

Summary of Planned Human Resources Expenditure

	2018 (\$'000)	2019 (\$'000)	2020 (\$'000)	2021 (\$'000)
BUILT AND NATURAL ENVIRONMENT				
Permanent - Full Time	9,290	9,474	9,653	9,850
Permanent - Part Time	56	57	59	61
Total Built and Natural Environment	9,336	9,531	9,712	10,011
CHIEF EXECUTIVE OFFICER				
Permanent - Full Time	950	909	941	974
Permanent - Part Time	-	-	-	-
Total Chief Executive Officer	950	909	941	974
DEVELOPMENT				
Permanent - Full Time	4,248	4,397	4,551	4,710
Permanent - Part Time	631	653	670	700
Total Development	4,879	5,050	5,227	5,410
CORPORATE SERVICES				
Permanent - Full Time	3,443	3,554	3,678	3,807
Permanent - Part Time	272	292	292	302
Total Corporate Services	3,715	3,836	3,970	4,109
COMMUNITY AND CULTURE				
Permanent - Full Time	3,327	3,343	3,400	3,457
Permanent - Part Time	1,584	1,550	1,580	1,635
Total Community and Culture	4,911	4,893	5,040	5,092
Total Casuals and Other Expenditure	2,046	1,876	1,991	2,063
Total Staff Expenditure	25,837	26,095	26,881	27,679

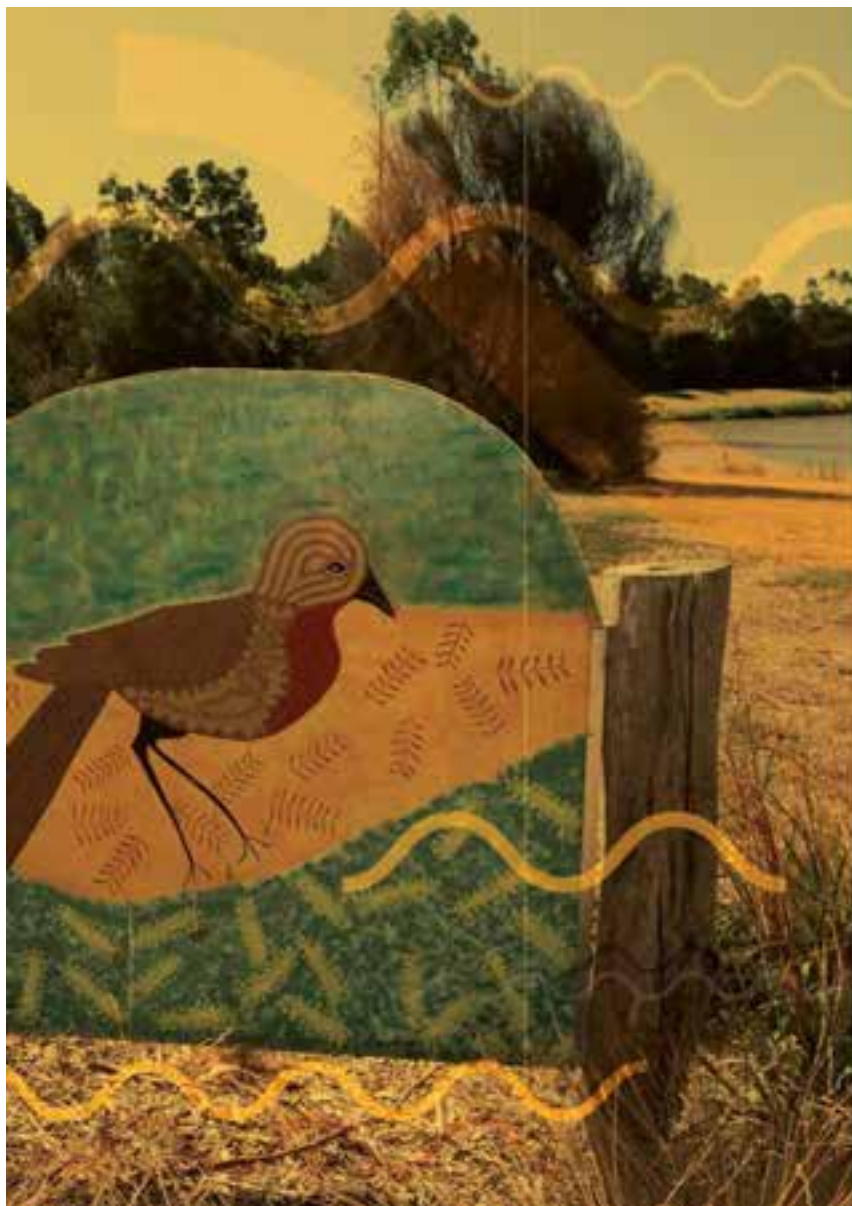
Wellington City Council Plan 2017-21

Summary of Planned Human Resources FTE

	2018	2019	2020	2021
BUILT AND NATURAL ENVIRONMENT				
Permanent - Full Time	114.0	112.0	111.0	110.0
Permanent - Part Time	0.6	0.6	0.6	0.6
Total Built and Natural Environment	114.6	112.6	111.6	110.6
CHIEF EXECUTIVE OFFICE				
Permanent - Full Time	7.0	7.0	7.0	7.0
Permanent - Part Time	-	-	-	-
Total Chief Executive Office	7.0	7.0	7.0	7.0
DEVELOPMENT				
Permanent - Full Time	43.0	43.0	43.0	43.0
Permanent - Part Time	9.6	9.6	9.6	9.6
Total Development	52.6	52.6	52.6	52.6
CORPORATE SERVICES				
Permanent - Full Time	36.0	35.0	35.0	35.0
Permanent - Part Time	3.6	3.6	3.6	3.6
Total Corporate Services	39.6	38.6	38.6	38.6
COMMUNITY AND CULTURE				
Permanent - Full Time	37.0	36.0	35.0	35.0
Permanent - Part Time	21.9	20.7	20.4	20.4
Total Community and Culture	58.9	56.7	55.4	55.4
Total Councils	16.6	16.6	16.6	16.6
Total Staff Numbers	289.3	284.1	282.8	280.8

supporting documents

Strategies and Action Plans	Communities	Services & Infrastructure	Natural Environment	Lifelong Learning	Economy	Organisational
Access and Inclusion Plan	*	*		*		
Arts and Culture Strategy	*			*		
Asset Management Plans (multiple)		*				
Bioating Facilities Strategic Plan		*				
Built Environment Strategy		*				
Business Continuity Plan						*
Community Engagement Strategy						*
Domestic Animal Management Plan	*					
Domestic Waste Water Management Plan	*	*	*			
Economic Development Strategy				*	*	
Economic Development Strategy Action Plan				*	*	
Electric Line Clearance Management Plan	*		*			
Environmental Sustainability Strategy	*		*	*	*	
Information Technology Strategy						*
Municipal Early Years Plan	*					
Municipal Emergency Management Plan	*					
Municipal Fire Management Plan	*		*			
Municipal Flood Emergency Plan	*					
Municipal Public Health and Wellbeing Plan (Healthy Wellington)	*	*	*		*	
Municipal Services Action Plan	*					
Municipal Services Strategy	*					
Public Open Space Plan		*	*			
Rating Strategy						*
Residential Road and Street Construction Plan		*				
Risk Management Strategy						*
Road Management Plan		*				
Structure Plans (Multiple)		*	*		*	
Town Tree Plans (Multiple)			*			
Walking and Cycling Strategic Plan	*	*				



WELLINGTON
SHIRE COUNCIL
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C3 - REPORT

GENERAL MANAGER DEVELOPMENT

ITEM C3.1**MONTHLY PLANNING DECISIONS – FEBRUARY 2017**

DIVISION:

DEVELOPMENT

ACTION OFFICER:

MANAGER LAND USE PLANNING

DATE:

18 APRIL 2017

IMPACTS									
Financial	Communication	Legislative	Council Policy	Council Plan	Resources & Staff	Community	Environmental	Consultation	Risk Management
	✓	✓	✓	✓			✓		

OBJECTIVE

To provide a report to Council on recent planning permit trends and planning decisions, made under delegation by Statutory Planners for information during the month of February 2017.

PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY**RECOMMENDATION**

That Council note the report on recent Planning Permit trends and Planning Application determinations between 1 February and 28 February 2017.

BACKGROUND

Statutory Planners have delegated authority under the *Planning and Environment Act 1987* to make planning decisions in accordance with the *Planning and Environment Act 1987* and the Wellington Planning Scheme, including the issue of: planning permits, amended permits, extensions of time, refusal of planning permits and notices of decision to grant a planning permit.

A copy of planning permit decisions made between 1 February and 28 February 2017 is included in Attachment 1.

Attachment 2 provides an overview of recent planning permit trends including decisions made, efficiency of decision making and the estimated value of approved development (derived from monthly planning permit activity reporting data).

OPTIONS

Council may choose to note this report, alternatively, Council may choose to seek further information and refer this report to another meeting.

PROPOSAL

That Council note the report of recent planning permit trends and planning application determinations between 1 February and 28 February 2017.

CONFLICT OF INTEREST

No staff and/or contractors involved in the compilation of this report have declared a conflict of interest.

COMMUNICATION IMPACT

The monthly report communicates information about planning trends and determinations including the issue of planning permits, amended permits, refusal of planning permits and notices of decision to grant a planning permit.

LEGISLATIVE IMPACT

All planning decisions have been processed and issued in accordance with the *Planning and Environment Act 1987* and the Wellington Planning Scheme.

COUNCIL POLICY IMPACT

All planning decisions have been issued after due consideration of relevant Council policy, including Council's Heritage Policy, and the requirements of the State and Local Planning Policy Framework in the Wellington Planning Scheme.

COUNCIL PLAN

The Council Plan 2013–2017 Theme 5 Land Use Planning states the following strategic objective and related strategy:

Strategic Objective

"Appropriate and forward looking land use planning that incorporates sustainable growth and development."

Strategy 5.2

"Provide user friendly, accessible planning information and efficient planning processes."

This report supports the above Council Plan strategic objective and strategy.

ENVIRONMENTAL IMPACT

Planning decisions are made in accordance with the relevant environmental standards to ensure that environmental impacts are minimised.

**PLANNING APPLICATION DETERMINATIONS
BETWEEN 1/02/2017 AND 28/02/2017**

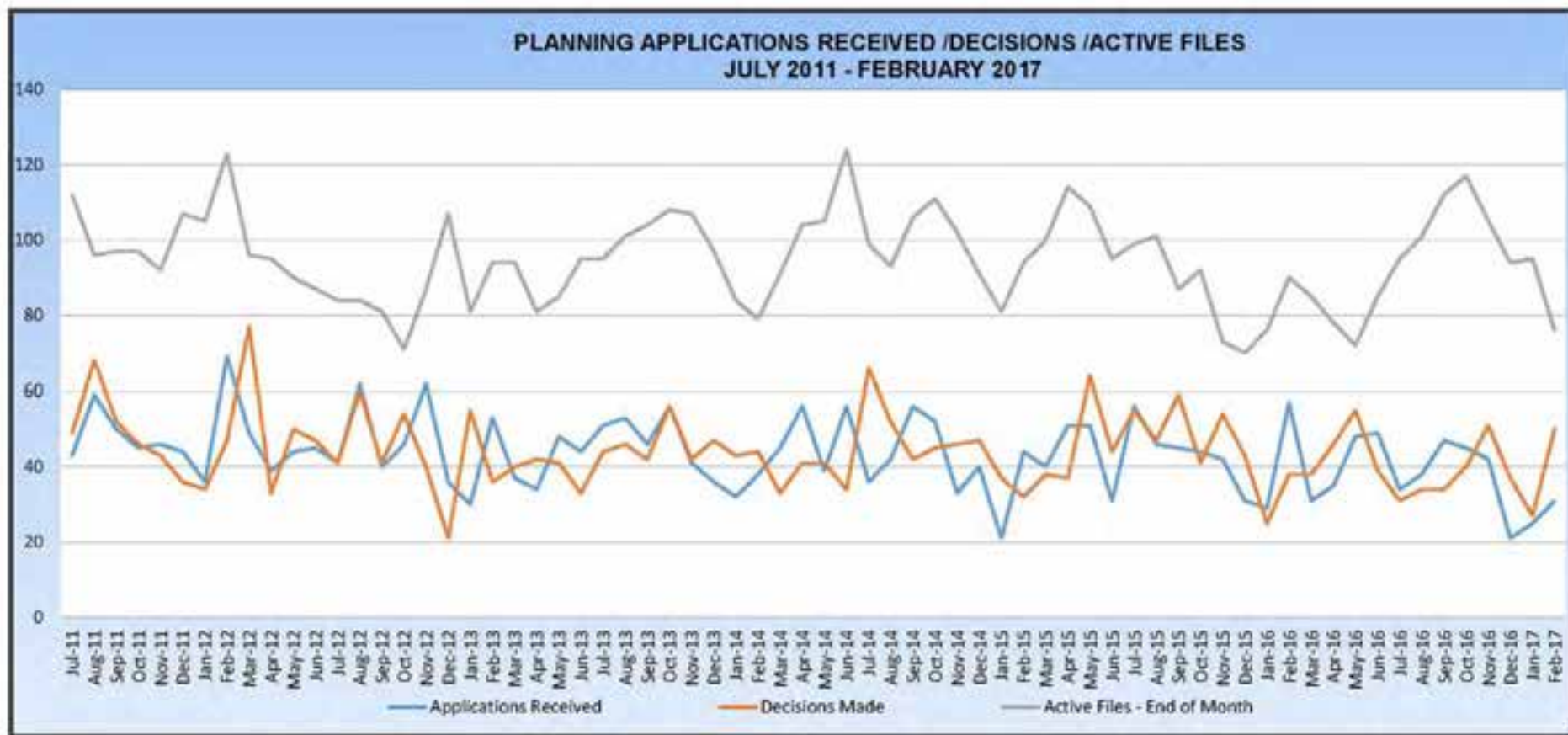
Application No/Year	Date Received	Property Title & Address	Proposal	Status
307-3/2014	30/01/2017	Assessment No. 389734 LOT: 1 TP: 8060550 29 WHARF ST PORT ALBERT	Use and development of a dwelling, access to road zone.	Permit Issued by Delegate of Resp/Auth 17/02/2017
61-2/2015	21/11/2016	Assessment No. 256438 PC: 369791T 6-8 THIRTEENTH ST PARADISE BEACH	Buildings and works associated with construction of a single dwelling.	Permit Issued by Delegate of Resp/Auth 17/02/2017
407-1/2015	4/12/2015	Assessment No. 435735 CA: 13 TAYLORS RD WILLUNG	Use and development of the land for a dwelling on a lot less than 40h.	Permit Issued by Delegate of Resp/Auth 16/02/2017
26-1/2016	3/02/2016	Assessment No. 192039 CA: 8 SEC: 2 62-64 PRINCE ST ROSEDALE	Buildings/works associated with development of 6 dwellings, 2 shops.	Withdrawn 7/02/2017
175-1/2016	10/06/2016	Assessment No. 75200 CA: 6 SEC: 46 98-116 HOBSON ST STRATFORD	Residential subdivision of the land and removal of native vegetation.	Permit Issued by Delegate of Resp/Auth 28/02/2017
184-1/2016	17/06/2016	Assessment No. 403931 LOT: 4 PS: 603021G 3/184 YORK ST SALE	Pole mounted internally illuminated business identification sign.	Permit Issued by Delegate of Resp/Auth 6/02/2017
207-1/2016	7/07/2016	Assessment No. 80267 LOT: 2 PS: 99122 AERODROME RD EAST SALE	Development of a telecommunication facility.	Permit Issued by Delegate of Resp/Auth 13/02/2017
252-2/2016	14/12/2016	Assessment No. 16675 CA: 16 SEC: 38 232-240 YORK ST SALE	Buildings and works associated with construction of a shed.	Permit Issued by Delegate of Resp/Auth 3/02/2017
275-1/2016	12/09/2016	Assessment No. 188524 CA: 10 SEC: 31 62-66 CANSICK ST ROSEDALE	Subdivision of the land into 6 lots and removal of native vegetation.	Permit Issued by Delegate of Resp/Auth 22/02/2017
279-1/2016	15/09/2016	Assessment No. 349928 LOT: 2 TP: 127729Y 255 WOMBAT RD VALENCIA CREEK	Use and development of a dwelling, machinery shed and stables.	Permit Issued by Delegate of Resp/Auth 28/02/2017
284-1/2016	16/09/2016	Assessment No. 77974 LOT: 2 PS: 207312 32 REDBANK RD STRATFORD	Subdivision of the land into 7 lots and common property.	Permit Issued by Delegate of Resp/Auth 8/02/2017

