

Planning and Consultation Committee Meeting

to be held at the Council Chamber, 32 Civic Drive, Greensborough
on Tuesday 10 June 2025 commencing at 7:00 PM.

Attachments

Carl Cowie
Chief Executive Officer

Thursday 5 June 2025

Distribution: Public

Civic Drive, Greensborough
PO Box 476, Greensborough 3088
Telephone 9433 3111
Facsimile 9433 3777
Website www.nillumbik.vic.gov.au
Email nillumbik@nillumbik.vic.gov.au

Nillumbik Shire Council

Attachments

COM.001/25 Confirmation of Minutes Planning and Consultation Committee Meeting held Tuesday 13 May 2025

Attachment 1	Minutes of the Planning and Consultation Committee Meeting held on Tuesday 13 May 2025	1
--------------	--	---

PCC.006/25 Diamond Creek Dog Park Upgrade

Attachment 1	Attachment 1 - Consultation responses	13
Attachment 2	Attachment 2 - Diamond Creek Dog Park Upgrade Concept Plan	15

PCC.007/25 Revenue and Rating Plan 2025 - 2029 Submissions

Attachment 1	Attachment 1 - Revenue and Rating Plan 2025-2029	17
Attachment 2	Attachment 2 - Revenue and Rating Plan submissions _Redacted	29

- COM.001/25 Confirmation of Minutes Planning and Consultation Committee Meeting held Tuesday 13 May 2025
- Attachment 1. Minutes of the Planning and Consultation Committee Meeting held on Tuesday 13 May 2025

Planning and Consultation Committee Meeting

held at the Council Chamber, 32 Civic Drive, Greensborough
on Tuesday 13 May 2025 commencing at 7:00 PM.

Minutes

Carl Cowie
Chief Executive Officer

Friday 16 May 2025

Distribution: Public

Civic Drive, Greensborough
PO Box 476, Greensborough 3088
Telephone 9433 3111
Facsimile 9433 3777
Website www.nillumbik.vic.gov.au
Email nillumbik@nillumbik.vic.gov.au



COM.001/25 Confirmation of Minutes Planning and Consultation Committee Meeting held Tuesday 13 May 2025

Attachment 1. Minutes of the Planning and Consultation Committee Meeting held on Tuesday 13 May 2025

Planning and Consultation Committee Meeting Minutes

13 May 2025

Nillumbik Shire Council

Contents		
<hr/>		
1.	Welcome by the Chair	1
2.	Acknowledgement of Country	1
3	Apologies/Leave of Absence	1
4	Declarations of conflict of interest	1
5.	Confirmation of Minutes	2
	COM.001/25 Confirmation of Minutes Planning and Consultation Committee Meeting held Tuesday 8 April 2025	2
6.	Officers' reports	3
	Consultation Matters	
	PCC.003/25 Proposal to rename a section of Duffs Road, Panton Hill to Welton View	3
	PCC.004/25 Draft Budget 2025-2026 Submissions	5
	PCC.005/25 Domestic Animal Management Plan - Phase 2 Community Engagement	7
7.	Supplementary and urgent business	9
8.	Confidential reports	9
9.	Close of Meeting	9

Nillumbik Shire Council

**Minutes of the Planning and Consultation Committee Meeting held
Tuesday 13 May 2025. The meeting commenced at 7:00 PM.**

Councillors present:

Cr John Dumaresq	Wingrove Ward (Mayor)
Cr Naomi Joiner	Bunjil Ward (Deputy Mayor)
Cr Grant Brooker	Blue Lake Ward (Chairperson Consultation Matters)
Cr Kelly Joy	Edendale Ward
Cr Kate McKay	Swipers Gully Ward
Cr Kim Cope	Sugarloaf Ward

Officers in attendance:

Carl Cowie	Chief Executive Officer
Claire Quinlan	Chief Operating Officer
Blaga Naumoski	Director Governance, Communications and Community Safety
Corrienne Nichols	Director Communities
Frank Vassilacos	Director Planning, Environment and Strategy
Jeremy Livingston	Director Culture and Performance
Katia Croce	Manager Governance and Property
Elishia Jansz	Manager Community Safety (Municipal Recovery Manager)
Melika Sukunda	Manager Finance, Assets and Procurement
Michael van Oosterwijk	Coordinator Community Safety
Robert Malignaggi	Business Services Lead

1. Welcome by the Chair

2. Acknowledgement of Country

Acknowledgement of Country was read by the Chairperson Consultation Matters
Cr Grant Brooker.

3. Apologies/Leave of Absence

An apology was received from Cr Peter Perkins.

Committee Resolution

MOVED: Cr Naomi Joiner

SECONDED: Cr Kim Cope

That the Committee (acting under delegation from Council) notes the apology from
Cr Peter Perkins.

CARRIED UNANIMOUSLY

4. Declarations of conflict of interest

Nil

COM.001/25 Confirmation of Minutes Planning and Consultation Committee Meeting held Tuesday 13 May 2025

Attachment 1. Minutes of the Planning and Consultation Committee Meeting held on Tuesday 13 May 2025

Planning and Consultation Committee Minutes

13 May 2025

5. Confirmation of Minutes

COM.001/25 Confirmation of Minutes Planning and Consultation Committee Meeting held Tuesday 8 April 2025

Confirmation of the Minutes of the Planning and Consultation Committee Meeting held on Tuesday 8 April 2025.

Committee Resolution

MOVED: Cr Kate McKay

SECONDED: Cr Kim Cope

That the Committee (acting under delegation from Council) confirms the Minutes of the Planning and Consultation Committee Meeting held on Tuesday 8 April 2025 (**Attachment 1**).

