



# **MINUTES**

**OF THE ORDINARY MEETING OF COUNCIL HELD ON  
TUESDAY 12 JUNE 2012  
COMMENCING AT 7.30 PM AT THE  
CASTLEMAINE SENIOR CITIZEN'S CENTRE.**

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PAR 09A: Prevention of Violence Against Women in our Community Project Plan

Confidential Attachment FUT 048A: Contract Evaluation Report M892-2012 Unfunded Superannuation 3rd Call - Loan

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## **ACKNOWLEDGEMENT OF COUNTRY**

To start the official proceedings  
I would like to acknowledge that we are meeting on Jaara country  
of which the members and elders of the Jaara Jaara community and their forebears  
have been custodians for many centuries  
and have performed age old ceremonies of celebration, initiation and renewal.  
We acknowledge their living culture and their unique role in the life of this region.

### **1. PRESENT**

Councillors: Tim Barber, Janet Cropley, Tracey Cross, Christine Henderson, Bronwen Machin, Michael Redden and Garry Rewell.

Officers: Chief Executive Officer (Phil Rowland), Director Environment and Infrastructure (Johan Louw), Director Corporate Support (Lucy Roffey), and Director Economic and Social Development (Carolyn Wallace).

### **2. APOLOGIES**

Nil.

### **3. DECLARATIONS OF INTEREST / CONFLICTS OF INTEREST**

Nil.

### **4. MINUTES**

#### **4.1. ORDINARY MEETING OF COUNCIL – 22 MAY 2012**

The unconfirmed minutes of the Ordinary Meeting of the Mount Alexander Shire Council held at 7.30 pm on 22 May 2012 at the Castlemaine Senior Citizen's Centre have been circulated to Councillors.

The unconfirmed minutes have also been posted on the Mount Alexander Shire Council website, pending confirmation at this meeting.

#### **RECOMMENDATION**

**That the Minutes of the Ordinary Meeting of the Mount Alexander Shire Council held on 22 May 2012 be confirmed.**

#### **MOVED COUNCILLOR CROSS**

**That the recommendation be adopted.**

#### **SECONDED COUNCILLOR REDDEN**

#### **CARRIED**

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**5. PUBLIC QUESTION TIME**

**MOVED COUNCILLOR MACHIN**

**That standing orders be suspended.**

**SECONDED COUNCILLOR REWELL**

**CARRIED (7.31 pm)**

a. Ms Elizabeth Eager (PAR 09)

Ms Eager applauded Council on the Prevention of Violence against Women project, which she had heard about on the radio.

Ms Eager also indicated her support of the proposed Notice of Motion regarding the development of a railway museum in Castlemaine.

b. Mr Chris Hosking

Mr Hosking spoke in relation to the proposal of a railway museum in Castlemaine and requested more information about the proposal.

- The Mayor responded that Tim Fischer had come to the region to propose that the Rail Museum at Newport be relocated to Castlemaine. She noted the Mornington Peninsula are interested in the Museum relocating to their Shire, but that Mr Fischer thinks it would be better located in Castlemaine.

Mr Hocking also commented that he had heard that Maryborough Highland Society had an extension to their lease on the goods shed for a further six months.

- The CEO advised that as Vic Track is the landlord that Mr Hosking needed to direct this question to Vic Track.

**MOVED COUNCILLOR HENDERSON**

**That standing orders be resumed.**

**SECONDED COUNCILLOR MACHIN**

**CARRIED (7:34 pm).**

**6. PETITIONS AND JOINT LETTERS**

Nil.

**7. COMMITTEE REPORTS**

No Reports.

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**8. ASSEMBLIES OF COUNCILLORS**

**8.1. ASSEMBLY – 22 MAY 2012 AND 29 MAY 2012**

**RECOMMENDATION**

**That the Records for the following Assemblies of Councillors for the meetings held on 22 May and 29 May 2012 be noted (Attachments 8.1 and 8.2).**

**MOVED COUNCILLOR MACHIN**

**That the recommendation be adopted.**

**SECONDED COUNCILLOR REDDEN**

**CARRIED.**



**ASSEMBLY OF COUNCILLORS RECORD  
TUESDAY 22 MAY 2012  
6.00 PM AT THE  
CASTLEMAINE SENIOR CITIZEN'S CENTRE.**

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**1. PRESENT**

Councillors: Tim Barber, Janet Cropley, Tracey Cross, Christine Henderson, Bronwen Machin, Michael Redden and Garry Rewell.

Officers: Chief Executive Officer (Phil Rowland), Director Corporate Support (Lucy Roffey), Director Environment and Infrastructure (Johan Louw), Director Economic and Social Development (Carolyn Wallace) and Manager Sustainable Development (Fiona McMahon Item FUT 047)

**2. APOLOGIES**

Please note that Conflicts do not need to be noted for Councillors or Officers who are not present at the meeting.

**3. PURPOSE OF THE MEETING**

The purpose of the meeting was to brief Councillors on items that will be considered at the Ordinary Meeting of Council on 22 May 2012.

**4. RECORD OF CONFLICT OF INTEREST**

| <b>Matter Discussed</b>   | <b>Councillor Conflict?</b> | <b>Councillor Name</b> | <b>Councillor left meeting?</b> | <b>Type of Conflict</b> |
|---|-----------------------------|------------------------|---------------------------------|-------------------------|
| COM 14 Extension of Home and Community Care Service Property Maintenance Contract   | Nil                         |                        |                                 |                         |
| COM 15 Renaming of three sections of former Calder Highway  | Nil                         |                        |                                 |                         |
| PAR 06 Appointment to Special Committee of Council (S.86 Committee of Management) - Metcalfe Hall Committee of Management | Nil                         |                        |                                 |                         |
| Par 07 Response to Letter from Sutton Grange Landcare Group   | Nil                         |                        |                                 |                         |
| PAR 08 Expressions of Interest for the Occupation and Use of Maldon Court House M860-2012                                 | Nil                         |                        |                                 |                         |
| FUT 045 Review of the Audit and Risk Advisory Committee Charter   | Nil                         |                        |                                 |                         |
| FUT 046 Annual Review of Heritage Advisory Committee Terms of Reference   | Nil                         |                        |                                 |                         |
| FUT 047 Planning Permit Application 076/2012 – Demolition of a Dwelling at 37 Edwards Road, Eddington.                    | Nil                         |                        |                                 |                         |
| Draft MAV Transport Position Paper  | Nil                         |                        |                                 |                         |
| Wesley Hill Recreation Reserve Pavilion   | Nil                         |                        |                                 |                         |

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| <b>Matter Discussed</b>               | <b>Councillor Conflict?</b> | <b>Councillor Name</b> | <b>Councillor left meeting?</b> | <b>Type of Conflict</b> |
|---------------------------------------|-----------------------------|------------------------|---------------------------------|-------------------------|
| CFA. Building in Taradale             | Nil                         |                        |                                 |                         |
| Central Victorian Greenhouse Alliance | Nil                         |                        |                                 |                         |

\* Councillors are required to leave the Meeting if they have declared an interest in an item that is being discussed. Councillors who have left the Meeting must not be able to see or hear the proceedings.