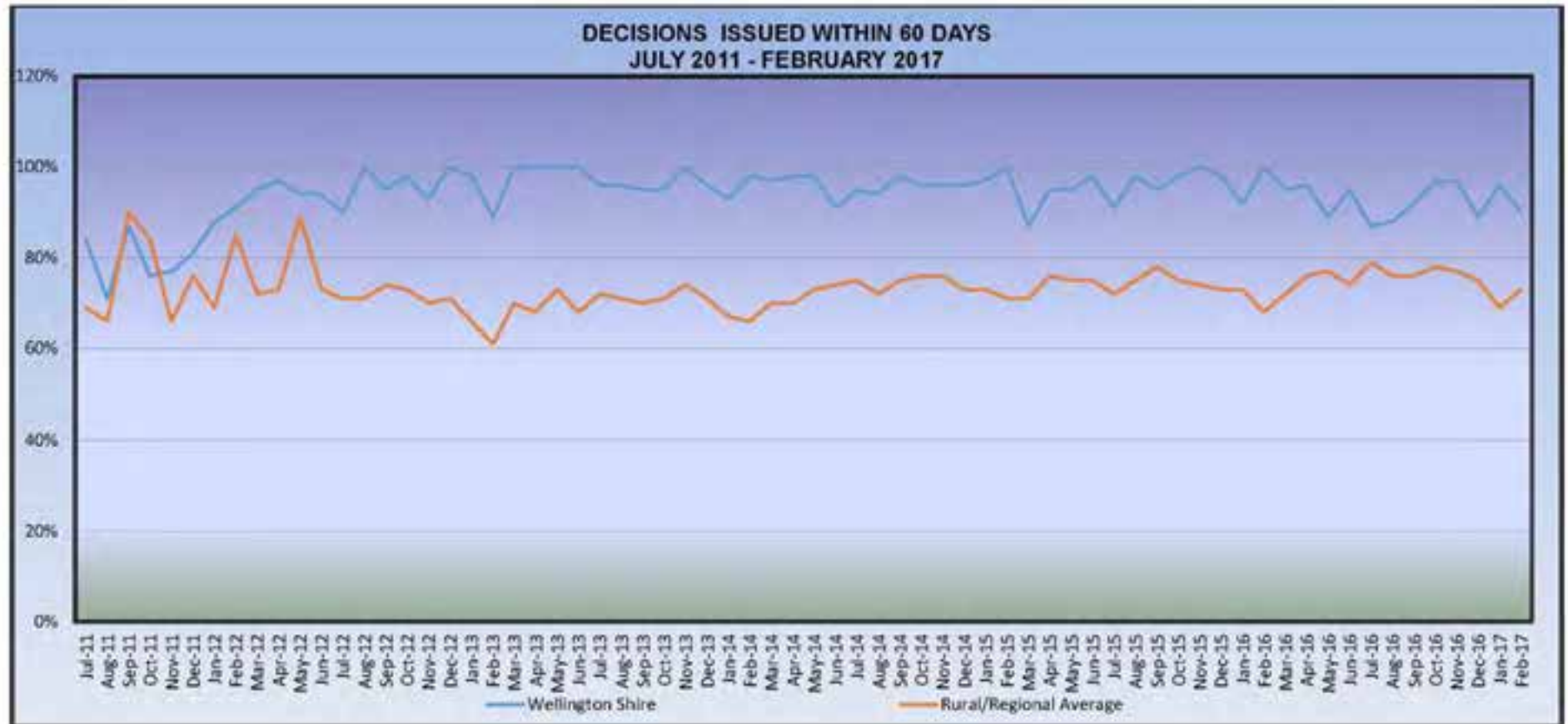
Application No/Year	Date Received	Property Title & Address	Proposal	Status
296-1/2016	28/09/2016	Assessment No. 262477 CA: 11 SEC: 20 40 DUKE ST WOODSIDE	Use and development of the land for a second dwelling.	Permit Issued by Delegate of Resp/Auth 14/02/2017
308-1/2016	4/10/2016	Assessment No. 3553 LOT: 1 TP: 24400N 132 DESAILLY ST SALE	Development of 2 new dwellings behind existing dwelling.	Permit Issued by Delegate of Resp/Auth 3/02/2017
315-1/2016	11/10/2016	Assessment No. 274761 LOT: 3 PS: 533423X 13-15 SOBIESKI ST ALBERTON	Resubdivision of 2 existing lots to create 2 new lots.	No Permit Required 27/02/2017
318-1/2016	12/10/2016	Assessment No. 332643 LOT: 36 PS: 2563 29 FORBES ST BRIAROLONG	Resubdivision of 4 existing lots to create 4 new lots.	Permit Issued by Delegate of Resp/Auth 8/02/2017
319-1/2016	12/10/2016	Assessment No. 46250 LOT: 1 TP: 375794A 1-15 PRINCES HWY WURRUK	Use the land for a residential building.	Permit Issued by Delegate of Resp/Auth 3/02/2017
320-1/2016	12/10/2016	Assessment No. 58768 CA: 53 SEC: A 2B FINEGAN CRT SALE	Works associated with placing fill on the land.	Permit Issued by Delegate of Resp/Auth 8/02/2017
328-1/2016	14/10/2016	Assessment No. 307124 LOT: 1 TP: 599513M 77 JOHNSON ST MAFFRA	Use and development of the land for takeaway food premises.	Withdrawn 13/02/2017
337-1/2016	25/10/2016	Assessment No. 400679 LOT: 1 PS: 549865Y 742 HEYFIELD-UPPER NEWRY	Buildings and works associated with construction of a storage shed.	Permit Issued by Delegate of Resp/Auth 20/02/2017
338-1/2016	26/10/2016	Assessment No. 102457 LOT: 1 PS: 804061 431 GRIMMES RD DENISON	Subdivision of the land into 2 lots to excise an existing dwelling.	Permit Issued by Delegate of Resp/Auth 14/02/2017
340-1/2016	3/11/2016	Assessment No. 306522 LOT: 2 TP: 810707B 192 JOHNSON ST MAFFRA	Use the land for restricted recreation facility (gymnasium).	Permit Issued by Delegate of Resp/Auth 13/02/2017
345-1/2016	8/11/2016	Assessment No. 269993 LOT: 3 PS: 204587 50 FROUDE RD GIFFARD WEST	Buildings and works associated with construction of a shed.	Permit Issued by Delegate of Resp/Auth 3/02/2017
353-1/2016	11/11/2016	Assessment No. 282384 CA: 48 95 OLD PORT RD LANGSBOROUGH	Buildings and works for construction of extensions to caravan annex.	Permit Issued by Delegate of Resp/Auth 8/02/2017

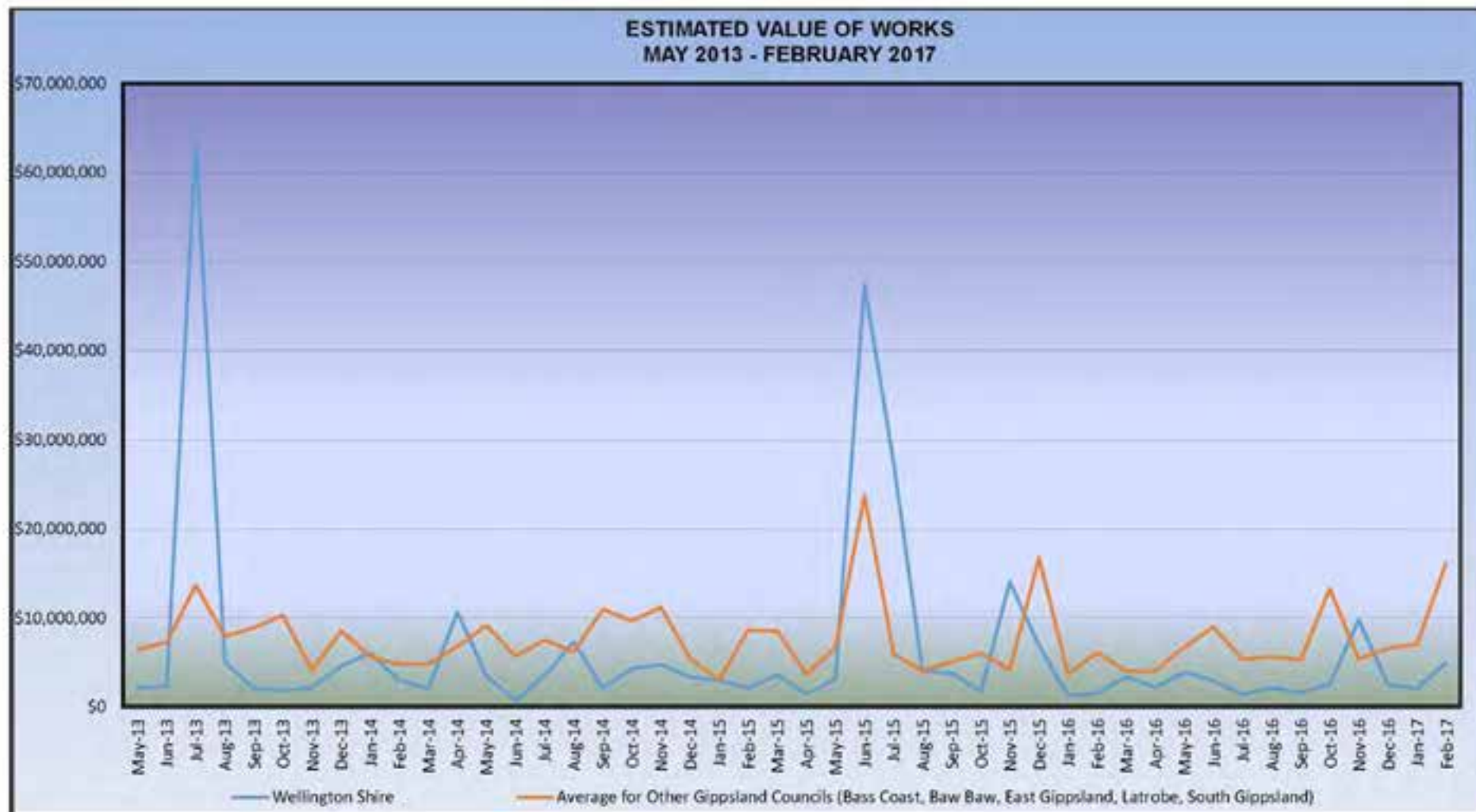
Application No/Year	Date Received	Property Title & Address	Proposal	Status
356-1/2016	17/11/2016	Assessment No. 295931 LOT: 2 PS: 804039 21-31 LIVINGSTON RD YARRAM	Resubdivision of 2 existing lots to create 2 new lots.	Permit Issued by Delegate of Resp/Auth 1/02/2017
360-1/2016	18/11/2016	Assessment No. 213479 LOT: 241 PS: 52647 6 WAVE CAP CRT GOLDEN BEACH	Buildings and works associated with construction of a single dwelling.	Permit Issued by Delegate of Resp/Auth 8/02/2017
364-1/2016	23/11/2016	Assessment No. 56234 CA: 39A SEC. A2 SPENCERS RD SALE	Buildings and works associated with placement of a container.	Permit Issued by Delegate of Resp/Auth 10/02/2017
365-1/2016	23/11/2016	Assessment No. 240572 LOT: 316 PS: 50201 39 SANCTUARY RD LOCH SPORT	Buildings and works associated with construction of an outbuilding.	Permit Issued by Delegate of Resp/Auth 14/02/2017
367-1/2016	23/11/2016	Assessment No. 212845 LOT: 173 PS: 52647 68 SHORBLINE DVE GOLDEN BEACH	Buildings and works associated with construction of a single dwelling.	Permit Issued by Delegate of Resp/Auth 28/02/2017
369-1/2016	25/11/2016	Assessment No. 225458 LOT: 335 PS: 50201 44 CAMPBELL ST LOCH SPORT	Buildings and works associated with construction of a single dwelling.	Permit Issued by Delegate of Resp/Auth 17/02/2017
370-1/2016	30/11/2016	Assessment No. 244202 LOT: 2226 PS: 70939 95 TOORAK AVE. LOCH SPORT	Buildings and works associated with construction of an outbuilding.	Permit Issued by Delegate of Resp/Auth 17/02/2017
371-1/2016	30/11/2016	Assessment No. 10348 LOT: 1 PS: 336863R 153 PEARSON ST SALE	Development of 2 dwellings on the lot and 2 lot subdivision.	Permit Issued by Delegate of Resp/Auth 17/02/2017
372-1/2016	30/11/2016	Assessment No. 436154 LOT: 4 TP: 829332P LICOLA RD GLENMAGGIE	Buildings and works associated with construction of a single dwelling.	Permit Issued by Delegate of Resp/Auth 20/02/2017
373-1/2016	30/11/2016	Assessment No. 345934 CA: 23H 118 LEES RD BRAGGOLONG	Resubdivision of 2 existing lots to excise a dwelling.	Permit Issued by Delegate of Resp/Auth 17/02/2017
374-1/2016	30/11/2016	Assessment No. 432310 CA: 14 SEC. 1 52-66 RAYMOND ST SALE	Buildings/works associated with construction of new Year 3/4 building.	Permit Issued by Delegate of Resp/Auth 6/02/2017
375-1/2016	1/12/2016	Assessment No. 435511 LOT: 2284 PS: 70941 40 THE BOULEVARD LOCH SPORT	Buildings and works associated with construction of a single dwelling.	Permit Issued by Delegate of Resp/Auth 6/02/2017

Application No/Year	Date Received	Property Title & Address	Proposal	Status
381-1/2016	9/12/2016	Assessment No. 244897 LOT: 28 PS: 30043 56 VICTORIA PDE LOCHSPOFF	Buildings and works associated with extensions to existing dwelling.	Permit Issued by Delegate of Resp/Auth 28/02/2017
383-1/2016	9/12/2016	Assessment No. 2014 PC: 356535L 163-171 YORK ST SALE	Buildings and works associated with upgrading existing drive-thru.	Permit Issued by Delegate of Resp/Auth 2/02/2017
388-1/2016	16/12/2016	Assessment No. 435487 LOT: 4 PS: 736786C 18-20 WELLINGTON SALE	Buildings/works construction of an industrial shed & car parking.	Permit Issued by Delegate of Resp/Auth 10/02/2017
389-1/2016	20/12/2016	Assessment No. 411959 PPC: 164459 111 HOPKINS RD FULHAM	Re-subdivision of the land to create two new lots.	Permit Issued by Delegate of Resp/Auth 8/02/2017
390-1/2016	20/12/2016	Assessment No. 92486 LOT: 2 PS: 448645C FREESTONE CREEK RD BRIAGOLONG	Buildings and works associated with construction of a single dwelling.	Permit Issued by Delegate of Resp/Auth 17/02/2017
4-1/2017	5/01/2017	Assessment No. 297838 LOT: 1 TP: 816765D 83 RODGERS ST YARRAM	Buildings/works associated with construction of an industrial shed.	Permit Issued by Delegate of Resp/Auth 20/02/2017
5-1/2017	6/01/2017	Assessment No. 84319 LOT: 1 TP: 334777D 808 LOWER HEART RD THE HEART	Buildings and works associated with construction of a shed.	Permit Issued by Delegate of Resp/Auth 17/02/2017
6-1/2017	6/01/2017	Assessment No. 400523 CA: 4 5EC: 1A 102 ROSEDALE-FLYNN'S ROSEDALE	Buildings and works associated with construction of a shed.	Permit Issued by Delegate of Resp/Auth 28/02/2017
10-1/2017	12/01/2017	Assessment No. 245480 CP: 169277 45-47 VICTORIA ST LOCHSPOFF	Buildings & works/construction of an outbuilding (garage).	Permit Issued by Delegate of Resp/Auth 17/02/2017
16-1/2017	17/01/2017	Assessment No. 32961 LOT: 19 PS: 147209 3 WADDE CRT SALE	Buildings and works associated with construction of a storage shed.	Permit Issued by Delegate of Resp/Auth 8/02/2017
18-1/2017	19/01/2017	Assessment No. 203554 LOT: 1 LP: 142264 103A MERRICKS RD LONGFORD	Resubdivision of 2 existing lots to create 2 new lots.	Permit Issued by Delegate of Resp/Auth 16/02/2017
22-1/2017	25/01/2017	Assessment No. 283598 CA: 7C 71 TREE RD ALBERTON	Buildings and works associated with use and development of a dwelling.	Permit Issued by Delegate of Resp/Auth 15/02/2017

Application No/Year	Date Received	Property Title & Address	Proposal	Status
31-1/2017	10/02/2017	Assessment No. 81935 PS: 146787E 1,262 BENGWORDEN RD CLYDEBANK	Buildings and works associated with construction of a farm shed.	Permit Issued by Delegate of Resp/Auth 28/02/2017
37-1/2017	17/02/2017	Assessment No. 435271 LOT: 1 PS: 734395E 10 BOND ST SALE	Buildings and works associated with construction of a fence.	Permit Issued by Delegate of Resp/Auth 28/02/2017
38-1/2017	17/02/2017	Assessment No. 42077 LOT: 1 TP: 223153S 6-8 MACALISTER ST SALE	Buildings and works/construction of a replacement outbuilding.	Permit Issued by Delegate of Resp/Auth 27/02/2017
Total No of Decisions Made: 50				







ITEM C3.2**HEYFIELD LOW DENSITY RESIDENTIAL LAND SUPPLY STUDY**

DIVISION: DEVELOPMENT

ACTION OFFICER: MANAGER LAND USE PLANNING

DATE: 18 APRIL 2017

IMPACTS									
Financial	Communication	Legislative	Council Policy	Council Plan	Resources & Staff	Community	Environmental	Consultation	Risk Management
✓	✓	✓	✓	✓		✓		✓	

OBJECTIVE

- To consider all written submissions received to the draft Heyfield Low Density Residential Land Supply Study and adopt the Heyfield Low Density Residential Land Supply Study.
- To request the Minister for Planning to authorise Council, as the Planning Authority, to prepare Amendment C96 - Heyfield Low Density Residential Zones and once authorisation is granted, proceed to public exhibition.

PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY**RECOMMENDATION*****That:***

- 1. Council having considered all written submissions received, resolve to adopt the Heyfield Low Density Residential Land Supply Study (refer to Attachment 1).***
- 2. Pursuant to Section 8A of the Planning and Environment Act 1987 resolve to request the Minister for Planning to authorise Council as the planning authority to prepare Amendment C96 – Heyfield Low Density Residential Zone (refer to Attachment 2) and once authorisation is granted, proceed to public exhibition.***

BACKGROUND

The Heyfield Low Density Residential Supply Study ('Heyfield Study') identifies suitable and viable locations in Heyfield to provide for low density residential land (1 acre lots), which can be developed in the short term (0 – 5 years). The consultants, Urban Enterprise were appointed to undertake the Heyfield Study and to provide independent recommendations to Council.

The Heyfield Study commenced with a community drop-in session on 5 September 2016 at the Heyfield Community Resource Centre to receive community input. The input was used to help identify candidate areas in Heyfield which were considered to be viable for low density residential development.

After selecting the candidate areas, further detailed assessments were undertaken, which included economic viability and direct consultation with individual landowners of the sites by Urban Enterprise. Key selection criteria used by Urban Enterprise to establish preferred areas included:

1. Not in an area affected by the Macalister Irrigation District, a declared water supply catchment or areas subject to flooding or inundation.
2. Not conflicting or comprising the future opportunities for long term urban growth (residential and industry/employment).
3. Not conflicting with or requiring significant changes to the intent of the Heyfield Structure Plan, including retention of sufficient standard residential land.
4. Not in an area that is affected by environmental constraints and buffer areas, such as bushfire, significant native vegetation, noise (timber mills) and/or odour (waste water treatment plant).
5. Within reasonable proximity to community services.
6. Within proximity to infrastructure services (power, water, etc).
7. Appropriate interface with other land uses.
8. Accessibility (readily accessible by car and walking, but not likely to require works to the arterial road network for access).
9. Topography which is appropriate for development.
10. Land area which is big enough to accommodate demand over at least the next 5-10 years (either as an individual property, group of properties or group of candidate areas).

The draft Heyfield Low Density Residential Land Supply Study was placed on public exhibition between Monday 16 January and Monday 20 February 2017 and recommended the rezoning of two areas in Heyfield to the Low Density Residential Zone (see Figure 1).

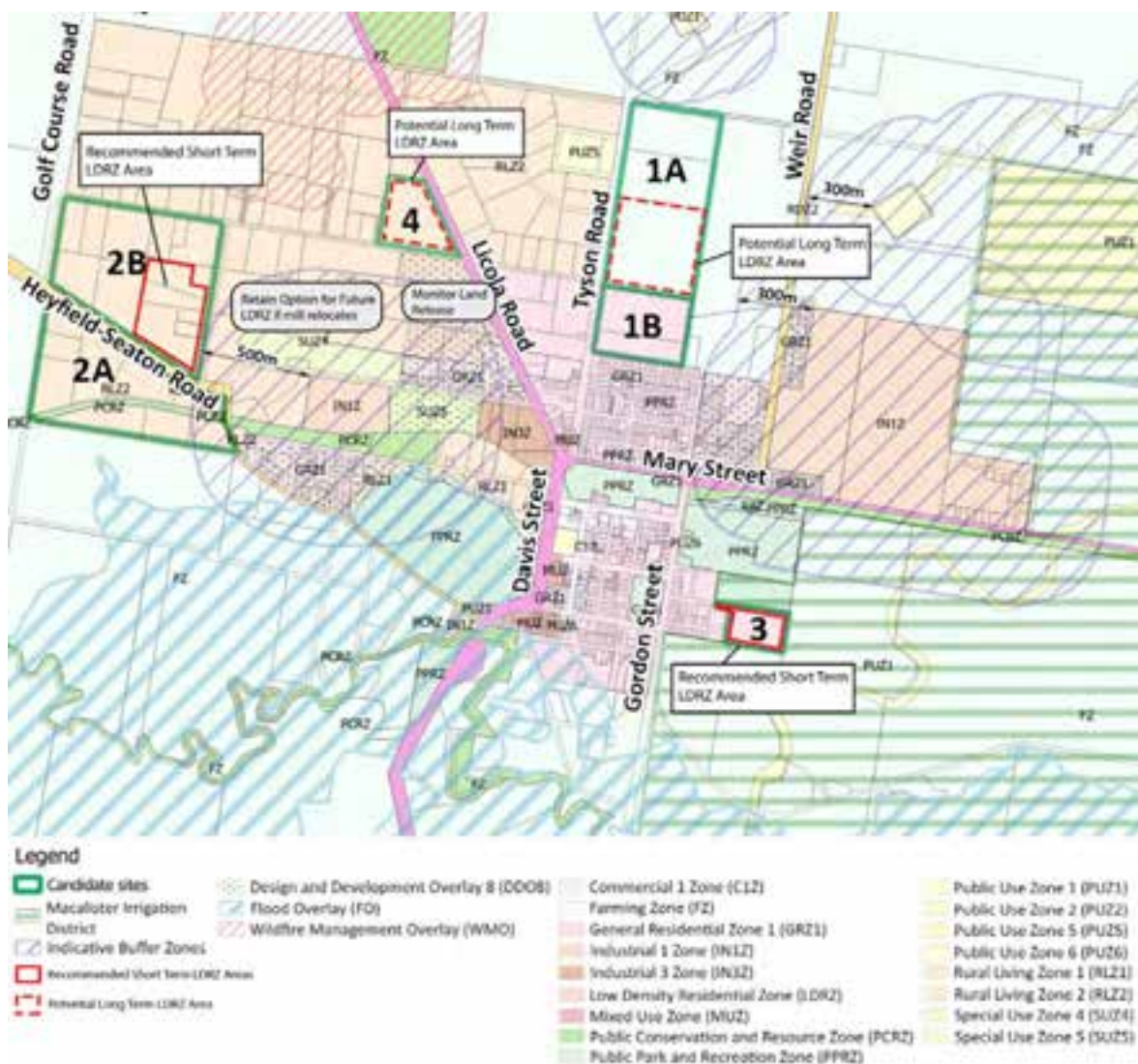


Figure 1

The identification of the two different areas aims to ensure that there is no shortage of low density lots over the next five years and to provide competition in the market.

