin Tori - Chairperson

The Chairperson asks all members of the Audit & Risk Committee if they would like to discuss any matter in closed session with internal or external auditors.

The Chairperson asks internal and external audit representatives present if they would like to discuss any matter in closed session with Audit & Risk Committee members.

Rod Poxon / Melissa Field

That the Audit and Risk Committee at the request of the CEO close the meeting to all other Council officers or invitees and that a formal note of closed discussions will be provided to the Minute-taker for inclusion within the minutes of the meeting.

CARRIED

9. CLOSE OF MEETING

Next meeting of the Audit and Risk Committee will be held at 3.00pm on Tuesday 17 November 2026 (M022).

Audit & Risk Committee Meeting 15 September 2026 - 15 September 2026 - M021 closed at 4:46 pm.

Reviewed and signed by the Chairperson:

_____

Mr Kelvin Tori, Chairperson
Date:

7 September 2026

The Mayor

Cr Damian Ferrari

Pyrenees Shire Council

5 Lawrence Street

BEAUFORT VIC 3373

Dear Cr Ferrari **Report on Council Audit and Risk Committee – March 2026 to August 2026**

Under the Audit and Risk Committee Charter, as Chair of the Council's Audit and Risk Committee, I am required to report to Council twice each year on the performance and activities of the Committee. This is the secod report for 2026 and covers the period referenced above.

The Audit and Risk Committee met on 17 March 2026 and 16th June 2026. Both meetings were held in Council Chambers with some members and representatives attending via video link. For these two meetings, the Committee comprised:

Three Independent members:Mr Rod Poxon (Chair);

Ms Melissa Field; and

Mr Kelvin Tori

and

Two Council members Cr Damian Ferrari and Cr Rebecca Wardlaw A quorum was present for the meetings.

During the March meeting the term of Chairperson Rod Poxon culminated, and Mr Kelvin Tori was elected Chairperson to take effect from the commencement of the June 2026 Committee meeting.

CEO Reports

The CEO (Mr Jim Nolan) provided reports to each meeting on significant matters affecting Pyrenees Shire. Matters reported in March and June included:

- Streatham Yalla-Y-Poora Fire

On Friday, 9 January 2026, a day of catastrophic fire danger rating, a grassfire burned around 20,000 hectares of land impacting Streatham, Carranballac and the south end of the Skipton township. Thje Committee were updated on the impact of the fires on both the community and business as usual of the Council.

- Multi Employer Agreement

In March the ARC was advised that it was proposed that Pyrenees Shire be "roped in" to a Multi Employer Agreement (MEA). In June the Committee was updated that staff had voted in favour of being "roped in" but the matter had not yet been lodged with Fair Work.

- State Election Strategy

CEO advised the Committee that advocacy in the lead up to the State election centred on financial sustainability of the local government sector, particularly small councils such as Pyrenees Shire.

- Beaufort Housing Project

The Committee noted that a variation had been approved for the extension of time for delivery of Worker Accommodation of 10 houses to330 September 2026.

- Financial Sustainability

CEO advised the Committee that financial sustainability was a focus of attention for Council in preparing the budget for 2026/27. The Committee fully endorsed this focus.

- Community Satisfaction Survey

Noted that scores in this survey were largely similar to last year

External Audit

The External Auditor attended each meeting of the Committee. In March discussion focused on the Audit Strategy for 2025/26, and at the June meeting the Interim Management Letter was discussed. It was noted that Pyrenees was in a "reasonably healthy position" given the outlook and in comparison to other small Councils.

Internal Audit Services

At each meeting the Internal Audit Service providers provide a list of publications of relevence and interest to local government. No internal audit reports were received in this reporting period with the delegation audit delay due to system implementation upgrades and staff on sick leave that impacted the capacity to respond to that audit. The Business continuity audit scope readiness and the value in doing this in the scheduled timeframe has been brought into question by a lot of work done from the Governance and Risk team, May be an opportunity to help drive what is put in place moving forward.

Finance and Budget Report

Mr Glen Kallio, Manager Finance, presents the Committee with finance and budget updates at each meeting. It was noted that there are no significant financial issues and that rate collections are now on target. The Committee also reviewed the Draft 2026/27 Budget noting that the rate cap is 2.75% and planned borrowings are $500,000.

Mr Kallio also advised the Committee of its obligations under Section 53 of the Local Government Act2020 in providing assurance over Financial Reporting Integrity, Asset Management Practices and Risk and Control Environment.

Other

The committee also was appraised of the new Workforce Plan, and requested a further report to be presented again with updates on key actions such as what other Councils are planning in the Artificial Intelligence space.

A significant focus of the Committee has been on Policy and Document register and oit was noted at staff have worked diligently to get this area to a satisfactory state.

The committee has also had a focus on the Internal Audit Action Register, and supports the significant review of this Register by the Executive Leadership team.

At each meeting the Committee also monitors active Insurance Claims.

No items were raised that necessitated discussion in closed session of yhe Committee.

Summary

I believe that the Audit and Risk Committee has undertaken its duties in a responsible and effective manner over the reporting period.

I wish to acknowledge the contribution and commitment of all members of the Audit and Risk Committee and Council Officers who support the Committees work.

In closing I thank the former CEO, Mr Jim Nolan for his contribution to the Committee, and the outgoing Chairperson Mr Rod Poxon for his leadership'

Should you have any questions regarding this report, please do not hesitate to contact me on 0408516384

Kelvin Tori

Audit and Risk Committee Chairperson

Pyrenees
Shire Council

ANNUAL Report



2025-26

Pyrenees
Shire Council

Three strong elements make up the Pyrenees Shire Council logo: wool, the Pyrenees mountain range and wine. The logo embraces all three images in an elegant and stylised representation, intertwining as a consolidated unit.

We acknowledge the people past and present of the Wadawurrung, Dja Dja Wurrung, Eastern Maar, Wotjobaluk, Jaadwa, Jadawadjali, Wergaia and Jupagulk Nations, whose lands and waters the Pyrenees Shire operates on.

We pay our respect to their Ancestors and Elders, recognise and respect their customs, stewardship and continuing connection to Country.

Cover image: XX.

Photography in this Annual Report by Pyrenees Shire Council, Preface Films, Jayne Newgreen and Tess Astbury



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Section 1:
INTRODUCTION



WELCOME

Welcome to Pyrenees Shire Council's Report of Operations for the year ended 30 June 2026.

The Annual Report of Operations – or Annual Report – is the primary means of advising the Pyrenees Shire community about Council's operations and performance during the previous financial year, demonstrating our ongoing commitment to transparent reporting and accountability to our community.

Council's performance is measured against strategic goals and objectives contained within the 2025-2029 Council Plan. The Council Plan was adopted in 2025 with a focus on the following areas:

- Support and Grow Liveable Places, Connected Communities
- Promote a Diversified, Thriving Economy
- Preserve, Promote and Enjoy the Natural Environment
- Planning and Building Infrastructure for Current and Future Needs
- Community-Centric Leadership and Proactive Service Delivery

These focus areas are supported by internal Underpinning Principles as outlined on the following page.

This report includes Council's audited financial statements, an audited performance statement and other details as required by the *Local Government Act 2020*.

To reduce environmental impact, a limited number of printed copies of this Annual Report have been produced. Residents and interested parties are encouraged to access the report via Council's website www.pyrenees.vic.gov.au. If you would like a printed copy of the Annual Report, please visit your local Council office or ask for a copy via pyrenees@pyrenees.vic.gov.au or by phoning 1300 PYRENEES (797 363).

This report has not yet been reproduced into languages other than English. If you or your community would find this to help increase accessibility for future productions, please let us know at pyrenees@pyrenees.vic.gov.au or by phoning 1300 PYRENEES (797 363).



PYRENEES SHIRE COUNCIL SNAPSHOT

Community Vision

Our vision is for inclusive, happy and healthy connected communities that create sustainable and welcoming townships, natural environments and rural areas.

We attract diversity through promotion, innovation, growth and partnerships while addressing climate and community needs such as reliable and responsive infrastructure, affordable services and housing whilst protecting our natural environment.

Council Vision

We put our Pyrenees communities at the centre of all decision-making. Through our focus on wellbeing, community connections, and supporting all life stages, we aim to create vibrant, resilient, inclusive communities where visitors and residents want to live, invest and thrive.

Our Vision is for a vibrant Shire where economic growth and innovation go hand-in-hand with supporting key industry sectors, the natural environment and small-town sustainability.

Enabling Principles

- Community-Centric and Responsive Culture.
- Effective Engagement and Transparent Communication.
- Collaboration and Accountability.
- Sustainable Service Delivery and Strategic Focus.

About Pyrenees Shire Council

Pyrenees Shire Council was formed on 23 September 1994 with the amalgamation of Ripon (minus Lake Burrumbeet), Avoca (minus Navarre) and Lexton Shires, by an Order of the Governor. It operates in accordance with the *Local Government Act 2020*.

Council's role is to:

- Act as a representative government by considering the local community's diverse needs in decision making.
- Provide leadership by establishing strategic objectives and monitoring their achievement.
- Maintain Council's viability by ensuring resources are managed in a responsible and accountable manner.
- Advocate the interests of local communities to other communities and government.
- Act as a responsible partner in government by considering the needs of other communities.
- Foster community cohesion and encourage active participation in civic life.



Council offices

Council's administrative office is in Beaufort and its two works depots are in Avoca and Beaufort. Council also has two community resource centres, one in Beaufort and one in Avoca, where residents can access libraries, tourism information, meeting rooms, public access computers and Wi-Fi. The Landsborough Resource Centre and the Lexton Rural Transaction Centre also provide public access to computers and Wi-Fi.

Pyrenees Shire Council – administrative office
5 Lawrence Street, Beaufort VIC 3373
T 1300 797 363
E pyrenees@pyrenees.vic.gov.au

Avoca Information and Community Centre
122 High Street, Avoca VIC 3467
T 03 5465 1000
E pyrenees@pyrenees.vic.gov.au

Beaufort Community Resource Centre and Library
72 Neill Street, Beaufort VIC 3373
T 03 5349 1180
E bcrc@pyrenees.vic.gov.au



Section 2:
OUR YEAR



THE YEAR IN NUMBERS

Council Meetings
16 including 1 statutory and 4 special council meetings

Community Satisfaction Survey
58

EPIC youth leadership program participants
15

Citizenship Ceremonies
9 Pyrenees residents became Australian citizens

Babies born
69

Children seen by the Family and Child Health Team
253

Registered library members
1,263

Number of library collection items
12,049

Outdoor public pools
3

Total number of visits to Pyrenees swimming pools
8,883

Capital Works Program
$14.467 million

Number of kilometres of sealed local roads
716.20

Sealed local roads reconstructed
34.3 kilometres

Bridges maintained
156

Number of animal management requests
214

Planning applications received
102

Planning applications decided within required time frame
90.91%

Kerbside waste diverted from landfill
38.4%

Rateable properties
6,375

Rates and charges revenue
$14.486 million

Average rate per property assessment
$1,621.09



MAYOR AND INTERIM CEO'S REPORT 2025/26

The 2025/26 financial year has been one of significant achievement, resilience and transition for Pyrenees Shire and the communities we serve.

Throughout the year, Council has remained focused on delivering essential services, investing in community infrastructure and advocating for the long-term needs of our Shire. While navigating a challenging operating environment, we have continued to progress important projects, strengthen partnerships and pursue opportunities that support the liveability, prosperity and resilience of our communities.

Our work has been guided by a commitment to responsible leadership, sound governance and sustainable decision making while recognising the important role Council plays in supporting our towns, rural communities and rural economy.

Maintaining financial sustainability requires careful planning, responsible investment and a continued focus on how Council can deliver services efficiently and effectively. Strategic advocacy and partnerships with other levels of government remain essential to securing investment in infrastructure and services that would otherwise be beyond the financial capacity of a small rural Shire.

One of the most significant developments during the year was the continued advancement of the Southern Wimmera and Northeast Pyrenees Water Supply Project. This transformative initiative represents a once-in-a-generation opportunity to address long standing water security challenges across our region. Improved water security is fundamental to supporting agricultural productivity, attracting investment, enabling economic development and strengthening the resilience of our communities in a changing climate. We have continued to champion this vital project through ongoing advocacy and collaboration with project partners and government stakeholders. We remain committed to progressing this initiative and ensuring the needs of our communities are recognised in decisions about future water infrastructure investment.

Housing availability remains one of the greatest challenges facing regional communities. In response, Council continued progressing the Beaufort Key Worker Accommodation Project, an innovative initiative designed to attract and retain essential workers by increasing the availability of affordable, suitable accommodation. This project will play an important role in supporting local businesses, health services and community organisations to meet their workforce needs. This project demonstrates Council's commitment to addressing local challenges through funding partnerships and investment that will deliver lasting benefits for our community and economy.

Maintaining and improving our extensive road network remains a core priority for Council. During the year, Council progressed important road safety and transport infrastructure improvements through the Safe Local Roads and Streets Program. These upgrades support safer travel, improved accessibility and stronger connections between our towns and rural communities while contributing to the long-term condition of our local road network.

Council also continued to invest in recreational facilities, public spaces, community infrastructure and essential services that contribute to the liveability of our Shire. These investments are important in a geographically dispersed rural shire, where access to quality infrastructure and services plays a vital role in supporting community wellbeing and connection.

Looking towards future economic and tourism opportunities, Council completed the Beaufort Caravan Park Master Plan, establishing a strategic framework to guide future investment and development at the site. The master plan establishes a vision for the facility that supports tourism growth while enhancing visitor experience and maximising the value of a key community asset.

Another important milestone was the continued progression of plans for the former Beaufort Primary School site. This historically significant property presents exciting opportunities for community, economic and cultural development, and

Council remains committed to working with stakeholders to ensure its future delivers lasting benefits for the broader community.

The year was also marked by challenging bushfire events that impacted local communities and tested the resilience of residents, volunteers and emergency service personnel. We acknowledge the extraordinary efforts of firefighters, emergency responders, community support organisations and volunteers who worked tirelessly to protect lives, properties and livelihoods during these difficult periods. Their dedication exemplifies the strength and spirit of our communities. Recovery extends well beyond the immediate emergency response, and Council remains committed to working alongside communities and government partners to support recovery and strengthen resilience and preparedness for the future.

The organisation also experienced a significant leadership transition during the year with the retirement of Chief Executive Officer Jim Nolan. On behalf of Council and the community, we acknowledge and thank Jim for his invaluable contribution to the organisation and wish him every success in his future endeavours. Leadership transitions provide an opportunity for reflection and renewal, and Council remains committed to maintaining strong governance, organisational stability and high-quality service delivery.

Our achievements reflect the collective efforts of many people. These would not have been possible without the commitment and professionalism of Council staff, the leadership of Councillors and the invaluable contribution of our many volunteers, community groups, businesses and partner organisations. We also thank our residents for their continued engagement, ideas and contribution to the life of our Shire. Meaningful community participation is essential to ensuring Council's priorities and decisions reflect the needs and aspirations of the community. Together, we continue to build a stronger and more resilient Pyrenees Shire.

As we look forward, Council remains focused on delivering the Council Plan, strengthening financial sustainability, progressing key infrastructure initiatives and continuing to advocate for the investment our communities need. We will continue to seek opportunities to improve how we work, strengthen partnerships and ensure Council is well position to respond to the challenges and opportunities ahead. Together we remain committed to building a resilient, connected and vibrant Shire where our communities continue to thrive.



Cr Damian Ferrari

Mayor



Sally Jones

Interim Chief Executive Officer

HIGHLIGHTS OF THE YEAR

Australia Day Awards

The 2026 Australia Day Awards were hosted by the Waterloo Community Group at the Beaufort Goldfields Recreation Reserve, with the MC Douglas Ball, AM, RFD

The 2026 Citizen of the Year Award was shared between two recipients, Benjamin Curnow and Jane Graham.

The Young Citizen of the Year Award was presented to Felicity Rentsch, who is an integral member of the Avoca Riverside Market and Avoca Pool committees.

The Event of the Year was awarded to the Beaufort Country Women's Association for Field of Poppies for ANZAC Day 2025.

The Australia Day Address was given by World Heritage & Regional Development Lead, City of Ballarat Susan Fayad.



Caption.

Beaufort by Twilight 2025

Beaufort transformed into a sprawling twilight wonderland in December 2025 for the biggest street party in Pyrenees Shire.

Crowds filled the Beaufort Memorial Park and spilled onto Neill Street for a pre-Christmas celebration.

The annual event included the Beaufort Twilight Market, circus performers, buskers, food trucks, Christmas photos, a scavenger hunt and kids' activities.

Artists included human sized roaming lizards, Dr Hubble and his incredible bubbles, a circus workshop, painting activities and a wreath making session.



Caption.

Beaufort Key Worker Accommodation Project

The Beaufort Key Worker Accommodation Project is part of the Victorian Government's Regional Worker Accommodation Fund, which provides new housing and accommodation for rural towns where key industry workers and their families are struggling to find places to live.

The subdivision at 26 Burke Street, Beaufort consists of land and construction of ten houses. Stage one – a total of 10 houses, five built by Hotondo Homes and five by GJ Gardner Homes – is nearly complete, including civil works such as sewerage, electricity, stormwater and kerb and channel works.



Caption.

Safe Local Roads and Streets Program

Council received $2 million under the Victorian Government and TAC's *Safe Local Roads and Streets Program* to deliver a range of road safety improvements across the municipality.

These projects include:

- Realigning the Carngham-Streatham Road and Mt William Road intersection at Stoneleigh
- Speed limit reductions across several Shire roads
- Reconfiguring Y-intersections to T-intersections on Waubra-Talbot Road at Evansford
- Installing speed humps near the Snake Valley Primary School

Advocacy

Council identified 12 key advocacy priority projects ahead of the 2026 Victorian Election and is calling on all political parties to support critical investment in rural communities.

These priorities highlight the infrastructure, services and initiatives needed to strengthen local communities and support the region's future growth.

The priorities include:

- Southern Wimmera and Northeast Pyrenees Water Supply Project
- Beaufort Caravan Park Master Plan completion
- Old Beaufort Primary School Community Hub
- Mt Cole and Mt Buangor Parks bushfire recovery works
- Roads and bridges renewal funding
- Increased emergency water supply points
- Power upgrades in small towns
- Waubra Recreation Reserve upgrade
- Library funding
- Municipal Emergency Resourcing Program
- Emergency management funding
- Scrapping the Emergency Services and Volunteers Fund



Caption.

[redacted]

CHALLENGES OF THE YEAR

CEO announces retirement

Long-serving CEO Jim Nolan announced his retirement after 11 1/2 years with Pyrenees Shire Council in May 2026.

Jim said some of his achievements included steering Council through challenging periods such as the COVID pandemic and natural disasters, including the 2016 and 2022 floods and the 2024 and 2026 bushfires.

He said he was particularly proud of the delivery of significant capital works including numerous road and bridge construction projects and the building of community assets such as the Lexton Community Hub.



Caption.

Streatham Yalla-Y-Poora fire

On Friday 9 January 2026, a day of catastrophic fire weather, a grassfire started five kilometres north of Streatham, between Yalla-Y-Poora Road and Eurambeen-Streatham Road.

The fire spread through 20,000 hectares in Carranballac, Stoneleigh and rural Skipton, resulting in homes being lost and significant losses to livestock.

The Carranballac Recreation Reserve was also destroyed.

Council worked closely with affected residents and neighbouring affected Councils, Corangamite Shire Council and Ararat Rural City Council, to assist residents with a recovery centre on the day of the fire and a wide range of supports in the aftermath.

[redacted]

Caption.

Stoneleigh intersection tragedy

Pyrenees Shire Council is continuing to advocate for a roundabout at Stoneleigh's Eurambeen-Streatham Road and Mt William Road intersection after a tragic accident.

The intersection was the site of a triple fatality on 11 November 2025 and was already the subject of a Council Black Spot Funding Program application to improve safety. It is jointly managed by Pyrenees Shire Council and Ararat Rural City Council under a boundary road agreement.



Caption.

Upcoming challenges

Some of the upcoming challenges Council will face include:

- Providing staff resources to meet community expectations around growing service expectations while also ensuring financial sustainability
- Continually improving Council's performance to ensure its Community Satisfaction Survey results are better aligned with community expectations.
- Long-lasting drought and other natural disaster impacts.
- Finding opportunities for long-term cost savings and service improvements.
- Reducing Council's environmental footprint.
- Implementing our Council Plan 2025-2029.
- Developing a strategy for our public pools, which are aging and require considerable upkeep and increased operational costs.



REVIEW OF OPERATIONS

Pyrenees Shire Council is responsible for more than 150 services, from family and children's services, open space, waste management and community facilities to business support and development, appropriate development planning and ensuring accountability for Council's budget and financial sustainability.

This broad range of community services and infrastructure support our community's wellbeing and prosperity.

Pyrenees Shire Council's vision, strategic objectives and strategies to further improve services and facilities are described in the Council Plan 2025-2029 and associated Budget 2025-2026 and are reported on in this document.

The delivery of services, facilities, support and advocacy to achieve our strategic objectives is measured by a set of service performance indicators and measures. Council also has a wide range of responsibilities under Victorian and Australian legislation.

Major Capital Works

Pyrenees Shire Council was pleased to deliver more than $14.5 million worth of capital works during the 2025-26 financial year.

This included:

- Roads to Recovery Program works of $1.78 million including road rehabilitation/renewal works on Racecourse Road, Beaufort
- TAC Road Safety Program works of $1.2 million including intersection works on Mt William-Carngham Streatham Road
- Beaufort Key Worker Accommodation and Burke St Land Development Project of $4.44 million.
- Flood recovery works of $3.12 million from the October 2022 Floods.

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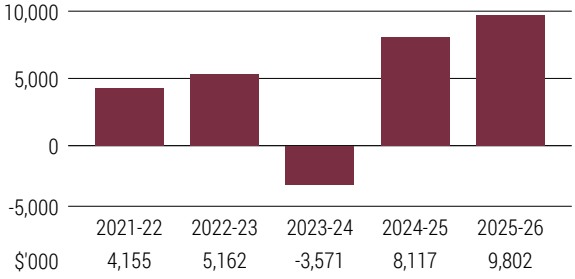
FINANCIAL OVERVIEW

Pyrenees Shire Council's financial position as at 30 June 2026 remains consistent with the parameters of Council's 10-Year Financial Plan. However, Council continues to face significant challenges in funding the renewal and replacement of critical long-lived community infrastructure, driven by constrained revenue growth and operating cost increases that continue to outpace available revenue sources.

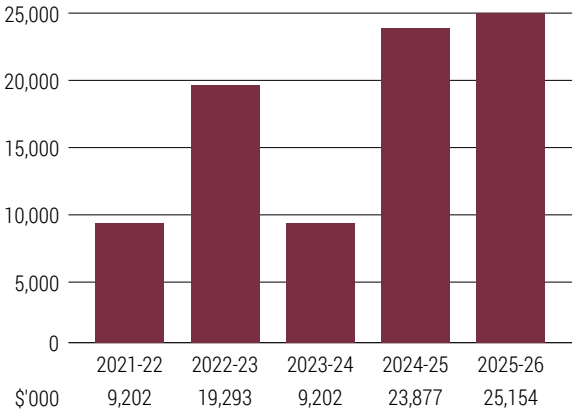
During 2025-26, Council experienced ongoing financial pressures associated with recovery efforts following the October 2022 flood event and more recent fire impacts. These pressures have been compounded by broader global economic conditions, including elevated inflation, supply chain disruptions and increased contractor and material costs. With the Victorian Government's rate cap remaining below the rate of inflation, Council faces continuing challenges in maintaining financial sustainability while delivering essential services and infrastructure for the community.

While Council has received significant support from the Victorian Government, the residual costs associated with disaster recovery and infrastructure restoration remain substantial. These ongoing pressures continue to impact Council's long-term financial sustainability and operational capacity and are expected to extend into the 2026-27 financial year.

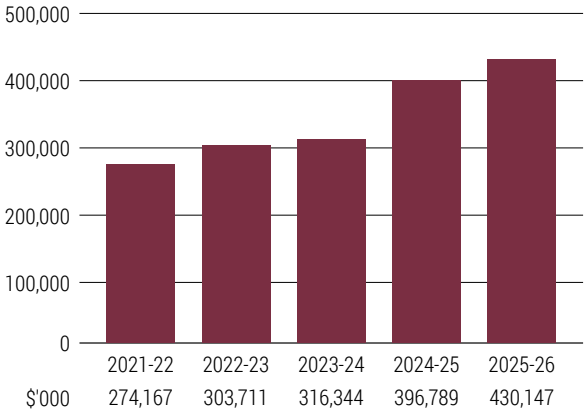
Operating Surplus



Cash and Investments



Total Assets



A detailed analysis of the financial performance for 2025-26 can be found in the Annual Financial Report available on Council's website and is attached to Council's Annual Report.

Glenn Kallio

Principal Accounting Officer

Section 3:
OUR COMMUNITY

OUR HISTORY

Traditional Owners

The traditional custodians of the lands that make up Pyrenees Shire are the Wadawurrung, Dja Dja Wurrung (Djaara), Eastern Maar and the peoples of the Wotjobaluk Nations – the Wotjobaluk, Jaadwa, Jadawadjali, Wergaia and Jupagulk.

We acknowledge the traditional owners of the lands upon which Pyrenees Shire is located, along with their continuing connection to land, waters and culture. We pay our respects to their Ancestors and Elders, recognise and respect their customs, stewardship and continuing connection to Country.

Aboriginal and Torres Strait Islander People currently make up 1.8% of the Pyrenees Shire population, double the Victorian average.

More Recent Past

Pyrenees Shire has a strong history of pioneer settlement, gold exploration and mining, agriculture and viticulture that began in the early 19th Century.

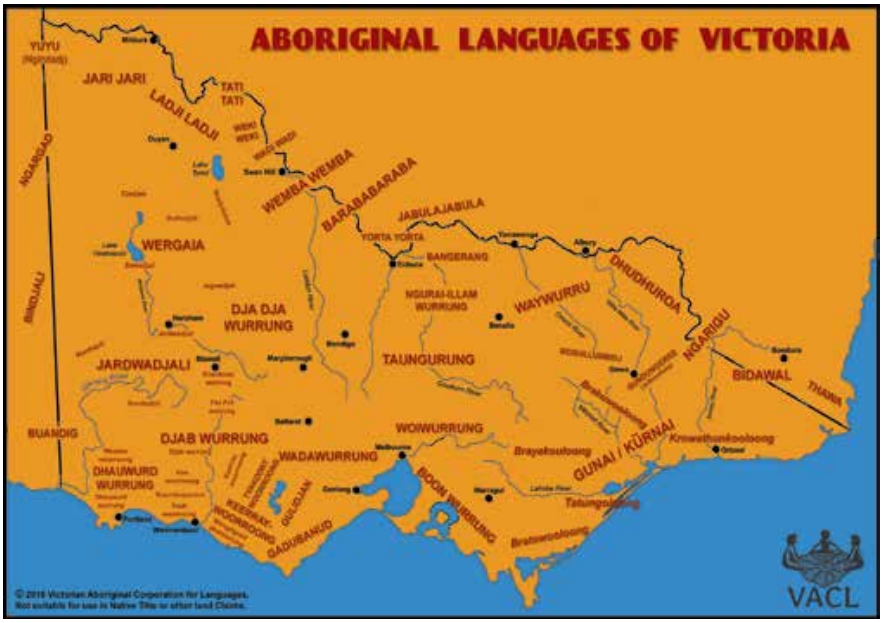
In the early 1840s, pastoralists moved into the region to claim large sheep runs along the Avoca River and surrounding areas.

Major gold strikes in the 1850s at places like Fiery Creek (now Beaufort) and Avoca transformed quiet pastoral runs into bustling diggings, and towns like Beaufort, Avoca, Redbank, and Snake Valley swelled with tens of thousands of prospectors seeking their fortune.

Local government restructuring in 1994 combined Ripon, Avoca, and Lexton Shires into the modern-day Pyrenees Shire.

The Shire is served by dedicated community groups who preserve, collect and research the Shire's history including the Avoca and District Historical Society, the Beaufort Historical Society, the Woady Yaloak Historical Society and the Linton and District Historical Society.

These groups also include the Avoca, Beaufort and Elmhurst Cemetery Trusts plus the countless number of community groups and organisations that hold a wealth of historical knowledge.



OUR GEOGRAPHY

Pyrenees Shire is situated in the beautiful surrounds of the Pyrenees Ranges, nestled next to the popular Grampians National Park in western Victoria and situated between Ballarat, Ararat, Stawell and Maryborough.

The Shire covers some 3,500 square kilometres of a wide range of land types from steep mountainous forested country to basalt plains and cropping lands.

The municipality is approximately two hours' drive west of Melbourne via the Western and Sunraysia Highways, and 30 minutes from Ballarat.

Pyrenees Shire contains significant areas of publicly accessible land including the Pyrenees Ranges and Mount Cole State Forest, which form part of Australia's Great Dividing Range.

Other forested areas exist in the Shire's south and north between Moonambel and Redbank/Barkly, along with the Beaufort and Snake Valley districts. Other significant Great Dividing Range elements in or adjacent to the Shire include Mount Langi Ghiran, Mount Buangor, Mount Cole and Ben Nevis.

The Shire's countryside varies from the very steep hill areas of the Mount Cole, Mount Buangor and Pyrenees Ranges to the undulating, flat, open terrain around Natte Yallock, Stoneleigh and Streatham.

The major streams are the northerly running Wimmera and Avoca Rivers and the Bet Bet Creek, together with the southerly running Middle, Fiery and Emu Creeks.

Cleared sections have generally been improved for pasture with soil types varying from light gravel/clay soils in the north to very rich volcanic soils in the east and south.

Major water courses still contain and promote stands of native trees. Considerable areas of state forest, pine, and blue gum plantations, along with private plantations, exist in Beaufort, Raglan, Avoca, Landsborough, Moonambel, Waterloo, Chute and Snake Valley. Other plantations are reducing in size at Skipton, Lake Goldsmith, Trawalla, Eurambeen and Mena Park.