**5. MEETING CLOSE**

Meeting closed at 7.10 pm.





**ASSEMBLY OF COUNCILLORS RECORD  
TUESDAY 29 MAY 2012  
2.00 PM AT THE  
CASTLEMAINE SENIOR CITIZEN'S CENTRE.**

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| <b>5. MEETING CLOSE</b>                  | <b>2</b> |

**1. PRESENT**

Councillors: Tim Barber, Janet Cropley, Tracey Cross, Christine Henderson, Bronwen Machin and Michael Redden.

Officers: Chief Executive Officer (Phil Rowland), Director Corporate Support (Lucy Roffey), Director Environment and Infrastructure (Johan Louw), Director Economic and Social Development (Carolyn Wallace), Major Projects Facilitator (Alison McKenzie Item 5.1) Manager Economic Development and Tourism (David Leathem Item 5.2) Economic Development Officer (Wayne O'Toole Item 5.2) Manager Community Development (Glenn Menner Item 5.4) and Project Coordinator-Preventing Violence Against Women (Jan Cooper Item 5.4).

**2. APOLOGIES**

Councillor Garry Rewell.

**3. PURPOSE OF THE MEETING**

The purpose of the meeting was to brief Councillors on issues and matters of interest which impact the Shire. The matters itemised below reflect those items that were on the Agenda that may be considered by Council in the future.

**4. RECORD OF CONFLICT OF INTEREST**

| Matter Discussed  | Councillor Conflict? | Councillor Name | Cr left meeting? | Type of Conflict |
|---|----------------------|-----------------|------------------|------------------|
| 5.1 Update on School of Mines Refurbishment and Tour of Site                | Nil                  |                 |                  |                  |
| 5.2 Maldon Visitor Information Centre Relocation Update                     | Nil                  |                 |                  |                  |
| 5.3 Regional Tourism Board Restructure                                      | Nil                  |                 |                  |                  |
| 5.4 Update on Prevention of Violence against Women in Our Community Project | Nil                  |                 |                  |                  |
| 5.5 Information Technology Strategy Update                                  | Nil                  |                 |                  |                  |
| 5.6 Key Performance Indicators to 31 March 2012                             | Nil                  |                 |                  |                  |

\* Councillors are required to leave the Meeting if they have declared an interest in an item that is being discussed. Councillors who have left the Meeting must not be able to see or hear the proceedings.

**5. MEETING CLOSE**

Meeting closed at 5.15 pm.

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**9. OFFICER REPORTS**

**9.1. STRENGTHENING OUR COMMUNITY (COM)**

No Reports.

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## 9.2. PARTNERING FOR BETTER SERVICES (PAR)

### PAR 09 ENDORSEMENT OF PROJECT PLAN FOR THE PREVENTION OF VIOLENCE AGAINST WOMEN IN OUR COMMUNITY PROJECT

*Responsible Officer:* Coordinator Prevention of Violence against Women  
*Original Document:* DOC/12/68986

#### 1. Purpose

The purpose of this report is to update Council on the Prevention of Violence against Women in Our Community Project - Central Victorian Cluster and seek endorsement of the Project Plan.

Refer to Attachment PAR 09A: Prevention of Violence against Women in Our Community Project - Central Victorian Cluster Project Plan – May 2012.

#### 2. Background

The Prevention of Violence against Women (PVAW) Project is a three-and-a-half-year initiative funded by the Office of Women's Policy, part of the Victorian Department of Human Services. Council is the lead partner in the Project, in partnership with City of Greater Bendigo and Macedon Ranges Shire Council (together called 'The Central Victorian Cluster').

The Expression of Interest process for funding for the project was extremely competitive and the Central Victorian Cluster is one of only three clusters of Local Governments in Victoria that was successful. The Prevention of Violence against Women Project is overseen by the Central Victorian Prevention of Violence against Women in Our Community Project Reference Group. Council's Director Economic and Social Development chairs this Reference Group. Council also employs the full-time Project Coordinator who works across the cluster of three Councils.

The purpose of the project is to work with Local Government and communities to develop and implement new strategies and initiatives to prevent violence against women through a whole-of-community approach. The project is fully funded by the State Government.

The Project aims to work across a range of key settings, including schools, workplaces, media, arts, and sports and recreation. Phase One of the Project has involved extensive consultation with key stakeholders both internal and external to Council to develop the attached Project Plan.

#### 3. Policy and Statutory Implications

*Including consideration of Economic, Social and Environmental impacts.*

There are a number of National and State policy frameworks that support the prevention of violence against women. These include: *A Time for Action: The National Council's Plan for Australia to Reduce Violence against Women and their Children, 2009-2021*; and *VicHealth's Preventing Violence Before it Occurs: A Framework and Background paper to guide the primary prevention of violence against women*. The State Government is also currently developing a State Plan to prevent and respond to violence against women.

Relevant priorities in the Council Plan 2009-2013 that support prevention of violence against women include the following:

- Strengthening Our Community - To enable an active and healthy community by providing appropriate services and facilities; and
- Partnering for Better Services - To improve health and welfare services.

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The *Health and Wellbeing Plan 2010-2013* cites the following strategies under Objective 1.2 - To promote safe and secure communities:

- Promote White Ribbon Day to Council, business and community.
- Collaborate with Victoria Police and other agencies involved in responding to family violence through the Family Violence Network.

#### 4. Issues

The Project Goal and Objectives have been set by the Office of Women's Policy. They are:

**Project Goal :**

*To prevent violence against women by building communities, cultures and organisations that are non-violent and gender equitable and support respectful and equal relationships and non-violent norms between men and women.*

**Project Objectives :**

- *Drive and embed cultural change in local governments to mainstream gender equity and promote non-violent norms across policy, planning, services, leadership and practice.*
- *Increase awareness and understandings in local government and their communities of the underlying causes of violence against women.*
- *Build skills in local governments and their communities to promote respectful relationships, gender equity and non-violent norms.*
- *Contribute to the knowledge and evidence-base for the primary prevention of violence against women in the local government and community setting.*

The Strategies and Actions identified in the Project Plan (Refer PAR 09A ) have a major focus on *capacity building*. This means that the emphasis is on the development of the knowledge and ability of Council and the community to effectively prevent violence against women by increasing their awareness, building skills, embedding cultural change, and fostering a whole-of-community commitment to the issue. This ensures that prevention of violence against women initiatives continue far after the life of the funded Project.

The Project Plan is based on VicHealth's Framework for Preventing Violence against Women. All activities and initiatives of the Project aim to address the underlying causes of violence against women via three key themes of action:

- Promoting equal and respectful relationships between men and women;
- Promoting non-violent social norms and reducing the effects of prior exposure to violence; and
- Improving access to resources and systems of support.

The strategies and activities include initiatives such as:

- Working with Council to develop a public position on violence against women;
- Improving family-friendly workplaces;
- Building staff leadership in prevention of violence against women across Council Directorates;
- Using a policy evaluation tool to audit and influence policies/plans/strategies to be more equitable;
- Supporting and training local survivors of violence and abuse to become advocates in prevention of violence against women and be able to speak at events and to the media about how the community can stop violence against women;

- 
- Working directly with Council officers (such as youth teams, emergency management, Maternal and Child Health, Rural Access) to help them identify opportunities to implement prevention of violence against women into their existing work; and
  - Strengthening the relationship between family violence/sexual assault services and Local Government to mainstream prevention of violence against women.