Area 3 (see Figure 1) is a preferred location for low density residential development. The site is in single ownership, is well located in proximity to the existing town facilities and has relatively low associated development costs. Development could be supported by a single stage subdivision which makes use of existing infrastructure. This site could provide approximately 11 lots to the market in the short term.

The second preferred location for low density residential development is the South-East corner of Area 2B (see Figure 1). The fragmented land ownership in this area with some larger lots could support small subdivisions to provide a total yield of between 17 and 23 lots (depending on the subdivision layout).

In addition, the southern property in Area 1A and Area 4 (see Figure 1), were also identified in the Heyfield Study as areas suitable for longer-term low density residential development.

At the close of public exhibition, a total of 7 submissions were received. All submissions have been placed on the Councillor Homepage / Document Library and can be inspected by the public at Council's Desailly Street, Sale office. The submitters raised the following issues:

Submission Number	Issues Raised	Response Urban Enterprise
1 (landowner adjoining 2B)	Area 2B considered unsuitable for development; flooding issues; would prefer no 'suburban' infrastructure.	Area identified through criteria assessment as a preferred location for low density lots. Drainage would be addressed through subdivision works. No change proposed
2 (West Gippsland Catchment Management Authority)	Notes that candidate locations are outside flooding areas Notes the need for 60m reserves over waterways in 1A, 2B and 4	Comment noted Comment noted, the plan has regard to the location of these reserves and the potential impact on lot yield. No change proposed
3 (landowner within 2B)	Supports plan	Comment noted, no change proposed
4 (Department Environment Land Water and Planning)	No further comments on Plan.	Comment noted, no change proposed
5 (landowner within 2A)	Interested in subdividing property	Noted, however 2A is not identified as preferred area based on criteria (particularly regarding subdivision intentions / short term prospect). No change proposed
6 (non-candidate landowner)	Wish to subdivide, property considered appropriate for development due to road access and availability of services	Property not included in initial selection of candidate areas due to Criteria 3 – Not conflicting with the intent of the Heyfield Structure Plan (land was rezoned to General Residential Zone in 2014. If in the future an oversupply of General Residential Zoned land was demonstrated, reconsider rezoning of this land at that time.
7 (landowner within 1A)	Plan has been created to favour particular individuals. Wish to subdivide, services available Lots larger than 1 acre in this location would provide options to the market	An independent process has been undertaken and is outlined in the Heyfield Low Density Residential Land Supply Study. Property identified as suitable for long term LDRZ. Opportunity for short term was considered greater in Areas 3 and 2B. Two areas have been identified to provide variety to the market. No change proposed. However, Area 1A could be considered for rezoning the longer-term subject to demand.

It is proposed to adopt the Heyfield Study as included in **Attachment 1** to this Report.

The Heyfield Study also includes a recommendation to undertake a Planning Scheme Amendment to implement the report into the Wellington Planning Scheme. On the basis that a key aim of the Heyfield Study was to provide opportunities for low density residential development within Heyfield in the short term, it is proposed to progress with the Amendment to rezone the recommended sites.

Amendment C96 – Heyfield Low Density Residential Land proposes the following changes to the Wellington Planning Scheme in accordance with the recommendations contained in the Heyfield Study:

- Rezone land at Burrnett Court, Heyfield (identified in the Heyfield Study as Area 3) from General Residential Zone 1 to Low Density Residential Zone and remove the Development Plan Overlay - Schedule 1.
- Rezone land at Draper Road, Heyfield (identified in the Heyfield Study as part of Area 2B) from Rural Living Zone 2 to Low Density Residential Zone and apply a new Schedule 11 to the Development Plan Overlay. The requirement for a Development Plan will ensure that the land use outcome is both coordinated and in line with best-practice planning.
- Amend the Heyfield Strategic Framework (included in the Local Planning Policy Framework) to reflect the short and long term aspirations of the Heyfield Study and make some minor policy neutral textual corrections.
- Include the Heyfield Study as a reference document within the Wellington Planning Scheme.

The draft Amendment documents are included in **Attachment 2** to this Report. It is recommended that Council request the Minister for Planning to authorise Amendment C96 in order for Council to commence the Amendment process.

If Authorisation is received Council officers will proceed with the public exhibition of Amendment C96, which is tentatively scheduled for July/August 2017.

OPTIONS

Council has the following options:

1. To consider submissions and adopt the Heyfield Low Density Residential Land Supply Study and advance the implementation of the Study by requesting the Minister for Planning to authorise Council, as the planning authority, to prepare Amendment C96 - Heyfield Low Density Residential Zones pursuant to Section 8A of the *Planning and Environment Act 1987* and once authorisation is granted proceed to public exhibition; or
2. To consider the submissions and not adopt the Heyfield Low Density Residential Land Supply Study; or
3. To seek further information prior to considering a further report at a future Council Meeting.

PROPOSAL

That:

1. Council having considered submissions received, resolve to adopt the Heyfield Low Density Residential Land Supply Study (refer to **Attachment 1**).
2. Pursuant to Section 8A of the *Planning and Environment Act 1987* resolve to request the Minister for Planning to authorise Council as the planning authority to prepare Amendment C96 – Heyfield Low Density Residential Zones (refer to **Attachment 2**) and once authorisation is granted, proceed to public exhibition.

CONFLICT OF INTEREST

No staff and/or contractors involved in the compilation of this report have declared a Conflict of Interest.

FINANCIAL IMPACT

The resources associated with this project and the proposed Amendment have been accounted for in the Strategic Planning budget.

COMMUNICATION IMPACT

Landowners within the areas proposed to be rezoned and community members who have shown a formal interest in the Heyfield Study will receive notification of the adoption of the Heyfield Study and subsequent Amendment C96. The Council website will also be updated accordingly.

Notification of Amendment C96 will be given in accordance with the requirements set out in the *Planning and Environment Act 1987* which will include notification in the local newspaper and direct notice to affected landowners.

LEGISLATIVE IMPACT

The Heyfield Study has been prepared having regard to the *Planning and Environment Act 1987* and the provisions of the Wellington Planning Scheme - including the relevant state and local planning policies.

The formal implementation of the Heyfield Study into the Wellington Planning Scheme will be undertaken in accordance with the requirements of the *Planning and Environment Act 1987*.

Wellington Shire Council is committed to upholding the Human Rights principles as outlined in the *Charter of Human Rights and Responsibilities Act 2006 (Vic)* and referred to in Council's Human Rights Policy. The Human Rights Checklist has been completed and the proposed amendment to the Wellington Planning Scheme is in accordance with Council's policy commitment to uphold human rights principles.

COUNCIL PLAN IMPACT

The Council Plan 2013–2017 - Theme 5: Land Use Planning contains the following strategic objective and related strategy:

Strategic Objective

"Appropriate and forward looking land use planning that incorporates sustainable growth and development."

Strategy 5.1

"Ensure Land Use Policies and Plans utilise an integrated approach to guide appropriate land use and development."

Both the Heyfield Study and Amendment C96 - Heyfield Low Density Residential Zones support the above Council Plan strategic objective and strategy.

PLANNING POLICY IMPACT

Amendment C96 is consistent with the State and Local Planning Policy Frameworks within the Wellington Planning Scheme, the Gippsland Regional Growth Plan (2014) and the relevant State Government Planning Practice Notes.

Clause 21.08 - Heyfield Strategic Framework (Wellington Planning Scheme) will be updated to reflect the approach to the provision of low density residential land in accordance with the recommendations of the Heyfield Study.

COMMUNITY IMPACT

As part of the Heyfield Study a viability assessment was undertaken which considered community and market needs, land constraints and economic viability of the land.

Overall, it is expected that the provision of suitable land for one-acre residential development will provide a net community benefit for Heyfield as it will provide opportunities for diverse housing in appropriate areas, which could attract new residents.

CONSULTATION IMPACT

As part of the Heyfield Study the following consultation was undertaken.

5 September 2016	Community drop-in session at the Heyfield Community Resource Centre. Distribution of Newsletter 1 – Introduction to the project. Newspaper article and update on Council website.
October 2016	Distribution Newsletter 2 – results analysis and background, and identification of candidate areas. Update Council website.
October – November 2016	Phone interviews with landowners within candidate areas.
16 Jan – 20 Feb 2017	Public exhibition of draft Heyfield Study. 31 January 2017 Information session at Heyfield Wetlands Centre (22 attendees). Distribution Newsletter 3 – draft Heyfield Study. Newspaper article, Heyfield News and update Council website.

In the event that Council resolves to adopt the Heyfield Study and proceed with a planning scheme amendment, members of the public will be notified via a further newsletter, media release and update of the Council website.

Amendment C96 - Heyfield Low Density Residential Zones will be exhibited in accordance with the procedures required by the *Planning and Environment Act 1987*. On the basis that authorisation to proceed with Amendment C96 is received from the Minister for Planning, the process would allow for the following:

- a) The exhibition period for Amendment C96 is tentatively scheduled for July/August 2017 during which submissions can be made by the public; and
- b) Depending on the nature of the submissions received, Council could either choose to resolve any issues, request an independent Planning Panel to be appointed by the Minister for Planning or abandon Amendment C96.

HEYFIELD LOW DENSITY RESIDENTIAL LAND SUPPLY STUDY

WELLINGTON SHIRE COUNCIL

MARCH 2017

FINAL

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VERSION: 2.1

DISCLAIMER

Neither Urban Enterprise Pty Ltd nor any member or employee of Urban Enterprise Pty Ltd takes responsibility in anyway whatsoever to any person or organisation (other than that for which this report has been prepared) in respect of the information set out in this report, including any errors or omissions therein. In the course of our preparation of this report, projections and indicative costs have been prepared on the basis of assumptions and methodology which have been described in the report. It is possible that some of the assumptions underlying the projections may change. Nevertheless, the professional judgement of the members and employees of Urban Enterprise Pty Ltd have been applied in making these assumptions, such that they constitute an understandable basis for estimates and projections. Beyond this, to the extent that the assumptions do not materialise, the estimates and projections of a how likely results may vary.

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EXECUTIVE SUMMARY

PROJECT BACKGROUND

Urban Enterprise was engaged by Wellington Shire Council to undertake a Low Density Residential Land Supply Study for the Heyfield township. The aim of this study is to provide independent recommendations to Council in relation to the availability of suitable, viable locations in proximity to Heyfield to provide for low density residential land (1 acre lots) that are developable within the short term (0-5 years).

PLANNING CONTEXT

The SPPF, LPPF and Planning Practice Note provides the following guidelines for rural residential development:

- Rural residential development must be considered against the regional, state and local planning policies;
- Land should only be zoned for rural living or rural residential development where it is located close to existing towns and urban centres, and can be supplied with electricity, water and good quality road access;
- Rural residential development should protect area of high agricultural, natural resources, significant landscape and heritage values;
- Rural residential development should not be provided on land that is within the separation requirement of a 'sensitive' land use under the EPA guidelines, located in close proximity to fire or flood-prone areas or wastewater treatment plant;
- Rural residential development must be supported by demonstrated housing demand; and
- A framework of a broad range of location-specific criteria should be developed to identify land suitable for rural residential development.
- The potential future residential growth to the north-east of the existing residential area, and the potential future expansion to the industrial area on Maffra Road to the north, south and east should be protected from alternative uses, including low density residential, as identified in the Heyfield Strategy Plan;
- Under the LDRZ, each dwelling must be connected to reticulated sewerage if available, or a reticulated portable water supply/alternative portable water supply, and a reticulated electricity supply/alternative energy supply; and
- A permit is required to subdivide land in LDRZ, where a minimum subdivided lot size is 0.4 hectares for each lot that is not connected to reticulated sewerage, and 0.2 hectares for each lot that is connected to reticulated sewerage.

PLANNING AND INFRASTRUCTURE CONSIDERATIONS

The key planning and infrastructure issues that need to be considered when planning for future low density residential development in Heyfield include the following:

- Flooding and high quality agricultural land generally prohibits development to the south and south-east of Heyfield;
- Industrial, timber mill and wastewater treatment activities restrict opportunities for development to the east and north-east of Heyfield, with the exception of land on the east side of Tyson Road;
- Ongoing timber mill operations on Firebrace Road will limit opportunities for residential development in the vicinity of the mills for the foreseeable future. The preparation of acoustic reports and building requirements to meet noise measures adds costs to dwelling construction in areas in the vicinity of the mill that are available for residential use;
- Bushfire risk limits opportunities outside the town to the north and north-west;
- Residential development with watershed that drains into the Proclaimed water catchment will need to be considered against the Ministerial Guidelines for Planning Application in Open Potable Water Catchments; and

- No significant services constraints are identified – sufficient capacity for electricity supply and proximity to water supply exists across the township.

The planning and infrastructure considerations highlight that many areas surrounding the existing township – and some areas within the township – are limited in terms of development opportunities due to a range of constraints.

LOW DENSITY RESIDENTIAL DEMAND AND SUPPLY

Wellington Shire is a popular location for rural and low density residential dwellings and lots, and the Heyfield Maffra region is experiencing an increase in overall residential demand. Based on the historical average number of dwelling approvals in the rural living zones and projected population growth, past demand for rural residential lots in Heyfield is approximately 3 lots per annum.

Much of the supply of land in the Rural Living Zone in Heyfield is fragmented and is unlikely to be made available to the market in the short term. Approximately 16 lots are vacant and potentially available to the market, however these lots are all at least 8,000sqm in area, with many 1-2 hectares in area. These lots would not necessarily meet the needs of those seeking smaller low density lots in the order of 4,000sqm / one acre.

The lack of available supply of lots between 2,000sqm and 8,000sqm means that the market is relatively untested for this product, and there is a gap in the market for Low Density Residential lots, both in Heyfield and surrounding towns. It is expected that if lots were made available in the order of 4,000sqm, that some of the recent demand for lots in the Rural Living Zone would be transferred to the Low Density Residential Zone, and further latent demand may be met by addressing this market gap.

If historical demand for rural living lots is used as a guide, it could be expected that at least 3 lots per year could be required in the Low Density Residential Zone if appropriate land is made available to the market. Over the next 5-10 years, this would equate to demand for 15-30 lots in the Low Density Residential Zone. At an average lot size of 4,000sqm and allowing 30% of land area for access, drainage and open space, this would require a total of approximately 9 -17ha of LDRZ land. It is likely that initial demand when new LDRZ lots are released to the market would significantly exceed 3 lots per annum due to latent demand.

Although existing land in the LDRZ has potential to create new low density lots, only one landowner intends to subdivide and the process has been delayed by issues relating to the viability of development. If this land is ultimately subdivided, a total of only 11 lots would be created, meaning that it is likely that additional land would be required in any case.

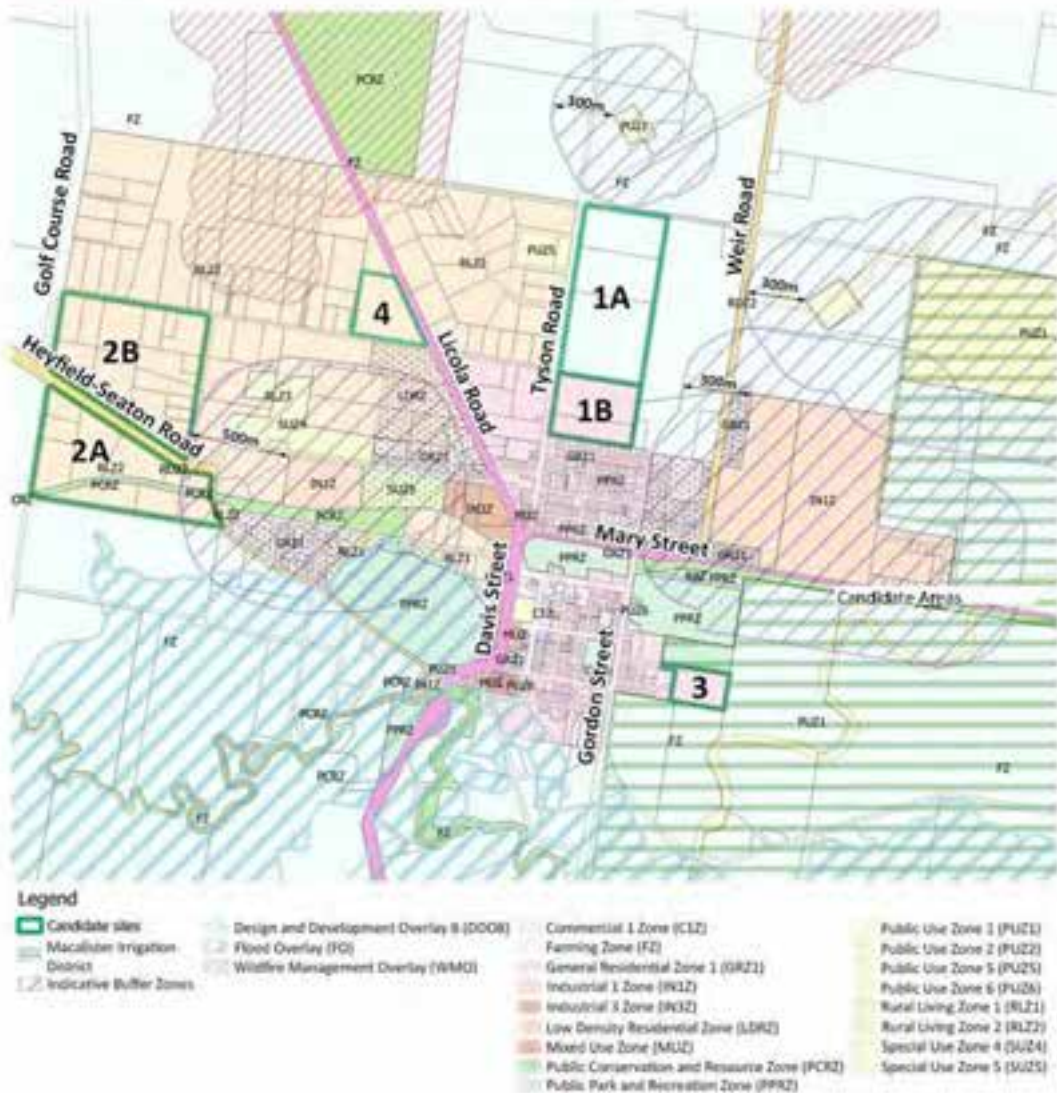
In order to ensure that there is sufficient supply of low density residential lots on an ongoing basis, the take up of any new LDRZ land should be monitored yearly and a review of the suitability of supply (quantity and quality) should be undertaken every 5 years.