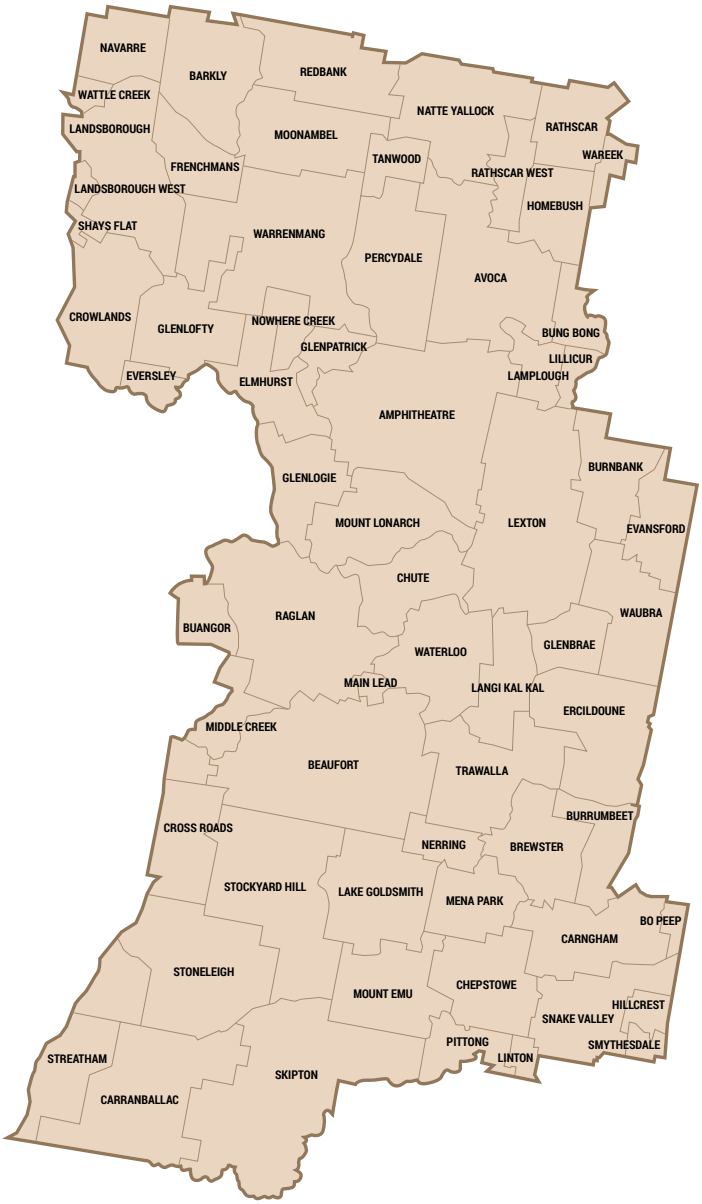
The Shire's climate varies between the north and south. North of the Pyrenees Ranges there is a warmer, drier climate with rainfall of about 650mm per year. South of the ranges is a cooler, wetter climate with a rainfall average of more than 750mm per year.



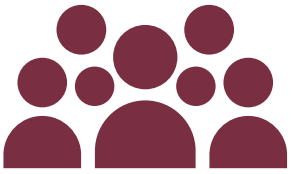
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OUR TOWNSHIPS AND LOCALITIES

Amphitheatre
Avoca
Barkly
Beaufort
Bo Peep
Brewster
Bung Bong
Burnbank
Carngham
Carranballac
Chepstowe
Chute
Cross Roads
Crowlands
Ercildoune
Eurambeen
Evansford
Eversley
Frenchmans
Glenbrae
Glenlofty
Glenpatrick
Glenshee
Hillcrest
Lake Goldsmith
Landsborough
Lamplough
Langi Kal Kal
Lexton
Lillicur
Lower Homebush
Main Lead
Mena Park
Middle Creek
Moonambel
Mortchup
Mount Emu
Mount Lonarch
Natte Yallock
Nerring
Nowhere Creek
Percydale
Raglan
Rathscar
Redbank
Shays Flat
Shirley
Snake Valley
Stockyard Hill
Stoneleigh
Tanwood
Trawalla
Warrenmang
Waterloo
Wattle Creek
Waubra



OUR MUNICIPALITY SNAPSHOT



Population

Population **7,957**

Largest age cohort – 65-69 years **8.9%**

Largest age cohort change – 70-74 years **24.8% increase**

Country of Birth

Australia **81.2%**
England **3.5%**
New Zealand **1.1%**
Netherlands **0.5%**
Scotland **0.5%**
Philippines **0.4%**
Germany **0.4%**

Households that speak a language other than English at home **2.1%**



Area

3,434 square kilometres

2,023 km of local road network

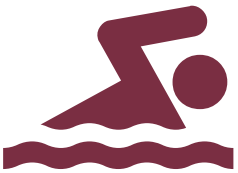
6,375 rateable properties



Council

5 Councillors

84.1 equivalent full-time employees, or **102** individuals



Pools

3 outdoor public swimming pool locations: Avoca, Beaufort and Landsborough

8,883 visits to swimming pools



Libraries

2 Library / Resource centres at Avoca and Beaufort

Mobile outreach service travelled to Amphitheatre, Barkly, Landsborough, Lexton, Moonambel, Natte Yallock, Navarre, Redbank. Snake Valley, Trawalla and Waubra.

12,049 library collection items

21,757 library items loaned

1,263 registered library members



Schools

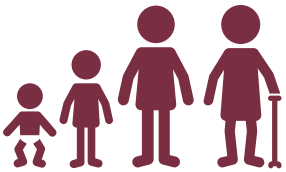
9 Government primary schools

1 Government secondary school



Family and Child Health

68 infant enrolments in MCHN



Age

Median age **50**

Population over 60 years **36.3%**



Income and work

2,374 jobs

Annual economic output of **$863.28 million**



OUR HEALTH

In the last Census (2021):

- **46.9%** report no long-term health conditions

Health conditions reported included:

- Arthritis **13.6%**
- Mental Health condition **11.7%**
- Asthma **9.9%**
- Cancer **4.3%**
- Diabetes **6.1%**
- Heart disease **6.1%**
- Dementia **0.6%**

OUR ECONOMY

Pyrenees Shire is home to a strong community and economy. It is host to attractive tourism and business operations including the Pyrenees wine region and other locally owned enterprises and agriculture.

Council has a strong record of allocating its budgets to meet areas of priority to local communities.

Communication improvements

- Council continuously advocates for improvements in the black spot removal program.

Critical infrastructure

- Around $14.5 million invested into infrastructure and community focused capital works projects.

The unique features of the Shire establish it as the liveable heart of Victoria, celebrated by tourists, business and our communities, with a broad range of community interests in the arts, sport, its historical background and the numerous natural assets for those interested in bushwalking and cycling.

Tourist attractions include:

- Distinctive landscapes encompassing flat and open plains and hilly terrain, amongst which Mount Cole stands highest.
- The Pyrenees Ranges that provide for two climates to its north and south.
- The famous Pyrenees Wine Region, which hosts many established vignerons and wineries.
- A long and continuing history of gold discovery, reflected in the current bid to add the Victorian Goldfields to the UNESCO World Heritage List.



- Heritage precincts across the Shire, particularly in Avoca, Beaufort, Landsborough and Moonambel.
- Historic homesteads listed on the Victorian Heritage Register, including Mawallok, Mount Mitchell, Ercildoune and the Percydale Historic Reserve.
- A burgeoning creative sector exemplified by the Art Trax Gallery operating from the refurbished Beaufort Train Station and the Avoca Arts and Gardens Precinct operating from the former Avoca Railway Station.
- Several high-profile State Parks including Mount Buangor, Pyrenees Ranges State Forest, Mount Cole and Ben Major.

Key industry sectors include an established agricultural industry focussing on wool, meat, hay production, grain, potations and nurseries, grapes and forestry, plus four wind farms.

Tourism

Tourism is an important industry in the Shire, which has a range of natural attributes that lend themselves to outdoor activities such as bushwalking, camping, cycling and sightseeing. The Shire is home to nearly 30 winery cellar doors operating in the Pyrenees and Grampians wine regions.

The region hosts a range of events that attract visitors year-round including the Pyrenees Unearthed wine and food festival in April and cellar door events such as live music and specialist food and art events. Moonambel hosts mid-winter bonfires and spectacular fireworks displays, and the Lake Goldsmith Steam Rally is held twice per year.

Other events throughout the year include equestrian endurance rides and races, car rallies, cycling and walking events that take advantage of the state forests and country roads of the Pyrenees. Many smaller towns showcase their area with events such as markets and vintage car rallies.

Arts and culture

Art features prominently in the Shire with two main galleries in Beaufort (Art Trax) and Avoca (Gallery 127), a range of other art-focused communities and major art shows held in the two larger towns annually. Markets held across the Shire attract a range of visitors and locals alike and support a growing group of local artisans, food producers and makers.

Sport

Pyrenees Shire hosts football and netball clubs and leagues, junior and senior cricket, tennis, golf and lawn bowls, with many of the townships enjoying easy access to recreation and sportsgrounds. The beautiful natural environment attracts sporting pursuits including motorbike riding, cycling and hiking.

Economy

Pyrenees Shire is dependent on its agriculture and viticulture industries. It is known for wool, wine, grain, sheep and forestry activity. Businesses in the industry type "agriculture, forestry and fishing" make up nearly half the total number of businesses in the Shire, almost one third of its gross output, and almost a third of the workforce is employed in this industry. Key agriculture crops include wool, cereal, hay and meat.

Other important industries of employment include viticulture, healthcare and social assistance, electricity, gas and waste-water services, construction industry, and retail trade.

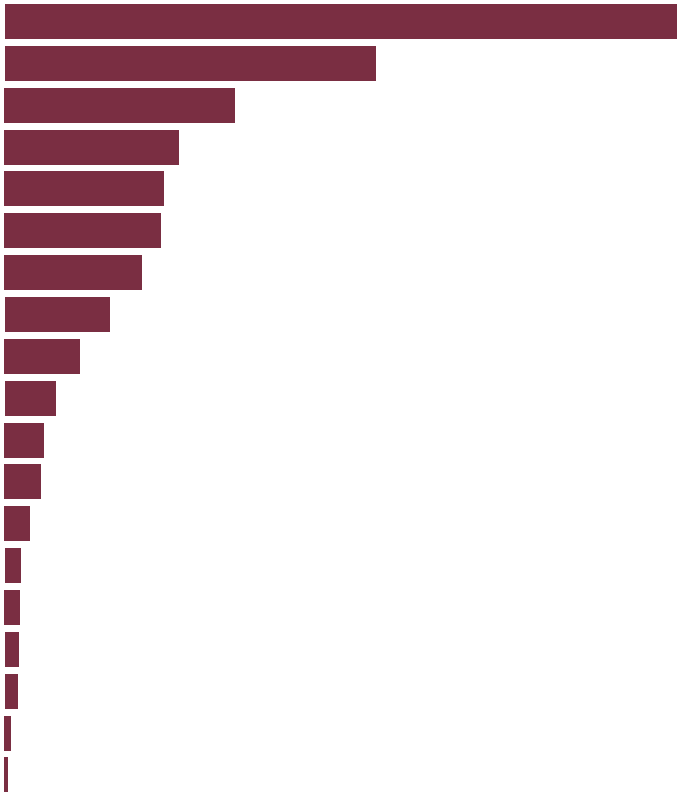
HM Prison Langi Kal Kal and Council are major employers in the region within the Public Administration and Safety sector.

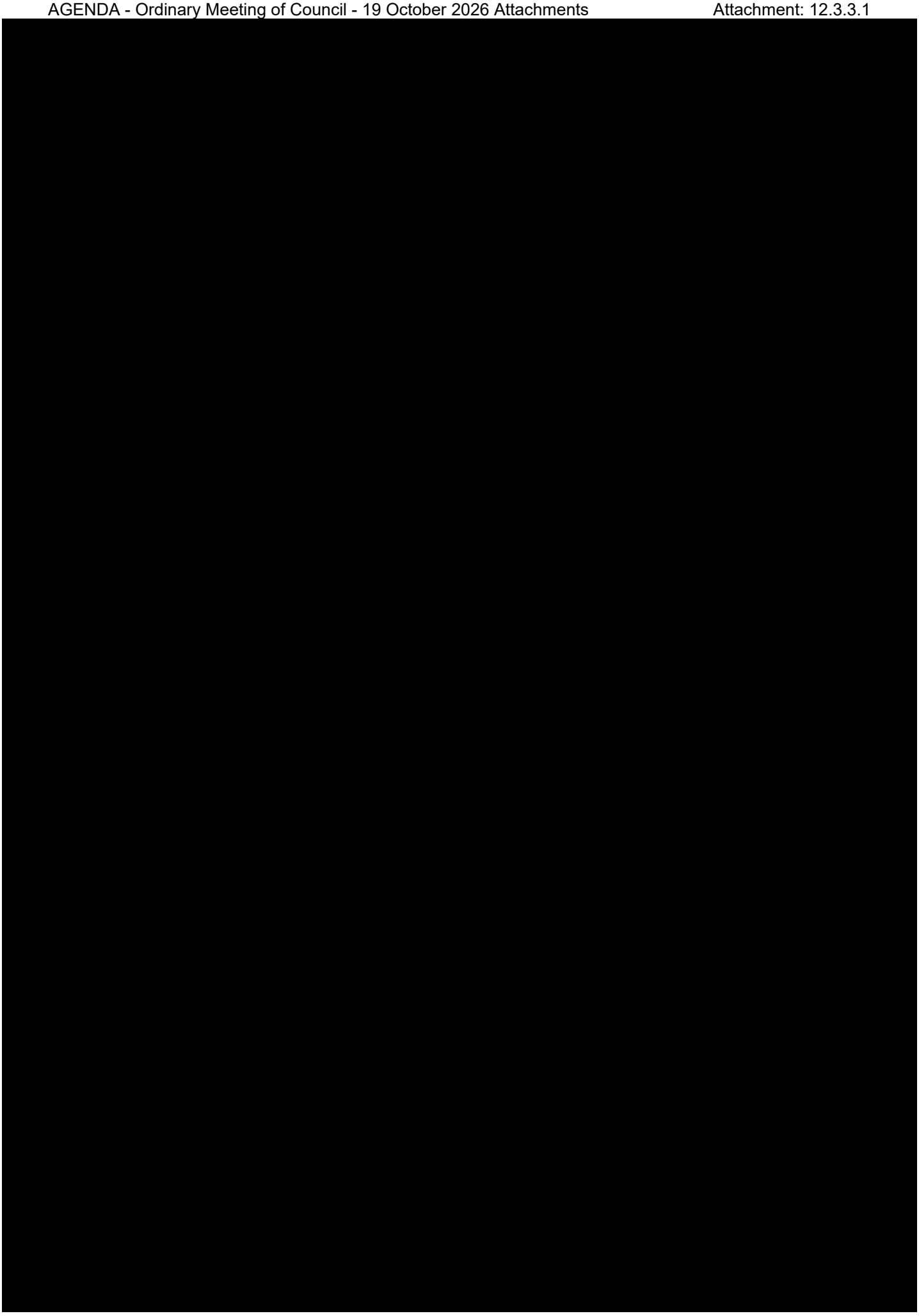
Output data represents the gross revenue (or total sales / income) generated by businesses/organisations in each of the industry sectors. The total output estimate for Pyrenees is $863.28 million.

Employment

The total employment estimate for the Pyrenees Shire is 2,219 jobs. Employees whose place of work is located within the Pyrenees Shire is shown across the range of industries below.

Industry Sector	Jobs
Agriculture, Forestry & Fishing	651
Public Administration & Safety	359
Health Care & Social Assistance	223
Construction	168
Manufacturing	154
Education & Training	151
Retail Trade	133
Accommodation & Food Services	101
Transport, Postal & Warehousing	73
Other Services	49
Arts & Recreation Services	38
Professional, Scientific & Technical Services	35
Administrative & Support Services	24
Electricity, Gas, Water & Waste Services	15
Mining	14
Financial & Insurance Services	13
Wholesale Trade	12
Information Media & Telecommunications	6
Rental, Hiring & Real Estate Services	0
	2,219



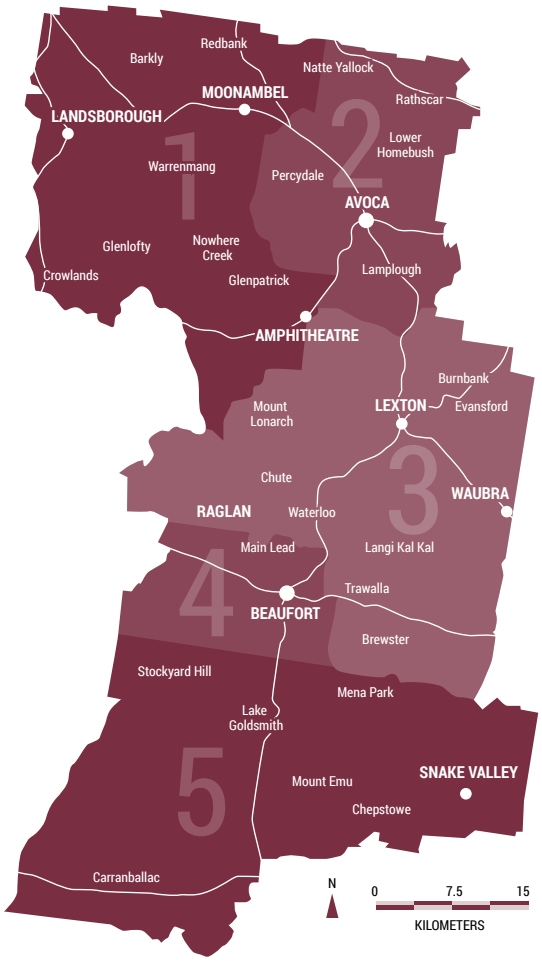


Section 4:
OUR COUNCIL

OUR COUNCIL

Pyrenees Shire Council is elected by the Pyrenees Shire community to provide leadership for the good governance of the municipal district and the local community. The current Council was sworn in on 12 November 2024.

The municipality is divided into five wards, represented by one Councillor in each ward. The five Councillors are the elected representatives of all the Shire's residents and ratepayers. They have responsibility for setting the municipality's strategic direction, policy development, identifying service standards and monitoring organisational performance.



1 De Cameron Ward
2 Avoca Ward
3 Ercildoune Ward
4 Beaufort Ward
5 Mount Emu Ward

COUNCILLORS



Mayor Cr Damian Ferrari

Beaufort Ward

T 0437 662 295 **E** beaufort@pyrenees.vic.gov.au

Cr Damian Ferrari was first elected to Council on 18 August 2018 following a by-election of the Beaufort Ward and re-elected in the 2021 and 2024 local government elections. Cr Ferrari was born and raised in the Beaufort area and still resides on a farm at Mount Cole. Cr Ferrari is community minded and a community advocate and genuinely cares about the people in our municipality. He would like to see the Council be progressive, sustainable, accountable and accessible to the community.

Cr Ferrari is passionate about ensuring Beaufort's long-term sustainability and progress, and building a harmonious, resilient and connected community. He is also passionate about protecting our environment. Cr Ferrari is keen to provide for our elderly and nurture our youth, which will assist in preserving our history and acquiring a promising future. Cr Ferrari enjoys camping, fishing, gardening and listening to Radio 88 FM.



Deputy Mayor Cr Rebecca Wardlaw

Avoca Ward

T 0458 704 011 **E** avoca@pyrenees.vic.gov.au

Cr Rebecca Wardlaw was elected as the Avoca Ward Councillor in October 2024. As the Avoca Post Office owner and licensee, Cr Wardlaw has been an integral part of the community for many years. With a passion for all things equine, Cr Wardlaw is a harness racing trainer and driver and horse breeder who is also a fifth-generation farmer by marriage.

Cr Wardlaw is keen to represent Pyrenees community members and their needs and wants to work on bettering facilities and the lives of everyone who lives in the Shire. She hopes to help create a unified Council that achieves projects and implements programs for the betterment of the entire municipality. Cr Wardlaw lives in the Avoca area with her husband Stephen. They have three adult daughters and six grandchildren.



Cr Megan Phelan

De Cameron Ward

T 0461 523 580 **E** decameron@pyrenees.vic.gov.au

Cr Megan Phelan was elected as the De Cameron Ward Councillor in October 2024. Her professional career spans the community sector, government and consultancy working to promote public health and wellbeing and social and economic development through policy reform and implementation. She is a Graduate Australian Institute of Company Directors and holds a Master of Social Sciences (Policy and Human Services) and a Diploma of Teaching. Cr Phelan wants to help build a supportive and enabling culture within Council and a commitment to delivering the priorities of Pyrenees residents.

Cr Phelan wants to help bring to life the wealth of ideas, passion, and energy in the community, harnessing these to help the region grow economically and sustainably. She also wants to see Council work harder to achieve the aspirations of the entire Pyrenees community through economic development and tourism, arts and culture, recreation, and infrastructure maintenance and development.



Cr Simon Tol

Ercildoune Ward

T 0473 628 938 **E** ercildoune@pyrenees.vic.gov.au

Cr Simon Tol was elected as the Ercildoune Ward Councillor in October 2024 after a long and successful career in construction, plumbing and leadership. Cr Tol has been self-employed his entire life, running several businesses and employing many staff over this time. Cr Tol ran for election due to a desire to help drive change and improve the liveability of this wonderful region.

He hopes being part of the new Councillor group will provide the catalyst for more advocacy and productivity that will see Pyrenees Shire go from strength to strength, fostering a sense of pride within the community. Cr Tol lives in the Lexton area with his wife Kate. They have three adult children, William, Sophie and Harry, a son-in-law Caleb, a daughter-in-law Katie, a grandson Tom and granddaughters Florence and Daisy.



Cr Tanya Kehoe

Mount Emu Ward

T 0439 571 480 **E** mountemu@pyrenees.vic.gov.au

Cr Tanya Kehoe is an educator, a community advocate and the Mount Emu Ward Councillor. Cr Kehoe's professional experience spans teaching and pastoral care, as well as farming. Cr Kehoe loves the sense of community in the Mount Emu and Snake Valley area, a community that she has been a part of her whole life.

Cr Kehoe was first elected to Pyrenees Shire Council in 2012 and re-elected in the 2016, 2020 and 2024 local government elections. She wants to use her strengths to better her community and strongly represent her community in her role as Councillor. Cr Kehoe would like to see the continual development of the Snake Valley township, improve opportunities for young people within the Shire and advocate for better services around roads and facilities. Cr Kehoe is also keen to continue to focus on how to best support farmers, services and businesses across the Shire to continue to advance the local area for all residents. Cr Kehoe and her husband run a sheep property at Mount Emu and have nine children.

Councillor allowances

In accordance with section 39 of the *Local Government Act 2020*, Councillors are entitled to receive an allowance while performing their duty as a Councillor. The mayor and deputy mayor are entitled to receive a higher allowance to reflect the level of commitment and time required to fulfil the required duties.

The Victorian Government sets the upper and lower levels for allowances paid to Mayors, Deputy Mayors and Councillors. Councils are divided into four categories based on the income and population of each Council. Pyrenees Shire Council is recognised as a Category 1 Council. As a Category 1 Council, Pyrenees Shire Council has the following Councillor allowances set by the State Government plus superannuation.

- Councillors: up to $28,110
- Mayor: up to $91,613
- Deputy Mayor: up to $45,807

Cr Tanya Kehoe was elected Mayor up to 10 November 2025 when Cr Damian Ferrari was elected Mayor for the rest of the financial year, with Cr Rebecca Wardlaw elected Deputy Mayor.

The following table contains a summary of the allowances paid to each Councillor during the year.

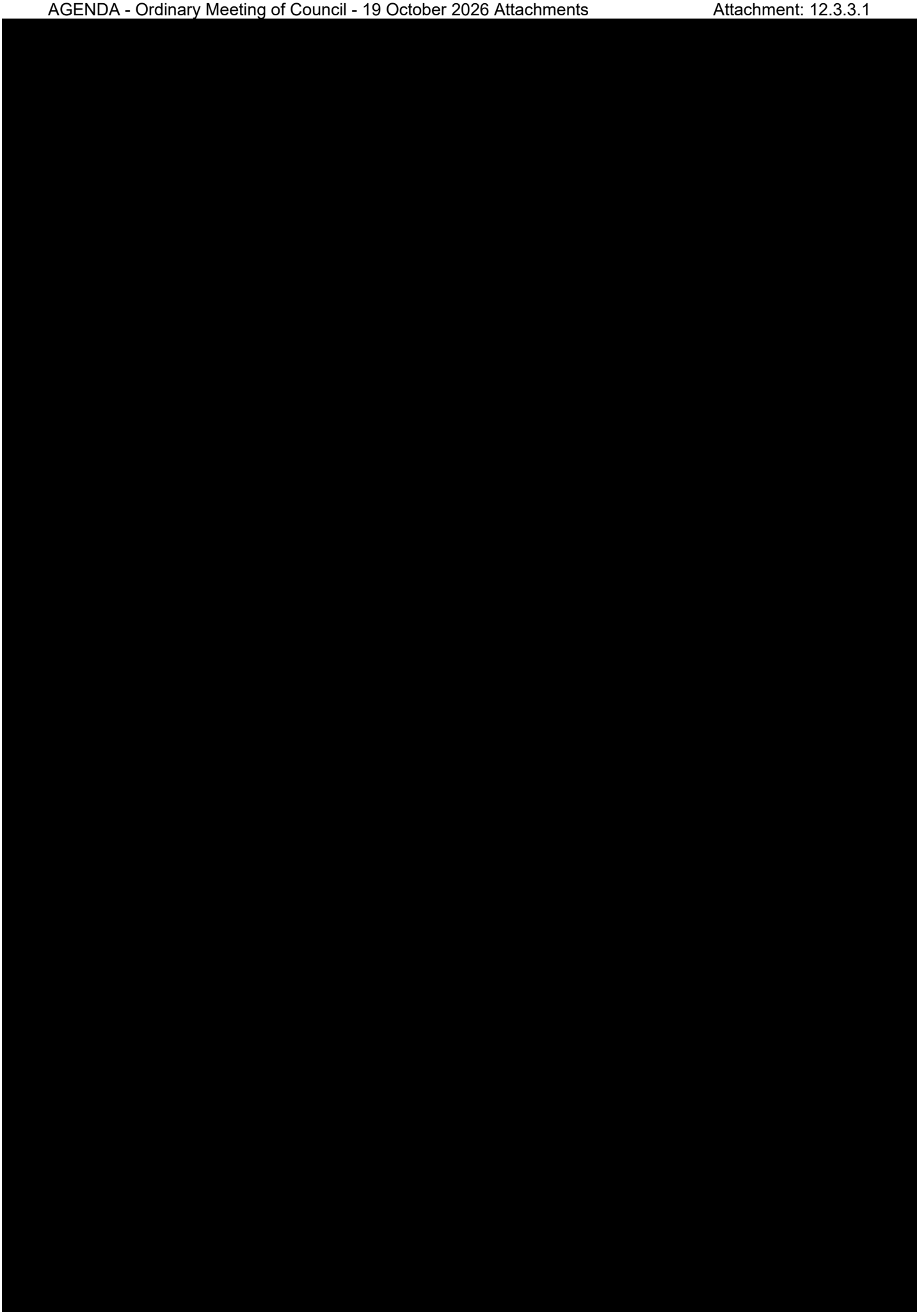
Councillor	Allowance $
Councillor Tanya Kehoe	$48,514
Councillor Damian Ferrari	$70,064
Councillor Simon Tol	$28,110
Councillor Rebecca Wardlaw	$40,614
Councillor Megan Phelan	$28,110

Councillor expenses

In accordance with section 40 of the Act, a council must reimburse Councillors for expenses incurred whilst performing their duties as a Councillor. Council is also required to adopt and maintain a policy in relation to the reimbursement of expenses for councillors. The policy provides guidance for the payment of reimbursements of expenses and provision of resources, facilities and other support to the Mayor and Councillors to enable them to discharge their duties. Council also publishes in its Annual Report the details of the expenses, including the reimbursement of expenses for each Councillor and member of a council committee paid by the Council.

The details of the expenses including reimbursement of expenses for each Councillor and member of a council committee paid by the Council for the 2025-26 year are set out in the following table.

1 July 2025-30 June 2026	Travel allowance	Remote area allowance	Childcare	Accommodation	Conferences	Travel	Meals	Total
Cr Kehoe	$2,148.30	-	$6,237.50	$1,634.20	$1,809.50	-	-	$11,829.50
Cr Phelan	$20,131.96	$3,276.30	-	-	-	-	-	$23,408.26
Cr Wardlaw	$6,115.14	$1,995.10	-	$819.11	$3,363.00	$713.76	$87.67	$13,093.78
Cr Tol	-	-	-	-	-	-	-	-
Cr Ferrari	$1,364.00	$97.80	-	$1,914.11	$2,440.50	$659.66	$139.44	$6,615.51



Section 5:
OUR PEOPLE

ORGANISATIONAL STRUCTURE

The elected Council is the governing body that appoints the organisation's Chief Executive Officer (CEO). The CEO has responsibility for the day-to-day management of operations in accordance with the Council Plan's strategic directions, and the CEO and two directors form the Executive Leadership Team (ELT) and lead the organisation.

Executive Leadership Team



Jim Nolan – *B.Eng (Civil)*

Chief Executive Officer

Jim was appointed Chief Executive Officer in December 2014. He has more than 30 years' experience in local government at Glenelg, Southern Grampians and Northern Grampians Shire Councils. Jim has extensive experience across infrastructure, project delivery, community, and economic development.

As Chief Executive Officer, Jim is responsible for the day-to-day operations of Council, the Council Plan delivery and the implementation of Council decisions. Jim also has direct responsibility for economic development, people and culture, and communications.

Note: Jim retired in July 2026.



Jacinta Erdody – *Governance Institute of Australia, CertEDC (Certificate Effective Director Course)*

Director Corporate and Community Services

Jacinta joined Pyrenees Shire Council in 2025 and has worked within the Local Government sector for more than two decades both within Victoria and New South Wales. Jacinta is responsible for the strategic management of the Corporate and Community Services Department, which includes finance and administration, information technology, governance, corporate compliance, risk management/OHS, emergency management, customer services, organisation service and process reviews, internal audit and community wellbeing.



Douglas Gowans – *B.Eng*

Director Assets and Development Services

Douglas joined Pyrenees Shire Council in 2015. His experience in local government spans two decades including roles at Golden Plains and Hindmarsh Shire Councils.

Douglas manages the operations and asset areas of Council. His responsibilities include the construction and maintenance of critical public infrastructure, including roads and bridges, as well as waste management and recycling, public asset maintenance, environment, town planning, building services and community safety and amenity.



WHAT COUNCIL DOES

The following gives a broad outline of the key functions undertaken by the different departments and functions within the directorates.