As this is a whole-of-community initiative, its success will be dependent on high level leadership and support. The community will be most empowered to undertake prevention of violence against women initiatives if they know that their leaders advocate for the issue. It is recommended that all three participating Council's nominate selected Councillors to be champions of the Project. This might include participating in relevant training, attending and occasionally speaking at the annual White Ribbon Day and International Women's Day events, and being willing to speak to the media about initiatives that come out of the Project. The Municipal Association of Victoria is currently developing a training forum specifically for Council leaders to understand their role in undertaking initiatives focused on prevention of violence against women.

## **5. Financial and Resource Implications**

Funding for the Prevention of Violence against Women Project is provided by the Office of Women's Policy within the Department of Human Services. The Central Victorian Cluster receives funding totalling \$120,000 per financial year. \$100,000 of this is allocated to Mount Alexander Shire Council for a full-time coordinator to develop, implement and review the Project Plan. City of Greater Bendigo and Macedon Ranges Shire Council each receive \$10,000 per financial year for project funding.

## **6. Consultation**

Phase One of the Project has involved extensive consultation with key stakeholders both internal and external to Council to develop the Draft Project Plan. This has included key Council officers from across all three Councils and across a range of different teams and Council functions.

Externally, consultations were held with community health services, several members of the family violence consortium, family violence prevention networks, local and state-wide women's health services, disability organisations, disability action groups, peak bodies involved in women's health, Victoria Police, the Municipal Association of Victoria Prevention of Violence against Women network, staff from Castlemaine Secondary School, the Central Victorian Health Alliance, The Mount Alexander Municipal Emergency Management Planning Committee, a Castlemaine parent's group, the Mount Alexander Youth Affairs Network, and the other two Cluster Coordinators from western and eastern metropolitan Melbourne.

The Draft Project Plan also considers the feedback that came out of the February 2012 'Achieving Respect and Gender Equity in Greater Bendigo' consultation workshop and forum which was attended by service providers, Council officers, secondary school students and members of the general community.

## **7. Conclusion**

Violence against women is a major public health issue and one which Council has shown commitment to addressing.

In 2011, Council was granted State funding to work within Council and community to implement new strategies and initiatives to prevent violence against women from occurring. Phase One of the project involved extensive consultation across the region to develop a Draft Project Plan.

Endorsement of the Project Plan is sought from each of the three participating Councils. In doing so, Council demonstrates its commitment to preventing violence against women in the region by providing leadership and support on this major public health issue.

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The project is fully funded by the State Government and is consistent with the Council Plan and Health and Wellbeing Plan.

**RECOMMENDATION**

**That Council:**

- 1. Endorse the Prevention of Violence against Women Project Plan; and**
- 2. Demonstrate leadership and support for the Prevention of Violence against Women Project through involvement of Councillors in relevant strategies outlined in the Prevention of Violence against Women Project Plan.**

**MOVED COUNCILLOR REWELL**

**That the recommendation be adopted.**

**SECONDED COUNCILLOR REDDEN**

**CARRIED.**

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**PAR 10 LOCAL COMMUNITY PLANNING PROJECT (LCPP) PROJECT MANAGEMENT GROUP APPOINTMENTS AND TOWNSHIP SELECTIONS FOR 2012-2013**

*Responsible Officer:* Community Planner  
*Original Document:* DOC/12/68772

**1. Purpose**

The purpose of this report is to recommend the next three townships in the Shire to develop community plans in 2012-2013 and to recommend Council appoint two new community representatives to the Local Community Planning Project Management Group (PMG).

**2. Background**

Council has been funded by the Department of Planning and Community Development (DPCD) to facilitate and support the development of at least nine Community Action Plans by local communities across the Shire by May 2014. Council resolved at its Ordinary Meeting on 27 September 2011 to "Nominate Harcourt, Newstead and Taradale as the first three townships to commence local community planning for 2011-2012".

Activities to support community planning in Newstead, Harcourt and Taradale are well underway, with involvement of a range of community groups and individuals to date. A timetable for the development and presentation of these three community plans is in place.

Council have reaffirmed the selection criteria for the Local Community Planning Project next townships. No changes were made to the content or weighting of the selection criteria.

The Project Management Group (PMG), set up to guide the project, has met four times. An Expression of Interest process has also been undertaken to fill community member vacancies on the PMG.

**3. Policy and Statutory Implications**

*Including consideration of Economic, Social and Environmental impacts.*

The *Council Plan 2009-2013* specifically refers to Council's endorsement of the MAP2020 Community Plan and it encompasses Council's commitment to MAP2020 through "support (for) the implementation and review of the MAP2020 Community Plan." (Priority 4.1 – Strengthening Our Community).

The *Mount Alexander Shire Council 2011/2012 Annual Plan* states, within the Partnering for Better Services section, that Council will "Facilitate and support development of local community plans to articulate the needs and aspirations of local communities".

The *Health and Wellbeing Plan 2010-2013* includes the following strategy "Support community leadership and participation in the development of local community action plans to inform the evolution of the MAP2020 Community Plan".

**4. Issues**

Selection of the Next Townships to Commence Community Planning

The following criteria were determined to inform selection of the first three townships to commence community engagement processes in developing local community plans:

- Community readiness and eagerness – where a community has demonstrated through either their own initiative or through participation in prior planning with Council that they are ready to work together to achieve common goals for the communities in which they live.



- Social capital – where communities demonstrate a range of events and activities that bring people together and high levels of different groups collaborating and cooperating. Priority was given to towns where there hasn't been a lot of activity in terms of Council plans and projects.
- Focus on towns with relatively small population levels –smaller population may make it easier to be more strongly representative of a 'whole of community' approach and that the lessons learned from these townships could inform further planning for larger populations.

Other factors which may be considered include:

- Geographic spread across the Shire;
- Whether there had been recent Council activity or community consultation, such as flood recovery or capital works taking place; and
- The size and scale of the undertaking (e.g. Castlemaine is a large community with many geographically designated communities and communities of interest).

Based on the selection criteria, Chewton, Elphinstone and Guildford have been identified as the next townships to participate in the community planning process. For some time community-based committees in both Chewton and Guildford have pressed for planning to commence in their area next. Recent attendance at the Taradale Mineral Springs Festival found a number of Elphinstone residents expressing their interest in developing a plan for their town and given the recent loss of the hotel as a social hub, it would be opportune to capitalise on the need to develop other avenues for social connection and reducing social isolation. It is recommended that these three townships be nominated for commencement of community planning in the next stage, commencing July 2012.

#### Project Management Group (PMG) - New Community Representatives

The Expression of Interest (EOI) process to recruit community representatives for the PMG was conducted from 18 April to 8 May 2012. Two vacancies are available: one vacancy pre-existing from an unfilled position from the first round of appointments and the second as a result of the resignation of Mr Don Culvenor in February 2012.