CARRIED UNANIMOUSLY

Planning and Consultation Committee Minutes

13 May 2025

6. Officers' reports{ TC "Consultation Matters" \12 }

PCC.003/25 Proposal to rename a section of Duffs Road, Panton Hill to Welton View

Item: Consultation Matter

Distribution: Public

Manager: Blaga Naumoski, Director Governance, Communications and Community Safety

Author: Katia Croce, Manager Governance and Property

Summary

At its Council Meeting on 25 March 2025, Council endorsed to commence public consultation process on the proposed renaming of a section of Duffs Road, Panton Hill to Welton View as shown on the plan in **Attachment 1 and 2** as required under Section 7 of the Naming Rules for Places in Victoria – 2022 (Naming Rules) and Council's Community Engagement Policy.

Council also resolved to consider any submissions received on the proposed road renaming at this Planning and Consultation Committee Meeting before making a final decision on the road renaming proposal at a future Council meeting.

Community consultation occurred on the road renaming proposal between Friday 28 March to Sunday 27 April 2025.

In response to the community engagement process, Council received 32 submissions via Participate Nillumbik, with 31 of these submissions in support of the road renaming proposal.

All submissions are included in **Attachment 3 (redacted)** and **Attachment 4 (unredacted)**.

This report provides a summary of the feedback received from the community consultation process in response to the proposed renaming of a section of Duffs Road, Panton Hill to Welton View.

Submitters have been invited to attend this meeting of the Planning and Consultation Committee to speak to their submission. In addition to the written submissions received, community members have also been invited to make verbal presentations to the Committee regarding the road renaming proposal.

Committee Resolution

MOVED: Cr Naomi Joiner

SECONDED: Cr Kate McKay

That the Committee (acting under delegation from Council):

1. Acknowledges and notes the submissions received on the proposed renaming of a section of Duffs Road, Panton Hill to Welton View, shown in **Attachment 1 and 2** as required under Section 7 of the Naming Rules for Places in Victoria – 2022 (Naming Rules) and Council's Community Engagement Policy.
2. Acknowledges and notes the submissions received from the community in **Attachment 3 and Attachment 4** and any verbal presentations made to the Committee on the road renaming proposal.

COM.001/25 Confirmation of Minutes Planning and Consultation Committee Meeting held Tuesday 13 May 2025

Attachment 1. Minutes of the Planning and Consultation Committee Meeting held on Tuesday 13 May 2025

Planning and Consultation Committee Minutes

13 May 2025

6. Consultation Matters

PCC.003/25 Proposal to rename a section of Duffs Road, Panton Hill to Welton View

-
3. Requests a further report be presented to Council on 27 May 2025 to make a final decision on whether to proceed with the road renaming proposal.
 4. Thanks submitters for providing Council with feedback on the road renaming proposal.
 5. Resolves the confidential un-redacted copy of the written submissions to the naming proposal (**Attachment 4**) remain confidential on the grounds specified in the definition of confidential information in section 3(1)(f) of the *Local Government Act 2020*.

CARRIED UNANIMOUSLY

6. Officers' reports

PCC.004/25 Draft Budget 2025-2026 Submissions

Item: Consultation Matter

Distribution: Public

Manager: Melika Sukunda, Acting Chief Operating Officer

Author: Robert Malignaggi, Acting Manager Finance, Assets and Procurement

Summary

This report considers submissions received from the public regarding the Draft Budget 2025-2026 (**Attachment 1**).

Council adopted the Draft Budget 2025-2026 at the Council Meeting on 25 February 2025 for the purpose of community consultation. The Draft Budget was exhibited for 28 days with 13 submissions being received. These submissions are attached to this report (**Attachment 1**).

It is proposed that the Committee considers the submissions on the Draft Budget 2025-2026 and that the matter then be considered by Council on 27 May 2025.

The following people addressed the Committee with respect to this item:

1. Janice Crosswhite OAM
2. Paul Northey
3. Sue Dyet on behalf of Eltham Community Action Group
4. Michael Burgess – President on behalf of the Greensborough Hockey Club
5. Wayne Kinrade
6. Natalie Duffy
7. Sue Rosenhain
8. Vicky Shukuroglou
9. Michael Smith
10. Don Vincent on behalf of Friends of Nillumbik (virtually)

Committee Resolution

MOVED: Cr Kate McKay

SECONDED: Cr John Dumaresq

That the Committee (acting under delegation from Council):

1. Receives and notes the submissions received in respect of the Draft Budget 2025-2026, (**Attachment 1**) in accordance with the section 96 of the *Local Government Act 2020*.
2. Considers the matters contained in the submissions and the Committee's report during finalisation of the Budget.
3. Acknowledges presentations made to the Committee.

COM.001/25 Confirmation of Minutes Planning and Consultation Committee Meeting held Tuesday 13 May 2025

Attachment 1. Minutes of the Planning and Consultation Committee Meeting held on Tuesday 13 May 2025

Planning and Consultation Committee Minutes

13 May 2025

6. Consultation Matters

PCC.004/25 Draft Budget 2025-2026 Submissions

4. Resolves that the confidential un-redacted submissions contained in (**Attachment 2**) remain confidential on the grounds specified in the definition of confidential information in Section 3(1)(f) of the *Local Government Act 2020*.
5. Requests that a further report be presented to Council on 27 May 2025 with a recommendation on whether to adopt the 2025–2026 Budget.

CARRIED UNANIMOUSLY

Planning and Consultation Committee Minutes

13 May 2025

6. Officers' reports

PCC.005/25 Domestic Animal Management Plan - Phase 2 Community Engagement

Item: Consultation Matter

Distribution: Public

Manager: Blaga Naumoski, Director Governance, Communications and Community Safety

Author: Elishia Jansz, Manager Community Safety (Municipal Recovery Manager)

Summary

At the Council Meeting held on 25 February 2025, Council endorsed to commence Phase 2 of community consultation on the Draft Domestic Animal Management Plan 2025-2029 (**DAMP 2025-2029**) (**Attachment 1**).

Community consultation occurred on the Draft DAMP 2025-2029 between Monday 3 March to Friday 4 April 2025.

This report provides a summary of the feedback received from the community consultation process in response to development of Councils Domestic Animal Management Plan which is a four-year plan that provides a strategic approach to the delivery of animal management services across the Nillumbik Shire.