Office of the Chief Executive Officer

Communications (Senior Communications Officer Fiona Henderson)	Media releases Social media Official communications Website management
Advocacy (CEO Jim Nolan)	Advocating and promoting proposals which are in the local community's best interests
People and Culture (People and Culture Manager)	Recruitment, retention and staff wellbeing Volunteer management Organisational training and development Industrial relations / grievance management WorkCover and return to work management Gender equality
Economic Development and Tourism (Manager Ray Davies)	Economic and business development Business sector monitoring, support, liaison and advice Tourism promotion and marketing Caravan parks Events promotion

Corporate and Community Services Directorate

Community Wellbeing and Partnerships (Manager Diana Dixon)	Active Ageing Maternal and Child Health Supported Playgroups Immunisation program Community groups and action planning support Youth services and support Community Funding Program Community health and wellbeing Sport and recreation planning/aquatic facilities Community engagement Recovery management Libraries and Resource Centres
Finance (Manager Glenn Kallio)	Financial management, budgeting and reporting Property and revenue/accounts receivable Fleet procurement and maintenance Accounts payable Payroll
Information Management (Manager Scott Wright)	Data and information security/disaster recovery Information and records management Systems development and management ICT support Geographic Information Systems (GIS)
Governance and Performance (Manager Colette Steinhardt)	Customer service/Council business Customer Action Requests (CARS) administration Governance and corporate compliance Risk management and occupational health and safety Business continuity management Fraud and corruption protection Privacy and FOI management Procurement governance Complaints administration and management Municipal emergency management planning and administration Municipal relief and recovery support

Assets and Development Services Directorate

Works / Operations (Manager Glenn Deaker)	Stormwater, bridges, roads and footpath maintenance Parks and gardens, public municipal area maintenance Street tree management Litter management and graffiti removal Traffic management Conservation and bushland management Plant and equipment maintenance Asset inspection schedules and Road Management Plan management / compliance
Planning and development (Manager Rachel Blackwell)	Technical advisory and issues resolution Property information Statutory planning Strategic planning (urban design/township, land use, social planning and public spaces, strategic policy and zoning, heritage management) Building control, safety and enforcement Emergency incident post-impact assessment
Community safety and public health (Manager Rachel Blackwell)	Fire prevention program Resilient communities/Pyrenees Community Safety Working Group Environmental Health (food safety, public health and wellbeing, domestic wastewater management) Community Safety and Amenity (local law enforcement, animal & stock management, school crossing supervisors, parking enforcement, footpath trading, public amenity enforcement)
Asset Management (Manager Tim Day)	Building / facilities maintenance Asset management planning and systems Strategic assets management and lifecycle planning Asset condition inspections and reports
Engineering Services (Manager Daniel Potter)	Engineering design Capital works project management Contract and contractor management Roads and footpath provision / planning / construction Road infrastructure provision Stormwater drainage provision
Environmental sustainability (Environment and Sustainability Coordinator Noel McKeegan)	Land management Pest and weed management Environment sustainability and climate change Open air burning / fuel reduction burning Collection of firewood Natural resource management / native vegetation offset management Climate resilient communities Maintenance of bushland reserves and rural walking tracks Support for Friends and Landcare Groups

[redacted]

COUNCIL STAFF

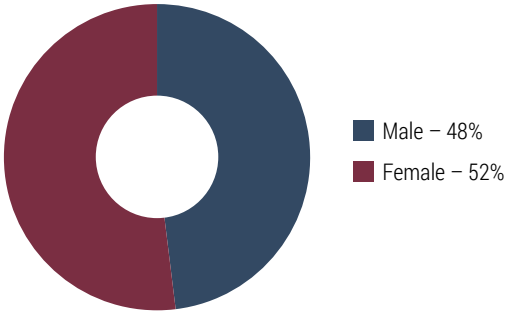
As of 30 June 2026, a summary of the number of full-time equivalent (FTE) staff categorised by employment classification and gender is set out below. This represents an increase in FTE from the previous year.

As of 30 June 2026, the Pyrenees Shire Council had a total workforce of 84.1 equivalent full time, or 102 individuals.

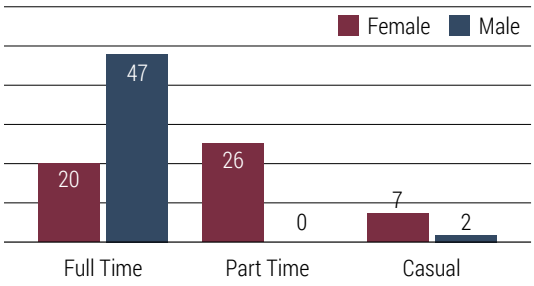
Structure Classification	Band 1	Band 2	Band 3	Band 4	Band 5	Band 6	Band 7	Band 8	SEO + others	Total
Permanent FT – F	0	0	0	4	3	4	3	3	2	**19**
Permanent FT – M	0	0	17	7	2	10	2	1	8	**47**
Temporary FT – F	0	0	0	0	0	1	0	0	0	**1**
Temporary FT – M	0	0	0	0	1	0	0	0	0	**1**
Permanent PT – F	0	0	0	7.2	2.4	2.9	0	0	1.4	**13.9**
Permanent PT – M	0	0	0	0	0	0	0	0	0	**0**
Temporary PT – F	0	0	0	0.5	0.8	0	0	0	0	**1.3**
Temporary PT – M	0	0	0	0	0	0	0	0	0	**0**
Permanent Casual – F	0.5	0	0	0	0	0	0	0	0	**0.5**
Permanent Casual – M	0	0	0	0	0	0	0	0	0	**0**
Temporary Casual – F	0	0	0.4	0	0	0	0	0	0	**0**
Temporary Casual – M	0	0	0.4	0	0	0	0	0	0	**0.4**
Total	**0.5**	**0**	**17.8**	**18.7**	**9.2**	**17.9**	**5**	**4**	**11.4**	**84.1**

FTE = full-time equivalent; FT = full-time; PT = part-time; F = female; M = male

Gender Composition



Staff by Gender and Employment Type



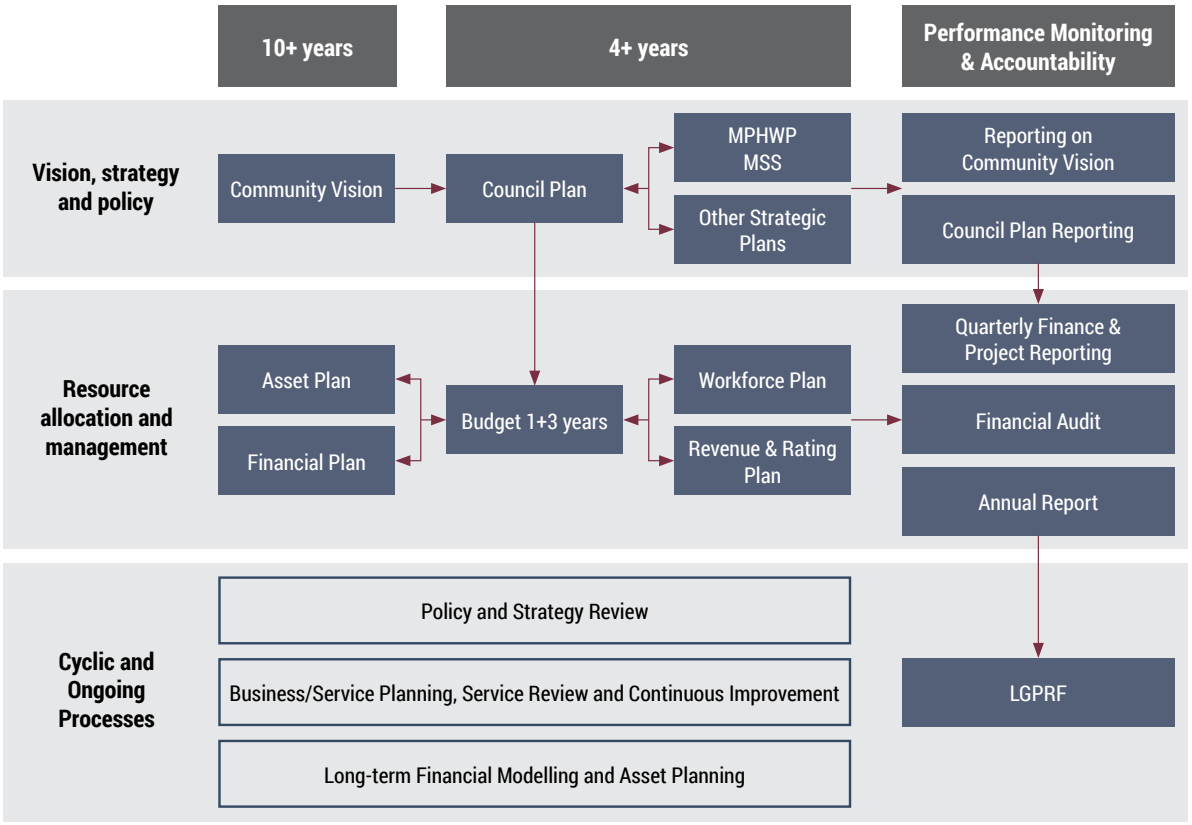
Section 6:
OUR PERFORMANCE

Integrated Strategic Planning and Reporting Framework (ISPRF)

The legislative timeframes for development, review and adoption of the elements of the ISPRF vary. The following diagram provides an overview of the core legislate elements of an integrated strategic planning and reporting framework and outcomes.

Overview		Elements	Outcomes
A Community Vision reflects a consensus view of the future community wants and needs, and the high level actions required to achieve desired outcomes. Vision Statements reflect shared values and aspirations and create active tension between the current and desired future state.	10-years +	**Community Vision** > 10-year aspiration for community	There is a consensus view of the desired future (10+ years) for the community and potential pathway to achieve this. Intended directions, pathways and investments have legitimacy. Council's jurisdiction and targets for advocacy are understood. There is an understanding of community, civil society and broader partnerships required to achieve the Vision.
A Financial Plan is used by Council, community and the organisation to ensure the long term viability and sustainability of the Council. It supports the achievement of the Community Vision and establishes investment and spending thresholds. The Asset Plan ensures effective management and stewardship of community assets.		**Financial Plan** 10-year financial framework to support achievement of Community Vision and Council Plan **Asset Plan** 10-year asset management framework to support achievement of Community Vision and Council Plan	Improved understanding of Council's capability to achieve its vision. Clear view of the fiscal capacity and constraints of Council. Financial risk and potential areas of volatility are managed. Council Plan, strategies, programs and projects can be resourced. Council is a trusted and responsible steward and community assets meet future community needs.
Council Plan outlines the agenda for a new Council and supports the achievement of the Community Vision through strategic objectives and strategies. Revenue and Rating Plan outlines a medium-term view of how Council will raise revenue to support activities and achievement of Council Plan strategies and objectives.	4-years +	**Council Plan** 4-year plan to support achievement of Community Vision Strategic objectives, major initiatives, strategies and indicators **Revenue and Rating Plan** 4-year plan to support achievement of Community Vision and Council Plan	Council owns the Council Plan and the community is clear on its strategic direction. There is a clarity on how strategic objectives will be achieved and consistency with available resources. There is alignment with and progress towards the Community Vision. It is clear how Council will collect revenue to support activities.
Council will develop and adopt a budget each year that describes in more detail the way in which revenue will be raised and expenditure directed. The budget must include 3-year financial projections as well as description of services, major initiatives and performance measures. The CEO must prepare and maintain a 4-year Workforce Plan.		**Annual Budget** 1 + 3-year budget supporting Council Plan delivery, includes description of services, major initiatives and performance measures **Workforce Plan** 4-year plan reflecting organisational structure and staffing requirements to support delivery of Council Plan [s46 (4)]	Strategies and initiatives to achieve Council Plan are clearly articulated, mapped and resourced. Programs and initiatives have quality and cost standards. Resources (including people) required to deliver on commitments are understood. The community has had an opportunity for deliberative engagement.
Council is accountable for its performance through the Annual Report, Local Government Performance Reporting Framework and mandatory quarterly financial reports that are presented to Council. Many Councils develop and maintain additional mechanisms to ensure public accountability, these include: quarterly reporting on achievement of capital works and Council Plan initiatives, routine reporting on project, program and policy initiatives.	1-year +	**Annual Report** Report on operations including implementation of Council Plan and major initiatives Service performance indicators Financial performance statement **LGPRF** Local Government Performance Reporting Framework	Transparent monitoring of financial, service and program performance. Improved accountability to Council and community for achievement of objectives. Improvement opportunities captured and incorporated into planning.

The following diagram demonstrates how each element might inform or be informed by other parts of the integrated framework.



The following were updated in the 2025-26 Financial Year.

- The Budget 2025-26
- The 10-year Long-term Financial Plan
- The 10-Year Asset Plan

COUNCIL PLAN 2025–2029

The Plan was developed and adopted in 2025, guided by the community developed Pyrenees Shire Community Vision 2021 - 2031. The Vision reflects the aspirations of the community and is supported by four underpinning principles that shape Council's approach to decision-making and service delivery. Together, the Vision and the principles informed the establishment of five strategic pillars, each supported by a range of strategic priorities. Working closely with Councillors, Council officers then developed a suite of initiatives aligned to these priorities, ensuring Council's work responds to community needs and delivers on the commitments set out in the Plan.

The 2025-26 Financial Year was the first year of the Council Plan 2025-2029 and good progress has been made in delivering against expectations.

Underpinning Principles

- **Community Centric and Responsive Culture**
- **Effective Engagement and Transparent Communication**
- **Collaboration and Accountability**
- **Sustainable Service Delivery and Strategic Focus**

Pillars and Strategic Priorities

Support and Grow Liveable Places, Connected Communities

A: Promote inclusivity and accessibility for all life stages by creating welcoming spaces and supporting diverse social, cultural and recreational activities.

B: Improve community safety and wellbeing through accessible health services, active lifestyles, mental health support and effective local laws that ensure a high standard of safety and amenity.

C: Enable responsible development and population growth through strategic planning, affordable housing, and community driven township planning that reflects local identity.

D: Strengthen community outcomes by fostering partnerships supporting volunteers, and encouraging civic engagement to build capacity and delivery improved services.

Promote a Diversified, Thriving Economy

A: Support the growth and diversification of new and existing businesses, with a focus on key sectors, innovation and attracting investment.

B: Deliver coordinated and facilitated planning and economic development outcomes to support community aspirations and foster business and tourism growth.

C: Promote and support community events and the visitor economy to celebrate local culture, promote tourism, and stimulate the local economy.

D: Advocate for improved transport infrastructure, support job creation and invest in workforce development to enhance connectivity and economic opportunities.

Preserve, promote and enjoy the natural environment

A: Preserve and manage biodiversity and nature assets for long-term community benefit and environmental sustainability.

B: Mitigate risks, build community resilience and enhance responsiveness to natural disasters through proactive planning and collaboration.

C: Support local industries and communities in adapting to climate change through sustainable practices and strategic adaptation efforts.

D: Promote responsible waste practices by reducing landfill, improving resource recovery and advocating for accessible, efficient and rural appropriate waste services.

Planning and Building Infrastructure for current and future needs

A: Plan, build and maintain essential infrastructure - including water, waste, sewerage, roads, bridges and community assets - to support liveability, resilience and growth.

B: Address communication disadvantage and advocate for all communities to have reliable access to mobile, internet and emergency services through strong advocacy and investment.

C: Support the local economy by facilitating appropriate land use planning outcomes.

D: Advocate for fair renewable energy development, access to critical water supplies and effective maintenance of natural and built assets to reduce impacts on communities and the environment.

Community-Centric Leadership and Proactive Service Delivery

A: Foster a values-driven, inclusive culture where residents and community needs are central to all decision-making. Empower leadership at all levels to be responsive, accountable and aligned with Council and community priorities.

B: Work constructively and in partnership with individuals and communities to anticipate needs, solve issues early and deliver outcomes that build trust and resilience.

C: Ensure-timely, clear and consistent communication and build strong community relationships, underpinned by transparency and meaningful engagement.

D: Deliver high quality services and maintain public spaces efficiently, applying a strategic lens to all projects, and continuously improve systems and resource allocation.

Our Performance

Despite the challenges posed by another significant natural event during the reporting period, Council has continued to make steady progress in delivering the objectives and actions outlined in the Council Plan. The event placed considerable pressure on organisational resources, with staff capacity redirected to emergency response, recovery activities, and community support efforts. While this resulted in delays to some planned initiatives and project timelines, Council remained focused on maintaining essential services and advancing priority projects wherever possible.



PILLAR 1

Pillar 1: Support and grow Liveable Places, Connected Communities					
Strategic Priority	**Initiative**	**Accountability**	**Multi-year Initiative**	**Status**	**Progress Comments**
A Promote inclusivity and accessibility for all life stages by creating welcoming spaces and supporting diverse social, cultural and recreational activities.	1A.1 Develop and deliver Community Programs, inclusive of: - Age friendly - Library - Youth - Creative	Community Development	Yes	In progress - on track	Planning and delivery of programs across life stages have progressed inclusive of: Supported playgroups School holidays programs All ages activities at Libraries and Resource Centres Emerging Leaders Program NAIDOC Week activities Seniors Week/Festival activities Supporting community clubs and groups to manage activities and events through Community Grants Program.
	1A.3 Review, develop and implement the Reconciliation Plan, partnering with key stakeholders.	CEO Office	Yes	Deferred	
B Improve community safety and wellbeing through accessible health services, active lifestyles, mental health support and effective local laws that ensure a high standard of safety and amenity.	1B.1 Review, conduct and develop an updated Recreation Strategy inclusive of: - Leisure needs community engagement - Utilisation, inclusivity and accessibility of recreational facilities that ensure safe spaces and environments inclusive of Aquatic facilities - Transport networks which support activation (walkability, etc)	Community Development	Yes	In progress - on track	Pre-planning activities have commenced which seeks Council decision to proceed with applying for funding to support development and updated Strategy. This initiative is identified as requiring some co-funding which this grant application will support.
	1B.2 Review and implement Council's Local Law.	Planning and Development	Yes	In progress - behind schedule	Local Law review has commenced and will be completed in early 2027.
	1B.3 Deliver and implement Council's Municipal Public Health and Wellbeing Plan.	Community Development	Yes	In progress - on track	Delivery of the 'ongoing' and 'year one' actions have progressed well and separate report will be presented for Council in the new year.

Pillar 1: Support and grow Liveable Places, Connected Communities						
Strategic Priority		**Initiative**		**Accountability**	**Multi-year Initiative**	**Status**	**Progress Comments**
C	Enable responsible development and population growth through strategic planning, affordable housing and community-driven township planning that reflects local identity.	1C.1	Conduct settlement planning to inform township plans and future housing development / housing needs (inclusive of all demographics) for five townships which inform Community Action Plans.	Planning and Development	Yes	In progress - on track	Settlement planning progressing and township plan review completed to determine township plan priorities completed. Briefs for township plans to be prepared by end 2026. Commissioning to be based on council or external grant funding.
		1C.2	Deliver a range of development initiatives that enable additional housing / accommodation which is supported by existing and planned services.	Planning and Development	Yes	In progress - on track	Beaufort sewer augmentation completed which enables future development to the western edge of Beaufort. Drainage improvements have been undertaken in Avoca township to address localised drainage issues and encourage investment.
D	Strengthen community outcomes by fostering partnerships, supporting volunteers and encouraging civic engagement to build capacity and deliver improved services.	1D.1	Develop and implement: - Community Strengthening Policy Framework to inform development of Community Action Plans aligned with township plans.	Community Development	Yes	In progress - behind schedule	A project brief has been developed to support the review of the Policy Framework. A draft framework has been prepared and drafting of supporting Policy documents has commenced.

Pillar 1: Measures – Support and grow Liveable Places, Connected Communities				
Measure		**Target**	**Source**	**Result**
a	Community Satisfaction	3% improvement in scores for Appearance of Public Areas (2024 - 69)	Local Government Performance Reporting	CSS 2026 - 67
b	Community Satisfaction	3% improvement in scores for Recreational Facilities (2024 - 68)	Local Government Performance Reporting	CSS 2026 - 65
c	Planning permits	>85% planning permits issued within required timeframes (2023/24 - 67.7%)	Local Government Performance Reporting	Achieved 89.16% of planning permits issued within the 60-day timeframe
		>90% of applicants achieved a planning outcome that resulted in their request being approved	Planning Applicant Satisfaction Survey 2025	Achieved - No planning permit applications refused
d	Community Action Plans	10 district level Community Plans developed within four years	Project Status Reporting	Not yet commenced, subject to Community Strengthening Policy
		Facilitate local initiatives through funding support of Community Plans >$50,000	Community Grants Status Reporting	2025/26 Community Grants program delivered with 33 successful applicants. Projects covered the areas of: - Community Event Support - Community Program or Activity - Minor Capital Works or Equipment - Tourism event sponsorship

Pillar 1: Support and grow Liveable Places, Connected Communities				
Measure		**Target**	**Source**	**Result**
e	Township Framework Plans	Complete for two main towns - Avoca and Beaufort	Project Status Reporting	Progressing - review completed to determine township plan priorities completed. Briefs for township plans to be prepared by end 2026. Commissioning to be based on council or external grant funding
f	Community facility accessibility	Improve the proportion of council owned community facilities that comply with established accessibility standards	Accessibility Audit	

PILLAR 2

Pillar 2: Promote a Diversified, Thriving Economy						
Strategic Priority		**Initiative**	**Accountability**	**Multi-year Initiative**	**Status**	**Progress Comments**
A	Support the growth and diversification of new and existing businesses, with a key focus on key sectors, innovation and attracting investment.	2A.1 Participate, design and deliver initiatives to support our business community, including: - Local Business Support program - "Small Business Friendly Program" - Business Friendly Charter in partnership with Victoria Small Business Commission - Business concierge program	Economic Development	Yes	In progress - behind schedule	Pending completion of Economic Development and Investment Attraction Strategy and endorsement by council.
		2A.2 Develop and increase availability of serviced industrial land to actively attract business and industry investment.	Economic Development	Yes	In progress - behind schedule	Council officers have met with state government regional development staff to identify existing and potential industrial land. Further work is required.
B	Deliver coordinated and facilitated planning and economic development outcomes to support community aspirations and foster business and tourism growth.	2B.1 Develop and implement Economic Development Strategy that considers: - Business activity to support key employers - Economic Taskforce - Investment attraction - Employment attraction	Economic Development	Yes	In progress - on track	ED&IA strategy developed and reported to June 2026 Council meeting. Economic Taskforce established and provided input into ED&IA strategy. Endorsement of strategy deferred to take further consideration of public submissions.
		2B.2 Facilitate and develop Resilient Agricultural Report with partners (Adapt to climate change and identify opportunities for value-add and diversification).	Economic Development	Yes	Completed	Reported to May Council meeting.

Pillar 2: Promote a Diversified, Thriving Economy						
Strategic Priority		**Initiative**		**Accountability**	**Multi-year Initiative**	**Status**	**Progress Comments**
C	Promote and support community events and the visitor economy to celebrate local culture, promote tourism and stimulate the local economy.	2C.1	Implement Pyrenees Local Area Action Plan (Tourism Strategy) in partnership with Tourism Midwest Victoria and local organisations.	Economic Development	Yes	In progress - on track	Community events continue to be supported through council's' sponsorship programs and officer time to market and promote. Funding required for next phase of development at Beaufort Lake Caravan Park. Partnership with TMV continues to support skill development of Pyrenees tourism operators and with marketing of Pyrenees region. New Moonambel cycle loop completed; working with DEECA and Parks Vic on second loop north of Moonambel and with DEECA on loop cycle route in Trawalla State Forest.
D	Advocate for improved transport infrastructure, support job creation and invest in workforce development to enhance connectivity and economic opportunities.	2D.1	Deliver and advocate for improved heavy-vehicle accessibility and other transport related improvements across the Pyrenees road networks.	Engineering	Yes	In progress - behind schedule	Several load limited culverts and bridges have been replaced in the past year. Geotechnical and design work has been undertaken on more than half of the bridges that have an existing load limit. Funding needs to be applied for; however own source funding has been further limited by reduction in loan fund availability.

Pillar 2: Measures – Promote a Diversified, Thriving Economy				
Measure		**Target**	**Source**	**Result**
a	New business / investment attraction	Increase number of new businesses established annually	REM Plan	Business counts from available Remplan data were: 896 at 30/6/23 889 at 30/6/24 890 at 30/6/25
		Increase in local employment rates	REM Plan	Job numbers at end of June 2025 had increased by 372 since 2016 to 2,374 representing an increase of 18.6%
b	Increase small business sector capability	Participant satisfaction rates and reported improvements in business operations	Targeted survey data - baseline survey 2025 update survey 2026	Local survey not yet established
c	Business confidence	Increase in local business confidence index within 12 months	Targeted survey data - baseline survey 2025 update survey 2026	Local survey not yet established ; the May 2026 Roy Morgan Business Confidence survey (national) hit a record low of 76.1 having fallen by 28.9 points so far in 2026 and by 23.5 points from the same time a year ago Victoria has the highest Business Confidence of any State at 88.4, down by 9.9 points from a year ago www.roymorgan.com/findings/10236-roy-morgan-business-confidence-may-2026

Pillar 2: Measures – Promote a Diversified, Thriving Economy				
Measure		**Target**	**Source**	**Result**
d	Business owner support by referrals made to business support agencies	>6 businesses receiving support through referrals made by Council	Targeted survey data	Thirteen plus businesses provided support
		Satisfaction with the Council support services provided	Local Government Performance Reporting	Business and community development and tourism in 2026 ranked 61 a +1 increase This compares with state average of 59 and 58 for small rural councils
e	Residential growth based on government targets	Achieve annual residential growth based on government targets of 52 new residential building approvals per year	Victorian Building Authority	35 dwellings approved up to March 2026. VBA data not yet available or March to June 2026

PILLAR 3

Pillar 3: Preserve, promote and enjoy the natural environment							
Strategic Priority		**Initiative**		**Accountability**	**Multi-year Initiative**	**Status**	**Progress Comments**
A	Preserve and manage biodiversity and natural assets for long-term community benefit and environmental sustainability.	3A.2	Partner with regional bodies and agencies to develop and implement Water Management and Drought resilience projects and natural waterway health.	Economic Development	Yes	Not yet commenced	Pending outcome of grant application for Phase 2 of Beaufort Linear Project.
B	Mitigate risks, build community resilience and enhance responsiveness to natural disasters through proactive planning and collaboration.	3B.1	Work with partner agencies to review and implement Municipal Emergency Management Plan (MEMP), inclusive of: - Support and administration of the Municipal Emergency Management Planning Committee (MEMPC). - Emergency recovery and resilience activities. - Consideration of resilient communities' framework.	Emergency Management	Yes	In progress - on track	Council is continuing to work with emergency partner organisations to ensure that the Municipal Emergency Plan is contemporary. Regular meetings, emergency readiness activities and active recovery projects are being carried out.
		3B.2	Deliver flood planning scheme amendment and support future flood studies.	Planning and Development	Yes	In progress - on track	Planning scheme amendment is progressing well with the amendment currently on consultation. Standing advisory committee scheduled for Oct/Nov 26 with amendment to be finalised and implemented by early 2027.

Pillar 3: Preserve, promote and enjoy the natural environment						
Strategic Priority		**Initiative**		**Accountability**	**Multi-year Initiative**	**Status**	**Progress Comments**
		3B.3	Continue advocacy for fairer emergency recovery reimbursement process for regional and rural councils.	Executive Leadership	Yes	In progress - on track	Submission made to the 2026 Victorian Bushfires Inquiry. Mayor/Dep Mayor and CEO met with Emergency Services Minister June 26. Mayor/Cr Kehoe/CEO engaged with Emergency Services Commissioner - June 26.
D	Promote responsible waste practices by reducing landfill, improvement resource recovery and advocating for accessible, efficient and rural-appropriate waste services.	3D.1	Review and implement Waste and Recycling Strategy, inclusive of: - Food and Organics waste (FOGO) kerbside collection and management service - Community education on recycling and diversion from landfill	Engineering	Yes	Deferred	Council deferred the implementation of FOGO until the legislated start of 1 July 2027.

Pillar 3: Measures – Preserve, promote and enjoy the natural environment				
	Measure	**Target**	**Source**	**Result**
a	Climate change	Achieve a 20% reduction in operational emissions in Council buildings within 4 years	Emissions and Energy Reports	22% reduction in CO2 emissions from all Council buildings for the 2025/26 year.
b	Food and Organics Waste (FOGO)	Implementation of comprehensive service delivery (FOGO) by 1 July 2027	Project Status Reporting	Planned for implementation for 1 July 2027
c	Kerbside waste collection	Increase waste diverted from landfill (2024 - 30.41%) to 50% within 4 years	Local Government Performance Reporting	2025/26 increase diversion from 30.41% previous year to 35.2%
d	Fire prevention	90% of approved roadside slashing program delivered annually	Program delivery monitoring	Program fully completed for the 25/26 Summer Season, with less than 10% of the program areas requiring a cut during the peak fire season.
e	Visitor economy	Restoration of assets associated with bushfire affected trails and re-opened for visitor engagement with the natural environment (eg: trails, campsites and facilities)	DEECA / Parks Victoria	

PILLAR 4

Pillar 4: Planning and Building Infrastructure for current and future needs					
Strategic Priority	**Initiative**	**Accountability**	**Multi-year Initiative**	**Status**	**Progress Comments**
A Plan, build and maintain essential infrastructure - including water, waste, sewerage, roads, bridges and community assets - to support liveability, resilience and growth.	4A.1 Investigate and advocate for improved access to water during drought and periods of high fire risk that are accessible.	Assets	Yes	In progress - on track	Work is in progress to equip a bore to create a new EWSP at Youngs Road Natte Yallock. The EWSP at Carranballac was destroyed in the bushfire. This requires a new bore to be drilled, a new storage tank and head works. Quotes are being sought for the bore drilling. Site clean-up has been completed, and a base has been constructed for a replacement tank. Grant funding has been sought from DEECA for these works. During the 2025-26 financial year, the EWSP at Crowlands was re-equipped with a solar pump following failure of the windmill.
	4A.2 Develop, review and implement Asset Management Plan, inclusive of: - Annual Capital Works program	Assets	Yes	In progress - on track	Council adopted a 10-Year Asset Plan in June 2025. Council's capital works have been undertaken in accordance with this plan. A report will be presented to Council at a coming meeting reviewing the plan and reporting progress against the plan.
	4A.3 Advocate for investment in essential infrastructure in partnership with Greater Ballarat Alliance of Councils inclusive of: - Water and sewer	Executive Leadership	Yes	In progress - on track	GBAC Advocacy Program launched June 2026 in Pyrenees followed by extensive media campaign. GBAC delegation to Victorian Parliament June 26 included numerous face to face advocacy with relevant Ministers, MPs and advisors.
C Support the local communities by facilitating appropriate land use planning outcomes.	4C.1 Develop and implement Facilitated Planning Concierge Service.	Economic Development	Yes	Deferred	Inadequate budget capacity to fund Concierge role.
D Advocate for fair renewable energy development, access to critical water supplies and effective maintenance of natural and built assets to reduce impacts on communities and the environment.	4D.1 Continue advocacy for energy projects which achieve best outcomes for our communities.	Planning and Development	Yes	In progress - on track	Council continues to advocate for the local community on all aspects of renewables project including the WRL, several wind farm and battery protects in the shire. Mayor/Dep Mayor/CEO face to face Advocacy to Victorian Water Minister Harriet Shing June 26 for funding for next stage of SWNP pipeline project/ East Grampians pipeline/Additional emergency water points. Mayor/CEO face to face advocacy to Commonwealth department responsible for the National Water Grid Fund - June 2026.