Applicants were asked to address the following criteria in their Expression of Interest:

- A broad understanding of the purpose and potential of community planning;
- Personal attributes and experience they may bring to the group include: leadership, strategic planning and analytical thinking; and
- Skills or experience in a governance role.

A number of enquiries were responded to in that timeframe. At the close of the PMG EOI period Council had received two formal applications, from Ms Margaret Rasa and Mr Trevor Budge. Both competently addressed these criteria and have a range of relevant experience to bring to their role on the PMG.

## **5. Financial and Resource Implications**

DPCD has provided \$350,000 to this project over three years to May 2014, with a co-contribution from Council of \$50,000 per year of the project plus in-kind contributions of \$20,000 per year of the project. The recommendation of this report will be funded within those resources.

## **6. Consultation**

Council has been approached by residents and committee members from a number of communities expressing interest in community planning commencing in their community. Council officers have recently responded to invitations to attend the Guildford Progress Association and the Guildford Hall Committee of Management, with a further invitation pending for the Guildford CFA.

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Chewton committees and residents have kept in contact after the initial invitations to the Chewton Domain Society meetings and have sought to keep their desire to commence planning at the forefront in the decision making process.

Interactions with community members from Elphinstone have been at an individual level, with little opportunity to attend recent committee meetings, though feedback about commencing planning for the town has been positive and well received.

## **7. Conclusion**

Planning in the first three townships is progressing and it is anticipated that the first community action plans will be submitted to Council for consideration in September 2012. Nomination of the next three townships to commence community planning has been informed by the selection process outlined above. It is recommended that Council nominate Guildford, Elphinstone and Chewton as the next three townships to commence the community engagement process to develop local community action plans in 2012-2013.

Recruitment of additional community representatives for the Local Community Planning Project Management Group (PMG) has concluded and selection has been conducted with a view to ascertain relevant experience, interest and fit with the skills and resources already presented by the current membership of the PMG. It is recommended that Council appoint Ms Margaret Rasa and Mr Trevor Burge as community members of the PMG.

## **RECOMMENDATION**

**That Council:**

- 1. Appoint Ms Margaret Rasa and Mr Trevor Budge to the Local Community Planning Project Management Group, and**
- 2. Nominate Chewton, Elphinstone and Guildford as the towns to commence community planning in 2012-2013.**

**MOVED COUNCILLOR HENDERSON**

**That the recommendation be adopted.**

**SECONDED COUNCILLOR BARBER**

**CARRIED.**

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**PAR 11 APPOINTMENTS TO SPECIAL COMMITTEES OF COUNCIL (S.86 COMMITTEE OF MANAGEMENT) – GUILDFORD HALL COMMITTEE OF MANAGEMENT & ELPHINSTONE COMMUNITY FACILITIES COMMITTEE OF MANAGEMENT**

*Responsible Officer:* Manager Governance

*Original Document:* DOC/12/65276

**1. Purpose**

The purpose of this report is to request that Council formally appoint the new members and acknowledge resignations from the:

- Guildford Hall Committee of Management, and
- Elphinstone Community Facilities Committee of Management.

**2. Background**

The Guildford Hall Committee was initially formed to control and manage the hall with the following objectives:

- To act as an advisory and liaison body between Council and users of the facility;
- To encourage public interest and maximise involvement and participation of the community in the use of the facility;
- To ensure the development of policies and procedures for the successful management of the facility;
- To contribute to the development of plans for the maintenance and the development of the facility; and
- To ensure effective financial control of the facility to meet the Committee's objectives.

The function of the Elphinstone Community Facilities Committee of Management was initially to manage the Elphinstone Hall and Recreation Reserve and the Sawpit Gully Reserve with the following objectives:

- Manage the facilities for the safe use by the broader community;
- Act as an advisory and liaison body between Council and users of the facilities;
- Encourage public interest and maximise involvement and participation of the community in the use of the facilities;
- Ensure the development of policies for the successful management of the facilities;
- Contribute to the development of plans for the maintenance and development of the facilities; and
- Ensure effective financial control of the facilities to meet the Committee's objectives.

**3. Policy and Statutory Implications**

There are no policy implications.

These Committees are adopted as Section 86 Committees of Council pursuant to the Local Government Act 1989 – Section 86 (3) and the Interpretation of Legislation Act 1984 – Section 41A.

**4. Issues**

Council is the only party able to appoint persons to Section 86 Committees. Appointment enables insurance coverage from Council's insurance company and also provides the basis of appropriate governance arrangements for the Committee in accordance with the Local Government Act.

**5. Financial and Resource Implications**

Nil.

## 6. Consultation

The Guildford Hall Committee of Management and Elphinstone Community Facilities Committee of Management have advised Council of proposed changes to their membership and have requested Council approve the appointment as set out in their Instruments of Delegation.

## 7. Conclusion

As set out in the Instrument of Delegation, Council appointment of the membership is required to appoint the new members and acknowledge the resignations from the Guildford Hall Committee of Management and Elphinstone Community Facilities Committee of Management.

### **RECOMMENDATION**

**That Council:**

1. **Appoint the following persons to the Guildford Hall Committee of Management listed for the term outlined, and revoke the appointment of the retiring Committee members as listed:**

| <b>Name</b>    | <b>Position</b>  | <b>Expiry Date</b> |
|----------------|------------------|--------------------|
| Greg Edwards   | President        | 30/6/2013          |
| Ray Pattle     | Treasurer        | 30/6/2013          |
| Irene Fitness  | Secretary        | 30/6/2013          |
| John Whiddon   | Committee member | 30/6/2013          |
| Dayd Kelly     | Committee member | 30/6/2013          |
| Annie Hardie   | Committee member | 30/6/2013          |
| Andrew Fitness | Committee member | 30/6/2013          |
| Alf Partridge  | Committee member | 30/6/2013          |
| Jim Franzi     | Committee member | 30/6/2013          |
| Janet Zepnick  | Retired          |                    |
| Melissa Conn   | Retired          |                    |
| Jason Conn     | Retired          |                    |
| Mary Holland   | Retired          |                    |

2. **Appoint the following persons to the Elphinstone Community Facilities Committee of Management listed for the term outlined and revoke the appointment of the retiring Committee member as listed:**

| <b>Name</b>             | <b>Position</b>             | <b>Expiry Date</b> |
|-------------------------|-----------------------------|--------------------|
| Gary Pollard            | Chairperson                 | 18/7/2012          |
| Michael Tregenza        | Secretary                   | 18/7/2012          |
| Maree Priestley         | Treasurer                   | 18/7/2012          |
| Cassandra Gunter        | Community Representative    | 18/7/2012          |
| Jacqueline Brodie-Hanns | Community Representative    | 18/7/2012          |
| Bryan Keilor-Reed       | Cricket Club Representative | 18/7/2012          |
| Siggy Druskat           | Community Representative    | 18/7/2012          |
| Michael Reeves          | CFA Representative          | 18/7/2012          |
| Gillian Maskell         | Community Representative    | 18/7/2012          |

3. **Write to the retiring members thanking them for their contributions to the Guildford Hall Committee during their terms of office.**

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**MOVED COUNCILLOR HENDERSON**

**That the recommendation be adopted.**

**SECONDED COUNCILLOR REDDEN**

**CARRIED.**

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**9.3. ENSURING A PROSPEROUS AND DIVERSE LOCAL ECONOMY (ECO)**

No Reports.