CANDIDATE AREAS AND ASSESSMENT

Four Candidate Areas were identified for investigation for their suitability and feasibility for low density residential development in Heyfield. The boundaries of the candidate areas are shown in Figure 1. Each area was assessed against the following criteria:

1. How well do the site characteristics of the Candidate Area align with the needs of the market and future residents, such as amenity, location and accessibility; and
2. Are there any constraints to the land being developed such as bushfire or native vegetation, and to what extent (if any) would LDRZ in this location impact long term strategic planning objectives; and most importantly;
3. What proportion of the land is owned by those with interest and capacity to sell or develop the land, how well would the land ownership pattern enable development, could the resulting lot yield meet demand over the next 5 years, and would short term development be feasible?

FIGURE 1 CANDIDATE AREAS FOR FUTURE LOW DENSITY RESIDENTIAL DEVELOPMENT



Source: UrbanDesigns, 2014

RECOMMENDED APPROACH TO LOW DENSITY RESIDENTIAL LAND

Based on a detailed assessment against the criteria, the following approach to low density residential land in Heyfield is recommended.

The only Candidate Area property owned by a developer with the intention to subdivide in the short term is Candidate Area 3. The characteristics of this area are well aligned with the needs of the market and community, particularly in relation to proximity to the town centre and recreation opportunities. This area presents the best opportunity for short term LDRZ supply in Heyfield.

The relatively low development costs associated with Area 3 will support a feasible subdivision on this site, likely to be completed in a single stage making use of existing infrastructure. Two large lots exist at the eastern end of Burnett Court, providing a logical lot size transition between future LDRZ lots and the existing standard residential lots on Burnett Court.

Area 3 could provide approximately 11 lots to the market in the short term. It is recommended that a second LDRZ area would also be required to ensure that there is no shortage of low density lots over the next 5 years. The identification of a second area would provide the benefits of encouraging competition in the development market and offering a different location / setting to prospective land purchasers. As a result, there is likely to be improved choice and reduced upward pressure on lot prices if two areas are rezoned.

It is considered that Area 2B presents the best opportunity for subdivision based on the stated intentions of owners in this area to subdivide in the short term. This area could provide a secondary LDRZ that could ultimately link with long term LDRZ expansion north of Firebrace Road, and would not compromise other long term strategic planning objectives for the town.

It is therefore recommended that approximately 12.8ha of land across 5 properties in the south-eastern corner of Area 2B is rezoned to the LDRZ, which could yield in the order of 22-23 lots if all are subdivided and existing dwellings are not retained. If existing dwellings are retained in this area, the subdivision layout would likely result in a slightly lower yield in the order of 17-18 lots (depending on the subdivision layout). In either case, this area could deliver approximately 3 – 6 years of supply to the market over the short term. Advice from TGM is that construction costs per lot would be lower within this recommended area than the average construction cost per lot across the broader Candidate Area 2B, assuming access from Heyfield Seaton Road and a small detention basin being constructed in the south-west of the area.

A Development Plan Overlay is required to ensure a co-ordinated approach to subdivision and infrastructure provision in Area 2B to ensure co-operation between landowners to deliver the new supply. Actual subdivision costs and layouts would need to be agreed with Council – the capacity of landowners to fund development, retain existing dwellings and co-ordinate with the timing and infrastructure provision of neighbouring subdivisions could all impact on the delivery of new lots in this area, hence it is identified as a secondary supply opportunity to the primary opportunity in Candidate Area 3.

The location of proposed short term LDRZ areas are shown in Figure 2 overleaf.

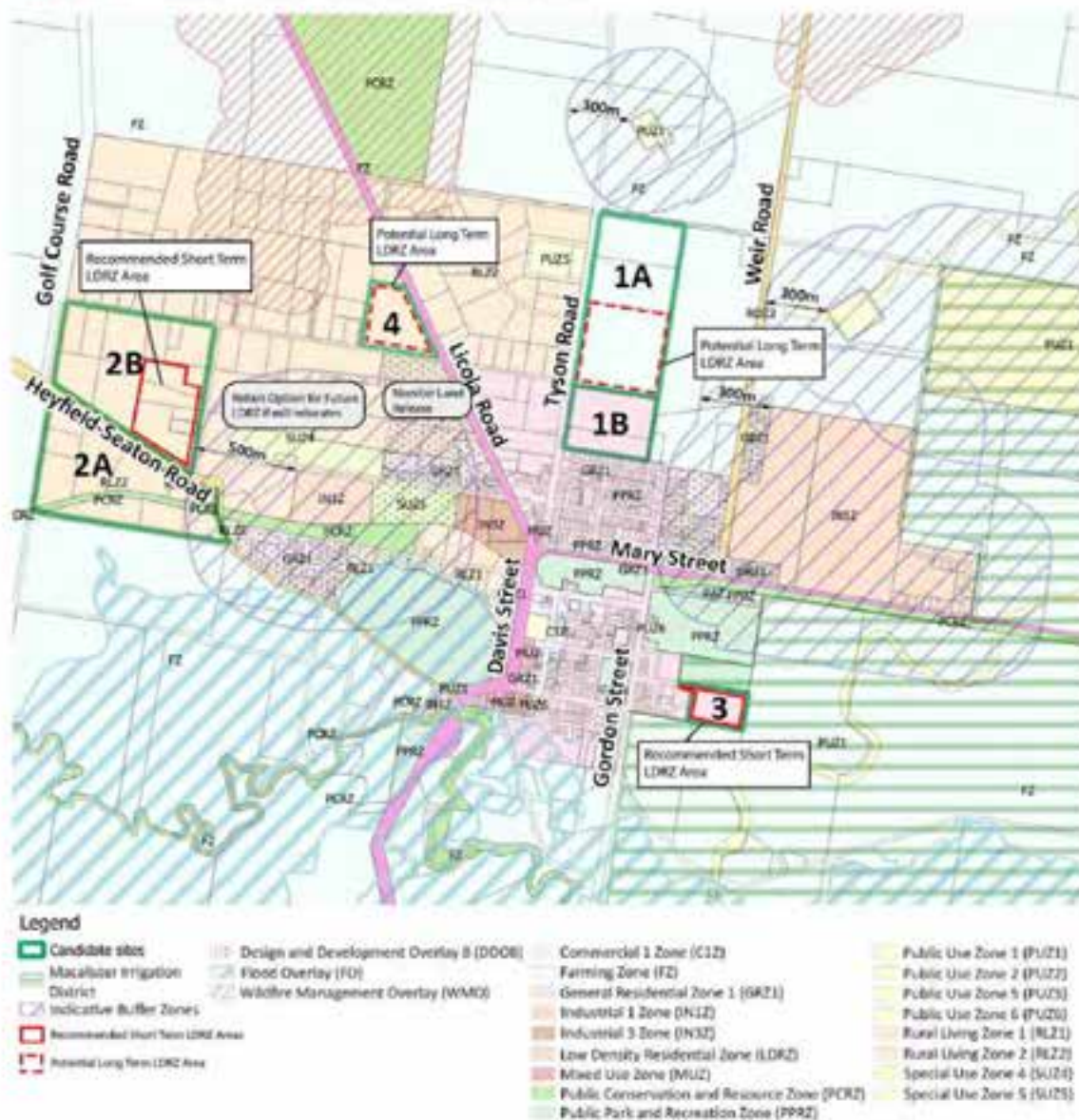
Candidate Areas 1 and 4 present appropriate locations for future LDRZ, however not all landowners will have capacity or intention to subdivide in the short term. It is expected that these areas could provide medium term supply at the earliest. Candidate Area 1 could also potentially limit residential expansion to the north-east of the town. In the short term, it is considered appropriate for this area to remain as currently zoned (including land further to the east on Weir Road) so as not to compromise any long term standard residential growth opportunities.

It is recommended that the southern property in Candidate 1A and Area 4 are identified as potential long term LDRZ opportunities, subject to a review of land supply and demand after 5 years which would reassess factors such as:

- The timing of relocation of the Green Mill;
- The lot yield generated by LDRZ land including on Licola Road and within Areas 2B and 3; and
- Supply and development activity within remaining greenfield land in the General Residential Zone.

The recommended approach to short and long term LDRZ land in Heyfield is shown in Figure 2.

FIGURE 2 RECOMMENDED APPROACH TO LOW DENSITY RESIDENTIAL IN HEYFIELD



Source: GSA and Heyfield 2015

1. INTRODUCTION

1.1. BACKGROUND

Urban Enterprise has been engaged by Wellington Shire (Council) to undertake a Low Density Residential Land Supply Study for the Heyfield township. The aim of this study is to provide independent recommendations to Council in relation to the availability of suitable, viable locations in proximity to Heyfield to provide for low density residential land (1 acre lots) that are developable within the short term (0-5 years).

The study seeks to recommend appropriate locations for potential development of 1 acre (4,000sqm) lots, based on a viability assessment; and identifies implementation actions, including rezoning of land, to meet identified short term demand.

The key objectives for the study include:

- Provide for sufficient 1 acre lots in the short term to create more housing diversity and opportunities;
- Ensure that further provision of Low Density Residential Zoned land does not impact on the orderly development of residential land in and around Heyfield;
- Avoid impact of residential development on key assets around Heyfield including but not limited to the Macalister Irrigation District, the ASH Timber Mill and the Gippsland Water sewerage treatment plant;
- Respond appropriately to natural hazards such as bushfire and flooding; and
- Ensure that development will enhance the scenic quality of the landscape and minimise impacts on environmentally sensitive locations and assets.

1.2. DEFINING LOW DENSITY RESIDENTIAL

This report primarily investigates demand, supply and opportunities for "low density residential" land. Although low density can be a subjective term, for the purposes of this study **low density residential** relates to lots that are typically provided within the Low Density Residential Zone and not connected to a reticulated sewer. These lots are generally 4,000sqm in area (approximately 1 acre).

Depending on the location and size of lots, land in the Rural Living Zone can sometimes play a similar role in providing large residential lots that are not connected to reticulated sewer, close to townships and set in a rural environment. These lots are generally much larger than low density residential lots, typically 1 hectare (10,000sqm, approximately 2.5 acres) or more. This land is generally referred to as 'rural living' in this report. The extent to which land in the Rural Living Zone and the Low Density Residential Zone meet the needs of similar and different buyers is discussed in Section 4 of this report.

1.3. AREA MEASUREMENTS

Metric measurements (square metres and hectares) are used in this report and in the Wellington Planning Scheme. Given that the areas of low density residential and rural living properties are also commonly referred to using imperial measurements, a table showing area conversions is provided in **Appendix A**. One acre is roughly equivalent to 4,000 square metres (0.4ha).

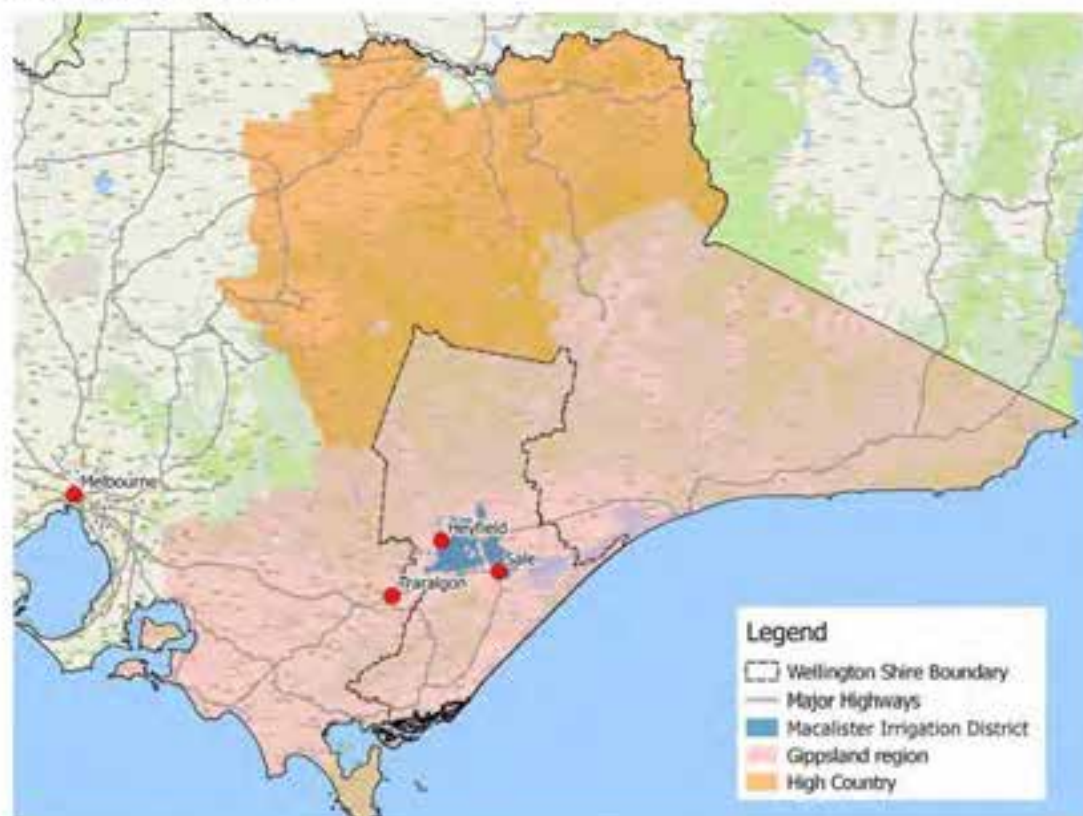
1.4. HEYFIELD IN CONTEXT

Heyfield is located in Wellington Shire, 35km by road (approximately 30 minutes drive) west of Sale and 45km by road (40 minutes drive) north east of Traralgon. Heyfield is 200km east of Melbourne by road, approximately 2.5 hours travel time.

To the north, Licola Road and Weir Road provide access to Lake Glenmaggie (5km north) and the Victorian High Country via Licola and Jamieson. The extensive Macalister Irrigation District (MID) is located immediately south and east of Heyfield, comprising high quality agricultural land. The MID is managed by Southern Rural Water.

Figure 3 shows a map of the broader context of Heyfield.

FIGURE 3 HEYFIELD CONTEXT MAP



Source: VicMap.com.au, 2016

1.5. REPORT SECTIONS

This report includes the following sections:

- Section 2 – An overview of the planning context for Heyfield and surrounds;
- Section 3 – An analysis of the local planning and infrastructure considerations for low density residential development in Heyfield;
- Section 4 – A review of the current demand and supply of low density residential land;
- Section 5 – Identification of candidate areas for additional low density residential land supply in Heyfield;
- Section 6 – Assessment of candidate areas and identification of preferred sites.

2. PLANNING CONTEXT

2.1. INTRODUCTION

This section provides an overview of the State and local planning context for low density residential development as it relates to Heyfield.

2.2. STATE PLANNING POLICY FRAMEWORK

Clause 11.02-1 seeks to ensure a sufficient supply of land for residential use to accommodate projected population growth over at least a 15 year period, and provide clear direction on locations of growth. The clause restricts low density rural residential development that would compromise future development at higher densities.

Clause 16.02-1 seeks to identify land suitable for rural living and rural residential development. The clause supports the management of development in rural areas to protect agriculture, and the consolidation of new housing in existing settlements where investment in physical and community infrastructure and services has already been made. Land should only be zoned for rural living or rural residential development where it is located close to existing towns and urban centres, and can be supplied with electricity, water and good quality road access. A housing and settlement strategy is required to demonstrate need for rural residential development under Clause 16.02-1.

2.3. RURAL RESIDENTIAL DEVELOPMENT – PLANNING PRACTICE NOTE 37

Under the Planning Practice Note 37 – Rural Residential Development, rural residential land use and development should give consideration to the following aspects:

- The proposed rural residential development must be considered against the state, regional and local strategic planning policies and objectives, including SPPF, Regional Growth Plans and other planning and land use management strategies such as Structure Plans;
- Housing demand must be demonstrated;
- Development of a broad range of location-specific criteria that will provide a framework for identifying land suitable for rural residential development;
- Land identified for rural residential development must relate to, and be supported by existing urban development. It must not impede the proper long-term growth of an urban area based on fully serviced residential development at normal urban densities. Rural Residential development should not compromise the implementation of an adopted settlement strategy;
- Rural residential development should ensure to protect area of high agricultural, natural resources, significant landscape and heritage values;
- The development must be serviced by social and physical infrastructure, and an assessment should be undertaken to show the availability of existing infrastructure, the level and range of services needed to be supplied or upgraded, and the costs of additional services and infrastructure.
- Rural residential development should not be provided on land that is within the separation requirement of a 'sensitive' land use under the EPA guidelines, located in close proximity to fire or flood-prone areas or wastewater treatment plants.

2.4. GIPPSLAND REGIONAL GROWTH PLAN

The Gippsland Regional Growth Plan (2014) identifies that "Gippsland's settlements will need to accommodate a projected increase in population of approximately 116,000 people, from 270,400 in 2011 to 386,000 in 2041". The Plan aims to "offer diversity in urban and town character and residential living" (p.45) and identifies nearby centres of Traralgon (along with other major towns in Latrobe City) and Sale as key locations for growth.

The Regional Growth Plan identifies Heyfield as a "town" that should "support small-scale residential, commercial and industrial development and change" (p.46).

2.5. LOCAL PLANNING POLICY FRAMEWORK

Clause 21.04-1 defines Heyfield as a main town which is primarily a service centre for surrounding rural communities. The LPPF identifies that the majority of the rural lifestyle areas in the Wellington Shire are located in a rural or natural setting accessible to township services but beyond the urban fringe, with lot sizes ranging from 4,000 sqm to 8 hectares. Most areas lack reticulated services and limited drainage.

The clause supports rural lifestyle opportunities in appropriate locations, and discourages major development outside urban centres except where a genuine need has been demonstrated and there will be minimal impact on natural and high quality agricultural resources.

Proposed rural lifestyle development should be in close proximity to developed settlements in order to utilise existing social, cultural and infrastructure facilities. The development should have regard to environmental features and constraints, in particular wastewater and effluent disposal. Rural lifestyle development should be discouraged in agricultural areas except where there is a clear connection between the use of the dwelling and a legitimate rural activity on the land.

HEYFIELD STRATEGY PLAN

The Heyfield Strategy Plan was prepared in 2011 by Wellington Shire Council, in conjunction with Meinhardt Infrastructure and Environment, Essential Economics and Urban Initiatives. The Strategy was adopted by Council on 6 December 2011 and it was introduced into the Planning Scheme through Amendment C72. The Strategy Plan has statutory effect through Clause 21.08 of the Wellington Planning Scheme: Heyfield Strategic Framework.