Pillar 4: Measures – Planning and Building Infrastructure for current and future needs				
Measure		**Target**	**Source**	**Result**
a	Road Management Plan compliance	Maintain >99% compliance to Plan intervention levels	bi-annual compliance audits	>99% compliance achieved based on internal audits
b	Increased digital connectivity and literacy	Percentage increase in households and businesses with access to high-speed broadband	Targeted survey data - baseline survey 2025, update survey 2026	Digital literacy for seniors' workshops completed.
		Number of participants in digital literacy programs	Library program registration data	Half day workshops completed across 3 locations with 30 total participants.
c	Industrial and commercial land availability	169 1:1 sessions delivered through Library and Resource Centres.	Project Status Reporting	
d	Improved transport infrastructure	Percentage of identified end-of-life bridges renewed or replaced	Capital Works Program	Bridge renewed and strengthened at Landsborough, Bridge improved at Vinoca Rd, 3 pedestrian bridges renewed
		Reduction in the number of weight restricted bridges (2025/26 150 17%)	Capital Works Program	Works on 2 weight restricted bridges currently underway, design work to ensure bridges are investment ready well underway.
e	Emergency water (for stock and fire emergencies)	Within 4 years achieve 100% coverage of accessible emergency water within 20km of any resident	Project Status Reporting	Planning well underway for new and refurbished bores in both the North and South of Shire to achieve the target within the council plan timeframe. Funding dependant

PILLAR 5

Pillar 5: Community-Centric Leadership and Proactive Service Delivery						
Strategic Priority		**Initiative**	**Accountability**	**Multi-year Initiative**	**Status**	**Progress Comments**
A	Foster a values driven, inclusive culture where residents and community needs are central to all decision-making. Empower leadership at all levels to be responsive, accountable and aligned with Council and community priorities.	5A.1 Develop and implement Customer Service Charter.	Governance and Performance	Yes	In progress - behind schedule	A Customer Framework has been drafted which is supported by an updated Customer Service Charter and supporting Policy which has been presented to Senior Leadership Team, with final changes being made for presentation to Council.
		5A.2 Review and implement Governance Framework.	Governance and Performance	Yes	In progress - behind schedule	A review of the Governance Framework to support our Community Asset Communities has been completed inclusive of internal engagement and trail implementation with one Committee. Further refinement of the document will occur over coming months for broader implementation.

Pillar 5: Community-Centric Leadership and Proactive Service Delivery					
Strategic Priority	**Initiative**	**Accountability**	**Multi-year Initiative**	**Status**	**Progress Comments**
B Work constructively and in partnership with individuals and communities to anticipate needs, solve issues early and deliver outcomes that build trust and resilience.	5B.1 Review, develop and implement Project Management Framework inclusive of: - good governance - Accountability - Transparency - Reporting of outcomes to community	Governance and Performance	Yes	In progress - behind schedule	Through review of existing frameworks, it was identified that to establish an integrated Project Management Framework, our Procurement Policy needed review, and we also required the development of a Contract Management Framework. All three frameworks are in development and will be consulted on and implemented as a full suite of documents.
	5B.2 Review and implement updated Community Engagement and Communication Framework, inclusive of: - Survey of community preferred communication channels - Age Friendly - Youth - Annual Plan	Community Development	Yes	Deferred	To be completed post Community Strengthening Policy Framework to guide process.
C Ensure timely, clear and consistent communication and build strong community relationships, underpinned by transparency and meaningful engagement.	5C.1 Review, maintain and continuously improve digital website and engagement options (Surveys, forms, information).	Communications	Yes	In progress - on track	In the past year, 88 media releases and 1130 social media posts have been produced. A further 41 media inquiries have been responded to. The website is undergoing a review, several posters, flyers and Radio 88 advertisements have been created. The 2026 Community Satisfaction Survey showed a 3% uplift in community opportunities to engage with Council.
D Deliver high-quality services and maintain public spaces efficiently, applying a strategic lens to all projects and continuously improving systems and resource allocation.	5D.1 Develop and deliver an annual service review program to identify opportunities for improvement, inclusive of: - Utilising internal audit program outcomes	Governance and Performance	Yes	In progress - behind schedule	Internal audit programs have occurred as planned throughout 2025/26 with outcomes progressively being reported to Audit and Risk Committee. A framework for Service Reviews will be developed early in 2026/27 which will then enable a framework for service reviews.
	5D.2 Prepare and deliver a Workforce Plan including planned investment in staff upskilling to facilitate effective and innovative service delivery.	People and Culture	Yes	In progress - on track	A Workforce Plan is in place. However, the investment needed to upskill staff will need to be determined. It will also depend on how some future service deliveries will look like and this has not been determined yet.

Pillar 5: Measures – Community-Centric Leadership and Proactive Service Delivery				
Measure		**Target**	**Source**	**Result**
a	Responsiveness and enquiries resolution	>80% resolution within 15 days of receipt for customer action requests, enquiries and complaints	CRMS Data	New CRMS will enable this
		Reduction in average processing times for service requests and enquiries	CRMS Data	New CRMS will enable this
b	Community Satisfaction	3% improvement in community satisfaction scores for Council Overall Performance (2024 - 55)	Community Satisfaction Survey	CSS 2026 - 58
c	Community Engagement	3% improvement in community satisfaction scores for Consultation and Engagement (2024 - 52)	Community Satisfaction Survey	CSS 2026 - 55 (Opportunities to give feedback)
d	Overall Council direction	3% improvement in community satisfaction scores for Overall Council Direction (2024 - 43)	Community Satisfaction Survey	CSS 2026 - 46
e	Staff development and engagement	3% improvement in staff satisfaction and engagement survey results	Annual staff survey	Survey is prepared but has not been launched.
f	Technology utilisation	Increase in online service adoption rates by the community	Website interaction statistics	124,755 users and 224,073 views

Pyrenees Shire Council continues to operate within a challenging economic environment that places increasing pressure on its capacity to deliver services, maintain infrastructure, and meet community expectations. The ongoing rate capping framework, with annual rate increases often set below the Consumer Price Index (CPI), continues to constrain revenue growth while operating costs rise significantly.

These pressures have been compounded by broader economic conditions, including increased fuel and energy costs, which directly impact the delivery of council services and capital works programs. The growing frequency and severity of natural disasters also place considerable financial and operational demands on local government, requiring significant investment in emergency response, recovery, and resilience measures. While state and federal disaster funding programs provide important support, the complexity of claim processes and limitations on eligible expenditure can delay reimbursement and leave councils exposed to substantial unfunded costs.

In addition, current accounting standards can present challenges in accurately reflecting the true long-term financial position of councils, particularly in relation to infrastructure asset management and renewal obligations. Collectively, these factors continue to influence Council's financial sustainability and its ability to maintain service levels and invest in the future needs of the community.

[redacted]

COMMUNITY SATISFACTION SURVEY OUTCOMES 2026

Each year Local Government Victoria (LGV) coordinates and auspices a state-wide local government community satisfaction survey throughout Victorian local government areas. Although participation is optional, questions are relevant to the mandatory local government performance reporting obligations and information gained informs Council's Annual Report and some Council Plan Performance Measures. Ongoing utilization of the same survey format year on year also allows for monitoring of trend analysis of our community's perceptions of the Council's performance.

Key objectives of the survey are to assess the performance of the Pyrenees Shire Council as perceived by its community across a range of measures and to seek insight into ways to provide improved or more effective service delivery. When coupled with previous data, the survey provides a reliable source of the community's views dating back over many years.

Overall Council performance

With a score of 58, the overall performance in 2026 is the same as 2025 and a slight improvement on 2024.

Council's overall performance is now rated statistically higher than the Small Rural group (53) and the same as the statewide average for councils (58).

Results shown are index scores out of 100.



Pyrenees 58



Small Rural 53



State-wide 58



Council direction

The general direction of Council has stayed the same at 46, which is in line with the Small Shire average.

Customer service

Council's customer service index of 64 remains in line with last year, slightly improving from its lowest level recorded (up 2 index points from 62 in 2024).

Top performing areas

Council continued to perform best in the areas of waste management (index score of 74), which is up two on 2025, and libraries (73).

Other top-performing areas were:

- The appearance of public areas (67)
- Recreational facilities (65)
- Emergency and disaster management (65)
- Customer service (64)
- Arts centres (63)
- Enforcement of local laws and regulations (63)

Low performing service areas

Council's lowest performing service areas continue to relate to roads. Maintenance of unsealed roads (index score of 41) is rated lowest followed by condition of sealed local roads (48). General direction of Council is also at 46.



Summary of Pyrenees Shire Council performance scores:

The following provides an overview of Council's performance scores in 2026.

	Pyrenees 2026	Change vs 2025	State 2026	Change vs 2025	Small Shire 2026	Change vs 2025
Overall Performance Overall Performance of Council	58	–	58	+4	53	–
Spending Public Funds* Spending public funds... in ways that benefit the community	52	+2	51	+4	47	+1
General Direction Views on direction of council's performance	46	–	48	+2	46	–
Customer Service ...on most recent contact, rate Council for Customer Service	64	–	68	+2	65	–
Opportunities to Give Feedback* Opportunities offered by Council to give your feedback on key local issues	55	+3	55	+5	54	+2
Waste Management* Waste Management including garbage, recyclables and green waste	74	+2	72	+6	71	+5
Making Decisions* Making decisions in the interest of the community	53	–	52	+3	51	+1
Sealed Local Streets* Condition of sealed local streets	48	+3	54	+9	45	+1



Performance of Council Services – Summary by Service Area

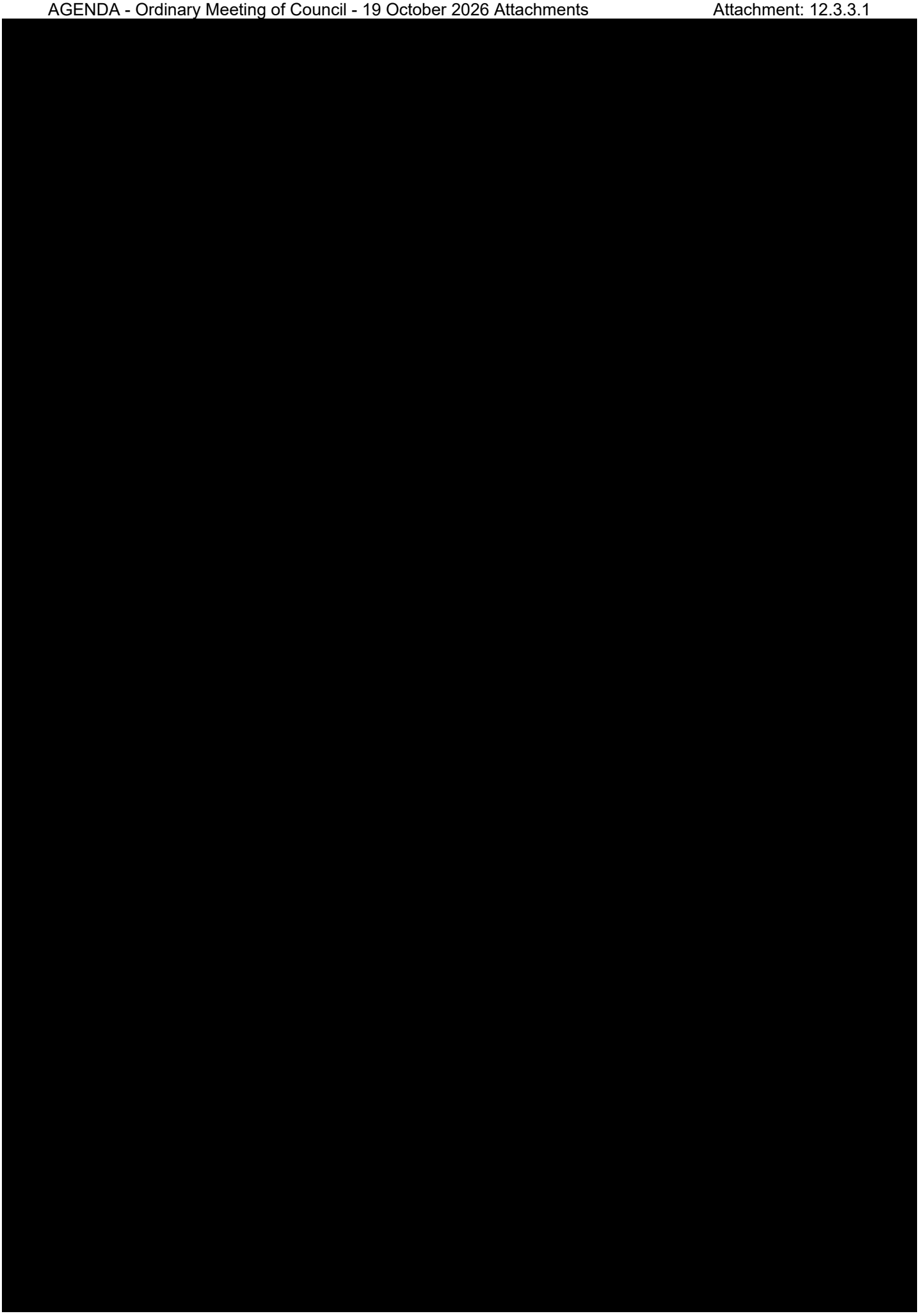
Governance, Engagement & Advocacy		
Service	**2026**	**vs LY**
Opportunities to give feedback*	55	+3
Making decisions in the interest of the community*	53	–

Infrastructure & Maintenance		
Service	**2026**	**vs LY**
The appearance of public areas	67	-3
Condition of sealed local streets*	48	+3
Maintenance of unsealed roads	41	+2

Community Services & Support		
Service	**2026**	**vs LY**
Waste management*	74	+2
Family support services	62	-2

Planning & Development		
Service	**2026**	**vs 2025**
Emergency and disaster management	65	-1
Enforcement of local laws and regulations*	63	+6
Business and community development and tourism	61	–

Community Facilities & Recreation		
Service	**2026**	**vs LY**
Libraries*	73	NA
Recreational facilities	65	-1
Arts Centres*	63	NA



Section 7:
GOVERNANCE AND MANAGEMENT



GOVERNANCE, MANAGEMENT AND OTHER INFORMATION

Governance

Pyrenees Shire Council is constituted under the *Local Government Act 2020* to provide leadership for the good governance of the municipal district and local community. Council has a number of roles including:

- Considering the diverse needs of the local community in decision-making
- Providing leadership by establishing strategic objectives and monitoring achievements
- Ensuring that resources are managed in a responsible and accountable manner
- Advocating the interests of the local community to other communities and governments
- Fostering community cohesion and encouraging active participation in civic life.

Council is committed to effective and sustainable forms of democratic and corporate governance as the key to ensuring that Council and its administration meet the community's priorities. The community has many opportunities to provide input into Council's decision-making processes including community consultation, public forums, and the ability to make submissions to Council.

Council's formal decision-making processes are conducted through Council meetings. Council delegates the majority of its decision-making to Council staff and these delegations are exercised in accordance with adopted Council policies.

Council Meetings

Council generally conducts open public meetings at 6pm on the third Monday of each month (except for December, which may be on the second Monday, and January, where a meeting may not be held). Details of Council meeting dates and times are published in ***The Pyrenees Advocate*** one week prior to the meeting or are listed on our website. Council meeting procedures are outlined in the Council's Governance Rules.

Members of the community are welcome to attend these meetings and observe from the gallery. Council meetings also provide the opportunity for community members to submit a question to Council or make a submission.

Minutes of Council meetings are available for inspection at the Beaufort Shire Office, and can be downloaded from Council's website, requested through any of our front offices, or by phoning 1300 797 363. Viewing of digital copies can be arranged at Council's Resource Centres in Avoca and Beaufort.

The open non-confidential section of Council meetings is generally open to the public. In 2025-26, 89.5% of Council decisions were made in open Council meetings.

The majority of Ordinary Council Meetings are held at the Council Chambers at the Council Office in Beaufort. During the year, the Statutory Meeting, which included election of the Mayor, was held in Lexton on 10 November 2025.

In the 2025-26 financial year, Council held 11 Ordinary Council Meetings, 4 Special Council Meetings, and 1 Statutory Meeting. The following table provides a summary of Councillor attendance at Council meetings for the financial year. Councillor attendance at Council meetings was at 98% for the year.

Councillor Attendance at Council Meetings

Date	Meeting type	Cr Kehoe	Cr Ferrari	Cr Phelan	Cr Wardlaw	Cr Tol
21 July 2025	Council Meeting	N	Y	Y	Y	Y
18 August 2025	Council Meeting	Y	Y	Y	Y	Y
15 September 2025	Council Meeting	Y	Y	Y	Y	Y
29 September 2025	Special Meeting	Y	N	Y	Y	Y
20 October 2025	Council Meeting	Y	Y	Y	Y	Y
10 November 2025	Statutory Council Meeting	Y	Y	Y	Y	Y
17 November 2025	Council Meeting	Y	Y	Y	Y	Y
08 December 2025	Council Meeting	Y	Y	Y	Y	Y
16 February 2026	Council Meeting	Y	Y	Y	Y	Y
16 March 2026	Council Meeting	Y	Y	Y	Y	Y
20 April 2026	Council Meeting	Y	Y	Y	Y	Y
11 May 2026	Special Meeting	Y	Y	Y	Y	Y
18 May 2026	Council Meeting	Y	Y	Y	Y	Y
15 June 2026	Council Meeting	Y	Y	Y	Y	Y
22 June 2026	Special Council Meeting	Y	Y	Y	Y	Y
29 June 2026	Special Council Meeting	Y	Y	Y	Y	Y

Delegated Committees

Under section 63 of the Local Government Act 2020 the Council may establish Delegated Committees. Delegated committees have the powers, duties and functions of Council as set out in the applicable Instrument of Delegation and Terms of Reference. Pyrenees Shire Council does not currently have any delegated committees.

Note: No expenses were paid by Council including reimbursements to members of Council Delegated Committees during the year.

Community Asset Committees

Under section 65 of the Local Government Act 2020 the Council may establish one or more Community Asset Committees, made up of any combination of Councillors, Council Officers and community members or organisations as determined by Council.

Community Asset Committee	Purpose	Councillor(s)
Beaufort Community Bank Complex		Councillor Ferrari
Brewster Hall		Councillor Tol
Landsborough Community Precinct		Councillor Phelan
Snake Valley Hall		Councillor Kehoe
Waubra Recreation Reserve		Councillor Tol
Lexton Community Hub		Councillor Tol

Code of Conduct

The Act requires councils to develop and approve a Councillor Code of Conduct within 12 months after each general election. In November 2024, Council adopted the Model Councillor Code of Conduct 2024 which is designed to:

- Assist councillors to maintain the highest standards of conduct and behaviour as well as provide a means to deal with problems they may encounter.
- Attract the highest level of confidence from Council's stakeholders.
- Assist the Mayor and Councillors to discharge the responsibilities of their public office appropriately.

In addition to setting out the Councillor Conduct Principles, the Code also outlines:

- Other conduct definitions under the Act, such as those relating to misuse of position, improper direction, breach of confidentiality, and conflicts of interest.
- Roles and responsibilities.
- Dispute resolution procedures.

Conflict of interest

Councillors are elected by the residents and ratepayers to act in the best interests of the community. Councillors hold positions of public trust and should always work to serve the interests of the community, not themselves or someone else's interests. Councillors must act with integrity and not inappropriately benefit or be influenced by improperly using their position. When a council delegates its powers to a council officer or a committee, the committee or officer also needs to act in the public interest.

A conflict of interest arises when an individual has an interest that could improperly influence, or be seen to influence, their decisions or the performance of their Council duties. The Local Government Act 2020, Governance Rules and associated procedures require each Councillor to identify, manage and disclose any conflicts of interests which they may have. Failure to disclose any conflicts is a breach of the Local Government Act 2020 and penalties may apply.

During 2025-26, Councillors and Officers declared the following conflict of interests at Council meetings and briefings.

Date of declaration	Meeting Detail	Councillor/Officer	Report item
21/07/2025	Confidential Council Meeting	Cr Rebecca Wardlaw	15.1 - Revised Banking Services
18/08/2025	Ordinary Council Meeting	Cr Rebecca Wardlaw	11.1.4 - PA25042 - 63 Rutherford St, Avoca
16/02/2026	Ordinary Council Meeting	Cr Simon Tol	11.4.2 - Waubra Recreation Reserve Netball Facilities Planning
18/05/2026	Confidential Council Meeting	Mr Jim Nolan	15.1 Contract Employment Matter

Management

Council has implemented several statutory and better practice items to strengthen its management and governance framework. Having strong governance and management frameworks leads to better decision making by Council and promotes accountability across all levels. The Local Government Act 2020 requires Council to undertake an assessment against the prescribed governance and management checklist and include this in its report of operations. Council's Governance and Management Checklist results are set out in the section below. The following items have been highlighted as important components of the management framework.

Audit and Risk Committee

Under section 53 of the Local Government Act 2020 Council establish an Audit and Risk Committee. The Audit and Risk Committee's role is to oversee and monitor the effectiveness of Council in carrying out its responsibilities for accountable financial management, good corporate governance, maintaining an effective system of internal control and risk management, and fostering an ethical environment.

The Audit and Risk Committee consists of three independent members: Mr Rod Poxon, Mr Kelvin Tori and Ms Melissa Field and two Councillors. Mr Tori was elected Chairperson on 17 March 2026 for a 12-month term, replacing Rod Poxon effective 16 June 2026. Independent members are appointed for a three-year term, with a maximum of three terms. The chair is elected from amongst the independent members. Councillor members are appointed at the annual Statutory Meeting for the following 12 months.

The Audit and Risk Committee meets four times a year. The Internal Auditor, Chief Executive Officer, Director Corporate and Community Services, Director Assets and Development Services, Manager Finance, and Manager Governance & Performance attend all Committee meetings. Other management representatives attend as required to present reports. The external auditors attend in March, June and September each year to present the audit plan and independent audit report. Internal Auditors attend all meetings.

Recommendations from each Audit and Risk Committee meeting are subsequently reported to, and considered by, Council.

Quality assurance is measured through the annual Audit and Risk Committee self-assessment and completion of the internal audit plan and committee annual work plan.

Internal Audit

Council's internal audit function provides independent and objective assurance that the appropriate processes and controls are in place across Council. Council's Internal Auditors are AFS and Associates, chartered accountants and auditors from Bendigo.

A risk-based Internal Audit Plan is revised annually to ensure the audit resources remain focused on the appropriate areas. The review process considers Council's risk framework, the Council Plan, the impact of any change on operations, systems or the business environment, prior audit coverage and outcomes, and management input. The Plan is reviewed and approved by the Audit and Risk Committee and Council annually.

The Internal Auditor attends each meeting of the Audit and Risk Committee to report on the status of the Internal Audit Plan, to provide an update on the implementation of audit recommendations and to present findings of completed review. All audit issues identified are risk rated.

Recommendations are assigned to the responsible manager or officer. Managers provide quarterly status updates that are reviewed by the Executive Leadership Team and reported to the Audit and Risk Committee.

During the year, internal audit reviews were conducted in the following performance areas:

- Local Law Enforcement
- Governance
- Delegations by Council and the Chief Executive Officer

AFS and Associates also periodically conduct probity audits on high risk/high value procurement activities.

External Audit

Council is externally audited by the Victorian Auditor-General. For the 2025-26 year, the annual external audit of Council's Financial Statements and Performance Statement was conducted by the Victorian Auditor-General's representative – Johnsons MME. The auditors conducted audits of Council's Financial Statements and Performance Statement for 2025-26 by testing a sample of Council's internal controls, understanding processes being performed, making enquiries of key staff within Council and examining financial and accounting records and other relevant documents.

The external auditors attend the March, June and September Audit and Risk Committee meetings to present the annual audit plan and independent Audit Report. The external audit management letter and responses are also provided to the Audit and Risk Committee.

Risk Management

During 2025-26, Council progressed its review of the Risk Management Framework and Risk Management Policy. The Risk Management Framework comprises a series of guiding documents that outline the rationale for undertaking risk management and the expectations placed on staff in applying these principles in their daily work.

A draft Risk Management Policy and Risk Appetite Statement were developed and presented to Councillors and the Audit and Risk Committee for review and feedback. The Risk Appetite Statement was refined following review of the Strategic Risk Register and discussions with the Executive Leadership Team. These reviewed documents are scheduled to be formally endorsed by Council during the 2026-27 year.

Governance and Management Checklist

Governance and Management items	Assessment
1. **Community Engagement Policy** (policy outlining Council's commitment to engaging with the community on matters of public interest)	Adopted in accordance with section 55 of the Act Date of adoption: 19 July 2022
2. **Community Engagement Guidelines** (guidelines to assist staff to determine when and how to engage with the community)	Current guidelines in operation Date of commencement: 19 July 2022 Council is due to review its Community Engagement Framework (guidelines)
3. **Financial Plan** (plan under section 91 of the Act outlining the financial and non-financial resources required for at least the next 10 financial years)	Adopted in accordance with section 91 of the Act Date of adoption: 23 June 2025
4. **Asset Plan** (plan that sets out the asset maintenance and renewal needs for key infrastructure asset classes for at least the next 10 years)	Adopted in accordance with section 92 of the Act Reviewed 10 Year Asset Plan adopted by Council at its ordinary meeting 20 October 2025
5. **Revenue and Rating Plan** (plan setting out the rating structure of Council to levy rates and charges)	Adopted in accordance with section 93 of the Act Date of adoption: 23 June 2025
6. **Annual Budget** (plan setting out the services to be provided and initiatives to be undertaken over the next 12 months and the funding and other resources required)	Budget adopted in accordance with section 94 of the Act Date of adoption: 23 June 2025
7. **Risk policy** (policy outlining Council's commitment and approach to minimising the risks to Council's operations)	Current policy in operation Date of commencement: 28 April 2025

Governance & Management items	Assessment
8. **Fraud Policy** (policy outlining Council's commitment and approach to minimising the risk of fraud)	Current policy in operation Date of commencement: 25 June 2024
9. **Municipal Emergency Management Planning** (Participation in meetings of the Municipal Emergency Management Planning Committee)	Municipal Emergency Management Planning Committee (MEMPC) meetings attended by one or more representatives of Council (other than the chairperson of the MEMPC) during the financial year Dates of MEMPC meetings attended: 20 November 2025 and 21 May 2026
10. **Procurement Policy** (policy outlining the principles, processes and procedures that will apply to all purchases of goods and services by the Council)	Adopted in accordance with section 108 of the Act. Date of commencement: 10 December 2024
11. **Business Continuity Plan** (plan setting out the actions that will be undertaken to ensure that key services continue to operate in the event of a disaster)	Current plan in operation Date of commencement: 1 December 2021 A review of the Plan was conducted in 2026, with adoption of the revised Plan deferred pending the outcomes of the internal audit commencing in September 2026
12. **Disaster Recovery Plan** (plan setting out the actions that will be undertaken to recovery and restore business capability in the event of a disaster)	Current plan in operation Date of commencement: 4 February 2025
13. **Complaint Policy** (policy under section 107 of the Act outlining Council's commitment and approach to managing complaints)	Policy developed in accordance with section 107 of the Act Date of commencement: 17 May 2021
14. **Workforce Plan** (plan outlining Council's commitment and approach to planning the current and future workforce requirements of the organisation)	Plan developed in accordance with section 46 of the Act Date of commencement: 28 January 2022 Approved 29 October 2025
15. **Payment of Rates and Charges Hardship Policy** (policy outlining Council's commitment and approach to assisting ratepayers experiencing financial hardship or difficulty paying their rates)	Current policy in operation Date of commencement: 20 April 2021
16. **Risk Management Framework** (framework outlining Council's approach to managing risks to the Council's operations)	Current framework in operation Date of commencement: 24 February 2021
17. **Audit and Risk Committee** (advisory committee of Council in accordance with sections 53 and 54 of the Act)	Established in accordance with section 53 of the Act Date of commencement: 16 June 2020
18. **Internal Audit** (independent accounting professionals engaged by the Council to provide analyses and recommendations aimed at improving Council's governance, risk, and management controls)	Council continues to engage the services of an internal auditor provider Date of engagement of current provider: 30 June 2025

Governance & Management items	Assessment
19. **Performance Reporting Framework** (a set of indicators measuring financial and non-financial performance, including the performance indicators referred to in section 98 of the Act)	Current framework in operation Date of adoption: 16 June 2020
20. **Council Plan Report** (report reviewing the performance of the Council against the Council Plan, including the results in relation to the strategic indicators, for the first six months of the financial year)	Council Plan Progress Reporting provided as follows: November 2025, February 2026
21. **Quarterly Budget Reports** (quarterly reports to Council under section 97 of the Act, comparing actual and budgeted results and an explanation of any material variations)	Quarterly reports presented to Council in accordance with section 97(1) of the Act Date of report: 17 November 2025, 16 February 2026, 20 April 2026
22. **Risk Reporting** (six-monthly reports of strategic risks to Council's operations, their likelihood, and consequences of occurring and risk minimisation strategies)	No reports Reason for no reports: While risk registers continued to be maintained, formal six-monthly review and reporting to Council was not completed
23. **Performance Reporting** (six-monthly reports of indicators measuring financial and non-financial performance, including the performance indicators referred to in section 98 of the Act)	No reports Reasons for no reports: Data received mid-year does not give a true indication of performance so reports only completed at End of Financial Year
24. **Annual Report** (annual report under sections 98 and 99 of the Act containing a report of operations and audited financial and performance statements)	Annual report presented at a meeting of Council in accordance with section 98, 99 and 100 of the Act Date of presentation: 20 October 2025
25. **Councillor Code of Conduct** (Code setting out the standards of conduct to be followed by Councillors and other matters.)	Code of Conduct reviewed and adopted in accordance with section 139 of the Act Date reviewed and adopted: 12 November 2024
26. **Delegations** (documents setting out the powers, duties and functions of Council and the Chief Executive Officer that have been delegated to members of staff)	Delegations reviewed in accordance with section 11(7) of the Act, and a register kept in accordance with sections 11(8) and 47(7) of the Act Date of review: S5 Instrument of Delegation to the Chief Executive Officer: 19 May 2025 S6 Instrument of Delegation to members of Council staff: 20 October 2025 Delegations are currently undergoing a further review
27. **Meeting Procedures** (Governance Rules governing the conduct of meetings of Council and delegated committees)	Governance Rules adopted in accordance with section 60 of the Act Date rules adopted: 21 March 2023

I certify that this information presents fairly the status of Council's governance and management arrangements.

Sally Jones, Interim Chief Executive Officer
Dated:

Cr Damian Ferrari, Mayor
Dated:



STATUTORY INFORMATION

The following information is provided in accordance with legislative and other requirements applying to Council.

Documents publicly available

In accordance with section 57(1) of the *Local Government Act 2020*, Council maintains a Public Transparency Policy. Under the policy, Council is committed to the principles of public transparency and commits to making Council information publicly available, except where the information is:

- 'Confidential information' as defined under section 3(1) of the Local Government Act 2020, unless Council has determined by resolution that the information should be made publicly available
- Confidential by virtue of any other Act
- Such that making it publicly available would be contrary to the public interest

Under the Local Government Act 2020 and Local Government Act 1989 there are specific provisions for certain information to be made publicly available, namely:

- Council Meeting Agendas and Minutes
- Local Laws and any documents incorporated
- Council Plan
- Community Vision
- Financial Plan
- Asset Plan
- Budget
- Annual Report
- Councillor Code of Conduct
- Various policies including Procurement Policy, Public Transparency Policy, Gifts, Benefits & Hospitality Policy, Community Engagement Policy and Council Expenses and Support Policy
- Summary of Election Campaign Donation Returns
- Audit and Risk Committee Charter
- Summary of Personal Interest Returns
- Governance Rules

Contracts

Under the Local Government Act 2020, there are no pre-specified financial thresholds above which Council must seek tenders. Council has specified its own threshold of $300,000 within its Procurement Policy. Council's Procurement Policy specifics the principles and processes applying to the procurement of goods, services and works and promotes open and fair competition to provide value for money for Council.