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## 9.4. CREATING A SUSTAINABLE FUTURE (FUT)

### FUT 048 AWARDING OF TENDER – CONTRACT M892-2012Q FOR UNFUNDED SUPERANNUATION (3RD CALL) LOAN

Responsible Officer: Manager Finance  
Original Document: DOC/12/68108

#### 1. Purpose

The purpose of this report is for Council to consider and determine the awarding of a contract for the provision of a loan facility to fund a call on Superannuation liabilities in the industry Super Defined Benefits Scheme, based on a quotation for services M892-2012Q - Unfunded Superannuation (3<sup>rd</sup> Call) Loan.

Refer to Confidential Attachment FUT 048A: Contract Evaluation Report M892-2012Q.

#### 2. Background

The Defined Benefit Scheme is a prescribed retirement benefit scheme that is based on years of membership and salary on retirement. It was compulsory for Councils to use this superannuation fund from 1982 and it was closed in 1993. In June 2010 there were 5,654 active members (average age 53 years) and 5,304 lifetime pensioners (average age 79 years). Council has 23 members in this Scheme.

Actuarial reviews of the fund are conducted every two years. In 2003 due to the collapse of global financial markets, a call of \$570,000 was made on Council. Again in 2008 the actuarial review identified a \$71.0 million shortfall to meet future benefits and made a call on Councils in 2010 to fund the gap. Council's share of this call was \$294,611. Council's funding strategy to borrow funds to pay the call was outlined in the 2011/2012 Budget adopted by Council on 28 June 2012.

#### 3. Policy and Statutory Implications

*Including consideration of Economic, Social and Environmental impacts.*

Section 146 of the Local Government Act states that the budget or revised budget must include details of any proposed borrowings. The borrowings proposed were included in the 2011/2012 Budget.

Section 148 of the Local Government Act outlines the requirements for borrowings to be secured as follows:

*(1) Except in the case of a finance lease, money borrowed under section 144 is to be secured by entering into a security—*

*(a) in the case of borrowings for ordinary purposes, over the general rates; or*

*(b) in the case of borrowings for the purposes of municipal enterprises, over the total value of the assets of the municipal enterprise and the income from the municipal enterprise; or*

*(c) in the case of borrowings under section 144(3), over the special rates and special charges.*

*(2) Unless expressly forbidden by the Act or instrument under which a body corporate or company acts, a security under this section is a lawful investment for any money which a body corporate incorporated under an Act or any company is authorised to invest.*

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#### **4. Issues**

The services being sought are for loan borrowings to finance the unfunded superannuation shortfall in relation to a third call on the Defined Benefit Superannuation Fund.

A number of options were considered for the type and duration of the loan. Council requested six financial institutions to provide a quote on the loan funds sought, in order to seek the most competitive solution. A period of ten years has been recommended at a fixed rate of interest.

Five respondents provided quotes with various options being put forward and considered. While competitive offers were delivered from most respondents the ANZ Bank offering of a ten year fixed rate loan with monthly repayments was the best value for Council.

#### **5. Financial and Resource Implications**

It is considered that the loan option recommended is the most cost effective over the life of the loan. The borrowings were included in the Long Term Financial Plan 2011 -2021 and the 2011-2012 Budget.

#### **6. Consultation**

The borrowings were contained in the 2011/2012 Budget which was subject to a Section 223 consultation process. No submissions were received in relation to borrowings.

#### **7. Conclusion**

In the 2011/2012 Budget Council proposed to borrow \$300,000 to fund the third Defined Benefits Scheme call of \$294,611. Council received quotes from five institutions to provide the loan. While competitive offers were delivered from most respondents, the ANZ Bank offering of a ten year fixed rate loan with monthly repayments is recommended as providing the best value to Council.

### **RECOMMENDATION**

**That Council:**

- 1. Award Contract M892-2012Q Unfunded Superannuation (3<sup>rd</sup> Call) Loan to the ANZ Bank; and**
- 2. Authorise the Chief Executive Officer to sign and affix the Common Seal to the contract.**

**MOVED COUNCILLOR MACHIN**

**That the recommendation be adopted.**

**SECONDED COUNCILLOR REDDEN**

**CARRIED.**



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**FUT 049 PLANNING PERMIT APPLICATION 076/2012 – DEMOLITION OF A DWELLING AT  
37 EDWARDS ROAD, EDDINGTON.**

*Responsible Officer:* Senior Town Planner  
*Original Document:* DOC/12/66011

**1. Purpose**

The purpose of this report is to request Council resolve on an application for the demolition of an existing dwelling at 37 Edwards Road, Eddington.

The application has been referred to Council for a decision as the officer recommendation is to refuse the application.

Refer to:

Attachment FUT 049A: Heritage Advisor's report

Attachment FUT 049B: Site photographs

**2. Background**

The application was submitted to Council on 16 March 2012 and proposes the demolition of the existing dwelling located at 37 Edwards Road, Eddington.

The subject site is located at Allotment 1B Section 3 of the Parish of Neereman and is known as 37 Edwards Road, Eddington. The site is occupied by a dwelling constructed in two parts, an early timber residence dating from the mid 1870's and a later weatherboard addition constructed around 1900.

Eddington is located in the north-west corner of the Mount Alexander Shire bordering the Loddon Shire. North-west of the Nuggety Ranges and Maldon the land form changes and flattens, becoming part of the northern plains on which agriculture is the predominant land use.

Council considered an Officer report at its Ordinary Meeting of 22 May 2012 and resolved to defer a decision until the Ordinary Meeting of 12 June 2012.

**3. Policy and Statutory Implications**

*Including consideration of Economic, Social and Environmental impacts.*

**State Planning Policy Framework (SPPF)**

*Clause 15.11 – Heritage*

This clause aims to assist in the conservation of places that have natural, environmental, historic, cultural or other social significance as a means of understanding our past and making a contribution to the economic and cultural growth of the State. It states that planning authorities should identify, conserve and protect places of natural and cultural value from inappropriate development including important buildings, structures, parks, gardens, sites, areas and landscapes, towns and other places associated with the historic and cultural development of Victoria.

*Clause 19.03 – Design and Built Form*

The objective of the policy to achieve high quality urban design and architecture that:

- Reflects the particular characteristics, aspirations and cultural identity of the community;
- Enhances liveability, diversity and amenity; and
- Promotes attractiveness of towns and cities within the broader strategic context.

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## **Municipal Strategic Statement (MSS)**

### *Clause 21.01 – Overview of the Mount Alexander Shire*

The overview includes retail trade and community services as two of the main employment sectors within the Shire, and that the Shire is ideally located within Central Victoria with extensive road and rail transport links to Melbourne and Bendigo.

### *Clause 21.03 – Municipal Vision and Framework Plan*

The land use planning and development vision for the Shire will be achieved by places and areas of natural and cultural heritage.