The Strategy seeks to facilitate housing choice that is strategically located, well designed, sustainable, inclusive and affordable, and to protect high quality agricultural land and practices from urban encroachment. The Strategy also seeks to:

- Encourage opportunities to increase the supply of affordable housing;
- Encourage new development areas to connect with existing movement corridors where possible;
- Discourage the development of new residential dwellings which disrupt or restrict existing or future viable agricultural, industrial or rural activities;
- Discourage development in flood and fire prone areas;
- Ensure that sufficient land is zoned for residential purposes within the Urban Boundary;
- Investigate suitable industrial expansion options on the eastern side of Heyfield to prevent expansion into high quality agricultural land; and
- Ensure that the Macalister Irrigation District is protected from inappropriate residential development.

The key changes to the Planning Scheme in regards to residential development included:

- Rezoning of approximately 24 hectares of industrial zoned land to Special Use Zone to allow for future (long term) residential development following closure of the Firebrace Road timber mill;

- Rezoning of land bounded by Tyson Street, Mustons Lane and Licola Road, Heyfield (22 hectares) from Rural Living Zone 2 to General Residential Zone 1;
- Rezoning of 19 Weir Road to the General Residential Zone (approximately 3.4 hectares);
- Rezoning of 55, 73 and 91 Licola Road, Heyfield (approximately 15.4 hectares) from Rural Living Zone 3 to Low Density Residential Zone; and
- Farming Zone land west of Weir Road and north of the existing residential area is identified as 'future urban residential intensification' (approximately 13 hectares).

The Heyfield Strategy Plan is shown in Figure 4. The Plan identifies potential future residential growth to the north-east of the existing residential area and potential future expansion of the industrial area on Maffra Road to the north, south and east. These potential future growth areas should be protected from alternative uses, including low density residential.

The significant additional land supply created through C72 in the General Residential Zone (25 hectares) results in a large amount of potential greenfield residential land across Heyfield that could support standard density dwellings, including existing greenfield parcels on Tyson Road (12 hectares) and Winnindoo Avenue (6 hectares).

FIGURE 4 HEYFIELD STRATEGY PLAN



Source: Heyfield Strategy Plan 2013

2.6. LOW DENSITY RESIDENTIAL ZONE

The purpose of the Low Density Residential Zone (LDRZ) is to provide for low-density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all wastewater. In the LDRZ the following requirements must be met:

- Each dwelling must be connected to reticulated sewerage, if available. If reticulated sewerage is not available, all wastewater from each dwelling must be treated and retained within the lot in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970;
- Each dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply, with appropriate storage capacity, to the satisfaction of the responsible authority;
- Each dwelling must be connected to a reticulated electricity supply or have an alternative energy supply to the satisfaction of the responsible authority.

A permit is required for the subdivision of LDRZ land. The minimum subdivided lot size is 0.4 hectares for each lot where reticulated sewerage is not connected, and 0.2 hectares for each lot with connected reticulated sewerage. Assessment of applications for subdivision are based on the following decision guidelines:

- The protection and enhancement of the natural environment and character of the area including the retention of vegetation and faunal habitat and the need to plant vegetation along waterways, gullies, ridgelines and property boundaries;
- The availability and provision of utility services, including sewerage, water, drainage, electricity, gas and telecommunications;
- In the absence of reticulated sewerage:
 - The capability of the lot to treat and retain all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970;
 - The benefits of restricting the size of lots to the minimum required to treat and retain all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria);
 - The benefits of restricting the size of lots to generally no more than 2 hectares to enable lots to be efficiently maintained without the need for agricultural techniques and equipment.

The requirements of the State and local planning policy frameworks have been integrated into the assessments undertaken to inform this report.

2.7. KEY FINDINGS

- The SPFF, LPPF and Planning Practice Note provides the following guidelines for rural residential development:
 - Rural residential development must be considered against the regional, state and local planning policies;
 - Land should only be zoned for rural living or rural residential development where it is located close to existing towns and urban centres, and can be supplied with electricity, water and good quality road access;
 - Rural residential development should protect area of high agricultural, natural resources, significant landscape and heritage values;
 - Rural residential development should not be provided on land that is within the separation requirement of a 'sensitive' land use under the EPA guidelines, located in close proximity to fire or flood-prone areas or wastewater treatment plant;
 - Rural residential development must be supported by demonstrated housing demand; and
 - A framework of a broad range of location-specific criteria should be developed to identify land suitable for rural residential development.

- The potential future residential growth to the north-east of the existing residential area, and the potential future expansion to the industrial area on Maffra Road to the north, south and east should be protected from alternative uses, including low density residential, as identified in the Heyfield Strategy Plan;
- Under the LDRZ, each dwelling must be connected to reticulated sewerage if available, or a reticulated portable water supply/alternative portable water supply, and a reticulated electricity supply/alternative energy supply;
- A permit is required to subdivide land in LDRZ, where a minimum subdivided lot size is 0.4 hectares for each lot that is not connected to reticulated sewerage, and 0.2 hectares for each lot that is connected to reticulated sewerage.

3. PLANNING AND INFRASTRUCTURE CONSIDERATIONS

3.1. INTRODUCTION

This section provides an overview of the infrastructure and local planning considerations for low density residential development in Heyfield, including flooding, waterway protection, stormwater, potable water catchments, high quality agricultural land, bushfire management, road buffers to wastewater treatment facilities and timber mills, services (electricity, water),.

3.2. FLOODING, WATERWAY PROTECTION AND STORMWATER

The West Gippsland Catchment Management Authority (WGCMA) is responsible for managing the land and water resources in West Gippsland and have provided detailed flood mapping of the Heyfield district from 2015, along with the location of designated waterways. These are shown in Figure 5.

The southern boundary of the township is subject to flooding from the Thompson River. The WGCMA does not support any residential development in the Thomson River floodplain as defined by the current L50 and F0. WGCMA confirmed that any development in Heyfield resulting in increased residential development would need to ensure that flood risk and waterway protection are considered in accordance with the relevant SPFF. In terms of Waterway Protection, the creation of 60m reserves over the waterways and revegetating is required in accordance with the relevant Ecological Vegetation Class.

Existing local drainage is maintained by Wellington Shire Council. The Infrastructure Design Manual (IDM) applies to development in Wellington, and requires that where any residential development occurs, the local drainage system needs to be maintained in its natural state or enhanced to ensure it is able to function without any adverse hydrological impact from development. This is to be achieved with either on site water management practices or local water management practices to ensure acceptable waterway flows and quality is maintained.

FIGURE 5 DESIGNATED WATERWAYS, FLOOD OVERLAY AND LAND SUBJECT TO INUNDATION OVERLAY, HEYFIELD



3.3. PROCLAIMED WATER CATCHMENT AND MACALISTER IRRIGATION DISTRICT

Lake Glenmaggie is located 5km to the north of Heyfield and harvests water for irrigation systems to properties in the Macalister Irrigation District. Southern Rural Water (SRW) manages the Proclaimed Water Catchment of Lake Glenmaggie, the southern boundary of which is shown in Figure 6, an extract from the relevant Proclamation¹. The proclaimed water catchment land immediately south and west of Lake Glenmaggie, but does not affect land in the locality of Heyfield.

The Macalister Irrigation District (MID) affects land to the south and east of Heyfield, as shown in Figure 7. This area is identified as high quality agricultural land and protected from urban development in the Wellington Planning Scheme.

FIGURE 6 LAKE GLENMAGGIE PROCLAIMED WATER CATCHMENT



FIGURE 7 MACALISTER IRRIGATION DISTRICT BOUNDARY



¹ Proclamation, Glenmaggie Water Supply Catchment, Victoria Government Gazette, No. 254, dated 4th December, 1957.

3.4. BUSHFIRE

Land to the north of Heyfield is prone to bushfires, with the most recent bushfire occurring in January 2013. The Bushfire Management Overlay (BMO or WMO) applies to areas within the Rural Living Zone and Farming Zone at the northern edge of the Heyfield locality, as shown in Figure 8. Bushfire prone areas have been excluded from consideration for future low density residential development.

FIGURE 8 BUSHFIRE MANAGEMENT OVERLAY, HEYFIELD



Source: W204a, 2014

Figure 9 shows the proposed changes to the Bushfire Management Overlay in Heyfield. The proposed changes are minor, in the vicinity of Heyfield, with the exception of a new BMO area proposed for the north-west corner of the town affecting the golf course and RLZ land on the eastern side of Golf Course Road. The proposed changes do not directly affect the candidate areas.

FIGURE 9 PROPOSED BUSHFIRE MANAGEMENT OVERLAY - HEYFIELD



Source: W204a, 2014

3.5. TIMBER MILL BUFFERS

Three timber mills currently operate within the Heyfield township and anchor the economic role of the Heyfield area. Urban development in proximity to the mills is managed through Schedule 8 to the Design and Development Overlay in the Planning Scheme. Figure 10 shows the residential areas that are affected by DDO8, which seeks to "encourage well-designed residential development in order to protect the industrial operations on Firebrace Road and Weir Road."

Under the DDO8, an application for residential development must be accompanied by an acoustic report prepared to the satisfaction of Council – such reports are understood to cost approximately \$2,000. The design and building requirements to meet the noise measures for dwellings in areas affected by DDO8 could include double glazed windows, greater insulation/thicker plaster and/or ceiling insulation may need to be acoustic insulation. These design and building requirements would increase the cost of housing construction.

The area to the north of the Firebrace Road mills (Green Mill, south of Firebrace Road, and Canningvale Mill north of Firebrace Road) is designated for long term LDRZ use, however this use can only be contemplated once the mills cease operation. Council has advised that although there are long term plans for the mills to be closed and moved to the current ASH Timber Mill site, there is no firm timeline for this to occur.

DDO8 does not specify a buffer distance, however it appears to generally apply to land within approximately 600m to 800m of the Green Mill and the Canningvale Mill, and 300m to 400m of the ASH Mill. The Planning Scheme (Clause 52.10) requires a buffer distance of 500m from a "Sawmill" to a sensitive use (such as residential).

FIGURE 10 LOCATION OF DDO8 AND TIMBER MILLS



Source: Urban Enterprise

3.6. SERVICE INFRASTRUCTURE

Figure 11 shows the existing sewerage, stormwater and road infrastructure in Heyfield.

The majority of properties in the RLZ and LDRZ are connected to the reticulated water supply and water pipes. However, only existing urban areas are connected to sewer or stormwater pipes in Heyfield.

FIGURE 11 HEYFIELD EXISTING INFRASTRUCTURE



Figure 20. Existing Infrastructure Plan

KEY:

- Water pipe
- Sewer pipe
- Stormwater pipe
- Road reserve

Source: English & Ferguson

ELECTRICITY SUPPLY

Ausnet is the electrical wholesaler for Heyfield. Ausnet provided an aerial view of Heyfield and surrounding areas showing the 22kV electricity distribution system in dark blue (Figure 12). Ausnet estimates that the Heyfield area has capacity for an additional 1,000 - 1,500kVA without requiring augmentation or upgrade of the infrastructure, which equates to capacity for approximately 300 additional dwellings.

FIGURE 12 ELECTRICITY DISTRIBUTION SYSTEM (22KV), HEYFIELD AND SURROUNDS



(AUSNET PHOTO)

RETICULATED WATER AND SEWER

Gippsland Water is the authority responsible for the provision of water supply and reticulated sewer services to Heyfield. At the time of this report, input from Gippsland Water had not been received, however discussions between representatives and the project team indicated that reticulated water supply is available to all urban parts of the town and that any extensions required to supply new development areas are likely to be straightforward and inexpensive.

Gippsland Water is also responsible for the provision of sewerage reticulation. For LDRZ areas, onsite sewer treatment and disposal systems are required unless a development can connect into an existing sewer reticulation system. Given that the scope of this project is to investigate suitable locations for lots of at least 4,000sqm, there is no statutory requirement for a new LDRZ area to be connected to reticulated sewerage (if suitable on-site treatment can be achieved).

Gippsland Water is responsible for managing the Heyfield Wastewater Treatment Plant, which is located to the north-east of the township. There is currently no statutory buffer area in the planning scheme which provides guidance as to areas in which residential development will not be supported due to amenity impacts (primarily odour issues). Any residential development in proximity to the Plant would require assessment under the Environment Protection Authority's *Recommended Separation distances for industrial residual air emissions (1518)*. The recommended buffer distances vary depending on the characteristics of each wastewater treatment facility. For the purposes of this study, a separation buffer of 300 metres has been applied until specific guidance is provided by Gippsland Water (i.e. potential development areas within 300m have not been considered as potential LDRZ locations).

The location of the Plant is shown in Figure 13.

FIGURE 13 LOCATION OF HEYFIELD WASTEWATER TREATMENT PLANT



Source: Urban Design Inc. 2016

3.7. ROADS

The existing local road and local drainage assets in Heyfield are maintained by Council, whereas the main roads are maintained by VicRoads. Arterial roads in the town managed by VicRoads include C105 Traralgon Maffra Road and C486 Licola Road.

Any future residential development where land is zoned for low density residential development (LDRZ) will require access from a sealed road. Where a road is required to be upgraded it must satisfy the requirements of the Infrastructure Design Manual (IDM) which is a set of design and development guidelines typical adopted by regional Councils.

VicRoads prefer limited access points from main arterial roads and support where possible a single access point to a new development, or access to the development site from a local road. Any new access from an arterial road is subject to the requirements of Austroad standards and is likely to require road augmentation.

Land within the LDRZ on Licola Road is proposed to be developed, however it is understood that VicRoads require the proponent to construct an intersection to provide access from Licola Road, including road augmentation. An important consideration for any future LDRZ land will be to enable road access while minimising the need for major intersection or road works.

3.8. SUMMARY OF PLANNING AND INFRASTRUCTURE CONSIDERATIONS

The key planning and infrastructure issues that need to be considered when planning for future low density residential development in Heyfield include the following:

- Flooding and high quality agricultural land generally prohibits development to the south and south-east of Heyfield;
- Industrial, timber mill and wastewater treatment activities restrict opportunities for development to the east and north-east of Heyfield, with the exception of land on the east side of Tyson Road;
- Ongoing timber mill operations on Firebrace Road will limit opportunities for residential development in the vicinity of the mills for the foreseeable future. The preparation of acoustic reports and building requirements to meet noise measures adds costs to dwelling construction in areas in the vicinity of the mill that are available for residential use;
- Bushfire risk limits opportunities outside the town to the north and north-west;
- Residential development with watershed that drains into the Proclaimed water catchment will need to be considered against the Ministerial Guidelines for Planning Application in Open Potable Water Catchments; and
- No significant services constraints are identified – sufficient capacity for electricity supply and proximity to water supply exists across the township.

The planning and infrastructure considerations highlight that many areas surrounding the existing township – and some areas within the township – are limited in terms of development opportunities due to a range of constraints.

4. LOW DENSITY RESIDENTIAL DEMAND AND SUPPLY

4.1. INTRODUCTION

This section provides a review of the demand and supply conditions for low density residential land in Heyfield, drawing on data provided by Council and supplemented by publicly available data sources. Rural living land is included in the assessment where relevant.

4.2. DEMAND FOR LOW DENSITY HOUSING

BUILDING APPROVALS

Over the period January 2010 to June 2016, 17 dwellings were approved for construction in the Rural Living Zone in Heyfield. This equates to an average of 2.6 new dwellings per annum.

Rural Living Zone dwelling approvals accounted for 40% of all dwellings approved during this period, indicating that low density living is a significant part of the residential market in this area.

No dwelling approvals took place in the LDRZ over this period, and no new lots were released to the market through subdivision due to the recent introduction of the first section of LDRZ in Heyfield in December 2014 through Amendment C72. Development planning for part of this land is underway but no permit applications have been lodged.

TABLE 1 DWELLING APPROVALS, HEYFIELD, 2010 - 2016

	2010	2011	2012	2013	2014	2015	2016 (Jan-Jun)	Total	Average January 2010 - June 2016 p.a.
GRZ1	5	5	2	4	1	4		21	3.2
MU2		1				3		4	0.6
RLZ1	1	2		1				4	0.6
RLZ2	2		1	3	3	2	1	12	1.8
RLZ3							1	1	0.2
LDRZ								0	0
Total	8	8	3	8	4	9	2	42	6.5

Source: Wellington City Council

Table 2 shows dwelling approvals since 2011/12 for the Maffra SA2 region and Wellington Shire. The data shows that the Maffra area is experiencing increased dwelling construction activity, and in the 2015/16 financial year new dwellings approved in Maffra as a proportion of the Wellington Shire total (38%) was significantly higher than for previous years (27% to 30%), indicating a recent increase in demand for housing in the Maffra region (which includes the towns of Maffra, Stratford, Heyfield, Glenmaggie and surrounding rural areas).

TABLE 2 DWELLING APPROVALS, WELLINGTON SHIRE AND MAFFRA SA2, 2011/12 TO 2015/16

	2011/12	2012/13	2013/14	2014/15	2015/16
Wellington	283	230	207	249	249
Maffra SA2	84	61	64	71	95
Maffra SA2 % of Shire	30%	27%	31%	29%	38%

Source: ABS Building Approvals

POPULATION GROWTH

Victoria in Future projects that the Heyfield Maffra District will experience low population growth at an average rate of 0.33% per annum over the period 2016 to 2031, slightly higher but similar to the average rate of population growth over the period 2006 to 2015 in the Maffra SA2 of 0.30% per annum. Each of these statistical areas include the townships of Heyfield, Maffra and surrounding rural areas and townships. Population projections are not available at the local (township) level. Population data is shown in Table 3.

TABLE 3 RECENT AND PROJECTED POPULATION GROWTH, HEYFIELD – MAFFRA REGION

	2006	2011	2015	2016	2021	2026	2031	Ave 2006-2015 (actual)	Ave. 2016-31 (projected)
Maffra SA2	13,076	13,595	13,436					0.30%	
Heyfield-Maffra VPSA				13,542	13,680	13,961	14,230		0.33%

Source: AEC Regional Population Growth, Victorian Future 2016

Ongoing population growth will generate demand for additional dwellings in the region that is likely to be of a similar scale to recent demand levels. The locations of this population growth will depend on the availability of residential dwellings and land that meet the needs of the market.

The townships of Maffra and Stratford each have active residential growth areas, and are therefore likely to be able to provide an ongoing supply of new lots to the market and accommodate a steady increase in population attracted by the close proximity to employment and services in Sale. Heyfield is likely to continue to play a supporting role in terms of residential growth.

RESIDENTIAL PROPERTY VALUES

Median house prices for Heyfield from 2005 to 2015 are shown in Table 4, alongside medians for Wellington Shire and Latrobe City for comparison. This data has been sourced from A Guide to Property Values, which provides property sales data and analysis from the Victorian Valuer-General.

The median house price in Heyfield was \$182,500 in 2015. The Heyfield median house price was significantly lower than the median across Wellington Shire (\$235,000) and the City of Latrobe (\$215,000) in 2015, however the average price growth of 6% per annum in Heyfield was higher than the rate of growth for each of the municipalities over the past 10 years (albeit increasing from a lower base).

TABLE 4 MEDIAN HOUSE PRICE, 2005 - 2015

	Heyfield	Wellington Shire	Latrobe City
2005	\$102,000	\$170,000	\$145,000
2006	\$129,000	\$175,000	\$152,000
2007	\$119,500	\$183,500	\$160,000
2008	\$144,500	\$190,000	\$165,000
2009	\$155,000	\$197,000	\$177,000
2010	\$155,000	\$218,000	\$195,000
2011	\$175,000	\$242,500	\$209,000
2012	\$171,500	\$230,000	\$208,000
2013	\$200,000	\$230,000	\$212,000
2014	\$180,000	\$230,000	\$216,001
2015	\$182,500	\$235,000	\$215,000
AGG%	5.99%	3.29%	4.02%

Source: Valuer-General Victoria (2016)

PROPERTY SALES

Table 5 shows the number of vacant residential land sales in Wellington Shire, Latrobe City and regional Victoria between 2010 and 2015, as published in A Guide to Property Values.