For Council contracts greater than the threshold values detailed in Council's Procurement Policy ($300,000), strategic reviews are conducted to determine:

- Whether the service is still required.
- The strategic approach for delivering and providing the service.
- How the service aligns to Council's strategic objectives.
- Analysis of the supplier market.
- The best procurement methodology and delivery.

Council did not enter into any contracts over $300,000 without entering into a competitive tendering process. A total of xx tenders were issued for goods, services or works which were above the threshold (Doug).

Disability Action Plan

Council has not prepared a separate Disability Action Plan, but relevant actions were included within the Council Plan 2025-2029.

Domestic Animal Management Plan (DAMP)

In accordance with the *Domestic Animals Act 1994* section 68A, Council is required to prepare a Domestic Animal Management Plan at four yearly intervals and evaluate its implementation in the Annual Report.

The scope of the DAMP does not include activities for the management of wildlife, horses, livestock or pest animals.

Council's Domestic Animal Management Plan 2022-2025 was prepared in mid-2022 for adoption in August 2022 and is published on Council's website. During 2025-26, Council commenced a review of the existing plan and commenced engagement in relation to the development of the new 2026-2029 Plan which will be formally adopted in the 2026-27 financial year.

Food Act Ministerial Directions

In accordance with section 7E of the *Food Act 1984*, Council is required to publish a summary of any Ministerial Directions received during the financial year in its Annual Report. No such Ministerial Directions were received by Council during the financial year.

Freedom of Information

The Freedom of Information Act 1982 (Vic) (the Act) allows the public a right of access to documents held by the Department. The purpose of the Act is to extend as far as possible the right of the community to access information held by government departments, local councils, Ministers and other bodies subject to the Act.

An applicant has a right to apply for access to documents held by Council. This comprises documents both created by the department or supplied to the department by an external organisation or individual, and may also include maps, films, microfiche, photographs, computer printouts, computer discus, tape recordings and videotapes.

The Act allows a department to refuse access, either fully or partially, to certain documents or information. Examples of documents that may not be accessed include: some internal working documents; law enforcement documents; documents covered by legal professional privilege, such as legal advice; personal information about other people; and information provided to Council in-confidence and information that is confidential under any Act.

Under the Act, the FOI processing time for requests received is 30 calendar days. However, when external consultation is required under sections 29, 29A, 31, 31A, 33, 34 or 35, a 15-day automatic extension applies. Processing time may also be extended by periods of up to 30 days, in consultation with the applicant. With the applicant's agreement this may occur any number of times. However, obtaining an applicant's agreement for an extension cannot occur after the expiry of the timeline for deciding on a request.

If an applicant is not satisfied by a decision made by the Department, under section 49A of The Act, they have the right to seek a review by the Office of the Victorian Information Commissioner (OVIC) within 28 days of receiving a decision letter.

Making a request

Applications for access to documents should be made addressed to Council's Freedom of Information Officer:

- By mail to Pyrenees Shire Council, 5 Lawrence Street, Beaufort, VIC 3373
- By email to pyrenees@pyrenees.vic.gov.au (however a request does not become valid until the application fee has been paid)
- In person at any of Council's front counters.

Fees

The application fee for the 2025-26 year is xxxxx. Access charges may also be payable if the document pool is large and the search for material time consuming.

In accordance with section 7(4AA)(a) and 7(4AA)(b) of the *Freedom of Information Act 1982*, Council is required to publish certain statements in its Annual Report or separately such as on its website, concerning its functions and information available. Council has chosen to publish the statements separately however provides the following summary of the application and operation of the *Freedom of Information Act 1982*.

Access to documents may be obtained through written request to the Freedom of Information Officer, as detailed in section 17 of the *Freedom of Information Act 1982* and in summary as follows:

- Requests should be made in writing.
- Requests should identify as clearly as possible which document is being requested.
- Requests should be accompanied by the appropriate application fee (as detailed on the website).

Application fees may be waived in certain circumstances (e.g. financial hardship) upon request to the Freedom of Information Officer. However, a request does not become valid for processing until either payment of the application fee is made or written acceptance of a fee waiver is received.

Access charges may also apply once documents have been processed and a decision on access is made (e.g. photocopying and search/retrieval charges).

Applications for access to documents should be made addressed to Council's Freedom of Information Officer:

- By mail to Pyrenees Shire Council, 5 Lawrence Street, Beaufort, VIC, 3373.
- By email to pyrenees@pyrenees.vic.gov.au (however a request does not become valid until the application fee has been paid).
- In person at any of Council's front counters.

When making an FOI request, applicants should ensure requests are in writing, clearly identify what types of material/ documents are being sought and be accompanied by the application fee to be a valid request.

Further information regarding Freedom of Information can be found at www.foi.vic.gov.au.

Requests for information made under the Freedom of Information Act

In the 2025-26 financial year, Council received three formal requests for information pursuant to the Freedom of Information Act, two of which were non-personal requests.

Of these requests, three requests were processed by the end of the year, and none were carried over for finalisation in the following year. Of the three completed requests:

- Three requests had access provided in full.
- No requests had access provided in part.
- No requests determined that no documents existed.
- No requests did not proceed.
- Four requests were provided with information outside of the Act.

A total of fees and charges collected by Council regarding these requests are detailed as follows:

- $33.60 was collected as application fees.
- $0 was collected as charges (e.g. photocopying charges or search times).
- $67.20 in application fees was waived.

Public Interest Disclosure procedures

The *Public Interest Disclosure Act 2012* aims to ensure openness and accountability in government by encouraging people to disclose improper conduct within the public sector and provide protection for people who make disclosures. Procedures on how to make a disclosure are publicly available on Council's website.

During 2025-26 one disclosure was made to the Public Interest Disclosure Coordinator which was disclosed to IBAC and deemed not to be a public interest complaint and referred to Council for investigation on the grounds that Council was deemed the most appropriate organisation to investigate the matter.

Road Management Act Ministerial Directions

In accordance with section 22 of the *Road Management Act 2004*, Council must publish a copy or summary of any Ministerial Direction in its Annual Report. No such Ministerial Directions were received by Council during the financial year.

Infrastructure and development contributions

In accordance with sections 46GM and 46 QD of the *Planning and Environment Act 1987*, a council that is a collecting or development agency must prepare and give a report to the Minister for Transport and Planning on infrastructure and development contributions including levies and works in kind. The report must be published in a council's annual report.

Council did not have any development or infrastructure contribution plans within the financial year and therefore no levies collected.

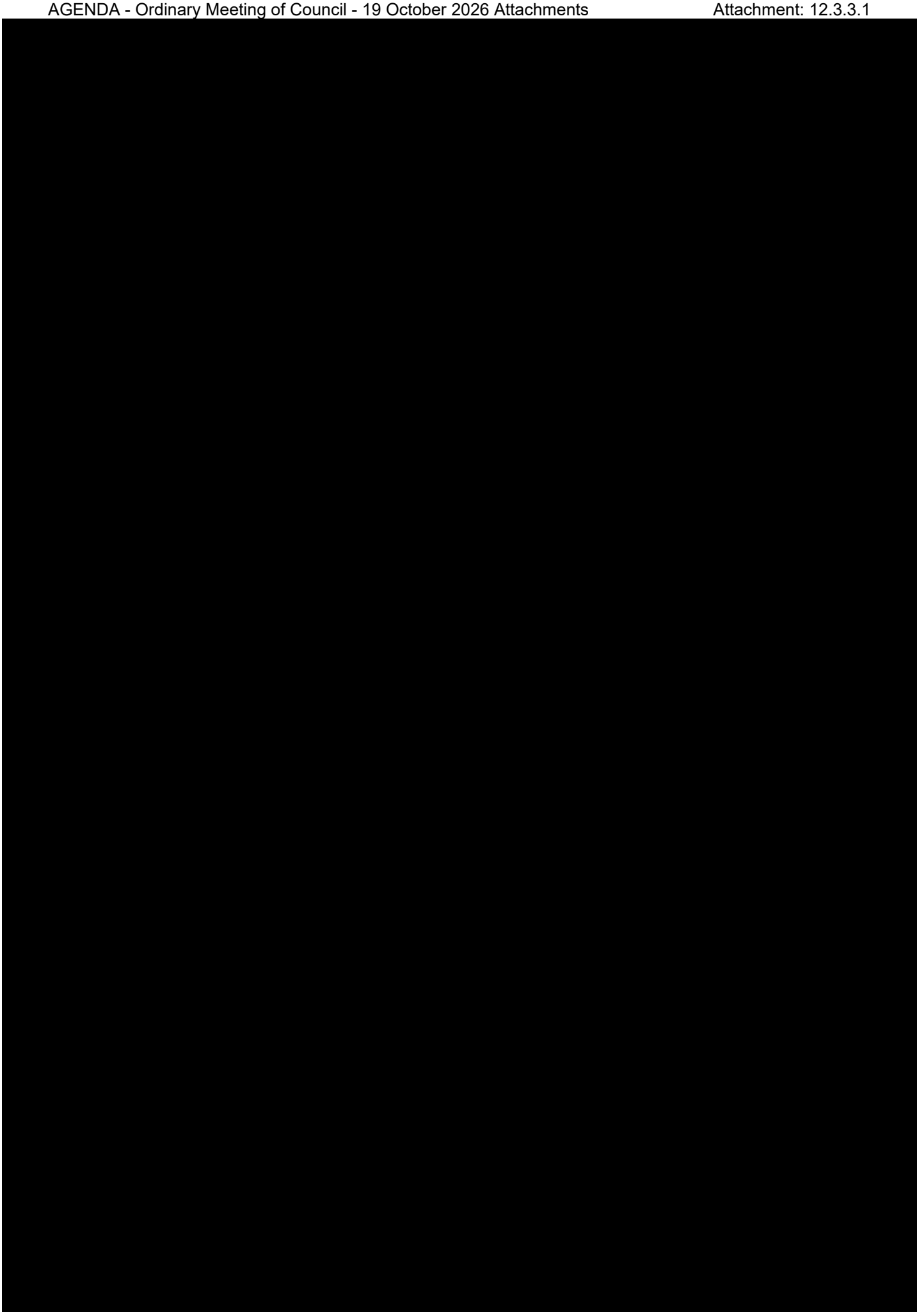
GLOSSARY

Act	means the *Local Government Act 2020*
Annual Report	means a report of the Council's operations of the previous financial year and contains a report of operations, audited financial statements and an audited performance statement
Appropriateness	means indicators or measures that provide users with sufficient information to assess the extent to which an entity has achieved a pre-determined target, goal, or outcome
Budget	means a plan setting out the services and initiatives to be funded for the financial year and how they will contribute to achieving the strategic objectives specified in the Council Plan
Council Plan	means a plan setting out the medium-term strategic objectives, strategies, strategic indicators, and resources reflecting vision and aspirations of the community for the next four years
Finance performance indicators	means a prescribed set of indicators and measures that assess the effectiveness of financial management in a Council covering operating position, liquidity, obligations, stability, and efficiency
Financial Statements	means the Financial Statements and notes prepared in accordance with the Local Government Model Financial Report, Australian Accounting Standards, and other applicable standards as they apply to the general-purpose financial reports and a statement of capital works and included in the Annual Report
Financial year	means the period of 12 months ending on 30 June each year
Governance and management checklist	means a prescribed checklist of policies, plans, and documents that councils must report the status of in the Report of Operations, covering engagement, planning, monitoring, reporting, and decision making
Indicator	means what will be measured to assess performance
Initiatives	means actions that are one-off in nature and/or lead to improvements in services
Major initiative	means significant initiatives that will directly contribute to the achievement of the Council Plan during the current year and have a major focus in the budget
Measure	means how an indicator will be measured and takes the form of a computation, typically including a numerator and denominator
Minister	means the Minister for Local Government
Performance Statement	means a statement including the results of the prescribed service outcome indicators, financial performance indicators and sustainable capacity indicators for the financial year and included in the Annual Report
Integrated Strategic Planning and Reporting Framework	means the key statutory planning and reporting documents that are required to be prepared by councils to ensure accountability to local communities in the performance of functions and exercise of powers under the Act
Regulations	means the Local Government (Planning & Reporting) Regulations 2020
Relevance	means indicators or measures that have a logical and consistent relationship to an entity's objectives and are linked to the outcomes to be achieved

Report of Operations	means a report containing a description of the operations of the council during the financial year and included in the Annual Report
Services	means assistance, support, advice, and other actions undertaken by a Council for the benefit of the local community
Service outcome indicators	means the prescribed service performance indicators to be included in the Performance Statement which measure whether the stated service objective has been achieved
Service performance indicators	means a prescribed set of indicators measuring the effectiveness and efficiency of Council services covering appropriateness, quality, cost, and service outcomes
Strategic objectives	means the outcomes a Council is seeking to achieve over the next four years and included in the Council Plan
Financial Plan	means a plan of the financial and non-financial resources for at least the next ten years required to achieve the strategic objectives in the Council Plan. It is also referred to as a long-term financial plan
Strategies	means high level actions directed at achieving the strategic objectives in the Council Plan
Sustainable capacity indicators	means a prescribed set of indicators measuring whether councils have the capacity to meet the agreed service and infrastructure needs of the local community and absorb foreseeable changes and unexpected shocks into the future covering financial performance, capacity, and governance and management

Acronyms and Abbreviations

AAS	Australian Accounting Standards	**FGRS**	Financial Year
CEO	Chief Executive Officer	**ISPRF**	Integrated Strategic Planning and Reporting Framework
CSS	Community Satisfaction Survey	**LGPRF**	Local Government Performance Reporting Framework
ELT	Executive Leadership Team	**VAGO**	Victorian Auditor-General's Office
FTE	Full Time Equivalent	**VCAT**	Victorian Civil and Administrative Tribunal
FY	Financial Year		



Section 8:
OUR FINANCIALS

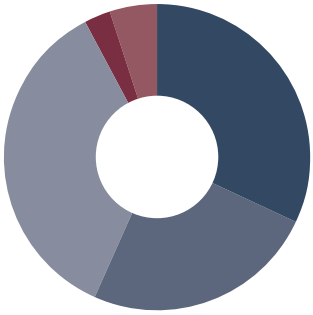
ABOUT COUNCIL REVENUE AND EXPENSES

How Council brings in money

Council activities are funded through a limited number of sources:

- Rates – there is an expectation that rates income collected from property owners is spent fairly and efficiently.
- Operating and Capital Grants – funding from other government levels that have acquittal requirements and delivery of required outcomes or service outputs.
- User charges – Council operates a range of services that charge user fees.
- Statutory fees and fines – are fees for applications and permits.

Revenue



Grants – operating
$13,050,000

Grants – capital
$10,036,000

Rates and charges
$14,486,000

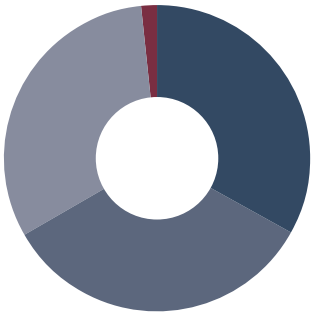
Fees, fines and charges
$1,113,000

Other
$1,958,000

Total $40,643,000

How Council spends money

Expenditure



Employee costs
$10,215,000

Materials and services
$10,348,000

Depreciation
$9,801,000

Other
$477,000

Asset revaluation gain / (loss)
-

Total $30,841,000

PERFORMANCE STATEMENT AND FINANCIAL REPORT

Council is required to prepare and include a Performance Statement within its Annual Report. The Performance Statement includes the results of the prescribed sustainable capacity, service performance and financial performance indicators and measures together with a description of the municipal district and an explanation of material variations in the results. This Statement has been prepared to meet the requirements of the *Local Government Act 1989* and *2020* and *Local Government (Planning and Reporting) Regulations 2014*.

The Financial Report is a key report of the Pyrenees Shire Council. It shows how Council performed financially during the 2025-26 financial year and the overall position at the end (June 30, 2026) of the financial year. Council presents its Financial Report in accordance with the Australian Accounting Standards.

Particular terms required by the Standards may not be familiar to some readers. Further, Council is a 'not-for-profit' organisation and some of the generally recognised terms used in private sector company reports are not appropriate to Council's Reports.

The Performance Statement and Financial Report are available to download from Council's website www.pyrenees.vic.gov.au or you can contact the office to request a printed copy.

ANNUAL Report 2025-26

Pyrenees Shire Council

Beaufort Office
5 Lawrence Street,
Beaufort VIC 3373
T 1300 797 363

Avoca Office
122 High Street,
Avoca VIC 3467
T 03 5465 1000

E pyrenees@pyrenees.vic.gov.au

pyrenees.vic.gov.au

Pyrenees Shire Council

Performance Statement

For the year ended 30 June 2026

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Certification of the Performance Statement

In my opinion, the accompanying performance statement has been prepared in accordance with the *Local Government Act 2020* and the Local Government (Planning and Reporting) Regulations 2020.

Glenn Kallio CPA
Principal Accounting Officer
Dated: *21st September 2026*

In our opinion, the accompanying performance statement of the Pyrenees Shire Council for the year ended 30 June 2026 presents fairly the results of council's performance in accordance with the *Local Government Act 2020* and the Local Government (Planning and Reporting) Regulations 2020.
The performance statement contains the relevant performance indicators, measures and results in relation to service performance, financial performance and sustainable capacity.
At the date of signing, we are not aware of any circumstances that would render any particulars in the performance statement to be misleading or inaccurate.
We have been authorised by the council and by the Local Government (Planning and Reporting) Regulations 2020 to certify this performance statement in its final form.

Cr Damian Ferrari
Councillor
Dated: *21st September 2026*

Cr Rebecca Wardlaw
Councillor
Dated: *21st September 2026*

Sally Jones
Sally Jones
Chief Executive Officer
Dated: *21st September 2026*

Independent Auditor's Report

Victorian Auditor-General's Office

To the Councillors of Pyrenees Shire Council

Opinion	I have audited the accompanying performance statement of Pyrenees Shire Council (the council) which comprises the: • description of municipality for the year ended 30 June 2026 • service performance indicators for the year ended 30 June 2026 • financial performance indicators for the year ended 30 June 2026 • sustainable capacity indicators for the year ended 30 June 2026 • notes to the accounts • certification of the performance statement. In my opinion, the performance statement of Pyrenees Shire Council in respect of the year ended 30 June 2026 presents fairly, in all material respects, in accordance with the performance reporting requirements of Part 4 of the *Local Government Act 2020* and Local Government (Planning and Reporting) Regulations 2020.
Basis for Opinion	I have conducted my audit in accordance with the *Audit Act 1994* which incorporates the Australian Standards on Assurance Engagements. I further describe my responsibilities under that Act and those standards in the *Auditor's Responsibilities for the Audit of the performance statement* section of my report. My independence is established by the *Constitution Act 1975*. My staff and I are independent of the council in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to my audit of the performance statement in Victoria. My staff and I have also fulfilled our other ethical responsibilities in accordance with the Code. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.
Councillors' responsibilities for the performance statement	The Councillors are responsible for the preparation and fair presentation of the performance statement in accordance with the performance reporting requirements of the *Local Government Act 2020* and Local Government (Planning and Reporting) Regulations 2020 and for such internal control as the Councillors determines is necessary to enable the preparation and fair presentation of a performance statement that is free from material misstatement, whether due to fraud or error.

Level 31 / 35 Collins Street, Melbourne Vic 3000
T 03 8601 7000 enquiries@audit.vic.gov.au www.audit.vic.gov.au

Auditor's responsibilities for the audit of the performance statement

As required by the *Audit Act 1994*, my responsibility is to express an opinion on the performance statement based on the audit. My objectives for the audit are to obtain reasonable assurance about whether the performance statement as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Standards on Assurance Engagements will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the decisions of users taken on the basis of this performance statement. As part of an audit in accordance with the Australian Standards on Assurance Engagements, I exercise professional judgement and maintain professional scepticism throughout the audit. I also:

- identify and assess the risks of material misstatement of the performance statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the council's internal control
- evaluate the overall presentation, structure and content of the performance statement, including the disclosures, and whether performance statement represents the underlying events and results in a manner that achieves fair presentation.

I communicate with the Councillors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during my audit.



MELBOURNE
28 September 2026

Travis Derricott
as delegate for the Auditor-General of Victoria

Section 1. Description of municipality

The Pyrenees Shire is in the central west of Victoria, about 130 kilometres northwest of Melbourne. It is heavily dependent on primary industry and is renowned for its wool, viticulture, and forestry activity. Thirty percent of the workforce is involved in agriculture. Key areas of production are wool, cereal, hay crops and meat. Grape and wine production have expanded significant in recent years. Gold, along with sand, gravel and slate all contribute to the economy.

The Pyrenees Shire comprises an area of nearly 3,500 square kilometres and a population of 7,957 residents. The Shire takes its name from the ranges in the north that hold similarity to the Pyrenees Ranges in Europe.

Council administration is based on the township of Beaufort, and several Council services also operate from the township of Avoca. These services include early years health, roads and infrastructure maintenance, community and economic development and support, library and visitor information services, statutory planning and building services.

Recreational activities are available in abundance in the region, giving community members and visitors wonderful opportunities to experience new pastimes. Most townships in the Shire have their own sporting facilities, such as sports ovals and netball courts. Avoca, Beaufort, and Snake Valley also have skate parks.

Tourism is every growing throughout the region. Hang-gliding from Mount Cole, croquet in Beaufort, the French game of Petanque in Avoca and the long-running Lake Goldsmith Steam Rally attract large numbers of visitors year-round. In recent years, the action sport of mountain bike riding has risen in popularity.

In addition to the sporting opportunities, the Pyrenees is known for its wineries and culinary delights. Community markets are a popular attraction, as are the region’s antique fairs, picnic horse races and music festivals.

Section 2. Service performance indicators

For the year ended 30 June 2026

Results

	2023	2024	2025	2026		Comment
Service / ***Indicator*** / *Measure* [Formula]	Actual	Actual	Actual	Target as per budget	Actual	
Aquatic Facilities ***Utilisation*** *Utilisation of aquatic facilities* [Number of visits to aquatic facilities / Municipal population]	1.22	1.03	1.08	N/A	1.12	
Animal Management ***Health and safety*** *Animal management prosecutions* [Number of successful animal management prosecutions / Number of animal management prosecutions] x 100	100.00%	100.00%	100.00%	N/A	100.00%	
Food Safety ***Health and safety*** *Critical and major non-compliance outcome notifications* [Number of critical non-compliance outcome notifications and major non-compliance notifications about a food premises followed up / Number of critical non-compliance outcome notifications and major non-compliance notifications about a food premises] x100	100.00%	100.00%	100.00%	N/A	100.00%	

	Results					
	2023	2024	2025	2026		Comment
Service / ***Indicator*** / *Measure* [Formula]	Actual	Actual	Actual	Target as per budget	Actual	
Governance ***Consultation and engagement*** *Satisfaction with community consultation and engagement* [Community satisfaction rating out of 100 with how Council has performed on community consultation and engagement]	50	52	51	53	55	
Libraries ***Participation*** *Library membership* [Number of registered library members / Population] x100	#N/A	16.38%	16.40%	N/A	15.87%	
Maternal and Child Health (MCH) ***Participation*** *Participation in the MCH service* [Number of children who attend the MCH service at least once (in the year) / Number of children enrolled in the MCH service] x100	92.95%	93.71%	94.22%	N/A	94.08%	
Participation in the MCH service by Aboriginal children [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	100.00%	100.00%	93.33%	N/A	85.29%	This variation related to one participant that did not attend as their visit only occurs once every 18 months.

	Results					
	2023	2024	2025	2026		Comment
Service / ***Indicator*** / *Measure* [Formula]	Actual	Actual	Actual	Target as per budget	Actual	
Roads ***Condition*** *Sealed local roads maintained to condition standards* (percentage of sealed local roads that are below the renewal intervention level set by Council and not requiring renewal)	99.93%	99.98%	99.92%	100.00%	99.92%	
Statutory Planning ***Service standard*** *Planning applications decided within required time frames* [(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	91.05%	91.78%	84.29%	87.00%	90.91%	
Waste Management ***Waste diversion*** *Kerbside collection waste diverted from landfill* [Weight of recyclables and green organics collected from kerbside bins / Weight of garbage, recyclables and green organics collected from kerbside bins] x100	37.14%	30.41%	34.04%	26.00%	36.48%	The imporved result copared to target can be attributed to Council having been actively informing the community about what can be recycled and removed from the landfill waste stream.

Section 3. Financial performance indicators

For the year ended 30 June 2026

	Results			Forecasts					
	2023	2024	2025	2026		2027	2028	2029	2030	Material Variations and Comments
Dimension / ***Indicator*** / *Measure* [Formula]	Actual	Actual	Actual	Target as per budget	Actual	Forecasts	Forecasts	Forecasts	Forecasts	
Efficiency ***Expenditure level*** *Expenses per property assessment* [Total expenses / Number of property assessments]	$4,108.71	$4,364.60	$4,486.19	$4.18	$4,870.66	$4,445.92	$4,265.30	$4,192.37	$4,117.54	The 2026 target disclosed in the 2025/26 Budget was incorrectly stated as $4.18 and should be multiplied by 1,000 to reflect the correct target. The 2026 indicator result is higher than prior years, the budget target, and forecast results due to a significant increase in depreciation following the asset revaluations undertaken as at 30 June 2025. The impact of these revaluations on depreciation expense was not incorporated into the budget target or forecast results, resulting in the higher actual indicator outcome for 2026.
Revenue level *Average rate per property assessment* [Sum of all general rates and municipal charges / Number of property assessments]	$1,512.42	$1,531.11	$1,583.62	$2,329.80	$1,621.09	$1,677.58	$1,645.62	$1,614.28	$1,583.53	Results increased between 2023 and 2027, driven by growth in rate revenue in line with the rate cap. Results are forecast to decline from 2027 to 2030 as property assessments are expected to increase, primarily due to farming properties being subdivided into smaller holdings. The 2026 target result were budgeted higher than the actual result because the target indicator incorrectly included waste management charges and revenue in lieu of rates, which are excluded from the calculation of actual results.
Liquidity ***Working capital*** *Current assets compared to current liabilities* [Current assets / Current liabilities] x100	256.64%	193.13%	202.85%	170.20%	296.24%	212.72%	205.57%	220.35%	222.05%	Council has deliberately maintained a surplus of funds to ensure it is financially prepared to respond to a natural disaster. Estimates indicate that, following a natural disaster event, Council may be required to fund up to $1 million in recovery and response costs in the short to medium term before external funding is received. Maintaining this financial buffer enables Council to meet these costs without adversely impacting the delivery of other operational services and programs. The early receipt of grant funding, principally the receipt of 80% of the 2026/27 Financial Assistance Grants has inflated the 2026 result causing the increase compared to target.

	Results			Forecasts						
	2023	2024	2025	2026		2027	2028	2029	2030	Material Variations and Comments
Dimension / ***Indicator*** / *Measure* [Formula]	Actual	Actual	Actual	Target as per budget	Actual	Forecasts	Forecasts	Forecasts	Forecasts	
Unrestricted cash *Unrestricted cash compared to current liabilities* [Unrestricted cash / Current liabilities] x100	168.04%	100.68%	90.39%	107.00%	190.32%	142.00%	136.00%	142.00%	143.00%	The higher result recorded in 2026 reflects the level of project carryovers required to complete works in 2026/27. The forecast figures have been determined in light of the Local Government Performance Reporting Framework that is applicable from 1 July 2026, and the indicator and its basis of calculation is different from prior years. The forecast indicator results are based on total cash holdings rather than restricted cash which has been used in the 2023 to 2026 and 2026 target indicator calculations. As a result, the forecast results are higher than the 2026 target and 2024 & 2025 results. The 2026 actual result is higher than forecast despite this as a result of project carryovers as noted above.
Obligations ***Loans and borrowings*** *Loans and borrowings compared to rates* [Interest bearing loans and borrowings / Rate revenue] x100	4.40%	10.74%	18.22%	22.15%	17.79%	17.16%	13.67%	8.69%	7.33%	The forecast figures have been determined in light of the Local Government Performance Reporting Framework that is applicable from 1 July 2026, and the indicator and its basis of calculation is different from prior years. The forecast indicator results are based on loans and borrowings compared to own-source revenue, whereas the 2023 to 2026 and 2026 target indicator calculations are based on loans and borrowings compared to rates. As a result, the forecast results are lower under the revised indicator calculation. In recent years, Council has undertaken borrowings to fund strategic capital projects, including land acquisitions and the development of the Regional Workers Accommodation project. The Long Term Financial Plan includes only minimal new borrowings and is focused on progressively reducing debt levels over the forecast period. For 2026 Council did not take up the full borrowing amount of $1m, only borrowing $0.5m.

	Results					Forecasts				
	2023	2024	2025	2026		2027	2028	2029	2030	Material Variations and Comments
Dimension / ***Indicator*** / *Measure* [Formula]	Actual	Actual	Actual	Target as per budget	Actual	Forecasts	Forecasts	Forecasts	Forecasts	
Loans and borrowings repayments compared to rates [Interest and principal repayments on interest bearing loans and borrowings / Rate revenue] x100	0.87%	1.13%	1.96%	2.27%	3.88%	4.19%	3.74%	5.23%	1.54%	The forecast figures have been determined in light of the Local Government Performance Reporting Framework that is applicable from 1 July 2026, and the indicator and its basis of calculation is different from prior years. The forecast indicator results are based on loans and borrowings repayments compared to own-source revenue, whereas the 2023 to 2026 and 2026 target indicator calculations are based on loans and borrowings repayments compared to rates. As a result, the forecast results are lower under the revised indicator calculation. Despite this the 2027 forecast result is higher than the 2026 actual result as a result of increased forecasted repayments in 2027. In recent years Council has borrowed funds for strategic capital works such as land purchases and to provide funding for the Regional Workers Accommodation. The future financial plan has minimal borrowings with a view to reduce debt levels.
Indebtedness *Non-current liabilities compared to own source revenue* [Non-current liabilities / Own source revenue] x100	4.18%	9.11%	13.71%	18.37%	12.56%	13.29%	8.68%	7.42%	6.18%	Forecast results show a decreasing trend over the forecast period as non-current borrowings are expected to reduce. The target result is higher than the actual result because the 2025/26 Budget included additional non-current borrowings that were ultimately not required. As a result, actual debt levels were lower than anticipated, leading to a lower indicator result.
Asset renewal and upgrade *Asset renewal and upgrade compared to depreciation* [Asset renewal and asset upgrade expense / Asset depreciation] x100	116.06%	100.73%	94.92%	83.00%	68.94%	83.70%	80.56%	80.56%	80.55%	Reducing levels is an indication of restricted cash available for renewal works whilst depreciation continues to increase at a greater rate than available funds. The 2026 actual was impacted by a significant increase in depreciation as a result of the revaluation of assets in 2025.