### *Clause 21.04-5 – Built and Cultural Heritage*

This clause refers to the cultural heritage of the Shire. The relevant objectives of this clause are to:

- Protect the significance, character and appearance of European heritage places, precincts, buildings, streetscapes, places and structures;
- Encourage all heritage places to be restored, recycled and/or renovated in a sympathetic manner that will enhance the heritage value of the place; and
- Protect heritage character of towns in the Shire.

## **Local Planning Policies (LPPF)**

### *Clause 22.20 – Natural and Cultural Heritage*

This policy applies to all buildings and works of cultural significance, including the buildings which are listed in the Schedule to the Heritage Overlay. Objectives of this clause are:

- To ensure that the Shire's local heritage is preserved and maintained;
- To ensure that new uses and developments are of a type which is in harmony with and complements the historic and architectural integrity, character and appearance of surrounding buildings, works, site or landscape; and
- To recognise the buildings, works, sites and landscapes which are of local historical and architectural significance and the role they play and the need to ensure their preservation and maintenance.

## **Zones**

### *Clause 35.07 – Farming Zone*

The purpose of the Farming Zone includes the following:

- To provide for the use of land for agriculture;
- To encourage the retention of productive agricultural land;
- To ensure that non-agricultural uses, particularly dwellings, do not adversely affect the use of land for agriculture; and
- To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.

According to the requirements of the Farming Zone, a planning permit is not required for the proposed demolition of the existing dwelling.

## **Overlays**

### *Clause 43.01 – Heritage Overlay*

The land is subject to a Heritage Overlay (HO419 - Farm Residence, Back Gallagher Road). The purpose of the overlay is to ensure that development does not adversely affect the significance of heritage places. According to Clause 43.01-1 a permit is required for the proposed demolition of the dwelling.

The Heritage Overlay contains the following decision guidelines against which development (including demolition) should be considered:

- 
- The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place;
  - Any applicable statement of significance, heritage study and any applicable conservation policy; and
  - Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.

#### 4. Issues

Council has received an application for the demolition of a dwelling located within a Heritage Overlay (HO419 – Farm Residence Back Gallagher Road). In determining the appropriateness of such an application, guidance is given at Clause 22.20 (Natural and Cultural Heritage) and 43.01 (Heritage Overlay) of the Mount Alexander Planning Scheme.

Clause 22.20 of the Mount Alexander Planning Scheme seeks to ensure that:

- The Shire's local heritage is preserved and maintained;
- New uses and developments are of a type which is in harmony with and complements the historic and architectural integrity, character and appearance of surrounding buildings, works, site or landscape; and
- Buildings, works, sites and landscapes which are of local historical and architectural significance are recognised, including the role they play and the need to ensure their preservation and maintenance.

It is policy that:

- Council will have regard for comments from Council's Heritage Advisor when considering any application for land use and development of a heritage building, site or area.
- Recognise the buildings, works, sites and landscape which are local historical and architectural significance and the role they play and the need to ensure their preservation and maintenance.

Further to the above, the following decision guidelines are found within the Heritage Overlay at Clause 43.01:

- The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place;
- Any applicable statement of significance, heritage study and any applicable conservation policy; and
- Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.

In its assessment of the application, comment has been sought from Council's Heritage Advisor. The following comments have been made in relation to the significance of the existing dwelling:

- The house appears to have been developed over at least two, possibly three, periods from the early 1880's until the early 1900's. The condition of the early cottage is poor and the later house is in good condition.
- There are several other farm complexes in the locality which are identified in the Heritage Overlay.
- The property at 37 Edwards Road is significant at a local level as one of a number of landholdings first purchased from the Crown in the Eddington area in the late 1870's and early 1880's.
- The buildings are architecturally significant for their demonstration of building styles from at least two different periods showing the evolution of the house from a simple vernacular construction to a late Victorian style evidenced by the hipped roof and return convex verandah.
- The projecting gable wing is significant for its more decorative elements including bargeboards and with a late Victorian sash window with sidelights

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During the application process, it has been suggested to the property owner that there may be a number of options to enable the retention of the dwelling. This included excising the dwelling from the property to enable the sale of the dwelling, or enable it to be tenanted.

The permit applicant has stated that he wishes to demolish the existing dwelling to allow grazing on the land, which is consistent with the predominant land use in the area. The landowner has also stated that as the dwelling is in poor condition, a number of works are required to enable the dwelling to be of a habitable condition.

The recommendations of Council's Heritage Advisor have suggested further investigation in relation to the overall significance of the dwelling. This will be completed by officers. However, the application will be determined in its current form based on the level of information currently available.

Whilst having regard for the circumstances of the permit applicant in relation to the existing condition of the dwelling and also the proposed future use of the land, Council must have regard to the heritage significance of the building as directed by the Planning Scheme.

Overall, the demolition of the existing dwelling fails to comply with Clause 22.20 and 43.01 of the Mount Alexander Planning Scheme as:

- Demolition of the dwelling would result in the Shire's local heritage not being preserved;
- The site is of local significance and should be preserved;
- Taking into consideration the comments provided by Council's Heritage Advisor, the demolition of the dwelling should be opposed; and
- Removal of the dwelling would adversely affect the significance of the heritage place.

## **5. Financial and Resource Implications**

Cost of potential appeal to the Victorian Civil and Administrative Tribunal.

## **6. Consultation**

### Referrals

Heritage Advisor – Council's Heritage Advisor has recommended that the demolition of the existing dwelling should be refused.

## **7. Conclusion**

Council has received an application for the demolition of an existing dwelling at 37 Edwards Road, Eddington. The application has been assessed in light of its location within a Heritage Overlay.

It is acknowledged that some parts of the existing dwelling on the site are in poor condition. However, regard must be given to the requirements of the Planning Scheme in relation to the preservation of Council's heritage assets.

In its current form, the application fails to comply with Clause 22.20 (Natural and Cultural Heritage) and Clause 43.01 (Heritage Overlay) of the Mount Alexander Planning Scheme and it is therefore recommended that the application be refused.

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## RECOMMENDATION

That Council resolve to issue a Refusal to Grant a Planning Permit for the Demolition of a Dwelling at 37 Edwards Road, Eddington on the following grounds:

1. The proposal fails to comply with Clause 22.20 (Natural and Cultural Heritage) of the Mount Alexander Planning Scheme as the proposal would not result in the preservation of a site which is of local historical and architectural significance; and
2. The proposal fails to comply with Clause 43.01 (Heritage Overlay) of the Mount Alexander Planning Scheme as the proposal would adversely impact the significance of the heritage place.

## **MOVED COUNCILLOR REDDEN**

**That Council resolve to grant a Planning Permit for the Demolition of a Dwelling at 37 Edwards Road, Eddington subject to the following conditions:**

1. **Prior to the demolition commencing photographic survey of the dwelling recording both the internal and external spaces and elevations of the dwelling indexed against a floor and site plan must be submitted and approved by the Responsible Authority.**
2. **This permit will expire if the development and/or use is not started within two years of the date of this permit. The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within three months afterwards.**

## **SECONDED COUNCILLOR MACHIN**

**CARRIED.**



## HERITAGE ADVISOR'S REPORT/MEMO

**Planning Permit No:** PA076/2012  
**Address:** 37 Edwards Road Eddington  
**Date:** 14/4/2012  
**Heritage Overlay No.:** HO419 - Farm residence Gallagher Back Road  
HO423 Farm residence and outbuildings Gallagher's Lane

### BACKGROUND:

The application is for demolition of a farmhouse on a rural property. It is situated on Allotment 1B Section 3 of the Parish of Neereman, (HO419). The adjacent Allotment 4 is covered by HO423.