In response to the Community Engagement process, Council received 524 submissions, made up of 518 completed surveys, and 6 written submissions. A summary of the completed surveys received to date are included in Community Engagement Report – Phase 2 (**Attachment 2**) and written submissions included as **Attachments 4 and 5**.

Overall, the Draft Domestic Animal Management Plan 2025–2029 was well received by the community, with feedback reflecting strong engagement and thoughtful contributions.

A clear theme emerged in support of shared use of sporting ovals, with 45% of respondents backing dogs off-leash outside of organised sporting activities, compared to 16% who opposed it. This indicates community support for more accessible off-leash areas, particularly where existing dog parks may not meet the needs of all users.

On cat management views were more evenly split. 42% of respondents favoured retaining the current overnight curfew, while 40% supported introducing a 24-hour curfew. These results reflect the community's interest in balancing responsible pet ownership with public amenity and environmental protection.

The public have been invited to attend this meeting of the Planning and Consultation Committee to speak to the item and provide further feedback to help shape the future DAMP. The feedback will directly inform refinements to the final DAMP.

The final Draft DAMP 2025-2029 is proposed to be tabled for Council consideration at future council meeting.

The following people addressed the Committee with respect to this item:

1. Sue Rosenhain
2. Vicky Shukuroglou
3. Christopher Collins on behalf of Dogs of Eltham

Planning and Consultation Committee Minutes

13 May 2025

6. Consultation Matters

PCC.005/25 Domestic Animal Management Plan - Phase 2 Community Engagement

4. Alex Grimes
5. Lynlee Tozer personal submission and on behalf of the Green Wedge Protection Group
6. Lily van Eeden
7. Michael McCarthy – tabled verbal submission
8. Rae Byrom
9. Lee O'Mahoney
10. Lee O'Mahoney on behalf of Debbie James
11. Wayne Kinrade
12. Cath Moore
13. Natalie Duffy
14. Michael Smith
15. Isabel Nalato on behalf of Stephanie Jenkins
16. Isabel Nalato
17. Don Vincent on behalf of Friends of Nillumbik (virtually)
18. Brihony Copperwaite (virtually)
19. Melanie Hayes (virtually)

Committee Resolution

MOVED: Cr Naomi Joiner

SECONDED: Cr Kate McKay

That the Committee (acting under delegation from Council):

1. Receives and notes the summary Community Engagement Report – Phase 2 of submissions received in respect of the Draft Domestic Animal Management Plan 2025-2029 (**Attachment 2**).
2. Acknowledges presentations made to the Committee.
3. Requests Officers to consider submissions made from the public in finalising the Draft Domestic Animal Management Plan 2025-2029 prior to seeking Council endorsement at a future Council Meeting.
4. Resolves the confidential un-redacted copy of the written submissions (**Attachment 5**) remain confidential on the grounds specified in the definition of confidential information in section 3(1)(f) of the *Local Government Act 2020*.

CARRIED UNANIMOUSLY

Melika Sukunda, Manager Finance, Assets and Procurement and Robert Malignaggi, Business Services Lead left the meeting during discussion of this item at 7:48pm.

COM.001/25 Confirmation of Minutes Planning and Consultation Committee Meeting held Tuesday 13 May 2025

Attachment 1. Minutes of the Planning and Consultation Committee Meeting held on Tuesday 13 May 2025

Planning and Consultation Committee Meeting Minutes

13 May 2025

7. Supplementary and urgent business

Nil

8. Confidential reports

Nil

9. Close of Meeting

The meeting closed at 9:03pm.

Confirmed: _____

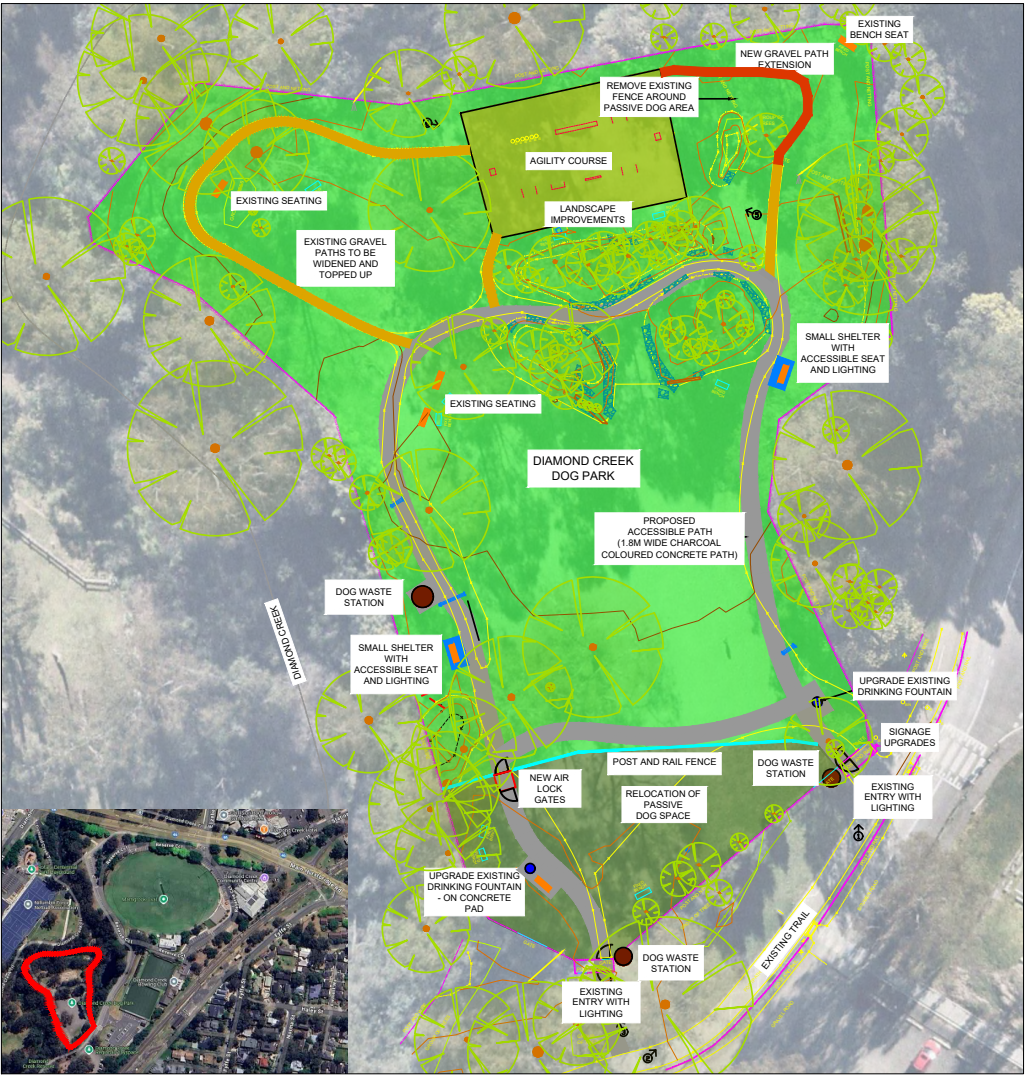
Cr Grant Brooker, Chairperson Consultation Matters