	Results			Forecasts					
	2023	2024	2025	2026		2027	2028	2029	2030	Material Variations and Comments
Dimension / ***Indicator*** / *Measure* [Formula]	Actual	Actual	Actual	Target as per budget	Actual	Forecasts	Forecasts	Forecasts	Forecasts	
Operating position ***Adjusted underlying result*** *Adjusted underlying surplus (or deficit)* [Adjusted underlying surplus (deficit)/ Adjusted underlying revenue] x100	6.16%	-38.96%	12.60%	0.17%	4.77%	-1.96%	-0.28%	-0.84%	-1.33%	The 2025 and 2026 actual results are elevated due to the advance receipt of Commonwealth Financial Assistance Grants relating to future years, together with increased operating grant revenue, including non-recurrent grants associated with fire events. These factors contributed to higher operating income in both years. In contrast, the target and forecast results assume only minimal levels of non-recurrent operating grant funding, resulting in lower indicator outcomes over the forecast period.
Stability ***Rates concentration*** *Rates compared to adjusted underlying revenue* [Rate revenue / Adjusted underlying revenue] x100	47.19%	67.88%	43.00%	45.00%	44.73%	38.47%	38.69%	38.82%	38.96%	Note the 2026/27 budget did not use the same indicatotrs as the performance statement. Council's budget compares rate revenue to adjusted underlying revenue, whereas the Performance Statement compares rates and charges to adjusted underlying revenue. The inclusion of charges in the Performance Statement calculation results in lower indicator outcomes in future years compared to those reported in the budget.
Rates effort *Rates compared to property values* [Rate revenue / Capital improved value of rateable properties in the municipality] x100	0.28%	0.25%	0.26%	0.31%	0.30%	0.23%	0.23%	0.24%	0.25%	Note the 2026/27 budget did not use the same indicatotrs as the performance statement. Council's budget compares rate revenue to the Capital Improved Value (CIV) of rateable properties, whereas the Performance Statement compares rates and charges to the CIV of rateable properties. The inclusion of charges in the Performance Statement calculation results in lower indicator values in future years compared to those reported in the budget.

Section 4. Sustainable capacity indicators

For the year ended 30 June 2026

Results

	2023	2024	2025	2026	Comment
Indicator / *Measure* [Formula]	Actual	Actual	Actual	Actual	
Population *Expenses per head of municipal population* [Total expenses / Municipal population]	$3,332.11	$3,531.60	$3,552.65	$3,875.96	This trend reflects increasing costs associated with the delivery of Council services, together with rising depreciation expenses. These cost pressures are occurring in an environment where population growth within the municipality is expected to remain relatively low, limiting the growth in Council's revenue base and contributing to a deterioration in the indicator over the forecast period.
Infrastructure per head of municipal population [Value of infrastructure / Municipal population]	$35,540.61	$35,120.09	$41,686.98	$46,090.49	The higher indicator results recorded in 2025 and 2026 are primarily attributable to significant valuation increases in infrastructure assets during these years. The asset revaluations resulted in a substantial increase in the value of Council's infrastructure portfolio, which in turn influenced the indicator outcomes for both years.
Population density per length of road [Municipal population / Kilometres of local roads]	3.79	3.88	3.82	3.93	
Own-source revenue *Own-source revenue per head of municipal population* [Own-source revenue / Municipal population]	$1,925.44	$1,956.33	$2,021.86	$2,158.35	This trend reflects the municipality's relatively low population growth, while Council revenue is forecast to increase at a higher rate over the same period. As a result, revenue growth is expected to outpace population growth, contributing to an improvement in the indicator over the forecast period.
Recurrent grants *Recurrent grants per head of municipal population* [Recurrent grants / Municipal population]	$1,470.77	$326.74	$1,673.54	$1,548.32	Movements in this indicator primarily reflect the timing of recurrent grant receipts. The 2025 and 2026 results are elevated due to the advance receipt of Commonwealth Financial Assistance Grants relating to future financial years. Commonwealth Financial Assistance Grants of $10.7 million were received in 2024/25, compared to $10.0 million received in 2025/26, resulting in the movement between the 2025 and 2026 indicator results. As grant receipts are recognised when received, variations in the timing of these payments can have a significant impact on the reported outcome for individual years.

Results

	2023	2024	2025	2026	Comment
Indicator */ Measure* [Formula]	Actual	Actual	Actual	Actual	
Disadvantage *Relative Socio-Economic Disadvantage* [Index of Relative Socio-Economic Disadvantage by decile]	3.00	3.00	3.00	3.00	
Workforce turnover *Percentage of staff turnover* [Number of permanent staff resignations and terminations / Average number of permanent staff for the financial year] x100	15.9%	22.9%	18.2%	25.0%	The municipality is one that is a training ground for staff advancement. Staff achieve strong experience which enables staff to advance to positions in larger organisations. The organisation does not have the capacity to provide advancement opportunities compared to larger organisations.

Section 5. Notes to the accounts

5.1. Basis of preparation

Council is required to prepare and include a performance statement within its annual report. The performance statement includes the results of the prescribed, service performance, financial performance and sustainable capacity indicators and measures together with a description of the municipal district, an explanation of material variations in the results and notes to the accounts. This statement has been prepared to meet the requirements of the Local Government Act 2020 and Local Government (Planning and Reporting) Regulations 2020.

Where applicable the results in the performance statement have been prepared on accounting bases consistent with those reported in the Financial Statements. The other results are based on information drawn from council information systems or from third parties (e.g., Australian Bureau of Statistics or the Council's satisfaction survey provider).

The performance statement presents the actual results for the current year and the previous three years, along with the current year's target, if mandated by the Local Government (Planning and Reporting) Regulations 2020. Additionally, for the prescribed financial performance indicators and measures, the performance statement includes the target budget for the current year and the results forecast for the period 2026-27 to 2029-30 by the council's financial plan.

The Local Government (Planning and Reporting) Regulations 2020 requires explanation of any material variations in the results contained in the performance statement. Council has adopted materiality thresholds relevant to each indicator and measure and explanations have not been provided for variations below the materiality thresholds unless the variance is considered to be material because of its nature.

5.2. Definitions

Key term	Definition
Aboriginal children	means a child who is an Aboriginal person
Aboriginal person	has the same meaning as in the Aboriginal Heritage Act 2006
adjusted underlying revenue	means total income other than: • non-recurrent grants used to fund capital expenditure; and • non-monetary asset contributions; and • contributions to fund capital expenditure from sources other than those referred to above
adjusted underlying surplus (or deficit)	means adjusted underlying revenue less total expenditure
annual report	means an annual report prepared by a council under section 98 of the Act
asset renewal expenditure	means expenditure on an existing asset or on replacing an existing asset that returns the service capability of the asset to its original capability
asset upgrade expenditure	means expenditure that— (a) enhances an existing asset to provide a higher level of service; or (b) extends the life of the asset beyond its original life
critical non-compliance outcome notification	means a notification received by council under section 19N(3) or (4) of the *Food Act 1984* , or advice given to council by an authorized officer under that Act, of a deficiency that poses an immediate serious threat to public health
current assets	has the same meaning as in the Australian Accounting Standards
current liabilities	has the same meaning as in the Australian Accounting Standards
food premises	has the same meaning as in the *Food Act 1984*
intervention level	means the level set for the condition of a road beyond which a council will not allow the road to deteriorate and will need to intervene
local road	means a sealed or unsealed road for which the council is the responsible road authority under the *Road Management Act 2004*
major non-compliance outcome notification	means a notification received by a council under section 19N(3) or (4) of the *Food Act 1984*, or advice given to council by an authorized officer under that Act, of a deficiency that does not pose an immediate serious threat to public health but may do so if no remedial action is taken
MCH	means the Maternal and Child Health Service provided by a council to support the health and development of children within the municipality from birth until school age
non-current liabilities	means all liabilities other than current liabilities
own-source revenue	means adjusted underlying revenue other than revenue that is not under the control of council (including government grants)
population	means the resident population estimated by council

rate revenue	means revenue from general rates, municipal charges, service rates and service charges
relative socio-economic disadvantage	in relation to a municipal district, means the relative socio-economic disadvantage, expressed as a decile for the relevant financial year, of the area in which the municipal district is located according to the Index of Relative Socio-Economic Disadvantage of SEIFA
restricted cash	means cash, cash equivalents and financial assets, within the meaning of the Australian Accounting Standards, not available for use other than for a purpose for which it is restricted, and includes cash to be used to fund capital works expenditure from the previous financial year
SEIFA	means the Socio-Economic Indexes for Areas published from time to time by the Australian Bureau of Statistics on its Internet site
unrestricted cash	means all cash and cash equivalents other than restricted cash

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Pyrenees Shire Council

ANNUAL FINANCIAL REPORT

For the year ended 30 June 2026

Docusign Envelope ID: 7A59D3D9-AD38-8328-8087-3431D1CE8C83

Pyrenees Shire Council
Financial Report

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Pyrenees Shire Council
Financial Report

Certification of Financial Statement

In my opinion, the accompanying financial statements have been prepared in accordance with the *Local Government Act 2020*, the *Local Government (Planning and Reporting) Regulations 2020*, the Australian Accounting Standards and other mandatory professional reporting requirements.

Glenn Kallio B.Bus CPA
Principal Accounting Officer
Date: 21st September 2026
Beaufort Shire Offices

In our opinion, the accompanying financial statements present fairly the financial transactions of the Pyrenees Shire Council for the year ended 30 June 2026 and the financial position of the Council as at that date.

At the date of signing, we are not aware of any circumstances that would render any particulars in the financial statements to be misleading or inaccurate.

We have been authorised by the Council and by the *Local Government (Planning and Reporting) Regulations 2020* to certify the financial statements in their final form.

Cr Damian Ferrari
Councillor
Date 21st September 2026
Beaufort Shire Offices

Cr Rebecca Wardlaw
Councillor
Date 21st September 2026
Beaufort Shire Offices

Sally Jones
Chief Executive Officer Sally Jones
Date 21st September 2026
Beaufort Shire Offices

Independent Auditor's Report

Victorian Auditor-General's Office

To the Councillors of Pyrenees Shire Council

Opinion	I have audited the financial report of Pyrenees Shire Council (the council) which comprises the: • balance sheet as at 30 June 2026 • comprehensive income statement for the year then ended • statement of changes in equity for the year then ended • statement of cash flows for the year then ended • statement of capital works for the year then ended • notes to the financial statements, including material accounting policy information • certification of the financial statements. In my opinion the financial report presents fairly, in all material respects, the financial position of the council as at 30 June 2026 and their financial performance and cash flows for the year then ended in accordance with the financial reporting requirements of Part 4 of the *Local Government Act 2020*, the Local Government (Planning and Reporting) Regulations 2020 and applicable Australian Accounting Standards.
Basis for Opinion	I have conducted my audit in accordance with the *Audit Act 1994* which incorporates the Australian Auditing Standards. I further describe my responsibilities under that Act and those standards in the *Auditor's Responsibilities for the Audit of the Financial Report* section of my report. My independence is established by the *Constitution Act 1975*. My staff and I are independent of the council in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to my audit of the financial report in Victoria. My staff and I have also fulfilled our other ethical responsibilities in accordance with the Code. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.
Councillors' responsibilities for the financial report	The Councillors are responsible for the preparation and fair presentation of the financial report in accordance with Australian Accounting Standards, the *Local Government Act 2020* and the Local Government (Planning and Reporting) Regulations 2020, and for such internal control as the Councillors determine is necessary to enable the preparation and fair presentation of a financial report that is free from material misstatement, whether due to fraud or error. In preparing the financial report, the Councillors are responsible for assessing the council's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless it is inappropriate to do so.

Level 31 / 35 Collins Street, Melbourne Vic 3000
T 03 8601 7000 enquiries@audit.vic.gov.au www.audit.vic.gov.au

Auditor's responsibilities for the audit of the financial report

As required by the *Audit Act 1994*, my responsibility is to express an opinion on the financial report based on the audit. My objectives for the audit are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.

As part of an audit in accordance with the Australian Auditing Standards, I exercise professional judgement and maintain professional scepticism throughout the audit. I also:

- identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the council's internal control
- evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Councillors
- conclude on the appropriateness of the Councillors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the council's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify my opinion. My conclusions are based on the audit evidence obtained up to the date of my auditor's report. However, future events or conditions may cause the council to cease to continue as a going concern.
- evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.

I communicate with the Councillors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during my audit.



MELBOURNE
28 September 2026

Travis Derricott
as delegate for the Auditor-General of Victoria

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Pyrenees Shire Council
Financial Report

Comprehensive Income Statement
For the Year Ended 30 June 2026

	Note	2026 $'000	2025 $'000
Income / Revenue			
Rates and charges	3.1	14,486	13,910
Statutory fees and fines	3.2	285	236
User fees	3.3	828	801
Grants - operating	3.4	13,050	14,100
Grants - capital	3.4	10,036	6,037
Contributions - monetary		383	162
Net gain on disposal of property, infrastructure, plant and equipment	3.5	203	245
Other income	3.6	1,372	898
Total income / revenue		**40,643**	**36,389**
Expenses			
Employee costs	4.1	10,215	9,554
Materials and services	4.2	10,348	9,991
Depreciation	4.3	9,792	6,913
Depreciation - right of use assets		9	9
Allowances for impairment losses	4.4	17	(7)
Borrowing costs	4.5	104	66
Finance costs - leases		-	3
Other expenses	4.6	356	306
Asset revaluation decrement through Surplus / (Deficit)		-	1,437
Total expenses		**30,841**	**28,272**
Surplus/(Deficit) for the year		**9,802**	**8,117**
Other comprehensive income			
Items that will not be reclassified to surplus or deficit in future periods			
Net asset revaluation gain/(loss)	6.1	27,482	63,990
Total other comprehensive income		**27,482**	**63,990**
Total comprehensive result		**37,284**	**72,107**

The above comprehensive income statement should be read in conjunction with the accompanying notes.

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Pyrenees Shire Council
Financial Report

Balance Sheet
As at 30 June 2026

	Note	2026 $'000	2025 $'000
Assets			
Current assets			
Cash and cash equivalents	5.1 (a)	25,154	23,877
Trade and other receivables	5.1 (b)	3,060	2,517
Inventories	5.2 (a)	9	13
Prepayments	5.2 (b)	199	148
Other assets	5.2 (b)	604	1,185
Total current assets		**29,026**	**27,740**
Non-current assets			
Trade and other receivables	5.1 (b)	-	2
Property, infrastructure, plant and equipment	6.1	401,101	369,018
Right-of-use assets		20	29
Total non-current assets		**401,121**	**369,049**
Total assets		**430,147**	**396,789**
Liabilities			
Current liabilities			
Trade and other payables	5.3 (a)	3,837	3,414
Trust funds and deposits	5.3 (b)	517	504
Contract and other liabilities	5.3 (c)	2,608	6,942
Provisions	5.4	2,257	2,346
Interest-bearing liabilities	5.5	570	458
Lease liabilities		9	11
Total current liabilities		**9,798**	**13,675**
Non-current liabilities			
Provisions	5.4	138	108
Interest-bearing liabilities	5.5	2,007	2,077
Lease liabilities		12	21
Total non-current liabilities		**2,157**	**2,206**
Total liabilities		**11,955**	**15,881**
Net assets		**418,192**	**380,908**
Equity			
Accumulated surplus		135,391	125,589
Reserves	9.1	282,801	255,319
Total Equity		**418,192**	**380,908**

The above balance sheet should be read in conjunction with the accompanying notes.

Pyrenees Shire Council
Financial Report

Statement of Changes in Equity
For the Year Ended 30 June 2026

2026	Note	Total $'000	Accumulated Surplus $'000	Revaluation Reserve $'000	Other Reserves $'000
Balance at beginning of the financial year		380,908	125,589	255,258	61
Surplus/(Deficit) for the year		9,802	9,802	-	-
Net asset revaluation gain/(loss)	9.1	27,482	-	27,482	-
Balance at end of the financial year		**418,192**	**135,391**	**282,740**	**61**

2025	Note	Total $'000	Accumulated Surplus $'000	Revaluation Reserve $'000	Other Reserves $'000
Balance at beginning of the financial year		308,801	117,524	191,268	9
Surplus/(Deficit) for the year		8,117	8,117	-	-
Net asset revaluation gain/(loss)	9.1	63,990	-	63,990	-
Transfers from (to) other reserves	9.1	-	(52)	-	52
Balance at end of the financial year		**380,908**	**125,589**	**255,258**	**61**

The above statement of changes in equity should be read in conjunction with the accompanying notes.

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Pyrenees Shire Council
Financial Report

Statement of Cash Flows
For the Year Ended 30 June 2026

	Note	2026 Inflows/ (Outflows) $'000	2025 Inflows/ (Outflows) $'000
Cash flows from operating activities			
Rates and charges		14,177	13,805
Statutory fees and fines		285	236
User fees		635	901
Grants - operating		13,107	18,948
Grants - capital		6,216	6,137
Contributions - monetary		383	162
Interest received		788	458
Other receipts		653	486
Net GST refund/(payment)		915	1,079
Employee costs		(10,274)	(9,552)
Materials and services		(10,957)	(10,143)
Net Trust funds and deposits received/(repaid)		13	185
Other payments		(392)	(337)
Net cash provided by/(used in) operating activities	9.2	**15,549**	**22,366**
Cash flows from investing activities			
Payments for property, infrastructure, plant and equipment	6.1	(14,487)	(9,231)
Proceeds from sale of property, infrastructure, plant and equipment		277	525
Net cash provided by/(used in) investing activities		**(14,210)**	**(8,706)**
Cash flows from financing activities			
Finance costs		(104)	(66)
Proceeds from borrowings		500	1,300
Repayment of borrowings		(458)	(207)
Interest paid - lease liability		-	(3)
Repayment of lease liabilities		-	(9)
Net cash provided by/(used in) financing activities		**(62)**	**1,015**
Net increase (decrease) in cash and cash equivalents		1,277	14,675
Cash and cash equivalents at the beginning of the financial year		23,877	9,202
Cash and cash equivalents at the end of the financial year		**25,154**	**23,877**
Financing arrangements	5.6		

The above statement of cash flows should be read in conjunction with the accompanying notes.

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Pyrenees Shire Council
Financial Report

Statement of Capital Works
For the Year Ended 30 June 2026

	Note	2026 $'000	2025 $'000
Property			
Land Improvemets		4,997	1,021
Total land		**4,997**	**1,021**
Buildings		116	-
Building Improvements		140	1,565
Total buildings		**256**	**1,565**
Total property		**5,253**	**2,586**
Plant and equipment			
Plant, machinery and equipment		1,080	687
Fixtures, fittings and furniture		14	17
Computers and telecommunications		70	80
Library books		35	50
Total plant and equipment		**1,199**	**834**
Infrastructure			
Roads		6,267	4,348
Bridges		1,367	641
Footpaths and cycleways		24	287
Drainage		320	557
Recreational, leisure and community facilities		37	-
Total infrastructure		**8,015**	**5,833**
Total capital works expenditure		**14,467**	**9,253**
Represented by:			
New asset expenditure		7,716	2,277
Asset renewal expenditure		6,549	5,244
Asset expansion expenditure		-	414
Asset upgrade expenditure		202	1,318
Total capital works expenditure		**14,467**	**9,253**

The above statement of capital works should be read in conjunction with the accompanying notes.

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Pyrenees Shire Council
Financial Report

Note 1 Overview

Introduction

The Pyrenees Shire Council was established by an Order of the Governor in Council on 23 September 1994 and is a body corporate. The Council's main office is located at 5 Lawrence Street Beaufort.

Statement of Compliance

These financial statements are a general purpose financial report that consists of a Comprehensive Income Statement, Balance Sheet, Statement of Changes in Equity, Statement of Cash Flows, Statement of Capital Works, and Notes accompanying these financial statements. The general purpose financial report complies with the Australian Accounting Standards (AAS), other authoritative pronouncements of the Australian Accounting Standards Board, the *Local Government Act 2020*, and *the Local Government (Planning and Reporting) Regulations 2020*.

The Council is a not-for-profit entity and therefore applies the additional AUS paragraphs applicable to a not-for-profit entity under the Australian Accounting Standards.

Accounting policy information

1.1 Basis of accounting

Accounting policies are selected and applied in a manner which ensures that the resulting financial information satisfies the concepts of relevance and reliability, thereby ensuring that the substance of the underlying transactions or other events is reported. Specific accounting policies applied are disclosed in sections where the related balance or financial statement matter is disclosed.

The accrual basis of accounting has been used in the preparation of these financial statements, except for the cash flow information, whereby assets, liabilities, equity, income, and expenses are recognised in the reporting period to which they relate, regardless of when cash is received or paid.

The financial statements are based on the historical cost convention unless a different measurement basis is specifically disclosed in the notes to the financial statements.

The financial statements have been prepared on a going concern basis. The financial statements are in Australian dollars. The amounts presented in the financial statements have been rounded to the nearest thousand dollars unless otherwise specified. Minor discrepancies in tables between totals and the sum of components are due to rounding.

Judgements, estimates, and assumptions are required to be made about the carrying values of assets and liabilities that are not readily apparent from other sources. The estimates and associated judgements are based on professional judgement derived from historical experience and various other factors that are believed to be reasonable under the circumstances. Actual results may differ from these estimates.

Revisions to accounting estimates are recognised in the period in which the estimate is revised and also in future periods that are affected by the revision. Judgements and assumptions made by management in the application of AAS's that have significant effects on the financial statements and estimates relate to:

- the fair value of land, buildings, infrastructure, plant and equipment (refer to Note 6.1)

the determination of depreciation for buildings, infrastructure, plant and equipment (refer to Note 6.1)

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- the determination of employee provisions (refer to Note 5.4)
- the determination of whether performance obligations are sufficiently specific so as to determine whether an arrangement is within the scope of AASB 15 Revenue from Contracts with Customers or AASB 1058 Income of Not-for-Profit Entities (refer to Note 3.4)

Unless otherwise stated, all accounting policies are consistent with those applied in the prior year. Where appropriate, comparative figures have been amended to accord with current presentation, and disclosure has been made of any material changes to comparatives.

Goods and Service Tax (GST)
Income and expenses are recognised net of the amount of associated GST. Receivables and payables are stated inclusive of the amount of GST receivable or payable. The net amount of GST recoverable from, or payable to, the taxation authority is included with other receivables or payables in the balance sheet.

1.2 Impact of emergencies and natural disasters

During 2025-26 emergencies or natural disasters impacted Council's operations. Council has noted the following significant impacts on its financial operations:

Funding was recognised

	2026
	$'000
Fire Event February 2024	630
Fire Event January 2026	1,410
Flood Event October 2022 - Certified Claims	3,122
	5,162

Funding costs incurred:

Fire Event February 2024	354
Fire Event January 2026	607
Flood Certified Claims - works	3,122
	4,083

Also refer to note 8.1 for further details of contingent assets and liabilities

1.3 Impacts of other external events

Council has considered ongoing external events that have contributed to volatility in international markets, disrupted global supply chains and increased inflationary pressure, including the risk that they may cause significant changes in the carrying values of assets and liabilities in the next financial year, and has concluded that there is no material impact on the 2025-26 financial report that requires additional disclosure.

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Pyrenees Shire Council
Financial Report

1.4 Employee Benefits

The amount charged to the Comprehensive Operating Statement in respect of superannuation represents contributions made or due by Pyrenees Shire Council to the relevant superannuation plans in respect to the services of Pyrenees Shire Council's staff (both past and present). Superannuation contributions are made to the plans based on the relevant rules of each plan and any relevant compulsory superannuation requirements that Pyrenees Shire Council is required to comply with.

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Pyrenees Shire Council
Financial Report

Note 2 Analysis of our results

Note 2.1 Performance against budget

The performance against budget notes compares Council's financial plan, expressed through its annual budget, with actual performance. *The Local Government (Planning and Reporting) Regulations 2020* requires explanation of any material variances. Council has adopted a that an explanation is warranted only when both a +/- 10 percent and $250,000 movement has occurred. Explanations have not been provided for variations below the materiality threshold unless the variance is considered to be material because of its nature.

These notes are prepared to meet the requirements of the *Local Government Act 2020* and the *Local Government (Planning and Reporting) Regulations 2020.*

Note 2.1.1 Income / Revenue and expenditure

	Budget 2026 $'000	Actual 2026 $'000	Variance $'000	Variance %	Ref
Income / Revenue					
Rates and charges	14,541	14,486	(55)	**0%**	
Statutory fees and fines	296	285	(11)	**-4%**	
User fees	903	828	(75)	**-8%**	
Grants - operating	8,080	13,050	4,970	**62%**	**1**
Grants - capital	7,983	10,036	2,053	**26%**	**2**
Contributions - monetary	34	383	349	**1026%**	**3**
Net gain on disposal of property, infrastructure, plant and equipment	-	203	203	**100%**	
Other income	469	1,372	903	**193%**	**4**
Total income / revenue	**32,306**	**40,643**	**8,337**	**26%**	
Expenses					
Employee costs	10,356	10,215	**141**	**1%**	
Materials and services	9,725	10,348	**(623)**	**-6%**	
Depreciation	6,357	9,792	**(3,435)**	**-54%**	**5**
Depreciation - right of use assets	9	9	-	**0%**	
Allowances for impairment losses	10	17	**(7)**	**-70%**	
Borrowing costs	122	104	**18**	**15%**	
Finance costs - leases	9	-	**9**	**100%**	
Other expenses	303	356	**(53)**	**-17%**	
Total expenses	**26,891**	**30,841**	**(3,950)**	**-15%**	
Surplus/(Deficit) for the year	**5,415**	**9,802**	**4,387**	**81%**	

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(i) Explanation of material variations

1 Grants – operating

The positive variation was due to the receipt of additional grants that were not budgeted for, these relate to:

- Funding for fire events
- Financial Assistance Grant 80% 2026/27 allocation

2 Grants – capital

The positive variation was due to the receipt of additional grants that were not budgeted for, these relate to:

- October 2022 Flood grants.
- Roads to Recovery
- Bourke St Workers Accommodation
- TAC (SLRSP; Blackspot)

3 Contributions - Monetary

Contributions were received for the following projects that were not budgeted for:

- Waubra Playground Development Project

4 Other Income

Additional income in excess of that budgeted for in the 2025/26 budget were received for the following items:

- Additional interest on investments ($378,000)
- Insurance recovery funds

5 Depreciation

At the time of preparing the budget for 2025/26, the impact of the revaluation of assets in the 2024/25 year had not been fully considered resulting in lower levels of depreciation budgeted for in the 2025/26 financial year.

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Note 2.1.2 Capital Works

	Budget 2026 $'000	Actual 2026 $'000	Variance $'000	Variance %	Ref
Property					
Land	-	-	-	100%	
Land Improvemets	-	4,997	4,997	100%	1
Total land	**-**	**4,997**	**4,997**	**100%**	
Buildings	5,614	116	(5,498)	-98%	2
Building Improvements	195	140	(55)	-28%	
Total buildings	**5,809**	**256**	**(5,553)**	**-96%**	
Total property	**5,809**	**5,253**	**(556)**	**-10%**	
Plant and equipment					
Plant, machinery and equipment	787	1,080	293	37%	3
Fixtures, fittings and furniture	21	14	(7)	-33%	
Computers and telecommunications	164	70	(94)	-57%	
Library books	26	35	9	35%	
Total plant and equipment	**998**	**1,199**	**201**	**20%**	
Infrastructure					
Roads	5,107	6,267	1,160	23%	4
Bridges	433	1,367	934	216%	5
Footpaths and cycleways	31	24	(7)	-23%	
Drainage	205	320	115	56%	
Recreational, leaisure and community facilities	53	37	(16)	-30%	
Total infrastructure	**5,829**	**8,015**	**2,186**	**38%**	
Total capital works expenditure	**12,636**	**14,467**	**1,831**	**14%**	
Represented by:					
New asset expenditure	7,390	7,716	326	4%	
Asset renewal expenditure	5,246	6,549	1,303	25%	
Asset expansion expenditure	-	-	-	100%	
Asset upgrade expenditure	-	202	202	0%	
Total capital works expenditure	**12,636**	**14,467**	**1,831**	**14%**	

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(i) Explanation of material variations

1 Land Improvements

The variation is a reclassification of projects from Buildings to Land Improvements. The main projects in question relate to:

- Regional Workers Accommodation
- Waubra Playground Development

2 Buildings

The projects allocated to Buildings at the commencement of the financial year were reallocated to Land improvements at year end when the detail of the work involved was reviewed.

3 Plant, machinery and equipment

A number of significant plant items has been order two years earlier and budgeted for at that time however, delays were experienced and were delivered in the 2025/26 financial year.

4 Roads

Unbudgeted expenditure on roads relating to rehabilitation works contributed to the October 2022 flood event has resulted in the variation recorded combined with additional funding received for the TAC program which had not been allowed for in the 2025/26 budget.

5 Bridges

Unbudgeted expenditure on bridges relating to rehabilitation works contributed to the October 2022 flood event has resulted in the variation recorded.

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Note 2.2 Analysis of Council results by program.

Council delivers its functions and activities through the following programs:

2.2.1 People and Organisation Development

Prepare for emergencies and ensure community safety.

Support a vibrant community art, culture, and heritage environment.

Improve accessibility and inclusivity.

Promote health, wellbeing, engagement, and connection.

Improve social outcomes.

Place

Sustain and enhance unique character of our communities.

Support community sustainability.

Enhance liveability of our communities.

Promote responsible development.

Environment

Lead and promote environmental sustainability.

Foster a climate change resilient community.

Encourage community care of biodiversity and natural values.

Improve waste management to reduce landfill and reduce harm to the environment.

Economy

Support our local businesses and help to strengthen key industries.

Invest in road infrastructure to improve connectivity for commerce and community.

Advocate for and invest in assets and infrastructure to support industry sustainability.

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Note 2.2.2 Summary of income / revenue, expenses, assets, and capital expenses by program

2026	Income / Revenue	Expenses	Surplus / (Deficit)	Grants included in income / revenue	Total assets
	$'000	$'000	$'000	$'000	$'000
People and Organisation Development	820	1,265	(445)	597	-
Place	557	2,911	(2,354)	-	-
Environment	3,050	2,825	225	81	-
Economy	24,262	14,048	10,214	22,408	430,147
Unattributed					
Net Asset Sales	203	-	203	-	-
Rates Revenue	11,751	-	11,751	-	-
Loss on Asset Revaluation Reserve	-	-	-	-	-
Depreciation	-	9,792	(9,792)	-	-
	40,643	**30,841**	**9,802**	**23,086**	**430,147**

2025	Income / Revenue	Expenses	Surplus / (Deficit)	Grants included in income / revenue	Total assets
	$'000	$'000	$'000	$'000	$'000
People and Organisation Development	679	1,340	(661)	651	-
Place	377	3,009	(2,632)	138	-
Environment	2,939	2,870	69	90	-
Economy	20,835	12,703	8,132	19,258	396,789
Unattributed					
Net Asset Sales	245	-	245	-	-
Rates Revenue	11,314	-	11,314	-	-
Loss on Asset Revaluation Reserve	-	1,437	(1,437)	-	-
Depreciation	-	6,913	(6,913)	-	-
	36,389	**28,272**	**8,117**	**20,137**	**396,789**

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Note 3 Funding for the delivery of services

3.1 Rates and Charges

	2026 $'000	2025 $'000

Council uses capital improved value (CIV) as the basis of valuation of all properties within the municipal district. The CIV of a property is its market value (land and buildings).