The number of vacant residential lots of 4,000sqm and above sold in Wellington Shire increased in 2014 and 2015 compared with the period 2010 to 2013, indicating an increase in demand for this property type.

In 2015, there were 300 vacant residential land sales in Wellington Shire - 32% of these were vacant "rural lifestyle" lots. This proportion has increased from 23% in 2010, and is significantly higher than the regional Victorian average of 21%, reflecting the significant role that lower density residential area play in the property market in the municipality.

TABLE 5 NUMBER OF VACANT RESIDENTIAL LAND SALES, WELLINGTON SHIRE, LATROBE CITY AND REGIONAL VICTORIA

	2010	2011	2012	2013	2014	2015
Vacant Res A (< 2,000sqm)						
Wellington	232	182	129	156	210	186
Latrobe	335	210	182	237	211	187
Reg Victoria	8122	7283	6416	6415	6860	6833
Vacant Res B (< 4,000 sqm)						
Wellington	7	7	10	15	21	18
Latrobe	9	7	4	10	5	6
Reg Victoria	329	321	351	349	345	425
Vacant Residential Rural/Rural Lifestyle						
Wellington	73	59	61	65	103	96
Latrobe	38	38	34	26	30	34
Reg Victoria	1775	1663	1708	1797	1593	1921
Total Vacant Residential Land Sales						
Wellington	312	248	200	236	334	300
Latrobe	382	255	220	273	246	227
Reg Victoria	10226	9267	8475	8561	8798	9179
Vacant Residential Rural/Rural Lifestyle % of Total						
Wellington	23%	24%	31%	28%	31%	32%
Latrobe	10%	15%	15%	10%	12%	15%
Reg Victoria	17%	18%	20%	21%	18%	21%

Source: Guide to Property Values 2016

CURRENT MARKET

Separate discussions with two local real estate agents indicate that there is considered to be a degree of latent demand in the Heyfield area for 1 acre lots, and that this demand is currently unmet in Heyfield. The future release of new lots to fill this market gap is considered by the agents to be likely to lead to relatively strong demand in the short term, followed by ongoing steady but low annual sales rates.

One agent noted that residential property markets in Sale and Maffra are currently performing well, with population growth and sales volumes increasing. This is leading to growth in surrounding areas, and the Heyfield market is performing well at present with steady demand for both town and rural residential properties. There are relatively strong local fundamentals at present, with timber mills generating steady economic activity and underpinning positive local sentiment.

Agents noted that the Heyfield market is not a large residential market in terms of demand and sales volumes, however, and ongoing sales rates are expected to remain relatively low. Fragmented land ownership and a lack of broadacre properties owned by developers with capacity to fund subdivisions has been a constraint to lot release in the past, and this issue is likely to continue to limit land release in the short to medium term, however a number of local property owners are interested in releasing small numbers of lots to the market if infrastructure costs can be minimised.

Both agents noted that larger lots are popular in Heyfield due to the opportunity for large sheds, caravans and boats, and private open space for recreation such as motorcycle riding and horse / other animal keeping. The market for low density living in Heyfield is expected to be underpinned by demand from young families and older couples, including some moving from farms to a town-edge location. One agent noted that there is steady demand in the region for families and couples moving from Sale and Traralgon to nearby smaller towns seeking a rural lifestyle within proximity to employment in the regional centres, leading to good results and sales volumes in other small towns such as Toongabbie.

Agents noted that the current supply of rural residential lots are typically too large / time consuming for many residents seeking a low density lifestyle to maintain, but too small to be productive for a rural / agricultural business.

One agent noted that there is a lack of rental housing in Heyfield relative to demand, which is leading to some township dwelling owners purchasing larger rural residential lots as their primary place of residence and holding the town dwelling as an investment property. This trend could be further supported by the release of more large lots in Heyfield. The agent indicated that current demand for land in the Rural Living Zone is steady and is generated from a range of sources, including residents of regional centres, local couples and families seeking larger blocks.

A desktop review² of low density residential and rural living dwellings and vacant lots currently on the market was undertaken for Heyfield - only properties of less than 4 hectares were selected for analysis.

At the time of the review, there were 3 houses and 3 vacant lots currently advertised for sale on real estate websites in Heyfield in the Rural Living Zone, and none in the Low Density Residential Zone. Site visits indicated that a number of rural living lots are currently on the market through private sale, with a number of signs visible, meaning that many more lots are likely to be currently on the market.

Asking prices were in the range of \$430,000 - \$545,000 for houses, and \$95,000 - \$149,500 for vacant lots. Real estate agents confirmed that recent RLZ sales in Heyfield ranged between \$100,000 and \$150,000 per vacant lot.

4.3. EXISTING LOW DENSITY AND RURAL RESIDENTIAL LAND SUPPLY

In January 2016, Council undertook a supply and demand assessment of rural residential land in Heyfield. The assessment identified that the existing supply of rural lifestyle to equate to 78 lots. A review of vacant land in Heyfield and lots with subdivision potential found there to be a current supply of 80 lots (as at September 2016).

The schedule to RLZ2 and RLZ3 specifies a minimum lot size for subdivision of 2 hectares. Therefore, a minimum 4 hectares land parcel is required for subdivision in the RLZ in Heyfield (with the exception of a small area of land near the town centre which is subject to Schedule 1 to the RLZ, with a minimum lot size of 0.8ha but constrained by steep slope).

The location of each 'supply' type is shown in Figure 14, including vacant lots in the Rural Living Zone, larger occupied lots in the Rural Living Zone which could be subdivided under the current planning controls and minimum lot sizes, and the potential supply that could be created through subdivision of the LDRZ area.

² Using real estate websites realestate.com.au and realestatewv.com.au

Based on historical dwelling approval rates for land in the Rural Living Zone (2.6 dwellings per annum), the current supply in the Rural Living Zone would equate to approximately 21 years (as summarised in Table 6).

The lack of available land in lot sizes between 2,000sqm and 8,000sqm means that the market is relatively untested for this lot size. Although some buyers would not differentiate between lots of 4,000sqm and 1-2 hectares, it is likely that many buyers seeking a 4,000sqm lot would not consider a lot of 1-2ha or more as meeting their needs, primarily due to the additional maintenance requirements associated with larger Rural Living Zone lots as confirmed through consultation with real estate agents. Therefore, the markets for land in the Rural Living Zone and for land in the Low Density Residential Zone are considered to be mostly separate markets.

TABLE 6 EXISTING RURAL AND LOW DENSITY RESIDENTIAL LAND SUPPLY IN HEYFIELD, SEPTEMBER 2016

	No. of Lots	Dwelling approvals rate p.a.	No. of Years of Supply
Vacant RLZ lots (no further subdivision possible)	26		
Vacant or occupied RLZ lots (maximum net additional lot capacity)	28		
Sub-total RLZ	54	2.6	21
LDRZ Subdivision potential	26	0*	
Total	80		

*Source: Warragonee Shire Council. *Based on the maximum number of lots that can be created from the existing lots, and based on a 100sqm lot size which is the minimum lot size for the zone.

FIGURE 14 LOCATION OF LOW DENSITY AND RURAL RESIDENTIAL LAND SUPPLY, HEYFIELD, SEPTEMBER 2016



Source: Warragonee Shire Council, 2016.

SUPPLY ISSUES

The low density and rural residential land supply in Heyfield generally falls within the following categories and locations, many of which are not likely to be made available to the market in the short term:

- Eight vacant 2 hectare lots are located near the corner of Mustons Lane and Golf Course Road. Only one of these lots is currently advertised for sale. A further vacant 2 hectare lot remains at the northern part of this area with potential to create a further 4 lots;

- Ten large Rural Living Zone properties occupied by a single dwelling in the western part of the Rural Living Zone, located on Draper Road, Heyfield Seaton Road and Mustons Lane. Each of these lots is of sufficient size to be subdivided to create one additional lot, however opportunities for subdivision will depend on the intentions of the individual property owners, location of existing dwellings and lot configuration. These lots are unlikely to create any substantive additional supply in the short term if the land remains in the RLZ;
- One large lot on Mustons Lane is of sufficient size to be subdivided into eight 2 hectare lots, however the lot is currently occupied and it is not known whether any subdivision is proposed. This lot is also partially affected by the Wildfire Management Overlay which could restrict lot yield and increase building costs;
- Four vacant lots are available on Broberg Court, however each of these contains significant stands of native vegetation that could restrict development of dwellings given that the WMO applies to this area. It is understood that limited dwelling construction has taken place in this recently subdivided area due primarily to the restriction of the WMO;
- Two larger lots with access from Mustons Lane with indicative capacity to create an additional 3 lots each appear to be 'balance' lots created through previous subdivisions, which would be prohibited from further subdivision ('balance' lots are larger lots that allow smaller lots to be created from the same parent lot under the Rural Living Zone);
- Four vacant lots ranging from 1 to 3 hectares are available in the RLZ to the east of Ucola Road on Molphy Court. Signs indicate that some of these lots have recently been sold; and
- The current LDRZ has potential to provide 26 lots through subdivision. However, it is understood that only one of the five landowners in this area proposes to develop their land, and that the limited yield and significant infrastructure costs to service the proposed subdivision may delay or prohibit development in this area.

Overall, only 16 vacant lots are considered to be suitable for construction of a dwelling for low density residential use in the short term, equating to 6 years' supply. Most lots are between 8,000sqm and 2 hectares in area.

COMPETING SUPPLY

A desktop assessment of the rural lifestyle lots available in nearby towns of Glenmaggie, Maffra, Stratford and Toongabbie was undertaken to identify alternative supply for lots of approximately 4,000 sqm in nearby towns. The review found that there is limited land zoned LDRZ in the region, with only 7 vacant lots identified in the LDRZ in nearby towns of Maffra and Stratford. LDRZ land only accounts for 3% - 8% of total rural residential zones in Heyfield and nearby towns.

TABLE 7 COMPETING LOW DENSITY AND RURAL RESIDENTIAL LAND SUPPLY, HEYFIELD AND NEARBY TOWNSHIPS

	Heyfield	Glenmaggie	Maffra	Stratford	Toongabbie
Area (ha)					
LDRZ	14.5	0	36	24	0
RLZ	314	665	400	744	130
Typical Lot Sizes					
LDRZ	2.5ha - 5ha	n/a	4,000sqm - 8,000 sqm	4,000 sqm - 2ha	n/a
RLZ	8,000sqm - 2ha	8,000sqm - 2 ha	8,000sqm - 2ha	1.5ha - 3ha	8,000sqm - 2ha
GRZ/TZ	800sqm - 2,000sqm	500sqm - 1,000sqm	800sqm - 1,000sqm	800sqm - 1,500sqm	800sqm - 2,000 sqm
Vacant Lots (not accounting for subdivision potential)					
LDRZ	2	0	4	3	0
RLZ	39	22	22	22	5

Source: Urban Enterprise, 2013 aerial imagery and planning plans, September 2016

4.4. KEY FINDINGS

- Wellington Shire is a popular location for rural and low density residential dwellings and lots, and the Heyfield Maffra region is experiencing an increase in overall residential demand;
- Based on the historical average number of dwelling approvals in the rural living zones and projected population growth, past demand for rural residential lots in Heyfield is approximately 3 lots per annum;
- Much of the supply of land in the Rural Living Zone in Heyfield is fragmented and is unlikely to be made available to the market in the short term. Approximately 16 lots are vacant and potentially available to the market, however these lots are all at least 8,000sqm in area, with many 1-2 hectares in area. These lots would not necessarily meet the needs of those seeking smaller low density lots in the order of 4,000sqm / one acre;
- The lack of available supply of lots between 2,000sqm and 8,000sqm means that the market is relatively untested for this product, and there is a gap in the market for Low Density Residential lots, both in Heyfield and surrounding towns. It is expected that if lots were made available in the order of 4,000sqm, that some of the recent demand for lots in the Rural Living Zone would be transferred to the Low Density Residential Zone, and further latent demand may be met by addressing this market gap.

IMPLICATIONS

Given that no low density residential lots have been made available in Heyfield, it is likely that there is a degree of latent demand that would be absorbed in the early stages of any future LDRZ subdivision.

The lack of supply makes it difficult to project the rate of future demand, given that the market is relatively untested for this residential lot type. If historical demand for rural living lots is used as a guide, it could be expected that at least 3 lots per year could be required in the Low Density Residential Zone if appropriate land is made available to the market. This would equate to demand for 15 lots over the next 5 years and 30 lots over the next 10 years in the Low Density Residential Zone. At an average lot size of 4,000sqm and allowing 30% of land area for access, drainage and open space, this would require a total of between 9ha and 17ha of LDRZ land. It is likely that initial demand when new LDRZ lots are released to the market would significantly exceed 3 lots per annum due to latent demand.

Although existing land in the LDRZ has potential to create new low density lots, it is understood that only one landowner has the intention to subdivide and the process is understood to have been delayed due to infrastructure issues. If this land is ultimately subdivided, a total of 11 lots would be created, meaning that it is likely that additional land would be required in any case to meet demand over the next 5 to 10 years. In order to ensure that there is sufficient supply of low density residential lots on an ongoing basis, it is recommended that the take up of any new LDRZ land is monitored yearly and a review of the suitability of supply (quantity and quality) should be undertaken every 5 years.

5. CANDIDATE AREAS FOR FUTURE LOW DENSITY HOUSING

5.1. SITE SELECTION CRITERIA

In order to identify potential areas for future low density residential development, a set of site selection criteria were established. The criteria are outlined in Table 8 – the criteria are designed to ensure that the provision of any new LDR2 land meets the requirements of State and local planning policy, meets the needs of the market, optimises the amenity of current and future residents, and enables land to be developed in the short term without compromising longer term objectives for Heyfield.

TABLE 8 LOW DENSITY RESIDENTIAL SITE SELECTION CRITERIA

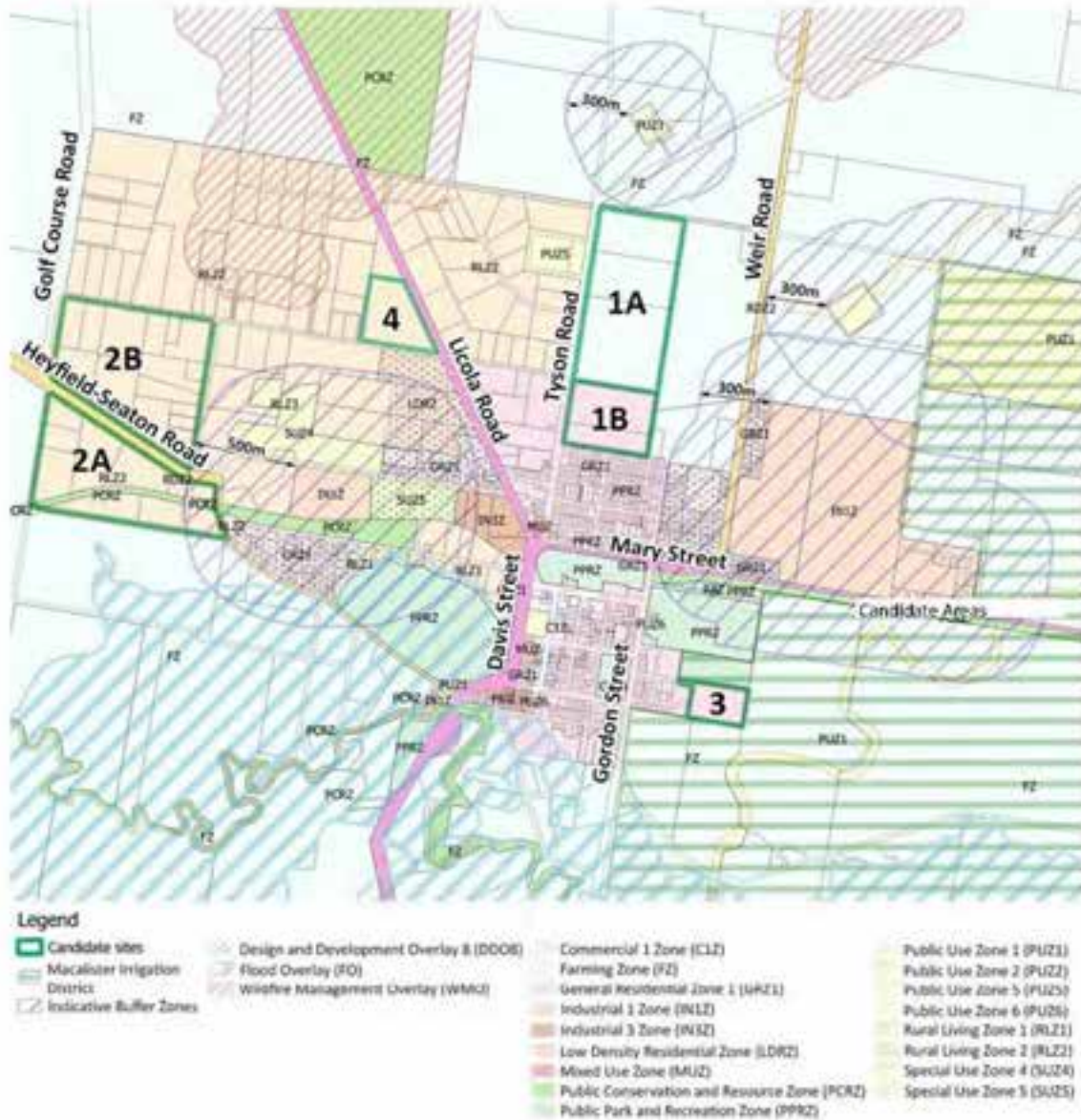
No.	Criteria
1	Not in an area affected by the Macalister Irrigation District, a declared water supply catchment or areas subject to flooding or inundation.
2	Not conflicting or compromising the future opportunities for long term urban growth (residential and industry/ employment).
3	Not conflicting with or requiring significant changes to the intent of the Heyfield Structure Plan, including retention of sufficient standard residential land.
4	Not in an area that is affected by environmental constraints and buffer areas, such as bushline, significant native vegetation, noise (timber mills) and/ or odour (waste water treatment plant).
5	Within reasonable proximity to community services.
6	Within proximity to infrastructure services (power, water).
7	Appropriate interface with other land uses.
8	Accessibility (readily accessible by car and walking, but not likely to require works to the arterial road network for access).
9	Topography which is appropriate for development.
10	Land area which is big enough to accommodate demand over at least the next 5-10 years (either as an individual property, group of properties or group of candidate areas).

Source: Urban Enterprise

5.2. CANDIDATE AREAS

Through consideration of the planning and property context outlined in this report, the site selection criteria were applied to identify four (4) candidate areas for consideration and further investigation for their suitability and feasibility for low density residential development. The boundaries of the candidate areas are shown in Figure 15, and a summary of the sites is provided in Table 9.