COM.001/25 **Confirmation of Minutes Planning and Consultation Committee Meeting held Tuesday 13 May 2025**
Attachment 1. **Minutes of the Planning and Consultation Committee Meeting held on Tuesday 13 May 2025**

THIS PAGE WAS LEFT INTENTIONALLY BLANK

Diamond Creek Dog Park Upgrade - Community Consultation - Non quantitative responses			
ID	Preferred location of sand/digging pit if supportive	Additional info provided if not supportive of:	Do you have any additional feedback about the proposed upgrades?
1352	no preference, my dogs won't use it		
1353	It would great to have it at the back of the park, opposite the agility course.		Please get rid of all the gravel areas and grass them. My dogs keep chipping their nails when they run around chasing balls and having fun with other dogs. Please create a high, no hole fence around the entire perimeter to stop snakes getting in. The snakes can still get through the small holes in 'snake proof' fencing (chicken wire) style, especially baby snakes when young and most dangerous. Please increase the lighting options throughout the entire park, it would be great to use this area in winter, after hours, when it is dark. As there are so many hiding places behind trees, it feels unsafe. Love the move of the passive dog area to the front, it makes sense so that quiet dogs do not have to pass through the active area.
1354	Near the (dog) agility course		Ideally the park just needs to be a lot bigger. Alternatively it would be great to be allowed back on Marngrook oval as we now are on the Eltham North oval. Far less issues with squabbles and big dogs running amok when there is more space. My dog has been attacked twice in the existing Diamond Creek dog park and we no longer go there for that reason. But I have completed the survey anyway. I think the proposed changes will be beneficial to the space, such as it is.
1355		<u>Passive dog area relocation:</u> Needs to not be near main area as little dogs will go under the proposed style of fencing and be dangerous <u>Retaining agility course:</u> Rarely used area. Dangerous slippery when moisture on ramps. Takes up valuable space.	The ground surface is too hard and dusty, not nice for dogs to run on damaging. Also slippery. Sand pit would be dirty with animal droppings. Need grassy areas. Many people have had falls from dogs running in front area knocking people to the ground.
1356	near seating or shelter		
1357	Two are needed - one inside the passive dog area and one in the main area		I like that the passive dog area can be accessed without having to go through the general area.
1358	Don't mind		No, looking forward to it
1359		<u>Sand/digging pit:</u> Likely filled with dog poo	
1361	Anywhere		
1362			Need more grass. In winter it turns into a mud pit. If it could be set up more like the Eltham north dog park that would be better.
1363	Over the back		
1364	anywhere, in main area of dog park		Do users have to go through the passive dog area to get to the main area? (image implies this). This would be a bad idea. Passive dog area needs to be completely separate/shut off to protect small dogs from more rowdy dogs (like at Eltham North dog park).
1365		<u>Seating location:</u> More seating gets in the way of dogs running <u>Retaining agility course:</u> Uses space and rarely used <u>Sand/digging pit:</u> It will be very messy and wet with rain and difficult to keep dogs out of it and still enjoy space	
1366		<u>Retaining agility course:</u> Nil value takes up room <u>Sand/digging pit:</u> Not required.	The space needs to be bigger for free running just look at Eltham as an example
1367			Ensuring entry and exit areas are away from the playground, and have ample space around them for dogs to exit without being close to children. Most users of this park walk their dogs off lead to the park, and it has caused many incidents in the playground/surrounds with prams and kids. It's a tough traffic area and everyone needs ample space to exit without being close to each other
1368	location of the old passive dog area		shelter in the passive dog area
1369			There needs to be a separate nervous dogs area, more grass as it's currently just dirt Agility away from boisterous dogs so the passive dogs can enter without having to go through that section
1370	In the back. How do you keep other animals out of it? And how do you keep it not a mud pit and the sand getting everywhere?		Can you figure out a way for it to be less dusty? And please make sure the water areas don't become mud pits please! And the general area, we avoid the dog park on wet days as we have to wash the dog every time.
1371		<u>Sand/digging pit:</u> Ongoing need for additional maintenance and cost.	
1372	Towards the back	<u>Retaining agility course:</u> Not used much	Some grassed areas would be good. Eltham North dog park has much nicer feel and we tend to go there more.
1373	Outside of the passive dog area		Ensure fencing for the passive dog area is secure and restricts interaction availability to dogs inside and outside the fencing