The valuation base used to calculate general rates for 2025/26 was $4,877 million (2024/25 $5,254 million).

General rates	10,305	9,896
Supplementary rates and rate adjustments	(3)	14
Waste management charge	2,735	2,596
Interest on rates and charges	84	70
Revenue in lieu of rates	1,365	1,334
Total rates and charges	**14,486**	**13,910**

The date of the latest general revaluation of land for rating purposes within the municipal district was 1 January 2025, and the valuation was first applied in the rating year commencing 1 July 2025.

Annual rates and charges are recognised as income when Council issues annual rates notices. Supplementary rates are recognised when a valuation and reassessment is completed and a supplementary rates notice issued.

3.2 Statutory fees and fines

Environmental health fees	37	40
Fines	61	42
Town planning & building fees	167	126
Land information certificates	20	28
Total statutory fees and fines	**285**	**236**

Statutory fees and fines (including parking fees and fines) are recognised as income when the service has been provided, the payment is received, or when the penalty has been applied, whichever first occurs.

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3.3 User Fees

	2026 $'000	2025 $'000
Caravan park charges	429	388
Fees	124	75
Planning & building charges	19	43
Animal registration charges	130	137
Rental and function charges	44	43
Resource and information centre charges	27	45
Other charges	55	70
Total user fees	**828**	**801**
User fees by timing of revenue recognition		
User fees recognised over time	174	180
User fees recognised at a point in time	654	621
Total user fees	**828**	**801**

User fees are recognised as revenue at a point in time, or over time, when (or as) the performance obligation is satisfied. Recognition is based on the underlying contractual terms.

3.4 Funding from other levels of government

Grants were received in respect of the following :	2026 $'000	2025 $'000
Summary of grants		
Commonwealth funded grants	14,135	14,344
State Government funded grants	8,951	5,793
Total grants received	**23,086**	**20,137**
(a) Operating Grants		
Recurrent - Commonwealth Government		
Financial Assistance Grants	10,000	10,664
Recurrent - State Government		
Aged Care Services	-	3
Libraries	123	245
Family & Childrens Services	323	319
Roadside Weeds & Pest Management Prog	62	-
Other	34	91
Total recurrent operating grants	**10,542**	**11,322**

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	2026 $'000	2025 $'000
Non-recurrent - State Government		
Lexton Fire	-	39
Avoca Flood Mitigation Investigation	-	96
Council Flood Support Fund (AGRN1096)	-	100
Council Flood Support Fund (AGRN1108)	-	500
Community Recovery Officer	-	40
Fire Event February 2024	630	986
Fire Event January 2026 - Council Support Fund	750	-
Fire Event January 2026 - DFRA Emergency Works	500	-
Fire Event January 2026 - CRO & Hub	160	-
Pyrenees Bushfire Resilience Project	-	300
Cat Desexing Project	(7)	7
Implementation of 3 yr old preschool	-	32
Youth Engagement Project	40	43
Premier Reading Challenge	6	6
Good Things Be Connected Digital Literacy	-	3
TAC - Pyrenees Shire Road Safety	25	-
Pyrenees SC Statuatory Planning Assistance	-	27
Pyrenees Municipal Bushfire Hazard Assessment	-	43
Rural and Regional Planning Cadet Program	-	12
Municipal Emergency Resourcing Program	60	60
Rural Councils ICT Infrastructure Support Program	231	-
Primary Producer Support	101	-
Avoca Lions Park Revegetation Project	9	-
Economy Household Education Fund	3	8
Flood Study Implementation Support Grant	-	56
Community Participation & Support; Old Beaufort Primary School	-	400
Community Activation & Social Isolation	-	20
Total non-recurrent operating grants	**2,508**	**2,778**
Total operating grants	**13,050**	**14,100**

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	2026	2025
(b) Capital Grants	**$'000**	**$'000**
Recurrent - Commonwealth Government		
Roads to recovery	1,778	1,996
Total recurrent capital grants	**1,778**	**1,996**
Non-recurrent - Commonwealth Government		
Local Roads and Community Infrastructure Program	-	1,540
Burke Street Workers Accommodation	2,000	-
LRCIP Phase 4	357	-
Lexton Community Facility	-	144
Non-recurrent - State Government		
TAC (SLRSP; Blackspot)	1,200	-
Burke Street Workers Accommodation	1,579	
Light up Goldfields Recreation Reserve	-	25
Flood Event October 2022	-	683
Flood Event October 2022 - Certified Claims	3,122	930
Burke Street Infrastructure RWAF	-	139
School Crossing Upgrade-Skipton Rd Beaufort	-	80
Beaufort Caravan Park	-	500
Total non-recurrent capital grants	**8,258**	**4,041**
Total capital grants	**10,036**	**6,037**

(c) Recognition of grant income

Before recognising funding from government grants as revenue the Council assesses whether there is a contract that is enforceable and has sufficiently specific performance obligations in accordance with AASB 15 *Revenue from Contracts with Customers.* When both these conditions are satisfied, the Council:

- identifies each performance obligation relating to revenue under the contract/agreement.
- determines the transaction price.
- recognises a contract liability for its obligations under the agreement.
- recognises revenue as it satisfies its performance obligations, at the point in time or over time when services are rendered.

Where the contract is not enforceable and/or does not have sufficiently specific performance obligations, the Council applies AASB 1058 Income of *Not-for-Profit Entities*.

Grant revenue with sufficiently specific performance obligations is recognised over time as the performance obligations specified in the underlying agreement are met. Where performance obligations are not sufficiently specific, grants are recognised on the earlier of receipt or when an unconditional right to receipt has been established. Grants relating to capital projects are generally recognised progressively as the capital project is completed.

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The following table provides a summary of unspent grants.

(d) Unspent grants received on condition that they be spent in a specific manner	**2026**	**2025**
Operating	**$'000**	**$'000**
Balance at start of year	504	403
Received during the financial year and remained unspent at balance date	56	456
Received in prior years and spent during the financial year	-	(355)
Balance at year end	**560**	**504**
Capital		
Balance at start of year	6,438	449
Received during the financial year and remained unspent at balance date	197	6,437
Received in prior years and spent during the financial year	(4,587)	(448)
Balance at year end	**2,048**	**6,438**

Unspent grants are determined and disclosed on a cash basis.

3.5 Net gain / (loss) on disposal of property, infrastructure, plant, and equipment

Proceeds of sale	277	525
Written down value of assets disposed	(74)	(280)
Total net gain/(loss) on disposal of property, infrastructure, plant and equipment	**203**	**245**

The profit or loss on sale of an asset is determined when control of the asset has passed to the buyer.

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3.6 Other income

	2026 $'000	2025 $'000
Interest	778	456
Reimbursement - Workcover wages	90	90
Reimbursement - State Revenue Office	99	48
Insurance Recovery	217	211
Private Works	5	4
Other	183	89
Total other income	**1,372**	**898**

Interest is recognised as it is earned.
Other income is measured at the fair value of the consideration received or receivable and is recognised when Council gains control over the right to receive the income.

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Note 4 The cost of delivering services

4.1 Employee costs

	2026 $'000	2025 $'000
Wages and salaries	8,882	8,371
WorkCover	227	214
Superannuation	1,092	954
Fringe benefits tax	14	15
Total employee costs	**10,215**	**9,554**

(b) Superannuation
Council made contributions to the following funds:

Defined benefit fund

Employer contributions to Local Authorities Superannuation Fund (Vision Super)	90	69
	90	**69**
Employer contributions payable at reporting date.	-	-

Accumulation funds

Employer contributions to Local Authorities Superannuation Fund (Vision Super)	622	513
Employer contributions - other funds	380	372
	1,002	**885**
Employer contributions payable at reporting date.	-	-

Refer to note 9.3 for further information relating to Council's superannuation obligations.

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4.2 Materials and services

	2026 $'000	2025 $'000
Contractors	3,888	3,306
Consumables	1,570	2,408
Contracted Service Delivery	2,436	2,012
Insurance	680	599
Electricity, Gas and water	237	226
Plant expenses	223	174
Information technology	460	442
Telecommunications	208	241
Subscriptions and memberships	168	156
Advertising	96	92
Legal fees	74	96
Conferences and training	118	108
Contributions and donations	163	92
Valuations	-	12
Fire services levy	27	27
Total materials and services	**10,348**	**9,991**

Expenses are recognised as they are incurred and reported in the financial year to which they relate.

4.3 Depreciation – Property, Infrastructure, Plant & Equipment

Property	2,141	1,150
Plant and equipment	935	1,008
Infrastructure	6,716	4,755
Total depreciation	**9,792**	**6,913**

Refer to note 6.1 for a more detailed breakdown of depreciation and amortisation charges and accounting policy.

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4.4 Allowances form impairment losses

	2026 $'000	2025 $'000
General Debtors	17	(7)
Total allowance for impairment losses	**17**	**(7)**

Movement in allowance for impairment losses in respect of debtors		
Balance at the beginning of the year	(10)	(32)
New allowances recognised during the year	(15)	22
Balance at end of year	**(25)**	**(10)**

An allowance for impairment losses in respect of debtors is recognised based on an expected credit loss model. This model considers both historic and forward looking information in determining the level of impairment.

4.5 Borrowing costs

Interest - Borrowings	104	66
Total borrowing costs	**104**	**66**

Borrowing costs are recognised as an expense in the period in which they are incurred, except where they are capitalised as part of a qualifying asset constructed by Council.

4.6 Other expenses

Auditors' remuneration - VAGO - audit of the financial statements, performance statement and grant acquittals (2026)	54	47
Auditors' remuneration - Internal Audit	23	44
Councillors' allowances	225	198
Internal audit committee	7	13
Short term leases	2	4
Other	45	-
Total other expenses	**356**	**259**

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Note 5 Investing in and financing our operations

5.1 Financial assets

	2026 $'000	2025 $'000
(a) Cash and cash equivalents		
Cash on hand	1	1
Cash at bank	14,153	10,876
Term deposits	11,000	13,000
Total cash and cash equivalents	**25,154**	**23,877**

Cash and cash equivalents include cash on hand, deposits at call, and other highly liquid investments with original maturities of three months or less, net of outstanding bank overdrafts.

Other financial assets are valued at fair value, at balance date. Term deposits are measured at original cost. Any unrealised gains and losses on holdings at balance date are recognised as either a revenue or expense.

Other financial assets include term deposits and those with original maturity dates of three to 12 months are classified as current, whilst term deposits with maturity dates greater than 12 months are classified as non-current.

(b) Trade and other receivables

Current		
Statutory receivables		
Rates debtors	1,515	1,205
Special rate assessment	5	5
GST receivable	165	373
Non statutory receivables		
Other debtors	1,400	944
Provision for doubtful debts - other debtors	(25)	(10)
Total current trade and other receivables	**3,060**	**2,517**
Non-current		
Statutory receivables		
Special rate scheme	-	2
Total non-current trade and other receivables	**-**	**2**
Total trade and other receivables	**3,060**	**2,519**

Short term receivables are carried at invoice amount. An allowance for expected credit losses is recognised based on past experience and other objective evidence of expected losses. Long term receivables are carried at amortised cost using the effective interest rate method.

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(c) Ageing of Receivables

The ageing of the Council's trade and other receivables (excluding statutory receivables) that are not impaired was:

	2026 $'000	2025 $'000
Current (not yet due)	345	236
Past due by up to 30 days	881	677
Past due between 31 and 180 days	11	8
Past due between 181 and 365 days	138	2
Past due by more than 1 year	25	21
Total trade and other receivables	**1,400**	**944**

5.2 Non-financial assets

(a) Inventories

Inventories held for distribution	9	13
Total inventories	**9**	**13**

Inventories held for distribution are measured at cost, adjusted when applicable for any loss of service potential. All other inventories, including land held for sale, are measured at the lower of cost and net realisable value. Where inventories are acquired for no cost or nominal consideration, they are measured at current replacement cost at the date of acquisition.

(b) Other assets

Prepayments	199	148
Accrued Income	31	41
Contract assets	573	1,144
Total other assets	**803**	**1,333**

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5.3 Payables, trust funds and deposits and contract and other liabilities

	2026	2025
(a) Trade and other payables	**$'000**	**$'000**
Current		
Non-statutory payables		
Trade payables	3,292	3,373
Accrued expenses	508	41
Statutory payables		
Net GST payable	37	-
Total current trade and other payables	**3,837**	**3,414**
(b) Trust funds and deposits		
Current		
Refundable deposits	110	108
Retention amounts	407	396
Total current trust funds and deposits	**517**	**504**
(c) Contract and other liabilities		
Contract liabilities		
Current		
Grants received in advance - operating	561	504
Total contract liabilities	**561**	**504**
Other liabilities		
Current		
Deferred capital grants	2,047	6,438
Total other liabilities	2,047	6,438
Total contract and other liabilities	**2,608**	**6,942**

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Trust funds and deposits
Amounts received as deposits and retention amounts controlled by Council are recognised as trust funds until they are returned, transferred in accordance with the purpose of the receipt, or forfeited. Trust funds that are forfeited, resulting in council gaining control of the funds, are to be recognised as revenue at the time of forfeit.

Contract liabilities
Contract liabilities reflect consideration received in advance from customers in respect of the following:

		2026	2025
Funding Body	**Details**	**$'000**	**$'000**
Department Justice and Community Safety	Flood Recovery - Certified Claims	376	1,385
Department Justice and Community Safety	Disaster Recovery Heritage Program	9	4
Department Families, Fairness and Housing	Men's Shed Funding	100	100
Department for the Environment	Beggs Street Dog Park Beaufort	28	28
Department of Jobs, Skills, Industry and Regions	Burke Street Infrastructure	1,343	4,921
Department Transaport and Planning	Hillman Road Major Culvert works	155	-
Department of Jobs, Skills, Industry and Regions	Tiny Towns Fund Rd2 - Avoca Entrance Sculpture	37	-
		2,048	**6,438**

Contract liabilities are derecognised and recorded as revenue when promised goods and services are transferred to the customer. Refer to Note 3.

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Other liabilities
The table below details the grant consideration received and the projects to be constructed.

	2026 $'000	2025 $'000
Flood Study Implementation Support	245	245
HACC-PYP Minor Capital	10	10
Kindergarten Infrastructure and Service Plan	42	42
Pyrenees Municipal Bushfire Hazard Assessment	7	7
Increase the visibility;awareness;accessibility of our Libraries	200	200
2025-26 RPH Pyrenees Housing Needs Assessment	55	-
rimary Producer Payment Grant	2	-
	561	**504**

Grant consideration is recognised as income following specific guidance under AASB 1058 as the asset is constructed. Income is recognised to the extent of costs incurred-to-date because the costs of construction most closely reflect the stage of completion. As such, Council has deferred recognition of a portion of the grant consideration received as a liability for outstanding obligations.

Purpose and nature of items

Emergency Services and Volunteers Fund - Council is the collection agent for the Emergency Services and Volunteers Fund on behalf of the State Government. Council remits amounts received on a quarterly basis. Amounts disclosed here will be remitted to the State Government in line with that process.

Retention Amounts - Council has a contractual right to retain certain amounts until a contractor has met certain requirements or a related warrant or defect period has elapsed. Subject to the satisfactory completion of the contractual obligations, or the elapsing of time, these amounts will be paid to the relevant contractor in line with Council's contractual obligations.

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5.4 Provisions

	2026 $'000	2025 $'000
Balance at beginning of the financial year	2,454	2,452
Additional provisions	1,009	838
Amounts used	(944)	(681)
Change in the discounted amount arising because of time and the effect of any change in the discount rate	(124)	(155)
Balance at the end of the financial year	**2,395**	**2,454**
Provisions - current	**2,257**	**2,346**
Provisions - non-current	**138**	**108**

(a) Employee provisions

Current provisions expected to be wholly settled within 12 months		
Annual leave	590	580
Long service leave	180	191
	770	**771**
Current provisions expected to be wholly settled after 12 months		
Annual leave	89	84
Long service leave	1,398	1,491
	1,487	**1,575**
Total current employee provisions	**2,257**	**2,346**
Non-current		
Long service leave	138	108
Total non-current employee provisions	**138**	**108**
Aggregate carrying amount of employee provisions:		
Current	2,257	2,346
Non-current	138	108
Total aggregate carrying amount of employee provisions	**2,395**	**2,454**

Key assumptions:	2026	2025
- discount rate	4.150%	4.203%
- index rate	4.736%	4.250%

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The calculation of employee costs and benefits includes all relevant on-costs and are calculated as follows at reporting date.

Annual leave

A liability for annual leave is recognised in the provision for employee benefits as a current liability because the Council does not have an unconditional right to defer settlement of the liability. Liabilities for annual leave are measured at:

- nominal value if the Council expects to wholly settle the liability within 12 months
- present value if the Council does not expect to wholly settle within 12 months.

Liabilities that are not expected to be wholly settled within 12 months of the reporting date are recognised in the provision for employee benefits as current liabilities, measured at the present value of the amounts expected to be paid when the liabilities are settled using the remuneration rate expected to apply at the time of settlement.

Long service leave

Liability for long service leave (LSL) is recognised in the provision for employee benefits. Unconditional LSL is disclosed as a current liability as the Council does not have an unconditional right to defer settlement. Unconditional LSL is measured at nominal value if expected to be settled within 12 months or at present value if not expected to be settled within 12 months. Conditional LSL that has been accrued, where an employee is yet to reach a qualifying term of employment, is disclosed as a non-current liability and measured at present value.

Key Assumptions	**2026**	**2025**
- discount rate	4.736%	4.203%
- index rate	4.150%	4.250%

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5.5 Interest bearing liabilities

	2026 $'000	2025 $'000
Current		
Treasury Corporation of Victoria borrowings - secured	428	323
Other borrowings - secured	142	135
Total current interest-bearing liabilities	**570**	**458**
Non-current		
Treasury Corporation of Victoria borrowings - secured	1,970	1,897
Other borrowings - secured	37	180
Total non-current interest-bearing liabilities	**2,007**	**2,077**
Total	**2,577**	**2,535**

Borrowings are secured by all accounts and other rights, remedies and entitlements (whether arising under statute or otherwise) in respect of general rates and/or council rates (however described) which exist at any time (including the right to charge and collect any such rates)

(a) The maturity profile for Council's borrowings is:

Not later than one year	570	458
Later than one year and not later than five years	1,654	1,618
Later than five years	353	459
	2,577	**2,535**

Borrowings are initially measured at fair value, being the cost of the interest bearing liabilities, net of transaction costs. The measurement basis subsequent to initial recognition depends on whether the Council has categorised its interest-bearing liabilities as either financial liabilities designated at fair value through the profit and loss, or financial liabilities at amortised cost. Any difference between the initial recognised amount and the redemption value is recognised in net result over the period of the borrowing using the effective interest method.

The classification depends on the nature and purpose of the interest bearing liabilities. The Council determines the classification of its interest bearing liabilities based on contractual repayment terms at every balance date.

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5.6 Financing arrangements

	$'000	$'000
The Council has the following funding arrangements in place as at 30 June 2026		
Credit card facilities	75	75
Loans	2,577	2,535
Total facilities	**2,652**	**2,610**
Used facilities	2,593	2,593
Unused facilities	**59**	**17**

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5.7 Commitments

The Council has entered into the following commitments. Commitments are not recognised in the Balance Sheet. Commitments are disclosed at their nominal value and presented inclusive of the GST payable.

(a) Commitments for expenditure

2026	Not later than 1 year	Later than 1 year and not later than 2 years	Later than 2 years and not later than 5 years	Later than 5 years	Total
	$'000	$'000	$'000	$'000	$'000
Operating					
Waste services	1,210	-	-	-	1,210
Environmental Health	261	130	-	-	391
Rural Councils Transformation Project	19	20	46	-	85
Landfill	553	573	-	-	1,126
Mobile Waste bins	28	29	-	-	57
Cleaning services	217	217	325	-	759
Total	**2,288**	**969**	**371**	**-**	**3,628**

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2026	Not later than 1 year	Later than 1 year and not later than 2 years	Total
	$'000	$'000	$'000
Capital			
Roads	850	850	1,700
Civil Works	1,218	-	1,218
Total	**2,068**	**850**	**2,918**

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2025	Not later than 1 year	Later than 1 year and not later than 2 years	Later than 2 years and not later than 5 years	Later than 5 years	Total
	$'000	$'000	$'000	$'000	$'000
Operating					
Waste services	1,210	-	-	-	1,210
Environmental Health	247	257	131	-	635
Swimming Pools	428	-	-	-	428
Landfill	534	553	573	-	1,660
Mobile Waste bins	27	28	29	-	84
Cleaning services	217	217	542	-	976
Internal audit	25	-	-	-	25
Total	**2,688**	**1,055**	**1,275**	**-**	**5,018**
Capital					
Roads	850	850	1,700	-	2,550
Total	**850**	**850**	**1,700**	**-**	**2,550**

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(b) Operating lease receivables
Operating lease receivables

The Council has entered into commercial property leases on its property, consisting of surp us freehold office complexes. These properties held under operating leases have remaining non-cancellable lease terms of less than 1 year.

Future undiscounted minimum rentals receivable under non-cancellable operating leases are as follows:

	2026 $'000	2025 $'000
Not later than one year	3	3
	3	3

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Note 6 Assets we manage

6.1 Property, infrastructure, plant, and equipment

Summary of property, infrastructure, plant and equipment

	Carrying amount 30 June 2025 $'000	Additions $'000	Revaluation $'000	Depreciation $'000	Disposal $'000	Write-off $'000	Transfers $'000	Carrying amount 30 June 2026 $'000
Infrastructure	284,752	1,777	23,522	(6,716)	-	-	1,037	304,372
Plant and equipment	4,625	1,198	-	(935)	(74)	-	-	4,814
Property	77,031	760	3,960	(2,141)	-	-	389	79,999
Work in progress	2,610	10,732	-	-	-	-	(1,426)	11,916
	369,018	**14,467**	**27,482**	**(9,792)**	**(74)**	**-**	**-**	**401,101**

Summary of Work in Progress	Opening WIP $'000	Additions $'000	Write-off $'000	Transfers $'000	Closing WIP $'000
Infrastructure	1,892	6,239	-	(1,037)	7,094
Plant and equipment	-	-	-	-	-
Property	718	4,493	-	(389)	4,822
Total	**2,610**	**10,732**	**-**	**(1,426)**	**11,916**

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(a) Property

	Land	Land improvements	Land Under Roads	Total Land & Land Improvements	Buildings - specialised	Work In Progress	Total Property
	$'000	$'000	$'000	$'000	$'000	$'000	$'000
At historical cost 1 July 2025	14,533	5,162	17,578	**37,273**	39,759	718	**77,750**
Accumulated depreciation at 1 July 2025	-	-	-	-	(1)	-	**(1)**
	14,533	**5,162**	**17,578**	**37,273**	**39,758**	**718**	**77,749**
Movements in fair value							
Additions	-	584	-	**584**	176	4,493	**5,253**
Revaluation increments / decrements	1,017	(378)	1,231	**1,870**	(52)	-	**1,818**
Transfers	-	-	-	-	389	(389)	-
	1,017	206	1,231	**2,454**	513	4,104	**7,071**
Movements in accumulated depreciation							
Depreciation and amortisation	-	(562)	-	**(562)**	(1,579)	-	**(2,141)**
Revaluation increments/decrements	-	562	-	**562**	1,580	-	**2,142**
	-	-	-	-	1	-	**1**
At historical cost 30 June 2026	15,550	5,368	18,809	**39,727**	40,272	4,822	**84,821**
Accumulated depreciation at 30 June 2026	-	-	-	-	-	-	-
Carrying amount	**15,550**	**5,368**	**18,809**	**39,727**	**40,272**	**4,822**	**84,821**

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(b) Plant and Equipment

	Plant machinery and equipment	Fixtures fittings and furniture	Computers and telecomms	Library books	Total plant and equipment
	$'000	$'000	$'000	$'000	$'000
At fair value 1 July 2025	8,112	616	1,036	624	**10,388**
Accumulated depreciation at 1 July 2025	(4,132)	(435)	(767)	(429)	**(5,763)**
	3,980	181	269	195	**4,625**
Movements in fair value					
Additions	1,080	14	69	35	**1,198**
Disposal	(548)	-	(62)	-	**(610)**
	532	14	7	35	**588**
Movements in accumulated depreciation					
Depreciation and amortisation	(745)	(29)	(135)	(26)	**(935)**
Accumulated depreciation of disposals	493	-	43	-	**536**
	(252)	(29)	(92)	(26)	**(399)**
At fair value 30 June 2026	8,644	630	1,043	659	**10,976**
Accumulated depreciation at 30 June 2026	(4,384)	(464)	(859)	(455)	**(6,162)**
Carrying amount	**4,260**	**166**	**184**	**204**	**4,814**

Plant and equipment are carried at historical cost.

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(c) Infrastructure

	Bridges	Drainage	Footpaths and Cycleways	Kerb and Channel	Roads	Work In Progress	Total Infrastructure
	$'000	$'000	$'000	$'000	$'000	$'000	$'000
At fair value 1 July 2025	43,176	14,681	2,830	2,387	221,693	1,892	286,659
Accumulated depreciation at 1 July 2025	-	(6)	(2)	-	(7)	-	(15)
	43,176	14,675	2,828	2,387	221,686	1,892	286,644
Movements in fair value							
Additions	247	102	70	137	1,221	6,239	**8,016**
Transfers	1,037	-	-	-	-	(1,037)	**-**
Revaluation increments / decrements	3,061	992	141	136	12,461	-	**16,791**
	4,345	1,094	211	273	13,682	5,202	**24,807**
Movements in accumulated depreciation							
Depreciation and amortisation	(546)	(224)	(89)	(61)	(5,796)	-	**(6,716)**
Revaluation increments/decrements	546	230	91	61	5,803	-	**6,731**
	-	6	2	-	7	-	**15**
At fair value 30 June 2026	47,521	15,775	3,041	2,660	235,375	7,094	**311,466**
Accumulated depreciation at 30 June 2026	-	-	-	-	-	-	**-**
Carrying amount	**47,521**	**15,775**	**3,041**	**2,660**	**235,375**	**7,094**	**311,466**

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Acquisition

Initial measurement

Council initially measures its property, infrastructure, plant and equipment assets at cost. The cost of an acquired asset is the fair value of the consideration that Council has provided at the date of acquisition plus any incidental costs attributable to the acquisition.

Fair value is the price that would be received to sell an asset (or paid to transfer a liability) in an orderly transaction between market participants at the measurement date. Refer to Note 8.4 for more information on how Council measures fair value.

Where assets are constructed by Council, cost includes all materials used in construction, direct labour, borrowing costs incurred during construction, and an appropriate share of directly attributable variable and fixed overheads.

In accordance with Council's policy, the threshold limits have applied when recognising assets within an applicable asset class and unless otherwise stated are consistent with the prior year.

	Depreciation Period 2025	Depreciation Period 2026	Threshold Limit
Asset recognition thresholds and depreciation periods			$'000
Land & land improvements			
land	-	-	-
land improvements	15 - 60 years	50 years	10
land under roads	-	-	-
Buildings			
buildings	20 - 150 years	50 - 150 years	10
Plant and Equipment			
plant, machinery and equipment	5 -20 years	3 -10 years	5
computers & Telecommunications	3 - 10 years	5 - 10 years	5
fixtures, fittings, and furniture	3 - 20 years	3 - 10 years	5
library Collection	10 years	10 years	5
Infrastructure			
Roads	20 - 110 years	20 - 110 years	10
footpaths and cycleways	53 years	53 years	5
kerb and channel	15 - 85 years	15 - 85 years	5
drainage	100 years	75 - 100 years	5
bridges	128 - 130 years	50 - 130 years	10

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Land under roads

Council recognises land under roads it controls at fair value.

Depreciation and amortisation

Buildings, land improvements, plant and equipment, infrastructure, and other assets having limited useful lives are systematically depreciated over their useful lives to the Council in a manner which reflects consumption of the service potential embodied in those assets. Estimates of remaining useful lives and residual values are made on a regular basis with major asset classes reassessed annually. Depreciation rates and methods are reviewed annually.

Where assets have separate identifiable components that are subject to regular replacement, these components are assigned distinct useful lives and residual values, and a separate depreciation rate is determined for each component.

Straight line depreciation is charged based on the residual useful life as determined each year.

Depreciation periods used are listed above and are consistent with the prior year unless otherwise stated.

Repairs and maintenance

Where the repair relates to the replacement of a component of an asset and the cost exceeds the capitalisation threshold the cost is capitalised and depreciated. The carrying value of the replaced asset is expensed.

Valuation of land and buildings

Valuation of land and buildings were undertaken by a qualified independent valuer Mr Peter Wigg Certified Practicing Valuer, Associate of the Australian Property Institute 62580. The valuation of land and buildings is at fair value, being market value based on highest and best use permitted by relevant land planning provisions as at 30 June 2025. Where land use is restricted through existing planning provisions the valuation is reduced to reflect this limitation. This adjustment is an unobservable input in the valuation. The adjustment has no impact on the comprehensive income statement.

Specialised land is valued at fair value using site values adjusted for englobo (undeveloped and/or unserviced) characteristics, access rights and private interests of other parties and entitlements of infrastructure assets and services. This adjustment is an unobservable input in the valuation. The adjustment has no impact on the comprehensive income statement.

Any significant movements in the unobservable inputs for land will have a significant impact on the fair value of these assets.

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The date and type of the current valuation is detailed in the following table. An indexed based revaluation was conducted in the current year, this valuation was based on:

- Land and Land Improvements: The percentage increase of land valuation of the Council provided by the Valuer General.
- Buildings: The percentage increase of building valuation of the Council provided by the Valuer General.

	Index
Buildings	4.00%
Land Improvements	4.00%
Land Under Roads	7.00%
Land	7.00%

A full revaluation of these assets will be conducted in 2030/31.

Details of the Council's land and buildings and information about the fair value hierarchy as at 30 June 2026 are as follows:

	Level 1	Level 2	Level 3	Date of Valuation	Type of Valuation
	$'000	$'000	$'000		
Specialised land	-	-	7,326	6/26	Indexation
Non-Specialised land	-	8,224	-	6/26	Indexation
Land improvements	-	-	5,368	6/26	Indexation
Land under Roads	-	-	18,809	6/26	Indexation
Specialised buildings	-	-	40,272	6/26	Indexation
Total	-	8,224	71,775		

Valuation of infrastructure

Valuation of bridge, road pavement, road formation and sealed surface assets has been determined in accordance with an independent valuation undertaken by Mr Peter Moloney, Dip. C.E., MIE Australia as at 30 June 2025.