FIGURE 15 CANDIDATE AREAS FOR FUTURE LOW DENSITY RESIDENTIAL DEVELOPMENT



Source: Urban Engineers, 2014

TABLE 9 SUMMARY OF LDRZ CANDIDATE AREA DETAILS

Candidate Area	Zone	Properties / Owners	Land area	Indicative LDRZ Lot yield	Summary of land area and potential for LDRZ
Area 1A	FZ	3 / 3	33.3ha	50 – 55 lots	This area is primarily flat rural land currently used for residences and some small livestock purposes. Large lots contain significant areas of vacant land. Potential low density residential use in this area would provide a land use transition from the Rural Living Zone to the west and the General Residential Zone to the south. Land further to the east is potentially a long term residential growth area.
Area 1B	GRZ1	2 / 2	12.1ha	20 lots	This area is flat greenfield residential land, adjacent to standard density residential area, with 2 owners. LDRZ would enable land use transition from residential to Rural Living and Farming Zones to the north. LDRZ would prevent a longer term residential growth front in a northerly direction from the established township area.
Area 2A	RLZ2	10 / 10	28.4ha	40 lots	Fragmented land ownership, existing dwellings and improvements on most sites. Multiple larger lots that could support subdivision within the LDRZ. LDRZ would enable a transition to Rural Living Zone in the north. Adjacent to rail trail. This area of RLZ is known to be a popular area for low density dwellings.
Area 2B	RLZ2	14 / 14	39.3ha	55 – 65 lots	Fragmented land ownership, existing dwellings and improvements on most sites. Many larger lots which could support small subdivisions. LDRZ in this location would 'book-end' future long term LDRZ to east once the Green Mill relocates. RLZ in this area is known to be a popular location for high value low density housing. Water and power available at boundary.
Area 3	GRZ1	1 / 1	4.8 ha	10 – 12 lots	Vacant land in single ownership adjacent to current services and recent standard density residential subdivision. Existing services exist to adjacent lots, easily accessible to town centre. Requirement for a sewer pumping station is understood to limit opportunities for standard density residential development. LDRZ would create relatively low lot yield. Adjacent subdivision created two 'low density' lots; LDRZ would continue this subdivision pattern to the east.
Area 4	RLZ2	1/1	8.1 ha	14 lots	Single occupied RLZ parcel, adjacent to the existing LDRZ land, accessible from Mustons Lane. Large property could create a good supply of new lots.

(Source: Urban Engineering)

Other sites were also considered as potential candidate areas, however were not considered to align with the selection criteria for a range of reasons. For example:

- Land in the General Residential Zone east of Licola Road and west of Tyson Road was rezoned for standard density residential development under Amendment C72. Given that this land was the subject of a recent change to the Wellington Planning Scheme, it is not considered appropriate to subsequently rezone to a different residential zone (LDRZ). (It is noted that this land may be appropriate for consideration as Low Density Residential land if a future review of the Heyfield Strategy Plan identifies that there is an over-supply of standard density residential land and a need for further low density lots); and
- Land on the west side of Weir Road to the immediate north of the established residential area is identified in the Heyfield Strategy Plan as a potential future growth direction – rezoning to the LDRZ would prohibit any future residential growth in this direction (this issue may also apply to Candidate Area 1B). This area could also potentially be affected by any additional buffer areas sought by Gippsland Water relating to the Wastewater Treatment Plant, or buffers required by Council in relation to the timber mill and any future industrial area expansion to the north of the existing Industrial Zone.

A guiding principle of the identification of suitable LDRZ sites is the opportunity for new lots to be delivered to the market in the short term in order to address the current market gap, acknowledging that longer term LDRZ land may become available following the closure of the timber mill on Firebrace Road.

6. ASSESSMENT OF CANDIDATE AREAS

6.1. INTRODUCTION

This section of the report provides an assessment of the suitability of each Candidate Areas to provide for potential future low density residential lots in Heyfield. In addition to the criteria outlined in Section 5.1, further criteria have been applied to assess and compare the Candidate Areas in two stages as follows:

Stage 1 Criteria relate to the suitability of the Candidate Areas for low density residential use in general, regardless of the timeframe for development and the intentions of the landowners. The criteria include:

1. How well do the site characteristics of the Candidate Area align with the needs of the market and future residents, such as amenity, location and accessibility?; and
2. Are there any constraints to the land being developed such as bushfire or native vegetation, and to what extent (if any) would LDRZ in this location impact long term strategic planning objectives?

The project brief calls for preferred areas to be identified which have the potential to generate lot supply to cater to short term demand (within the next 5 years). This need has been verified through the analysis in this report. The Stage 2 criteria used to assess the opportunity for short term development include:

3. What proportion of the land is owned by those with interest and capacity to sell or develop the land, how well would the land ownership pattern enable development, could the resulting lot yield meet demand over the next 5 years, and would short term development be feasible?

The assessment is provided in Section 6.5, based on the following considerations.

6.2. ALIGNMENT OF SITE CHARACTERISTICS WITH COMMUNITY AND MARKET NEEDS

The research undertaken for this study indicates that there is demand for low density residential lots in Heyfield of between 1 and 2 acres. These lots are generally sought in areas with a rural or bush setting with an outlook to other rural areas. Areas in close proximity to the town centre are considered to be more attractive to the market, particularly if LDRZ lots are within walking distance of services such as retail, community facilities, schools and recreation which are all consolidated within the town centre. Proximity to employment and health services provided at the Heyfield Hospital was also identified as a benefit for future residents.

Discussions with a local real estate agent indicate that all the candidate areas are considered attractive to the market for buyers seeking larger (1-2 acre) lots, with the following points of difference:

- Areas 1A and 1B would be sought after due to: rural outlook, close proximity to the town centre and hospital, planned footpath along Tyson Road, and high value houses in the area;
- Areas 2A and 2B would be attractive to buyers due to the bush setting, although these areas are less proximate and accessible to the town centre than other candidate areas. Access to the area from the town passes through an industrial / timber mill area which could deter walking, although the rail trail provides an alternative pedestrian and cycling route to the south;
- Area 3 is very well located to the town centre, especially retail and recreation. The area would be attractive for buyers, but would also restrict future opportunity for standard density residential development adjacent to existing infrastructure;
- Area 4 would be attractive to buyers given the bush setting, although is not as close to the town centre as Areas 1B and 3.

6.3. DEVELOPMENT CONSTRAINTS AND LONG TERM PLANNING

ENVIRONMENT AND NATIVE VEGETATION

Table 10 provides a summary of the environmental values of the candidate areas as provided by Council. Overall, vegetation is unlikely to present a significant constraint to future low density residential development in any of the candidate areas, however site specific assessments would be required in some areas to confirm the extent of native vegetation to be retained or requirements for offsets. These further assessments could be undertaken at the time of subdivision and during construction.

Candidate Areas 1 and 2 have significant areas of EVC61 (Box Ironbark Forest – ‘vulnerable’) on the roadsides and in patches. Area 2 has intact EVC55 (Plains Grassy Woodland – ‘endangered’) on the roadsides. Both Areas 1 and 2 have good quality native vegetation in considerable quantities. The native vegetation in Areas 1 and 2 would be impacted if access to residential areas is required through road reserves and by the provision of utilities. Areas 1 and 2 also have scattered trees occurring throughout the areas.

Native vegetation (EVC61) in Area 4 is mainly located on the western boundary of the site, and along the roadsides of Licola-Heyfield Road and Mustons Lane. The vegetation along the roadsides is moderate to good quality, whereas the quality of vegetation along the western boundary is unknown but may be planted (however, this does not exempt from native vegetation regulations). The removal of native vegetation as a result of new boundary alignment/access through road reserves would add further requirements at the subdivision stage, especially given that unsewered properties in the LDR2 must be at least 4,000 sqm and hence do not have access to the exemption for planning permit approval for the removal of native vegetation on properties less than 4,000 sqm. In addition, the removal of native vegetation along the Licola-Heyfield Road is likely to be limited as this is a VicRoads road, therefore, access ways through the road reserve are likely to be limited.

Area 3 has less roadside native vegetation and scattered trees when compared to other areas and would be the better candidate for potential LDR2 rezoning from a native vegetation prospective.

TABLE 10 ENVIRONMENTAL CONSIDERATIONS FOR CANDIDATE AREAS

	Area 1	Area 2	Area 3	Area 4
Ecological vegetation community(s) (EVC)	Box Ironbark forest (EVC 61)	50% Red Gum Plains Grassy Woodland (EVC 55) (southern half) 50% Box Ironbark forest (EVC 61) (northern half)	Red Gum Plains Grassy Woodland (EVC 55)	Box Ironbark forest (EVC 61)
Roadside native vegetation	Many of the roadsides have a significant amount of good quality native vegetation	Many of the roadsides have a significant amount of good quality native vegetation	Some scattered trees. Understorey likely to be mainly exotic.	Moderate to good quality native vegetation along roadsides
Native vegetation on private property	Scattered native trees occur throughout the property. There is a patch of disturbed native vegetation in the north east corner of the property. The likelihood of derived native grasslands occurring in this area is high.	Scattered native trees occur throughout this area. A patch of box ironbark occurs in the north west corner of the area. The likelihood of derived native grasslands occurring in this area is high.	Scattered native trees throughout the area. This area has a low likelihood of derived native grasses occurring.	Native trees on the western property boundary of unknown quality.
Overall relative level of constraint	Lower	Higher	Moderate	Moderate

Source: Wellington Water 2016.

BUSHFIRE

The following preliminary advice was provided verbally by the CFA (this advice is subject to a more detailed assessment being undertaken, including site visits):

- The CFA would assess all proposals against on the SPFF, with a priority of directing any future development away from risks;
- DELWP has exhibited changes to the Bushfire Management Overlay (BMO) – the proposed changes are now considered to be 'seriously entertained' and therefore should be taken into account for this project. (The proposed changes include a new area within the BMO to the north-west of Heyfield, but do not affect the candidate areas).
- In principle, Candidate Areas 1B and 3 do not appear to present significant risk from a bushfire perspective. Area 1A would require more detailed assessment, but is unlikely to present a bushfire risk;
- Candidate Area 2 and 4 appears to have the highest bushfire risk given the exposure to fires from the west and proximity to vegetation / fuel from the north. This does not necessarily preclude development in this area, however CFA would assess the risk and alternatives. A strategic assessment of options (as provided in this report) will assist the CFA in understanding options for LDRZ in Heyfield.

LONG TERM STRATEGIC PLANNING

The Heyfield Strategy Plan sets out the long term strategic vision for the township. Given the range of constraints to the south, east and north of the RLZ, the Strategy Plan identified land to the north and north-east of the township as the primary growth directions for future standard residential development, and land to the east adjacent to the existing industrial zone as the preferred area for industrial expansion.

The inclusion of land in the Low Density Residential Zone would limit opportunity for any future residential growth at urban densities in this area once subdivision takes place. This is one of the weaknesses of Candidate Area 1, especially Area 1B, where LDRZ subdivision could restrict short-medium term urban expansion to the north-east of the town.

The other candidate areas are not considered to conflict with long term planning opportunities for the town. Area 4 would present a logical extension to the existing LDRZ land on Licola Road, and the eastern edge of Area 2B could 'bookend' the existing LDRZ area on Licola Road in the long term given that land in between these two areas is designated for long term LDRZ if and when the Green Mill relocates. This could ultimately provide for a continuous LDRZ 'front' along the north-western edge of the town, extending from Licola Road to Heyfield-Seaton Road.

Rezoning of Area 3 would reduce the land supply available for standard density residential lots, however it is understood that the site has significant infrastructure costs associated with the need for a sewer pump station that compromise the viability of standard density development. This issue is likely to be eliminated if land is rezoned to the LDRZ, in which no reticulated sewer is required. Although 'back-zoning' of land from an urban density to low density is generally not encouraged, this Candidate Area is highly unlikely to be developed under the current zoning and therefore presents the risk that this strategic location for residential use will not be made available to the market. A low density residential outcome for the site is considered an appropriate use of the land.

6.4. DEVELOPMENT LAYOUT, LAND OWNERSHIP AND LANDOWNER INTENTIONS

These criteria are considered the most important in ensuring that the preferred area for LDRZ lots can be delivered to the market in the short term, given that other land may be made available in the medium term if land in the current LDRZ is subdivided, and a long term option for LDRZ is designated if the Green Mill relocated from Firebrace Road.

LANDOWNER CONSULTATION

Landowners whose land are within the candidate areas were contacted to understand the likelihood of land being subdivided or sold if rezoned to the LDRZ.

A number of affected landowners identified that they would be interested to sell or subdivide in the short term if their land were rezoned. However, many owners indicated that subdivision would be unlikely to occur in the short term, and/or that they would not have the financial capacity or time to develop the land themselves.

Many landowners who expressed interest in subdividing identified that they would be likely to retain the existing dwelling and continue to reside on the property. Some interested landowners indicated that their preference would be to create lots larger than 4,000 sqm.

Multiple landowners with intention to subdivide land in the short term are located in Candidate Area 2B, with a smaller number of interested landowners in each of the other candidate areas. Area 3 is the only property owned by a developer – the landowner representative indicated that development would proceed in the short term if the land was rezoned to LDRZ, an important opportunity in providing new lot supply to address the current market gap.

POTENTIAL DEVELOPMENT LAYOUT

Area 1 includes five separate properties and owners, however each is accessible from Tyson Road which would enable independent subdivision of the lots.

Areas 2A and 2B have fragmented land ownership, which could result in some challenges for subdivision and a slower rate of lot release, however there are some large lots with access from Draper Road with owners interested in subdividing in the short term. It is unlikely that these areas alone would provide a significant amount of new lots to the market, however if rezoned in conjunction with a second candidate area, these areas could support a number of smaller subdivisions.

Area 2B is bisected by a waterway/drainage reserve running north-south through the area, meaning that a co-ordinated development plan across the whole area could be challenging to achieve. Some land in this area will not be developable due to waterways and associated buffers.

Candidate Areas 3 and 4 are in single ownership, and each could accommodate a simple subdivision layouts with a single internal access road.

INFRASTRUCTURE AND SERVICES

Council has advised that the following requirements need to be met for roads, drainage and open space infrastructure for low density residential development in Heyfield:

- **Internal roads** must be sealed (conforming with IDM sealed cross-section drawing SD600), and the access design must conform with IDM drawing SD255. A minimum road pavement depth of 300mm is required, and a seal minimum of 3 metres from the edge of seal on the connecting road is required.
- **Drainage:** all candidate areas currently have no sewerage connected. Drainage infrastructure is required to meet EPA best practice guidelines, with pre- and post-calculations to be completed and retention structures are to be provided to Council. This excludes any drainage work that the landowners may need to undertake to ensure that there is no adverse impact to downstream properties.

- **Open Space:** 5% land cost contribution in dollar value for public open space contribution, and a street tree charge of \$400 per allotment will be required. In some circumstances, a land contribution for public open space will be required instead of a cash contribution, if Council identifies that a shared path link or connection would be needed through the property.

TGM has provided preliminary assessment of the potential infrastructure and services required to support low density residential development in Heyfield, taking into account the above Council requirements. In summary, it is considered that the candidate areas would require the following infrastructure and services:

- **Area 1A:**
 - Minor external upgrade on Tyson Road;
 - Existing waterway to be modified to provide for detention and water quality treatment;
 - Minor upgrade to new watermains in areas of external road;
 - Upgrade to existing sewer reticulation system within developed land to the south;
 - Provision of new powerlines/augmentations;
 - Developer-funded telecommunication overheads required.
- **Area 1B:**
 - Minor external upgrade on Tyson Road;
 - Existing waterway to be modified to provide for detention and water quality treatment;
 - Minor upgrade to new watermains in areas of external road (location of watermain to be confirmed with Gippsland Water);
 - Provision of new powerlines/augmentations;
 - Developer-funded telecommunication overheads required.
- **Area 2A:**
 - Upgrade to existing Heyfield-Seaton Road to typical sealed road standard;
 - Existing waterway to be modified to provide for detention and water quality treatment;
 - New watermains in areas of external road upgrades;
 - Provision of new powerlines/augmentations;
 - Developer-funded telecommunication overheads required.
- **Area 2B:**
 - Upgrade to existing Heyfield-Seaton Road to typical sealed road standard;
 - Existing waterway to be modified to provide for detention and water quality treatment;
 - New watermains in areas of external road upgrades;
 - Provision of new powerlines/augmentations;
 - Developer-funded telecommunication overheads required.
- **Area 3:**
 - Minor road modification works to connect to Burnett Court;
 - On-site drainage detention system (adjacent land);
 - Extension of existing water supply system from Burnett Court without any infrastructure upgrades (to be confirmed with Gippsland Water regarding supply capacity);
 - Extension of existing power supply from Burnett Court;
 - Extension of existing telecommunication supply from Burnett Court.

- **Area 4:**
 - Upgrade of Mustons Lane, including minor intersection works at Licola Road;
 - On-site drainage detention system;
 - Extension of existing water supply system from Licola Road;
 - Extension of existing power supply from Licola Road;
 - Developer-funded telecommunication overheads required.

The estimated infrastructure and services costs for each Candidate Area are shown in Table 11. These costs relate to the overall costs to develop all land in the Candidate Area, and per lot costs shown are averaged across the maximum lot yield. These costs are indicative, given the strong likelihood of variations to the ultimate layout of development and the location and length of internal roads. However, this provides a guide to the overall scale of development costs likely to be incurred per lot in each Candidate Area. Cost breakdowns are provided in **Appendix B**.

Key assumptions, inclusions and exclusions underpinning these estimates are as follows:

- Development costs are an opinion of cost and are based on assumed development layouts for the various sites. They are broad costs and do not break down to the detail of a bill of quantities. Estimates are preliminary only and are not based on detailed design and/or analysis;
- The costs are based on either preliminary advice or no advice obtained from the relevant authorities and all items are therefore subject to confirmation and review upon receipt of formal conditions for the development;
- The rates applied to each site are consistent.
- Cost estimates assume all external servicing infrastructure is available and has capacity to service the proposed development unless stated otherwise;
- Estimates assume no site contamination;
- Professional fees quoted are preliminary; and
- No allowance is made for retaining walls, landscape design and construction work, recycled (non-potable) water, flora and fauna or heritage considerations, land purchase costs, legal fees, finance costs, selling and agent costs, goods and services taxation, cost of bonds required to obtain certificate of compliance and open space contributions.

It should be noted that these costs are to be borne by the development proponent prior to completion of subdivision to create new low density residential lots.

TABLE 11 INFRASTRUCTURE COST ESTIMATES – ALL CANDIDATE AREAS

Candidate Area	1A	1B	2A	2B	3	4
Area (ha)	33.3	12.1	28.4	39.3	4.8	8.3
Lot yield	56	20	40	65	11	15
Development Cost Breakdown (per lot)						
Internal development works	\$48,000	\$48,000	\$21,000	\$36,000	\$46,000	\$38,000
External development works	\$6,000	\$6,000	\$40,000	\$30,000	\$5,000	\$15,000
Development charges and fees	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000
Professional fees	\$4,000	\$5,000	\$6,000	\$5,000	\$7,000	\$6,000
Total development cost (per lot)	\$61,000	\$61,000	\$70,000	\$74,000	\$61,000	\$62,000

Source: AECOM, 2016. Commercial Development Process Tables

DEVELOPMENT FEASIBILITY

For development to be feasible, a reasonable rate of return must be available to the landowner or developer after all development costs have been incurred and lots sold. There are a number of variables in assessing return for low density residential development, such as lot size, timing of development, the number of stages of subdivision, contingencies for additional unforeseen costs, price of lots sold and the underlying value of the land.

A high level assessment of development feasibility in each of the areas has been undertaken, assuming that the average construction cost per lot is applied to each potential subdivision (including a 5% contingency) and other likely costs such as interest on construction costs and selling costs (at 2.5% of lot sales revenue).

Based on discussions with real estate agents, the expected sales price of new vacant 1 acre lots in Heyfield in the current market is in the order of \$125,000 to \$140,000. For this assessment, a sales price of \$135,000 has been assumed. It is noted that higher prices may be achieved in the short term given the absence of competing supply, the likelihood of latent demand and the lack of vacant lots available within the General Residential Zone.