Diamond Creek Dog Park Upgrade - Community Consultation - Non quantitative responses			
ID	Preferred location of sand/digging pit if supportive	Additional info provided if not supportive of:	Do you have any additional feedback about the proposed upgrades?
1374		<u>Retaining agility course:</u> Never seen it be used, a lot of dogs don't like the gravel on their paws	
1375	At the back of the park		Would like off lead area for greyhounds
1376		<u>Passive dog area: relocation:</u> The whole park is too small for dogs to run around as it is. This change will only reduce the size. No one uses the passive dog area at all <u>Retaining dog agility course:</u> Never seen it used. <u>Sand/digging pit:</u> That will end up a place for dogs to do their business.	We prefer to use the ovals in the area when not used by sporting clubs as the local dog park are all too small. Only the ovals give enough space for dogs to really run without interrupting other dogs and people. Hurstbridge is the only one with enough space.
1377	sand or dirt		no but the waste station and drinking fountain are a great addition
1378			Need to have clear signage for the passive areas. And extra fences e.g. around agility/training area so people can find areas away from problem dogs.
1379	South eastern corner		
1380		<u>Passive dog area: relocation:</u> I have seen these in other parks & they do not appear to be utilised.	Further Solar Lighting would be useful to better enable useability around more of the space especially during the colder months when people aren't able to get there during daylight hours. More Solar Lighting would also enhance safety throughout the space, given the Dog Park is only moderate in size, another 3 to 4 lights should be sufficient.
1381		<u>Passive dog area: relocation:</u> It will end up becoming a toilet bowl.	
1382	The grassed area closest to the gate		
1383		<u>Seating location:</u> More seating is required in addition to the current locations.	The shelter needs to be of a reasonable size with plenty of dry seating.
1384	Near the agility course		
1386	unsure		It would be great if you could create an area with high fences that you could book for an hour to take your dog and have the area by yourself for dogs that are no good with other dogs.
1388		<u>Sand/digging pit:</u> I've seen this at several other dog parks. It's consistently disgusting & smells after time. This space will very quickly become impossible to use due to dogs naturally wanting to do their business in the pit.	Please ensure there are more double gated entries to the park, more water fountains & close to equal size sections for different dog's needs.
1389	Select area within the existing gravel-covered area, suggest beside concrete path on east side of circuit.		1. Please try to re-establish suitable grass cover on the main dog park open areas. 2. Existing rock/shrub/tree area in middle of the dog park is a valuable natural feature which active/inquisitive dogs love and creates a distinctive landscape feature for this dog park. I'm apprehensive about upgrading the gravel path to a wide concrete path through this area. Please review the need for a path upgrading through this area. Suggest also that the rock/shrub area could be extended on the NE side to existing plantings near the old passive dog enclosure.



DIAMOND CREEK DOG PARK

LANDSCAPING IMPROVEMENTS - CONCEPT PLAN

- NOTES
- SURFACE DRAINAGE IMPROVEMENTS
 - LANDSCAPING AND VEGETATION PROTECTION, AS NECESSARY
 - SOLAR LIGHTING AT PARK ENTRIES AND AT THE SHELTERS
 - DEDICATED WASTE BINS FOR BOTH AREAS
 - CHARCOAL COLOURED CONCRETE PATH LOOPING THROUGH THE PARK
 - ADDITIONAL ACCESSIBLE SEATING
 - ACCESSIBILITY IMPROVEMENTS
 - WIDENING AND TOP UP OF EXISTING GRAVEL PATHS
 - RELOCATION OF PASSIVE DOG AREA TO FRONT OF PARK



SHELTER



FENCING STYLE FOR PASSIVE DOG SPACE



WATER FOUNTAIN WITH DOG BOWL



ACCESSIBLE SEATING

- LEGEND
- ACCESSIBLE 1.8M WIDE PATH (FROM ENTRY TO NORTH EAST CORNER) CHARCOAL COLOURED CONCRETE
 - NEW BIN FOR DOG WASTE AND WASTE BAG STATIONS
 - DRINKING FOUNTAIN
 - LATCHED SWING GATE - TWO WAY
 - ACCESSIBLE SEAT WITH SHELTER AND LIGHTING
 - ACCESSIBLE SEAT WITH CONCRETE PAD
 - PASSIVE DOG SPACE FENCE LINE (POST AND RAIL WITH MESH INFILL)
 - NEW 1.2M WIDE GRAVEL PATH

DRAFT - 8 APRIL 2025

THIS PAGE WAS LEFT INTENTIONALLY BLANK

Revenue and Rating Plan 2025-2029



Contents

	<i>Page</i>
Acknowledgement of Country	2
1. Purpose	2
2. Summary	2
3. General Rates Income	3
3.1 Valuation Base	3
3.2 Differential Rates	4
3.3 Proposed Rating System	5
3.4 Supplementary Rates	6
3.5 State Government Pensioner Rebate	6
3.6 Waste Service Charge	6
3.7 Rate Instalment Due Dates	6
3.8 Rates – Summary	7
4. Fees and Charges	7
4.1 Principals	7
4.2 Full Service Costing	7
4.3 Pricing Policy	9
5. Grants	10
6. Other Income	10
7. Review	10

Acknowledgement of Country

Nillumbik Shire Council acknowledges the Wurundjeri Woi-wurrung people as the Traditional Owners of the Country on which Nillumbik is located. We pay our respects to Elders past, present and future, and extend that respect to all First Nations People. We respect the enduring strength of the Wurundjeri Woi-wurrung and acknowledge that sovereignty was never ceded.

1. Purpose

The purpose of the Revenue and Rating Plan is to determine the rating and revenue strategy which, in conjunction with other income sources, will adequately finance the objectives proposed in the Council Plan.

2. Summary

Nillumbik Shire Council requires sufficient revenue to maintain its service delivery needs and fund its infrastructure needs. The most important sources of these funds are:

- general rates
- government grants
- fees and charges.