Valuations of the following assets classes were undertaken by Council's Assets Manager as at 30 June 2025:

- Drainage
- Footpaths and Cycleways
- Kerb and channel

An index based revaluation was conducted in the current year, this valuation was based on Australian Bureau of Statistics, Producer Price Indexes, Australia June 2026. The following table provides details of the indexes:

	Index
Roads	8.46%
Bridges	8.46%
Footpaths and cycleways	8.46%
Drainage	8.46%
Kerb & Channel	8.46%

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Details of the Council's infrastructure and information about the fair value hierarchy as at 30 June 2026 are as follows:

	Level 1	Level 2	Level 3	Date of Valuation	Type of Valuation
	$'000	$'000	$'000		
Roads	-	-	235,375	6/26	Indexation
Bridges	-	-	47,521	6/26	Indexation
Footpaths and cycleways	-	-	3,041	6/26	Indexation
Drainage	-	-	15,775	6/26	Indexation
Kerb & Channel			2,660	6/26	Indexation
Total	-	-	**304,372**		

Description of significant unobservable inputs into level 3 valuations

Specialised land and land under roads are valued using a market based direct comparison technique. Significant unobservable inputs include the extent and impact of restriction of use and the market cost of land per square metre. The extent and impact of restrictions on use varies and results in a reduction to surrounding land values between 10% and 90%. The market value of land varies significantly depending on the location of the land and the current market conditions. The range of unit rates used were from $0.10 per m2 to $802.50 per m2.

Specialised buildings are valued using a current replacement cost technique. Significant unobservable inputs include the current replacement cost and remaining useful lives of buildings. Current replacement costs are calculated on a square metre basis. The remaining useful lives of buildings are determined on the basis of the current condition of buildings and vary from 1 years to 50 years. Replacement cost is sensitive to changes in market conditions, with any increase or decrease in cost flowing through to the valuation. Useful lives of buildings are sensitive to changes in expectations or requirements that could either shorten or extend the useful lives of buildings. Current replacement cost is calculated on a square metre basis and ranges from $210 to $16,050 per m2.

Infrastructure assets are valued based on the current replacement cost. Significant unobservable inputs include the current replacement cost and remaining useful lives of infrastructure. The remaining useful lives of infrastructure assets are determined on the basis of the current condition of the asset and vary from 1 years to 130 years. Replacement cost is sensitive to changes in market conditions, with any increase or decrease in cost flowing through to the valuation. Useful lives of infrastructure are sensitive to changes in use, expectations or requirements that could either shorten or extend the useful lives of infrastructure assets.

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Reconciliation of specialised land	2026 $'000	2025 $'000
Recreation	4,619	4,048
Industry	693	648
Tourism	245	229
Waste Management	576	538
Land under Roads	18,809	17,578
Roads	875	818
Administration	318	297
Total specialised land	**26,135**	**24,156**

6.2 Investments in associates, joint arrangements, and subsidiaries

Council does not have any investments in associates, joint arrangements, or subsidiaries.

Committees of management

All entities controlled by Council that have material revenues, expenses, assets, or liabilities, such as committees of management, have been included in this financial report. Any transactions between these entities and Council have been eliminated in full.

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Note 7 People and relationships

7.1 Council and key management remuneration

(a) Related Parties

Parent entity
Pyrenees Shire Council is the parent entity.

Subsidiaries and Associates
As at 30 June 2026 Council does not have any interests in any subsidiaries and/or associates.

(b) Key Management Personnel

Key management personnel (KMP) are those people with the authority and responsibility for planning, directing, and controlling the activities of Pyrenees Shire Council. The Councillors, Chief Executive Officer and Directors are deemed KMP.

Councillors

Councillor Damien Ferrari (Mayor)	Mayor from 10 November 2025 to 30 June 2026
Councillor Tanya Kehoe (Mayor)	Mayor from 1 July 2025 to 10 November 2025
Councillor Rebecca Wardlaw	
Councillor Megan Phelan	
Councillor Simon Tol	

Jim Nolan – Chief Executive Officer
Jacinta Erdody – Director Corporate and Community Services
Douglas Gowans – Director Assets and Development

	2026 No.	2025 No.
Total Number of Councillors	5	8
Total of Chief Executive Officer and other Key Management Personnel	3	4
Total Number of Key Management Personnel	**8**	**12**

(c) Remuneration of Key Management Personnel

Remuneration comprises employee benefits including all forms of consideration paid, payable or provided by Council, or on behalf of the Council, in exchange for services rendered. Remuneration of Key Management Personnel and Other senior staff is disclosed in the following categories.

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Short-term employee benefits include amounts such as wages, salaries, annual leave, or sick leave that are usually paid or payable on a regular basis, as well as non-monetary benefits such as allowances and free or subsidised goods or services.

Other long-term employee benefits include long service leave, other long service benefits or deferred compensation.

Post-employment benefits include pensions, and other retirement benefits paid or payable on a discrete basis when employment has ceased.

Termination benefits include termination of employment payments, such as severance packages.

	2026 $'000	2025 $'000
Total remuneration of key management personnel was as follows:		
Short-term benefits	862	847
Other long-term benefits	25	15
Post employment benefits	63	67
Total	**950**	**929**

The numbers of key management personnel whose total remuneration from Council and any related entities, fall within the following bands:	2026 No.	2025 No.
$0 - $9,998	-	1
$10,000 - $19,999	-	2
$20,000 - $29,999	-	3
$30,000 - $39,999	2	2
$40,000 - $49,999	2	-
$70,000 - $79,999	1	1
$180,000 - $189,999	-	1
$220,000 - $229,999	1	1
$230,000 - $239,999	1	-
$260,000 - $269,999	1	1
Total	**8**	**12**

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(d) Remuneration of other senior staff

Other senior staff are officers of Council, other than Key Management Personnel, whose total remuneration exceeds $170,000 and who report directly to a member of the KMP.

Pyrenees Shire Council have no other senior staff as defined above (2025: Nil).

7.2 Relates party disclosures

There were no related party transactions during the year (2025: Nil).

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Note 8 Managing uncertainties

8.1 Contingent assets and liabilities

Contingent assets and contingent liabilities are not recognised in the Balance Sheet, but are disclosed and if quantifiable, are measured at nominal value. Contingent assets and liabilities are presented inclusive of GST receivable or payable, respectively.

(a) Contingent assets

Contingent assets are possible assets that arise from past events, whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Council.

There were no contingent assets as at 30 June 2026

(b) Contingent liabilities

Contingent liabilities are:

- possible obligations that arise from past events, whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Council; or
- present obligations that arise from past events but are not recognised because:
- it is not probable that an outflow of resources embodying economic benefits will be required to settle the obligation; or
- the amount of the obligation cannot be measured with sufficient reliability.

Superannuation

Council has obligations under a defined benefit superannuation scheme that may result in the need to make additional contributions to the scheme, matters relating to this potential obligation are outlined below. As a result of the volatility in financial markets the likelihood of making such contributions in future periods exists.

Liability Mutual insurance

Council is a participant of the MAV Liability Mutual Insurance (LMI) Scheme. The LMI scheme provides public liability and professional indemnity insurance cover. The LMI scheme states that each participant will remain liable to make further contributions to the scheme in respect of any insurance year in which it was a participant to the extent of its participant's share of any shortfall in the provision set aside in respect of that insurance year, and such liability will continue whether or not the participant remains a participant in future insurance years.

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MAV Workcare

Council was a participant of the MAV WorkCare Scheme. The MAV WorkCare Scheme provided workers compensation insurance. MAV WorkCare commenced business on 1 November 2017 and the last day the Scheme operated as a self-insurer was 30 June 2021. In accordance with the Workplace Injury Rehabilitation and Compensation Act 2013 , there is a six-year liability period following the cessation of the Scheme (to 30 June 2027).

During the liability period, adjustment payments may be required (or received). The determination of any adjustment payment is dependent upon revised actuarial assessments of the Scheme's tail claims liabilities as undertaken by Work Safe Victoria. Any adjustments, which are expected to occur at the 3-year and 6-year periods during the liability period will affect participating members. The assessment from WorkSafe Victoria at the 3-year period was a deficiency of $5.776 million payable to WorkSafe Victoria. This was due to evidence of higher-than-expected payments and higher claim lodgements during the first three years of the runoff period.

8.2 Australian Accounting Standards issued but not yet effective

Certain new Australian Accounting Standards and interpretations have been published that are not mandatory for the 30 June 2026 reporting period. Council assesses the impact of these new standards.

The Australian Accounting Standards Board (AASB) has issued AASB 18 *Presentation and Disclosure in Financial Statements*. When applicable AASB 18 supersedes AASB 101 *Presentation of Financial Statements*. AASB 18 aims to improve how entities communicate in their financial statements, with a focus on information about financial performance in the statement of profit or loss. It is expected to result in presentation and disclosure changes, primarily to Council's Comprehensive Income Statement. AASB 18 is expected to first apply to Council for the 2028-29 financial year.

8.3 Financial instruments

(a) Objectives and policies

'The Council's principal financial instruments comprise cash assets, term deposits, receivables (excluding statutory receivables), payables (excluding statutory payables), Bendigo Bank borrowings, and TCV borrowings. Details of the significant accounting policies and methods adopted, including the criteria for recognition, the basis of measurement and the basis on which income and expenses are recognised, in respect of each class of financial asset, financial liability and equity instrument is disclosed in the notes of the financial statements.

Risk management is conducted by senior management under policies approved by the Council. These policies include identification and analysis of the risk exposure to Council and appropriate procedures, controls, and risk minimisation.

(b) Market risk

Market risk is the risk that the fair value or future cash flows of council financial instruments will fluctuate because of changes in market prices. The Council's exposure to market risk is primarily through interest rate risk with only insignificant exposure to other price risks and no exposure to foreign currency risk.

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Interest rate risk

Interest rate risk refers to the risk that the value of a financial instrument or cash flows associated with the instrument will fluctuate due to changes in market interest rates. Council's interest rate liability risk arises primarily from borrowings from the Bendigo Bank at a fixed rate which exposes council to fair value interest rate risk. Cash flow interest rate risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in market interest rates. Council has minimal exposure to cash flow interest rate risk through its cash and deposits that are at floating rates.

Investment of surplus funds is made with approved financial institutions under the *Local Government Act 2020*. Council manages interest rate risk by adopting an investment policy that ensures:

- diversification of investment product.
- monitoring of return on investment; and
- benchmarking of returns and comparison with budget.

There has been no significant change in the Council's exposure, or its objectives, policies, and processes for managing interest rate risk or the methods used to measure this risk from the previous reporting period.

Interest rate movements have not been sufficiently significant during the year to have an impact on the Council's year end result.

(c) Credit risk

Credit risk is the risk that a contracting entity will not complete its obligations under a financial instrument and cause Council to make a financial loss. Council have exposure to credit risk on some financial assets included in the balance sheet. Particularly significant areas of credit risk exist in relation to outstanding fees and fines as well as loans and receivables from sporting clubs and associations. To help manage this risk:

- council have a policy for establishing credit limits for the entities council deal with.
- council may require collateral where appropriate; and
- council only invest surplus funds with financial institutions which have a recognised credit rating specified in council's investment policy.

Receivables consist of a large number of customers, spread across the ratepayer, business, and government sectors. Credit risk associated with the council's financial assets is minimal because the main debtor is secured by a charge over the rateable property.

There are no material financial assets which are individually determined to be impaired.

Council may also be subject to credit risk for transactions which are not included in the balance sheet, such as when council provide a guarantee for another party. Details of our contingent liabilities are disclosed in Note 8.1(b).

The maximum exposure to credit risk at the reporting date to recognised financial assets is the carrying amount, net of any allowance for impairment of those assets, as disclosed in the balance sheet and notes to the financial statements. Council does not hold any collateral.

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(d) Liquidity risk

Liquidity risk includes the risk that, as a result of council's operational liquidity requirements it will not have sufficient funds to settle a transaction when required or will be forced to sell a financial asset at below value or may be unable to settle or recover a financial asset.

To help reduce these risks Council:

- have a liquidity policy which targets a minimum and average level of cash and cash equivalents to be maintained.
- have readily accessible standby facilities and other funding arrangements in place.
- have a liquidity portfolio structure that requires surplus funds to be invested within various bands of liquid instruments.
- monitor budget to actual performance on a regular basis; and
- set limits on borrowings relating to the percentage of loans to rate revenue and percentage of loan principal repayments to rate revenue.

The Council's maximum exposure to liquidity risk is the carrying amounts of financial liabilities as disclosed on the face of the balance sheet and is deemed insignificant based on prior periods' data and current assessment of risk.

There has been no significant change in Council's exposure, or its objectives, policies, and processes for managing liquidity risk or the methods used to measure this risk from the previous reporting period.

~~With the exception of borrowings, all financial liabilities are expected to be settled within normal terms of trade.~~ Details of the maturity profile for borrowings are disclosed at Note 5.5.

Unless otherwise stated, the carrying amounts of financial instruments reflect their fair value.

(e) Sensitivity disclosure analysis

Considering past performance, future expectations, economic forecasts, and management's knowledge and experience of the financial markets, Council believes the following movements are 'reasonably possible' over the next 12 months:

- A parallel shift of + 1.0% and -1.0% in market interest rates (AUD) from year-end rates of 3.85%. These movements will not have a material impact on the valuation of Council's financial assets and liabilities, nor will they have a material impact on the results of Council's operations.

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8.4 Fair value measurement

Fair value hierarchy

Council's financial assets and liabilities are not valued in accordance with the fair value hierarchy; Council's financial assets and liabilities are measured at amortised cost.

Council measures certain assets and liabilities at fair value where required or permitted by Australian Accounting Standards. AASB 13 *Fair Value Measurement* aims to improve consistency and reduce complexity by providing a definition of fair value and a single source of fair value measurement and disclosure requirements for use across Australian Accounting Standards. For assets where Council adopts a current replacement cost approach to determine fair value, Council considers the inclusion of site preparation costs, disruption costs and costs to restore another entity's assets in the underlying valuation.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within a fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities

Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable; and

Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

For the purpose of fair value disclosures, Council has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.

In addition, Council determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

Revaluation

Subsequent to the initial recognition of assets, non-current physical assets, other than plant and equipment, are measured at their fair value, being the price that would be received to sell an asset (or paid to transfer a liability) in an orderly transaction between market participants at the measurement date. At balance date, the Council reviewed the carrying value of the individual classes of assets measured at fair value to ensure that each asset materially approximated its fair value. Where the carrying value materially differed from the fair value at balance date, the class of asset was revalued.

Fair value valuations are determined in accordance with a valuation hierarchy. Changes to the valuation hierarchy will only occur if an external change in the restrictions or limitations of use of an asset result in changes to the permissible or practical highest and best use of the asset. In addition, Council undertakes a formal revaluation of land, buildings, and infrastructure assets on a regular basis ranging from 3 to 5 years. The valuation is performed either by experienced council officers or independent experts.

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Asset class	Revaluation frequency
Land	3 to 5 years
Land Improvements	3 to 5 years
Land under roads	3 to 5 years
Buildings	3 to 5 years
Roads	3 to 5 years
Bridges	3 to 5 years
Footpaths and cycleways	3 to 5 years
Drainage	3 to 5 years
Kerb and Channel	3 to 5 years

Where the assets are revalued, the revaluation increases are credited directly to the asset revaluation reserve except to the extent that an increase reverses a prior year decrease for that class of asset that had been recognised as an expense in which case the increase is recognised as revenue up to the amount of the expense. Revaluation decreases are recognised as an expense except where prior increases are included in the asset revaluation reserve for that class of asset in which case the decrease is taken to the reserve to the extent of the remaining increases. Within the same class of assets, revaluation increases and decreases within the year are offset.

Impairment of assets

At each reporting date, the Council reviews the carrying value of its assets to determine whether there is any indication that these assets have been impaired. If such an indication exists, the recoverable amount of the asset, being the higher of the asset's fair value less costs of disposal and value in use, is compared to the assets carrying value.

Any excess of the assets carrying value over its recoverable amount is expensed to the comprehensive income statement, unless the asset is carried at the revalued amount in which case, the impairment loss is recognised directly against the revaluation surplus in respect of the same class of asset to the extent that the impairment loss does not exceed the amount in the revaluation surplus for that same class of asset. The impairment policy above does not apply to Council's property, infrastructure, specialised buildings and other non-current physical assets subsequently measured at fair value.

These are primarily non-cash generating assets of not-for-profit entities, which are typically specialised in nature and held for continuing use of their service capacity. Their recoverable amount is expected to be materially the same as fair value determined under AASB 13 *Fair Value Measurement*, with the consequence that AASB 136 *Impairment of Assets* does not apply to such assets that are regularly revalued.

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8.5 Events occurring after balance date

Storm and flood events commencing on 9 August 2026 across the Pyrenees Shire have resulted in damage to Councils road network, particularly in the northern parts of the municipality. This storm and flood event was declared as a natural disaster by the Victorian State Government. As a result, funding for recovery works may be available via the joint Australian, state and territory government Disaster Recovery Funding Arrangements (DRFA). At the time of adoption of this financial report Council had not yet quantified the financial impact of damages to its road network or any potential DRFA claims. Based on Councils initial assessment the financial impact of damages to its road network is not expected to be material to the financial report.

No other matters have occurred after balance date that requires disclosures in the financial report.

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Note 9 Other matters

9.1 Reserevs

(a) Asset revaluation reserves	Balance at beginning of reporting period $'000	Increase (decrease) $'000	Balance at end of reporting period $'000
2026			
Property			
Land and land improvements	10,871	2,432	13,303
Buildings	30,460	1,528	31,988
	41,331	**3,960**	**45,291**
Infrastructure			
Roads	170,561	18,264	188,825
Bridges	31,110	3,607	34,717
Footpaths and cycleways	726	232	958
Kerb and Channel	-	197	197
Drainage	11,530	1,222	12,752
	213,927	**23,522**	**237,449**
Total asset revaluation reserves	**255,258**	**27,482**	**282,740**
2025			
Property			
Land and land improvements	12,217	(1,346)	10,871
Buildings	32,166	(1,706)	30,460
	44,383	**(3,052)**	**41,331**
Infrastructure			
Roads	111,883	58,678	170,561
Bridges	20,380	10,730	31,110
Footpaths and cycleways	1,115	(389)	726
Kerb and Channel	435	(435)	-
Culverts; Pipes & Pits	13,072	(1,542)	11,530
	146,885	**67,042**	**213,927**
Total asset revaluation reserves	**191,268**	**63,990**	**255,258**

The asset revaluation reserve is used to record the increased (net) value of Councils assets over time.

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	Balance at beginning of reporting period $'000	Transfer from accumulated surplus $'000	Transfer to accumulated surplus $'000	Balance at end of reporting period $'000
(b) Other reserves				
2026				
Recreational Land	61	-	-	61
Total Other reserves	**61**	**-**	**-**	**61**
2025				
Recreational Land	9	52	-	61
Total Other reserves	**9**	**52**	**-**	**61**

Recreational Land
The purpose of this reserve is to collect contributions from developers for open space which is used for future Parks and Open Space upgrades including Play spaces. The policy framework for open space contributions is set out in the Subdivision Act 1988 which enshrines a nominal contribution.

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9.2 Reconciliation of cash flows from operating activities to surplus / (deficit)

	2026 $'000	2025 $'000
Surplus/(Deficit) for the year	9,802	8,117
Non-cash adjustments		
Depreciation	9,792	6,913
Depreciation - right of use assets	9	9
Net gain on disposal of property, infrastructure, plan and equipment	(203)	(245)
Finance costs - Borrowings	104	66
Finance Cost - Leases	-	3
Asset revaluation decrement through Surplus / (Deficit)	-	1,437
Change in assets and liabilities:		
(Increase)/decrease in trade and other receivables	(541)	(90)
(Increase)/decrease in inventories	4	1
(Increase)/decrease in prepayments	(51)	59
Increase/(decrease) in contract assets	581	(1,142)
(Decrease)/increase in contract and other liabilities	(4,334)	6,090
Increase/(decrease) in trade and other payables	434	963
(Decrease)/increase in provisions	(59)	2
(Decrease)/increase in trust funds and deposits	11	183
Net cash provided by/(used in) operating activities	**15,549**	**22,366**

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9.3 Superannuation

Pyrenees Shire Council makes the majority of its employer superannuation contributions in respect of its employees to the Local Authorities Superannuation Fund (the Fund). This Fund has two categories of membership, accumulation, and defined benefit, each of which is funded differently. The Defined Benefit category provides lump sum benefits based on years of service and final average salary. In certain circumstances a defined benefit member may be eligible to purchase a lifetime pension with up to 50% of their lump sum benefit. The accumulation category receives fixed contributions from Pyrenees Shire Council and Pyrenees Shire Council's legal or constructive obligation is limited to these contributions.

Obligations for contributions to the Fund are recognised as an expense in the Comprehensive Operating Statement when they are made or due.

Accumulation

The Fund's accumulation category, Vision MySuper/Vision Super Saver, receives both employer and employee contributions on a progressive basis. Employer contributions are normally based on a fixed percentage of employee earnings (for the year ended 30 June 2026, this was 12% (11.5% in 2024/25) as required under Superannuation Guarantee legislation. Our commitment to accumulation plans is limited to making contributions in accordance with our minimum statutory requirements. No further liability accrues to the employer as the superannuation benefits accruing to employees are represented by their share of the net assets of the Fund.

Defined Benefit

As provided under Paragraph 34 of AASB 119 – Employee Benefits, Pyrenees Shire Council does not use defined benefit accounting for its defined benefit obligations under the Fund's Defined Benefit category. This is because the Fund's Defined Benefit category is a multi employer sponsored plan.

As a multi-employer sponsored plan, the Fund was established as a mutual scheme to allow for the mobility of the workforce between the participating employers without attaching a specific liability to particular employees and their current employer. Therefore, there is no proportional split of the defined benefit liabilities, assets or costs between the participating employers as the defined benefit obligation is a floating obligation between the participating employers and the only time that the aggregate obligation is allocated to specific employers is when a call is made. As a result, the level of participation of Pyrenees Shire Council in the Fund cannot be measured as a percentage compared with other participating employers. While there is an agreed methodology to allocate any shortfalls identified by the Fund Actuary for funding purposes, there is no agreed methodology to allocate benefit liabilities, assets and costs between the participating employers for accounting purposes. Therefore, the Fund Actuary is unable to allocate benefit liabilities, assets and costs between employers for the purposes of AASB 119 because of the pooled nature of the Fund's Defined Benefit category.

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Funding arrangements

Pyrenees Shire Council makes employer contributions to the Defined Benefit category of the Fund at rates determined by the Trustee on the advice of the Fund Actuary.

As at 30 June 2025, an interim actuarial investigation was held as the Fund provides lifetime pensions in the Defined Benefit category.

The vested benefit index (VBI) of the Defined Benefit category as at 30 June 2025 of which Pyrenees Shire Council is a contributing employer was 110.5%. The financial assumptions used to calculate the VBI were:

	30 June 2025 (interim review)	30 June 2024 (interim review)
Net investment return	5.7% pa	5.6% pa
Salary inflation	3.5% pa	3.5% pa
Price inflation (CPI)	2.6% pa	2.6% pa

A triennial actuarial review is currently underway for the Defined Benefit category as at 30 June 2026. It is expected to be completed 31 October 2026.

Vision Super has advised that the VBI at 30 June 2026 was 116.9% (2025: 110.5%). The financial assumptions used to calculate the 30 June 2026 VBI were:

	2026	2025
Net investment return	6.2% pa	5.6% pa
Salary inflation	3.50% pa	3.5% pa
Price inflation (CPI)	3.0% pa to 30 June 2029 and 2.6% pa thereafter	2.6% pa

The Australian Prudential Regulation Authority (APRA) superannuation prudential standards (SPS 160) – Defined Benefit Matters determines the funding requirements of a defined benefit (DB) arrangement.

Under this standard:

- The VBI is the measure to determine whether there is an unfunded liability. and
- Any unfunded liability that arises must be paid within three years.

Under SPS 160, the VBI is to be used as the primary funding indicator. Because the VBI was above 100%, the 2023 triennial actuarial investigation showed that the Defined Benefit category was in a satisfactory financial position under SPS 160. As a result, the Fund Actuary determined that no change was necessary to the Defined Benefits category's funding arrangement from prior years.

The Fund's employer funding arrangements comprise of three components as follows:

1. Regular contributions – which are ongoing contributions needed to fund the balance of benefits for current members and pensioners;
2. Funding calls – which are contributions in respect of each participating employer's share of any funding shortfalls that arise; and
3. Retrenchment increments – which are additional contributions to cover the increase in liability arising from retrenchments.

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Pyrenees Shire Council is also required to make additional contributions to cover the contributions tax payable on components 2 and 3 referred to above.

Employees are also required to make member contributions to the Fund. As such, assets accumulate in the Fund to meet member benefits, as defined in the Trust Deed, as they accrue.

Employer contributions

(a) Regular contributions

On the basis of the results of the 2025 interim actuarial investigation conducted by the Fund Actuary, Pyrenees Shire Council makes employer contributions to the Fund's Defined Benefit category at rates determined by the Fund's Trustee. For the year ended 30 June 2026, this rate was 12.0% of members' salaries (11.5% in 2024/25). This rate will increase in line with any increases in the SG contribution rate.

In addition, Pyrenees Shire Council reimburses the Fund to cover the excess of the benefits paid as a consequence of retrenchment above the funded resignation or retirement benefit (the funded resignation or retirement benefit is calculated as the VBI multiplied by the benefit).

(b) Funding calls

The Fund is required to comply with the superannuation prudential standards. Under the superannuation prudential SPS 160, the Fund is required to target full funding of its vested benefits. There may be circumstances where:

- A fund is an unsatisfactory financial position at an actuarial investigation (i.e. its vested benefit index (VBI) is less than 100% at the date of the actuarial investigation); or
- A fund's VBI is below its shortfall limit at any time other than at the date of the actuarial investigations.

If either of the above occur, the fund has a shortfall for the purposes SPS 160 and the fund is required to put a plan in place so that the shortfall is fully funded within three years of the shortfall occurring. There may be circumstances where APRA may approve a period longer than three years.

The fund monitors its VBI on a quarterly basis and the Fund has set the Defined benefit category's shortfall limit at 98% from 26 July 2024 (previously 97%).

In the event that the Fund Actuary determines that there is a shortfall based on the above requirement, the Fund participating employers (including Pyrenees Shire Council) are required to make an employer contribution to cover the shortfall. The methodology used to allocate the shortfall was agreed in 1997 to fairly and reasonably apportion the shortfall between the participating employers.

Using the agreed methodology, the shortfall amount is apportioned between the participating employers based on the pre-1 July 1993 and post-30 June 1993 service liabilities of the Fund's Defined Benefits category, together with the employer's payroll at 30 June 1993 and at the date the shortfall has been calculated.

The pre-1 July 1993 and psot-30 June 1993 service liabilities of the Fund are based on:

- The service periods of all active members split between the active members pre-1 July 1993 and post -30 June 1993 service period, and
- The pensioner (including fixed term pension) liabilities which are allocated to the pre 1993 period.

The pre-1 July 1993 component of the shortfall is apportioned between the participating employers based on the employer's share of the total participating employer payroll at 30 June 1993.

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The post-30 June 1993 component of the shortfall is apportioned between the participating employers based on the employer's share of the total participating employer payroll at the date of the shortfall has been calculated.

Due to the nature of the contractual obligations between the participating employers and the Fund, and that the Fund includes lifetime pensioners and their reversionary beneficiaries, it is unlikely that the Fund will be wound up. In the unlikely event that the Fund is wound up and there is a surplus in the Fund, the surplus cannot be applied for the benefit of the defined benefit employers where there are on-going defined benefit obligations. The surplus would be transferred to the fund accepting those defined benefit obligations (including lifetime pension obligations) of the Fund.

In the event that a participating employer is wound up, the defined benefit obligations of that employer will be transferred to that employer's successor.

(c) Retrenchment increments

During 2025/26, Pyrenees Shire Council was not required to make payments to the Fund in respect of retrenchment increments (2024/25 nil). Pyrenees Shire Council's liability to the Fund as at 30 June 2026, for retrenchment increments, accrued interest and tax is nil (2024/25 nil).

The 2025 interim actuarial investigation surplus amounts

An actuarial investigation is conducted annually for the Defined Benefit category of which Pyrenees Shire Council is a contributing employer. Generally, a full actuarial investigation is conducted every three years and interim actuarial investigations are conducted for each intervening year. An interim investigation was conducted as at 30 June 2025 and the last full investigation was conducted as at 30 June 2023.

The Fund's actuarial investigation identified the following for the Defined Benefit category of which Pyrenees Shire Council is a contributing employer:

	2025 (Interim) $m	2024 (Interim) $m	2023 (Triennial) $m
- A VBI Surplus	200.1	108.4	85.7
- A total service liability surplus	229.4	141.4	123.6
- A discounted accrued benefits surplus	242.8	156.7	141.9

The VBI surplus means that the market value of the fund's assets supporting the defined benefit obligations exceed the vested benefits that the defined benefit members would have been entitled to if they had all exited on 30 June 2025.

The total service liability surplus means that the current value of the assets in the Fund's Defined Benefit category plus expected future contributions exceeds the value of expected future benefits and expenses as at 30 June 2025.

The discounted accrued benefit surplus means that the current value of the assets in the Fund's Defined Benefit category exceeds the value of benefits payable in the future but accrued in respect of service to 30 June 2025.

Pyrenees Shire Council was notified of the 30 June 2025 VBI during August 2025.

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The 2026 triennial actuarial investigation

A triennial actuarial investigation is being conducted for the Fund's position as at 30 June 2026. It is anticipated that this actuarial investigation will be completed by October 2026.

The VBI of the Defined Benefit category at that date was 116.9% as at 30 June 2026. The financial assumptions for the purposes of this investigation are:

	30 June 2026 Triennial investigation	30 June 2025 Interim investigation
Net investment return	6.2% pa	5.7% pa
Salary inflation	3.5% pa	3.5% pa
Price inflation (CPI)	3.0% pa to 30 June 2029 and 2.6% pa thereafter	2.6% pa

Council was notified of the 30 June 2025 VBI during August 2026.

Accrued benefits

The Fund's liability for accrued benefits was determined in accordance with the Australian Accounting Standards. The relevant accounting standards is AASB 1056 – Superannuation entities.

	2025 (Interim) $m	**2024 (Interim) $m**
Net Market Value of Assets	2,132.8	2,155.4
Accrued Benefits	1,889.9	1,998.8
Difference between Assets and Accrued Benefits	**242.9**	**156.6**
Vested Benefits (Minimum sum which must be paid to members when they leave the fund)	1,932.6	2,047.1

The financial assumptions used to calculate the Accrued Benefits for the Defined Benefit category of the Fund were:

	30 June 2025	30 June 2024
Net investment return	5.7% pa	5.6% pa
Salary inflation	3.5% pa	3.5% pa
Price inflation	2.6% pa	2.6% pa

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Superannuation contributions

Contributions by Pyrenees Shire Council (excluding any unfunded liability payments) to the above superannuation plans for the financial year ended 30 June 2026 are detailed below:

Scheme	Type of Scheme	Rate	2026 $'000	2025 $'000
Vision Super	Defined benefits	12% (2025: 11.5%)	90	69
Vision Super	Accumulation	12% (2025: 11.5%)	622	513
Other Schemes	Accumulation	12% (2025: 11.5%)	380	372

There were nil contributions outstanding and nil loans issued from or to the above schemes as at 30 June 2026.

The expected contributions to be paid to the Defined Benefit category of Vision Super for the year ending 30 June 2027 is $74,000

Note 10 Change in accounting policy

There have been no changes to accounting policies in the 2025/26 year.