Tyson Macadie and Louise Honman visited the site on 22 March 2012 in the company of one of the owners, Barry Broom. The purpose of the visit was to inspect the house and explain the process for a planning permit when land has an HO over the property.

A number of alternative use scenarios were talked about, regarding repair and use of the property, however the owner wished to proceed with the demolition application and to allow the the planning process to take its course. It is noted that the reason for demolition was given as poor condition of the house, and a desire to 'tidy up' the farm. The vacant house is thought to provide a home for vermin.

37 Edwards Road was investigated as part of the Maldon heritage study, however there is no documentation on the history or significance of the property or the subject buildings. Documentary research has been undertaken to find out its history of ownership and a preliminary assessment of the property has been undertaken in order to inform decisions about the its future.

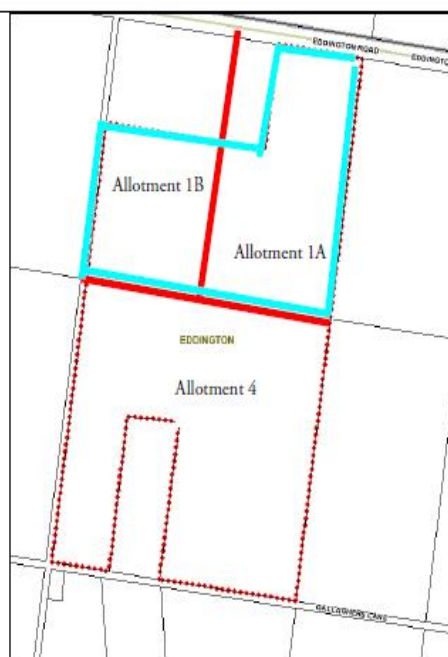


*Farmhouse dating from c 1900. The verandah pillars are an alteration.*



Earlier farmhouse attached to the rear of the c.1900 house –parts of the house date to 1874..

**ASSESSMENT:**



137 Edwards Road, pattern of Allotments and subdivision

**History**

Eddington is located in the north west corner of Mount Alexander Shire bordering Loddon Shire. North-west of the Nuggety Ranges and Maldon the land form changes and flattens, becoming part of the northern plains which has agriculture as its main historic theme.

The property selection files applied for by Arthur Vernon of Eddington 12/9/1871 having previously been applied for by John Edwards under Section 42 of the Land Act. In his declaration of 16/6/1875 he indicates that he has a dwelling house 36 x 21 x 10, weatherboards with 4 rooms. On 11/12/1876 the property is mortgaged to James Warnock, merchant of Maldon. Transferred to James Warnock "as I am unable to pay my debts" 1/4/1881. James Warnock obtains freehold title 22/9/1882. Note on cover of file 'this allotment is identical to allot 1B section 2.(VPRS)

The 1873 rates, the first for which a clear indication of allotments and section is





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given gives. Vernon, Arthur & James & Henry Snr. Wood buildings and land Allotment 2 Section 1 and Part Allotment 1 Section 3. NAV £70. The 1875 rates give No 440, Vernon Henry (Snr), & James & Arthur. Owner Henry Snr Wood Buildings and Land Allotment 2 Section 1 and Part allotment 1 Section 3 NAV £70. Note that ownership is not consistent with the land file nor is there an indication on what allotment the buildings are.

The titles indicate that allotment 1B within section 3 of the parish of Neereman, County of Talbot was purchased by Charles Broom, a farmer, 15 May 1885 (LV:V01693:F528). This estate was transferred to James Kennedy, an Eddington farmer, on 4 July 1888 (LV:V01693:F528). On 8 May 1902 George Loveland, of Eddington was listed as the proprietor of the estate. Mary Edwards of Eddington, a widow, purchased the estate on 4 June 1902 (LV:V2877/F575256). On 25 February 1908 George Thomas Edward, a farmer from Eddington, is listed as the proprietor of the estate. George Thomas Edward died on 22 February 1955. Probate of his will was granted to Ida Gladys Edwards, widow, and Leslie George Thomas Edwards and George Alan Edwards, both farmers, on 12 December 1977 (LV:V2877/F575256). On the same day, the estate was transferred to Leslie George Thomas Edwards.

The title indicate that on 27 May 1980 Crown allotments 1A and 1B were subdivided (subdivision number 132576). George Alan Edwards, farmer, and Shirley Irene Edwards, married women, both of Eddington were listed as joint proprietors of the estate (see above highlighted in BLUE)(LV:V9386:F757). In May 2002 the estate was transferred from George Alan Edwards, Shirley Irene Edwards, Robert George Edwards and Marlene Margaret Edwards to Robert George Edwards and Marlene Margaret Edwards (LV:V10031:F784).

The titles indicate that allotment 1A was purchased by William Bond on 23 April 1884 (LV:V1558:F532). On April 21 1903 the titles indicate that Edward Bond as the proprietor of the estate. Edward Bond died 12 June 1929 and by October 1935 George Thomas Edwards, an Eddington farmer, is listed as the proprietor (LV:V1558:F532). By October 1952 George Alan Edwards is listed as the owner (LV:V1558:F532). Leslie George Thomas Edwards, of Eddington, purchased the estate on 10 June 1977 (LV:V09214/F489).

The Crown Grant for allotment 4 within section 3 of the parish of Neereman, County of Talbot was purchased by Edward Bond, of Eddington, on 15 June 1881 for £156. Edward Bond died 12 June 1929 (LV:V01273/F540). George Thomas Edwards, an Eddington farmer, purchased the estate on 10 October 1935. By October 1952, George Alan Edwards, of Eddington, is listed at the proprietor (LV:V01273/F540).

Examination of the Shire of Maldon rate books for the period 1877-1890 show entries for a brick house and land owned by Edward Bond from 1877. No entries for found under the names of Warnock or Vernon. However the subject house is of timber construction, clearly built over several different periods and the description does not tally.

The Map of the Parish of Neereman indicates that the subject house is situated on Allotment 1B, Section 3. which was purchased from the Crown on 22/9/1882, with the first landholder being J Warnock. The extent of the current property covers Allotments 1A, 1B and 4. Later owners included Charles Broom, who purchased in 1885, James Kennedy, [1888], George Loveland [1902], and George Thomas Edwards [1908].

The house was clearly built in at least two parts with an early timber residence facing towards the south and dating from the mid 1870s judging by its construction and

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style. It is most likely to have been built by J Warnock in 1874.(VPRS). The later house was built c 1900 probably by George Thomas Edwards who owned the property until he died in 1955.