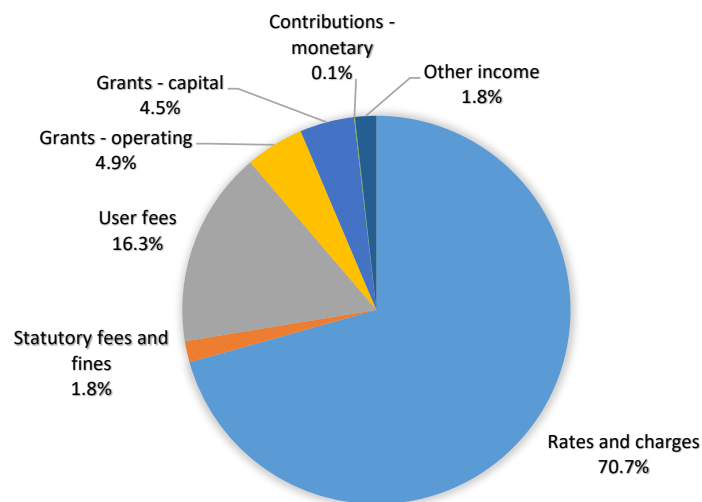
General Rates are levied annually, in compliance with the Fair Go Rating System.

Council advocacy is an ongoing priority to obtain external grant funds, particularly for community infrastructure capital works programs.

Council has reviewed all fees and charges and increased/decreased the levels consistent with application of the user pays principle – that is, so far as is possible, the cost of providing a direct service will be met by the fees charged.

A schedule of the current user fees and charges is presented in the annual budget. Also included is a selection of council services and their costs compared to the income received for their provision.

2025-2026 BUDGETED INCOME



3. General Rates Income

General Rates are levied annually, in compliance with the Fair Go Rating System, the *Local Government Act 1989* and the *Local Government Act 2020*.

The Fair Go Rates System (FGRS) sets out the maximum amount councils may increase rates in a year. The cap applies to general rates and is calculated on the basis of council's average rates and charges.

The rating system is based on property valuations, which are carried out annually by the Valuer-General Victoria or their nominated representatives. Rates are levied based on these valuations.

Council has several means by which it can vary the amounts which are levied, including:

- a general rate
- a municipal charge
- differential rates
- service rates and charges
- special rates and charges
- rebates, deferments, concessions and exemptions.

Several propositions are considered in developing the most suitable rating system. This entailed giving consideration to a number of factors, such as:

- equity of the system
- efficiency of application
- the link between rate levied and benefit to be derived.
- the valuation base of rates
- A differential rating system with and without a municipal charge
- The use of rebates and deferment schemes
- Policy approaches for exemptions and concessions
- Rating of cultural and recreational land.

3.1 Valuation Base

In raising Council rates, Council is required to use the valuation of the rateable property to levy rates, with the valuation updated annually.

The *Local Government Act 2020* (the Act) permits councils to use three valuation basis; Site Value (SV), Capital Improved Value (CIV) and Net Annual Value (NAV).

Capital Improved Value – the total market value of the land plus buildings and other improvements.

Net Annual Value – the current value of a property's net annual rent (by law, Net Annual Value must be at least 5% of the Capital Improved Value for commercial property and exactly 5% of Capital Improved Value for residential property).

Site Value – the market value of the land only.

Capital Improved Value (CIV) better reflects capacity to pay than the other two bases as it incorporates the developed value of properties i.e. the total value. Most Victorian councils use the Capital Improved Value to levy rates.

Basis of Valuation

The basis of valuation currently used by Nillumbik is the Capital Improved Value (CIV), in compliance with the Fair Go Rates System and the Act.

3.2 Differential rates

Differential rates are where councils set different rates in the dollar for different categories of rateable land. Councils are able to levy either a uniform rate across all properties, or one or more differential rates. Council may, for example, have differential rates for farm land, various categories of residential property or commercial/industrial properties – each paying a higher or lower rate in the dollar.

Differential rates are usually used to achieve greater equity or efficiency.

The highest differential rate cannot be more than four times the lowest differential rate declared by a council.

Details of the objectives of each differential rate, the types of classes of land, which are subject to each differential rate and the uses of each differential rate, are set out below.

Commercial land - any land used for commercial purposes.

Occupied for the principal purpose of carrying out the trade in goods and services or unoccupied but zoned commercial under the State Planning Scheme

Industrial – any land used for industrial purposes

Occupied for the principal purpose of carrying out the manufacture or production of or unoccupied but zoned industrial under the State Planning Scheme.

Farm land – Land not less than two hectares in area; that is used primarily for grazing (including agistment), dairying, pig-farming, poultry-farming, tree farming, bee-keeping, viticulture, horticulture, fruit-growing or the growing of crops of any kind or for any combination of those activities; that is used by a business.

Land that has a significant and substantial commercial purpose or character; and that seeks to make a profit on a continuous or repetitive basis from its activities on the land; and that is making a profit from its activities on the land, or that has a reasonable prospect of making a profit from its activities on the land if it continues to operate in the way that it is operating.

Farm land with Sustainable Agriculture Rebate – Used by the applicant for a single farm enterprise must comprise and aggregate of a minimum 30 hectares;

The property in respect of which the rebate is sought is classified as Farm Land; the applicant shall satisfy detailed criteria relating to sustainable farming practices and land care principles as developed by Council.

Other land – Unoccupied land which is not farm land, commercial/industrial land or vacant land - residential and specified low density residential zones.

Vacant Land – Residential and Specified Low Density Residential Zones

General Residential / Activity Centre Zone / Neighbourhood Residential Zones and Low Density Residential Zones (LDRZ) to which Development Planning Overlay 4 applies, on which no habitable dwelling exists.

Lots greater than 8,000 square metres in the Plenty LDRZ are excluded.

This is a higher differential to encourage construction of new dwellings in preferred locations across the Shire.

Rateable land under this definition includes Vic Roads land that is not used for transport or for residential properties.

Cultural and Recreational Land – Council is required to determine an amount payable as rates in respect to recreational lands.

Recreational lands are described as lands which are:

- Vested in or occupied by a body-corporate or un-incorporate which exists for the purpose of providing or promoting cultural or sporting recreational facilities or objectives.
- Which applies its profits in promoting its objectives and prohibits the payment of dividend or amount to members used for outdoor sporting recreational or cultural purposes or similar outdoor activities.

3.3 Proposed rating system

Rate in the dollar, proposed draft budget 2025-2026

Type or class of land	2025-26 Rate in Dollar
General	0.002384
Farm Land	0.002026
Commercial/Industrial	0.002765
Vacant Land - Residential and Specified Low Density Residential Zones	0.003576
Cultural and Recreational Land	0.000930

Rates levied, proposed draft budget 2025-2026

Rate Type	No.	Capital Improved Value 000'	Share of Capital Improved Value
Residential	22,914	26,185,755	94.16%
Farm Land	144	317,975	1.14%
Commercial / Industrial	1,003	1,130,586	4.07%
Vacant Land - Residential and Specified Low Density Residential Zones	220	170,240	0.61%
Cultural and Recreational Land	2	5,100	0.02%
Total	24,283	27,809,656	100%

Past and proposed rate levels

Year	Rates Levied	Assessments	Adopted % Increase	Rate Cap %	Rates per Assessment
2025-2026 *	66,810,649	24,283	3.00%	3.00%	2,751.33
2024-2025	64,569,068	24,208	2.75%	2.75%	2,667.26
2023-2024	62,510,440	24,129	3.50%	3.50%	2,590.68
2022-2023	60,196,396	24,087	1.75%	1.75%	2,499.12
2021-2022	58,780,166	23,972	1.50%	1.50%	2,452.03

***2025-2026 proposed rates to be levied**

3.4 Supplementary Rates

Supplementary rates apply to properties where valuations and revaluations are conducted between general revaluations as a result of properties physically changing such as when a building is constructed, renovated, extended, altered or demolished. It may also apply when land is subdivided, amalgamated or portions are sold off or rezoned.

3.5 State Government Pensioner Rebate

Pensioners may qualify for a maximum 50% State Government rate rebate (to a gazetted maximum) for the home in which they are living. A rebate will apply for the Fire Services Property Levy. To be eligible, a ratepayer must hold one of the following concession cards:

- Pensioner Concession Card from Centrelink or Veterans' Affairs
- Gold Card from Department of Veterans Affairs specifying War Widow (WW) or Totally and Permanently Incapacitated (TPI).

Other than administrative costs this State Government Rebate scheme is cost neutral to Council as this is fully funded by the State Government.

3.6 Waste Service Charge

The waste management charge captures all known costs associated with the provision of the service.

Council's approach to the service charge is compliant with section 162 of the *Local Government Act 1989*. The Essential Services Commission is capturing the data on the waste management charge.

Currently the charge levied to residents captures the cost of service provision including known costs for the landfill rehabilitation sites.

The waste service charge levied is dependent on the level of service the ratepayer elects to receive.

Current and proposed waste service charges

Type of Charge	2024-25 \$	2025-26 \$
Waste Management - Residential - Standard service	658.35	679.87
Waste Management - 80 litre landfill bin	526.68	543.90
Waste Management - 2 x 120 litre landfill bin	921.69	951.82
Waste Management - 140 litre landfill bin - fortnightly collection	724.19	747.86
Waste Management - 120 litre landfill bin – weekly collection	1,185.03	1,223.77
Waste Management - Elderly persons units - bin	164.59	169.97

3.7 Rate instalment due dates

Rates and charges are due on a quarterly instalment basis. The due dates for the 2025-26 financial year will be:

- 30 September 2025,
- 30 November 2025,
- 28 February 2026 and
- 31 May 2026

(if any of these dates fall on a weekend, the due date will be the following Monday).

3.8 Rates – summary

In council's view the proposed revenue and rating strategy puts due emphasis on equity. The budget projections have been prepared on the basis of a 3.00 percent rate increase in 2025-2026 followed by increases of 3.00 percent in each of the following years.

4. Fees and Charges

Council provides a wide range of services, to the community, often for a fee or charge. The nature of these fees and charges generally depends on whether they relate to compulsory or discretionary services. Some of these, such as statutory planning fees, are set by state government statute and are commonly known as 'regulatory fees'. In these cases, councils usually have no control over service pricing.

The *Local Government Act 1989* gives Council the power to set these fees and charges at a level that recovers the full cost of providing the services, unless there is an overriding policy or imperative in favour of subsidisation.

A schedule of the current user fees and charges is presented in Council's annual budget. Council periodically reviews all fees and charges and adjusts the levels consistent with application of the user pays principle – the cost of providing a direct service will be met by the fees charged where possible.

4.1 Principles

Council has developed a range of principles to determine the level of fees and charges to be applied to each service. These principles are:

- Fees and charges are set in line with other like services through benchmarking.
- Fees and charges are set at a level that is deemed to be fair and equitable to enable the majority of residents to access the services.
- Full cost or direct cost recovery is achieved where possible.
- Fees are charged in line with State or Federal government legislation or Local Laws.
- Fees are charged in line with State or Federal government funding requirements.
- Fees and charges are comparable to private industry.

4.2 Full Service Costing

Cost recovery

Setting fees and charges is often determined by a notion that the fee charged for a service should correspond with the cost of providing the service; that is, the costs borne by the council are fully recovered.

Council operations attracting fees and charges

All council services are reviewed to assess whether they are appropriate to attract user fees and charges. Attributes of a service that can affect the ability for a council to place a fee or charge include whether the operation is a public or private good in nature and if there is any state & federal government legislation or funding conditions prohibiting or setting ceilings for pricing. Examples of such charges are found below:

Examples of council fees and charges

Area	Significant or typical fee or charge	Examples of Constraints
Business and Economic	Planning application fees	Many fee levels set by Victorian Government
Traffic and Streets	Parking fees and fines	Nil
Recreation and Culture	Leisure centre entrance fees	Competition (if any) from other centres
	Library fees	Basic services free as condition of State Government funding
Family and Community	Child care centres	Constraints from funding agreements
		Competition from private providers
Waste Management	Maternal and child health	Basic services free as part of State Government funding
	Kerbside collection fees	Nil
Aged and Disabled	Tip disposal fees	Influenced by Environment Protection Act 1970 provisions
	HACC services fees	Maximums set by State Government
Governance	Local Laws fees or fines	Related to penalty units set annually by State Government

Full cost

The full cost of delivering a service or providing a facility include both:

- **direct costs** – those costs that can be readily and unequivocally attributed to a service or activity because they are incurred exclusively for that particular product/activity
- **indirect Costs (often referred to as overheads)** – those costs that are not directly attributable to an activity, but support a range of activities across the council.