### References

Shire of Maldon Rate books 1863-1890

Property selection files,VPRS 625/PO Unit 315 File 21444/19.20 (Allotment 1B)

Property selection files,VPRS 627/PO Unit 238 File 19431/31 (Allotment 1A)

Property selection files VPRS 625/POUnit 52 File 2719/19.20 (Allotment 4)

Land Victoria (LV) , Certificate of Title, LV:V1558:F532

Land Victoria (LV) , Certificate of Title, LV:V09214/F489

Land Victoria (LV) , Certificate of Title, LV:V01693:F528

Land Victoria (LV) , Certificate of Title, LV:V2877/F575256

Land Victoria (LV) , Certificate of Title, LV:V9386:F757

Land Victoria (LV) , Certificate of Title, LV:V10031:F784

Land Victoria (LV) , Certificate of Title, LV:V01273/F540

### Description

The earlier house is a gable roofed vernacular design with a straight t profile verandah which has been partially in-filled. A large red brick chimney is located to one end and the front elevation is asymmetrically composed with windows positioned unequally from the door.

The other side is a hipped roof dwelling with convex verandah returning along one side. The central door is flanked with a pair of double hung sash windows. Alterations include a reinforced concrete verandah deck and partially concrete encased timber verandah posts.

A third elevation shows a projecting gable with decorative barge boards between the hipped roof and a further gable roof. This area adjoins the early cottage and they share an internal wall. An elaborate sash window with sidelights forms the focus of this elevation and there are two red brick chimneys with corbelled tops.

The house appears to have been developed over at least two and possibly three periods from the early 1880s to the early 1900s. The condition of the early cottage is poor and the later house is in fair condition. None of the buildings are inhabited. The concrete verandah deck and the verandah posts are in poor condition and the structure has evidence of termite activity.

There are several specimen trees in the vicinity of the house including an araucaria and a palm, of species often planted in nineteenth century gardens. Some other small outbuildings are located near the main house.

### Comparative analysis

There are seven farm complexes in the Eddington area identified in the Heritage Overlay. None of the other complexes have been visited and the addresses are not detailed enough to undertake a Google search.

### Assessment of significance

The property at 37 Edwards Road is historically significant at a local level as one of a number of land holdings first purchased from the Crown in the Eddington area in the late 1870s and early 1880s.

The buildings are architecturally significant for their demonstration of building styles from at least two different periods showing evolution of the house from a simple vernacular construction to a late Victorian style evidenced by the hipped roof and return convex verandah. The projecting gable wing is significant for its more elaborate decorative elements including the bargeboards and with a late-Victorian



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sash window with sidelights.

**CONCLUSION:**

Research so far has not established any particular significance beyond being a representative farm property with an evolved farmhouse. The assessment of significance would benefit from comparative analysis with other farm complexes in the Eddington area in order to establish whether the buildings at 37 Edwards Road are particularly early or unusual in the district. Time has precluded this work from being done.

However, it is a fine house with some excellent features and part of it is in fair condition requiring a small amount of work to bring up to habitable standard. Once the buildings are gone, a large part of the history of this property is irretrievably lost, therefore not taking decisions that cannot be reversed is recommended.

**RECOMMENDATIONS:**

In order the recommendations for the future of 37 Edwards Road are as follows:

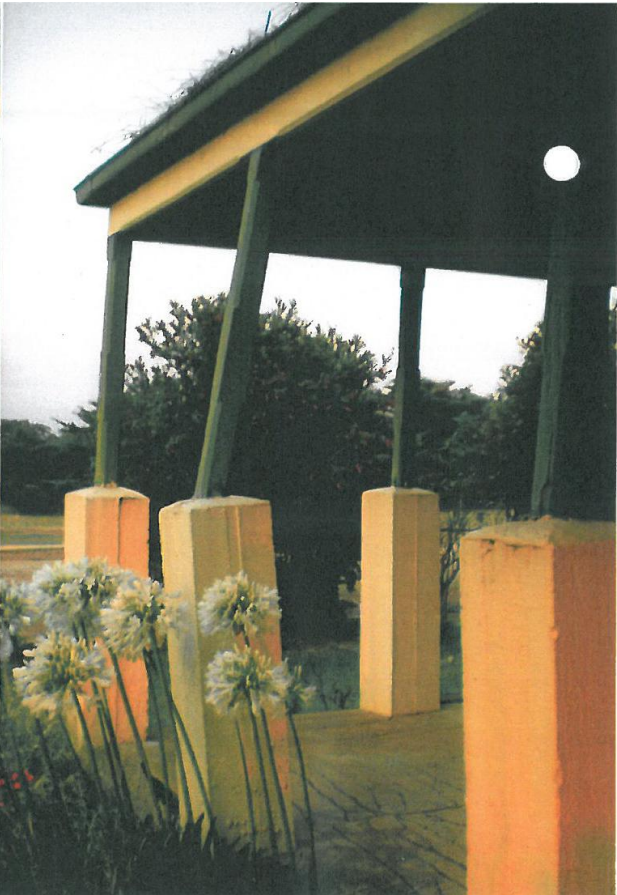
1. If additional time is available to check local histories in the State Library to see if any light can be shed on the historic or social values of this property this would be highly beneficial.
2. In undertaking site visits to other properties on the HO in the Eddington area there would be a clearer understanding of the significance of this property. Without this work being done there is little firm basis to establish relative significance compared to other like places.
3. Finding a use or purpose to retain the house that would generate funding for its repair. Excising from the property and selling and/or tenating the house.
4. Stabilising the structure with minimal work, fumigating for termites and other pests and mothballing until a use can be found
5. Retaining the house in its current state into the future pending future uses that may not now be apparent.
6. Demolition is not recommended as an option.

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**Louise Honman**

Heritage Adviser

Context Pty Ltd











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**10. DELEGATES REPORTS**

Nil.

**11. NOTICE OF MOTION**

**4/2012 NOTICE OF MOTION - DEVELOPMENT OF A RAILWAY MUSEUM ADJACENT TO CASTLEMAINE RAILWAY STATION**

**Rationale**

Following a recent conversation with Mr Tim Fischer, former Deputy Prime Minister in the Howard Government, there has been considerable discussion in the community regarding the development of a railway museum in Castlemaine. The Victorian Government is currently considering the issues.

Such a visitor attraction would enhance the current Goldfields Railways, the historic Castlemaine Railway Station and form a visual link with the industrial history of our community.

The Newport Workshops Rail Museum in North Williamstown is in the process of closure. This collection of rolling stock and historic locomotives, the majority of which have been restored, are currently sought by the Moorooduc Historic Railway on the Mornington Peninsula. However, with Tim Fischer's support, the Museum in its entirety would be better relocated to Castlemaine.

**MOVED COUNCILLOR BARBER**

**That Council request Council officers immediately:**

- 1. Make contact with the Minister for Transport, Mr Terry Mulder, seeking further information about the proposal and opportunities for the Museum to be located in the Shire;**
- 2. Investigate potential partnerships to advocate for the project; and**
- 3. Report back to Council in one month on progress.**

**SECONDED COUNCILLOR CROSS**

**CARRIED.**

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**12. URGENT SPECIAL BUSINESS**

Nil.

**13. MEETING CLOSE**

Meeting closed at 7.58 pm