Direct Costs

Council has systems for calculating the direct costs of providing services. These include:

- labour – the wages and salaries of all staff directly working on the service.
- materials and supplies – supplies used in providing the service.
- capital equipment and assets used in providing the service – this may include plant hire or, where a council owns the equipment and assets, allowance for asset replacement and depreciation.

Indirect Costs

Every council has a range of back office operations that are not directly tied to any service delivery. Nonetheless, these involve real costs that are incurred in supporting the delivery of direct services. Two widely used methods to allocate indirect costs are:

- activity-based costing – links an organisation's outputs or goods and services to the activities used to produce them, and then assigns a cost to each output based on the rate of consumption of associated activities
- the pro-rata approach – allocates indirect costs on a proportionate basis by using measures that are easily available, such as staff involved in the activity as a percentage of total staff, or the service unit's share of total office space.

4.3 Pricing Policy

After a council has calculated the full costs of a service, another series of questions require answers before prices are decided. These include:

- Do any external constraints apply? Possibilities include:
 - either the State or Commonwealth Government sets a statutory price for that service; and if the service has private sector competitors AND is a “significant business activity”, the council needs to check competitive neutrality conditions. How would the service users respond to any price changes?
- Is a price based on the full cost of the service competitive with other suppliers (nearby councils and/or private competitors)?
- Does the council have a specific policy either:
 - to subsidise this service (setting prices below full costs)?
 - to use the service as a taxation mechanism (setting prices above the full cost level)?

If a competitive neutrality assessment is required, the following steps are recommended by the Victorian Government’s National Competition Policy (the Policy) and Local Government Statement:

- Determine whether the operation is a “significant business activity” and, therefore, subject to the policy
- Assess the full costs of providing the services, including all overheads
- Identify any aspect whereby the operation gains a net commercial benefit from being government owned.

If this analysis shows that a significant business does enjoy a net competitive benefit, the council is expected to set prices that include competitive neutral adjustments. However, under the policy this is not required if the council:

- decides that the costs of applying competitive neutrality outweigh the benefits
- conducts and documents a public interest test, which involves public consultation on costed options, and identifies clear public policy objectives for providing the service at below competitive neutral prices.

The policy aims to identify subsidies, make them transparent to the community, and explain why the council is providing cross-subsidisation. Cross-subsidisation implies that one group may pay higher/lower prices than another group. Cross-subsidisation exists in a number of forms:

- cross-subsidisation between the fees and charges paid by different users for a specific service – a cross subsidy between users
- cross-subsidisation between fees and charges and rates – a cross subsidy between users and ratepayers or from one service to another service
- cross-subsidisation between the amounts of rates paid by various classes of ratepayers.

The final step in a pricing policy is identifying what council services or service areas are “public goods” and therefore most appropriate for funding via general rate revenue. This need not be an exacting exercise, and as often noted, few council services fall exclusively into the public or private goods category. But it is important for a council to make recommendations that as far as possible allow judgements to be made and a rationale for pricing decisions to be expressed in the rating and revenue strategy.

The final step in a pricing policy is identifying what council services or service areas are “public goods” and therefore most appropriate for funding via general rate revenue.

5. Government Grants

Council pursues all avenues to obtain external grant funds for prioritised works. A large proportion (64%) of government grants is made up of the Financial Assistance Grants provided by the Commonwealth Government under the Local Government (Financial Assistance) Act 1995 (Commonwealth) and distributed annually to 79 local governing bodies within Victoria.

The Financial Assistance Grant program consists of two components:

- A general purpose component, which is distributed between the states and territories according to population (i.e., on a per capita basis), and
- An identified local road component, which is distributed between the states and territories according to fixed historical shares.

Both components of the grant are un-tied, allowing councils to spend the grants according to local priorities. Council applies the local roads component to road rehabilitation projects in its Capital Works Program, and utilises the general purpose component to fund Council operations and Capital works.

6. Other Income

Council receives income from other sources, including interest on investments, rent received, reimbursements and insurance refunds.

7. Review

The next review of this document is scheduled for completion by 30 June 2029 as part of the next Council Plan development process.

THIS PAGE WAS LEFT INTENTIONALLY BLANK

Nillumbik Shire Council – Public submissions to the Revenue and Rating Plan 2025-2029	
Submitter and Key Points	Officer Response
<p>1. [REDACTED]</p> <p>This submission is on behalf of Friends of Nillumbik . The draft Plan is a bland statement saying that Council requires sufficient revenue to maintain service delivery and fund infrastructure, and that the user-pays principle is applied where costs of a direct service are funded by fees charged – eg, for waste management and leisure centre fees. Most of what follows is relatively routine and acceptable. Conversely, one of the key assumptions is a proposed 3.00% per annum rate increase for the 4-year period. It's a three-line statement, with no alignment to Council 's strategies and plans; no justification or explanation as to whether the assumption is reasonable or has risks attached; and no comment on either whether the additional revenue is needed, or is caused by the pressure of increasing costs. It's similar to the 2025-26 Budget in that it's transparency and detail is poor.</p>	<p>The proposed rate increases over the four-year period is based on modelling that considers projected inflation, service delivery costs, infrastructure renewal requirements and Council's ability to deliver strategies and plans. The development of the document is in line with and intended to support the delivery of priorities identified in the Council Plan.</p>