For each area, a 'full development' is considered feasible in principle, assuming that lot yields are maximised across all properties in the Area (i.e. lots in the order of 4,000sqm are created), drainage can be provided within existing waterways (or in the case of Area 3, on adjacent land) and no significant additional costs are required such as major native vegetation removal / assessment.

The timing of development is therefore a key consideration, given that the project brief requires identification of sites that could deliver new lots in the short term.

6.5. CANDIDATE AREA ASSESSMENT

Table 12 summarises the overall suitability of the candidate areas for the provision of potential future low density residential lots in Heyfield against the selection criteria. Criteria 1 and 2 relate to the general suitability of the land for LDRZ. Criterion 3 is the most critical, given that these factors influence whether the land is likely to be made available to the market in the short term (over the next 5 years).

TABLE 12: CANDIDATE AREA ASSESSMENT

Criteria	Candidate Areas					
	1A	1B	2A	2B	3	4
1. Alignment with community and market needs						
Proximity to community services (education, health, retail, community, recreation)	1 - 2km to town centre	✓ 700m - 1km to town centre, walking distance to hospital	2 - 3km to town centre	2 - 3km to town centre	✓ 700 - 800m to town centre. Walking distance to school and rec. reserve	1.5km to town centre
Accessibility readily accessible by car and walking to regional road and trail network, but not likely to require works to the arterial road network for access	✓ Access from Lyson Road (sealed), planned future footpath to town centre	✓ Access from Lyson Road (sealed), planned future footpath to town centre	Local road upgrades required, direct access to rail-trail / pedestrian network	Accessible from Heyfield - Seaton Road, however not easy walking distance to town centre	✓ Accessed from local roads, good pedestrian access to town centre	Access from Lickla Road (declared arterial) via Mustang Lane. Low pedestrian accessibility
Opportunities to align site characteristics with those in demand by prospective purchasers (i.e. rural amenity, views, bush setting)	✓ Rural outlook, separation from town	✓ Adjacent to standard density residential, rural outlook to the north	✓ Bush setting, popular low density area	✓ Bush setting, popular low density area	Rural outlook to south and east, adjacent to standard density residential	Bush setting, low density area, however some lots would have arterial road interface
Overall alignment with Criterion 1	High	High	Medium	Medium	High	Medium
2. Land constraints and long term strategic planning						
2.1 Unconstrained by environmental constraints and buffer areas, such as bushfire, noise and odour pollution, native vegetation	✓ No significant constraints identified (subject to favourable bushfire assessment)	✓ No significant constraints identified	Potential bushfire risk, particularly at western edge. Likelihood of some minor native vegetation constraints	Potential bushfire risk at western and northern edge. Potential for some minor native vegetation constraints	✓ No significant constraints identified	Potential bushfire risk from the north, some native vegetation constraints

Criteria	Candidate Areas					
	1A	1B	2A	2B	3	4
2.2 Long term planning objectives – would LDRZ align with long term Council planning objectives / enable an appropriate land use and density transition and interface?	✓ Separated from existing town area, would enable transition from RLZ to the west to GRZ to the south. Would prevent extension of a long term northern standard density growth front in this area.	Would rezone existing GRZ land to LDRZ and prevent a standard density growth front in this area. Other standard density residential growth could be accommodated further to the east, however.	Would not conflict with long term planning.	✓ Could 'bookend' the future extension of LDRZ land north of Firebrace Road once the Green Mill relocates and provide a transition to RLZ land to the west.	LDRZ would prevent standard density development, however feasibility issues exist for this type of development.	✓ Would create a logical extension to the existing LDRZ land and not compromise other long term planning.
Overall alignment with Criterion 2	High	Medium	Low	Medium	Medium	Medium
3. Development intentions, land ownership pattern and lot yield						
3.1 Land owner intentions: the land owner(s) intend to develop or sell the land to facilitate residential development, and have capacity to do so.	No land owned by developers, one owner could subdivide part of the land in medium term, however this would create one or more superlots which would need to be purchased and re-subdivided by a developer.	No land owned by developers, unlikely to be sold or subdivided in the short term.	Only one owner expressed interest in subdividing in the short term – this is a relatively small property with low yield.	✓ A number of landowners intend to subdivide in the short term, especially at the northern and eastern parts of the area.	✓ Land is owned by a development consortium interested in subdividing in the short term.	Land owned by an owner-occupier, unlikely to be sold or developed in the short term.
3.2 Land ownership pattern: conducive to short term development and a well-planned outcome.	✓ 3 owners, each lot is large and accessible from Tyson Road, could be subdivided separately.	✓ 2 owners, each lot is large, accessible from Tyson Road, could be subdivided separately.	Fragmented ownership. Development Plan Overlay may be required to co-ordinate subdivision.	Multiple owners, most lots can be accessed from existing road network. Creation of new lots could be slow - potential co-ordination required.	✓ Single owner, large lot, practical for a typical subdivision layout.	✓ Single owner, large lot, practical for a typical subdivision layout.
3.3 Land area and potential lot yield: sufficient land to accommodate demand over at least the next 5 - 10 years.	✓ 33ha, 56 lots	✓ 12 ha, 20 lots	✓ 28 ha, 40 lots	✓ 39 ha, 65 lots	5 ha, 11 lots. Could comprise the immediate term component of a multi-site approach to supply.	8 ha, 15 lots
3.4 Low external infrastructure requirements and costs, and feasible to develop in the short term.	✓ Existing infrastructure available, low external infrastructure requirements. ✓ Feasible to develop	✓ Existing infrastructure available, low external infrastructure requirements. ✓ Feasible to develop	Existing roads require upgrade to seal. ✓ Feasible to develop subject to constraints	Existing roads require upgrade to seal if accessed from east or north. ✓ Feasible to develop	✓ Minimal external infrastructure costs. ✓ Feasible to develop	Section of Mustons Lane requires seal. ✓ Feasible to develop
Alignment with Criterion 3:	Low - Medium	Low - Medium	Low	Medium - High	High	Low

Source: Urban Development Ltd.

6.6. PREFERRED SITES

The only Candidate Area property owned by a developer with the intention to subdivide in the short term is Candidate Area 3. The characteristics of this area are well aligned with the needs of the market and community, particularly in relation to proximity to the town centre and recreation opportunities. This area presents the best opportunity for short term LDRZ supply in Heyfield.

The relatively low development costs associated with Area 3 will support a feasible subdivision on this site, likely to be completed in a single stage making use of existing infrastructure. Two large lots exist at the eastern end of Burnett Court (4,100sqm and 7,300sqm respectively), providing a logical lot size transition between future LDRZ lots and the existing standard residential lots on Burnett Court.

Area 3 could provide approximately 11 lots to the market in the short term. Depending on take up rates, these lots would be likely to provide approximately 2-3 years supply, based on the expectation that lot sales in the first year would be strong due to latent demand (up to 6-8 lots), followed by a longer term average of at least 3 lots per year.

It is noted that the rezoning and subdivision processes may take 2 years or more from commencement. It is likely that latent demand for low density residential lots would further increase over this period if LDRZ land on Licola Road is not developed.

It is recommended that a second LDRZ area should be identified to ensure that there is no shortage of low density lots over the next 5 years. The identification of a second area would provide the benefits of encouraging competition in the development market and offering a different location / setting to prospective land purchasers. As a result, there is likely to be improved choice and reduced upward pressure on lot prices if two areas are rezoned. Further, if one area is not developed in the short term (as has been the case in Heyfield since the previous rezonings on Licola Road), there is still an opportunity for subdivision within the other LDRZ area, reducing the risk of no new supply being made available over the short term.

Based on the analysis shown in Table 12, there are a number of suitable options for a secondary LDRZ area in Heyfield. Of these areas, the most suitable are considered to be Candidate Areas 1A, 2B and 4. Given that the over-riding objective is to provide short term supply to the market, it is considered that Area 2B presents the best opportunity for subdivision based on the stated intentions of owners in this area to subdivide in the short term, and the location of existing water and power services along the Candidate Area boundary. This area could provide a secondary LDRZ that could ultimately link with long term LDRZ expansion north of Firebrace Road, and would not compromise other long term strategic planning objectives for the town.

The full extent of Area 2B will not be required from a demand perspective. The entire area could have a capacity of up to 65 lots, which would provide for in excess of 20 years supply (at 3 – 4 lots per year). Given that other LDRZ development options are proposed in Area 3 and potentially in existing LDRZ land on Licola Road, a smaller section within Candidate Area 2B should be identified for rezoning for short term purposes. It is preferable for this area to include landowners that have expressed an interest in subdividing in the short term with access to existing infrastructure, in closest proximity to the town centre and not directly exposed to bushfire risks from the west and north.

It is therefore recommended that approximately 12.8ha of land across 5 properties in the south-eastern corner of Area 2B is rezoned to the LDRZ, which could yield in the order of 22-23 lots if all are subdivided and existing dwellings are not retained. If existing dwellings are retained in this area, the subdivision layout would likely result in a slightly lower yield in the order of 17-18 lots (depending on the subdivision layout). In either case, this area could deliver approximately 3 – 6 years of supply to the market over the short term. Advice from TGM is that construction costs per lot would be lower within this recommended area than the average construction cost per lot across the broader Candidate Area 2B, assuming access from Heyfield Seaton Road and a small detention basin being constructed in the south-west of the area. If Council's view is that a Development Plan Overlay is required to ensure a co-ordinated approach to subdivision and infrastructure provision, then some co-operation between landowners would be required to deliver the new supply. Actual subdivision costs and layouts would need to be agreed with Council – the capacity of landowners to fund development, retain existing dwellings and co-ordinate with the timing and

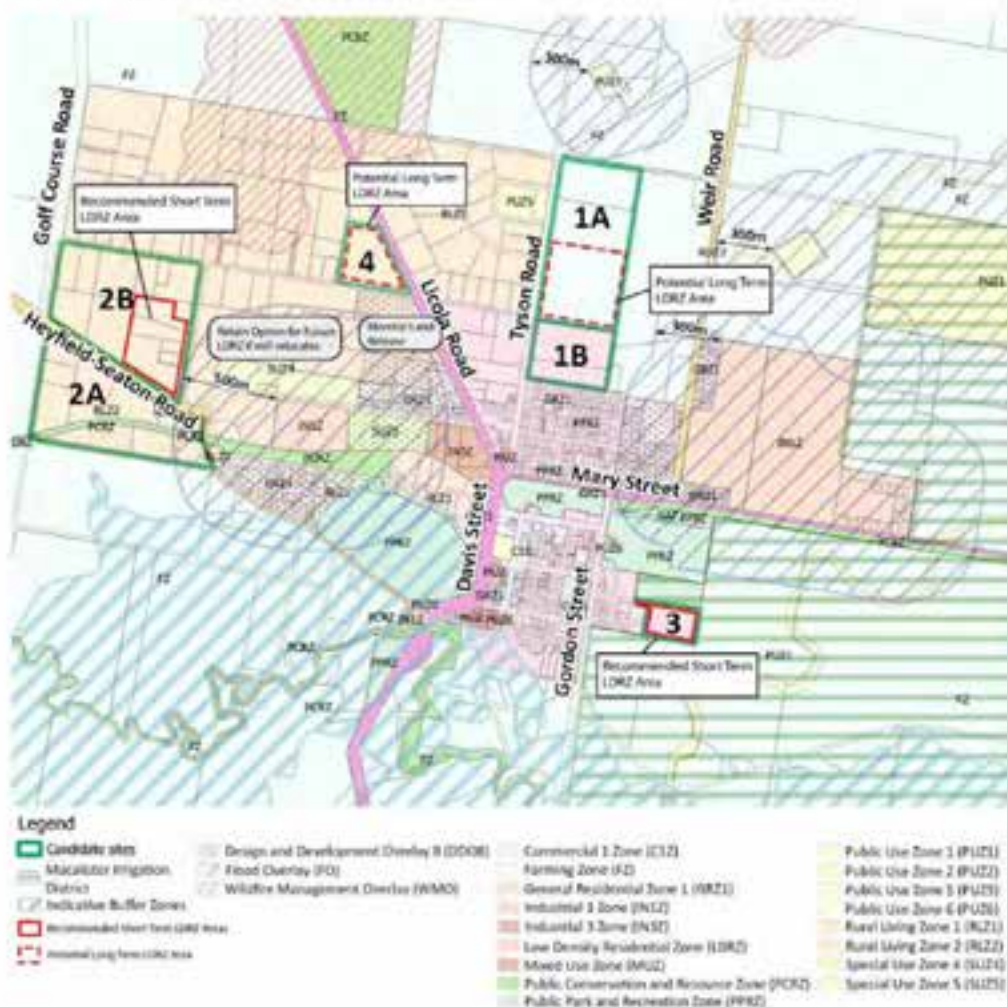
infrastructure provision of neighbouring subdivisions could all impact on the delivery of new lots in this area, hence it is identified as a secondary supply opportunity to the primary opportunity in Candidate Area 3.

Candidate Area 1 and Candidate Area 4 present appropriate locations for future LDRZ, however not all landowners will have capacity or intention to subdivide in the short term. It is expected that these areas could provide medium term supply at the earliest. Rezoning of Candidate Area 1B could also potentially limit residential expansion to the north-east of the town. In the short term, it is considered appropriate for this area to remain as currently zoned (including land further to the east on Weir Road) so as not to compromise any long term standard residential growth opportunities.

It is recommended that the southern property in Candidate 1A and Area 4 are identified as potential long term LDRZ opportunities, subject to a review of land supply and demand after 5 years.

The recommended approach to short and long term LDRZ land in Heyfield is shown in Figure 16.

FIGURE 16 RECOMMENDED APPROACH TO LDRZ LAND IN HEYFIELD



Source: LDRZ Study, 2016

6.7. IMPLEMENTATION

In order to implement the recommendations of this report, Council should adopt the report and seek authorisation to prepare a Planning Scheme Amendment. The Amendment should seek to make the following changes to the Wellington Planning Scheme:

- Rezone part of the land within Area 2B (as shown in Figure 16) and all land within Area 3 to the Low Density Residential Zone;
- Apply a new Development Plan Overlay to land in Area 2B to ensure that future subdivision of land in this area takes place in accordance with a Development Plan approved by Council which provides for efficient and appropriate development layouts and infrastructure provision across the area;
- Update the Heyfield Strategy Plan in Clause 21.08 to:
 - Identify Area 1A, Area 4 and land between the Green Mill and Mustons Lane as Potential Long Term LDRZ Areas; and
 - Amend the Urban Growth Boundary to encompass Area 2B, as well as all land bounded by Licola Road, Mustons Lane, Firebrace Road and Draper Road.
- Include this report as a Reference Document to the Wellington Planning Scheme.

MONITORING AND REVIEW

This report should be reviewed within 5 years of adoption. The review should cover:

- Indicators of demand for low density residential land, including dwelling approvals, lot sales and prices, and population growth;
- The amount of supply available within the LDRZ in Heyfield, and the amount of new supply that has been made available to the market since this report was prepared;
- Supply and development activity within remaining greenfield land in the General Residential Zone (in order to form a view as to whether any over-supply exists and whether any land in the GRZ could be rezoned to the LDRZ, such as Candidate Area 1B);
- The need for any further supply to meet market needs if warranted by the demand update and/or any issues relating to the timing of development of land within the LDRZ; and
- Any other relevant changes to the planning and land use context in Heyfield, such as any updates to the Heyfield Strategy Plan or revised buffer requirements due to changes to timber mill operations and/or the boundaries of land in Industrial or Special Use Zones.

APPENDIX A IMPERIAL AND METRIC AREA CONVERSIONS

Imperial Measurement		Metric measurement	
Acres (two decimals)	Acres (rounded)	Square Metres	Hectares
0.49	0.5	2,000	0.2
0.99	1	4,000	0.4
2.47	2.5	10,000	1
4.94	5	20,000	2
9.88	10	40,000	4

APPENDIX B TGM INFRASTRUCTURE AND SERVICES COST ESTIMATES

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**HEYFIELD LOW DENSITY RESIDENTIAL LAND SUPPLY
CANDIDATE AREA NO. 1A
WELLINGTON SHIRE COUNCIL
OPINION OF COSTS**

9/11/2016
REVISION - B

REFER PLAN
URBAN ENTERPRISE CANDIDATE AREAS

AREA	Gross Site Area	33.3	Ha
No LOTS	NDA (GSA less OPS = 0ha)	33.3	Open space to be confirmed LOTS
		66	

1.00 INTERNAL DEVELOPMENT WORKS

1.01 INTERNAL ROADS AND DRAINAGE WORKS	\$1,591,200.00
1.02 EARTHWORKS	\$289,568.00
1.03 ON-SITE STORMWATER DETENTION	\$100,000.00
1.04 WSDU Protocols	\$20,000.00
1.05 SEWERAGE RETICULATION (on site treatment- no allowance in costing)	\$0.00
1.06 POTABLE WATER RETICULATION	\$289,800.00
1.07 NDV - NON POTABLE WATER RETICULATION (ASSUME NOT REQUIRED)	\$0.00
1.08 DEMOLITION OF EXISTING STRUCTURES/PLANT/TREE REMOVAL	\$10,000.00
1.09 MISCELLANEOUS WORKS (CULVERT CREEK CROSSINGS)	\$25,000.00
1.10 ELECTRICITY SUPPLY (SUPPLY TO EACH LOT INCLUDING UNDERGROUND CABLEING)	\$348,000.00
1.11 TELECOMMUNICATIONS (PIT AND PIPE)	\$28,000.00
1.12 Contingency (5%)	\$128,628.40

Sub Total \$2,701,196.40

2.00 EXTERNAL DEVELOPMENT WORKS

2.01 EXTERNAL ROADWORKS	\$41,000.00
2.02 EXTERNAL STORMWATER OUTFALL DRAIN UPGRADE	No Allowance \$0.00
2.03 EXTERNAL SEWER UPGRADE (Not applicable)	\$0.00
2.04 EXTERNAL WATER RETICULATION (Eidernal Upgrade)	\$88,000.00
2.05 EXTERNAL GAS RETICULATION	\$0.00
2.06 ELECTRICITY SUPPLY (Augmentation works,)	\$180,000.00
2.07 TELECOMMUNICATIONS SUPPLY (headworks charges applicable)	\$20,000.00
2.08 Contingency (5%)	\$18,850.00

Sub Total \$337,050.00

3.00 DEVELOPMENT CHARGES AND FEES

3.1 COUNCIL	
3.1.1 COUNCIL PLAN CHECKING AND SUPERVISION	\$58,946.50
3.1.2 COUNCIL CERTIFICATION FEES	\$1,120.00
3.1.3 COUNCIL DRAINAGE LEVY	ASSUME NO COST \$0.00
3.1.4 COUNCIL DEVELOPMENT LEVY - DCP	\$0.00
3.1.5 STREET TREES	To be included in landscape budget \$22,400.00
3.1.6 PUBLIC OPEN SPACE	ALLOWANCE TO BE MADE BY DEVELOPER IF REQUIRED \$0.00
3.2 TITLE OFFICE FEES	\$0.00
3.3 SEWERAGE SERVICES	
3.3.1 Application and processing Fees	\$0.00
3.3.2 Developer Contributions	\$0.00
3.4 POTABLE and RECYCLED WATER SUPPLY	
3.4.2 Developer Contributions	\$29,848.24
3.4.3 Connection and meter fees	\$5,000.00
3.5 MAIN DRAINAGE WORKS	
3.5.1 Developer Contributions (Not applicable)	\$0.00
3.6 ELECTRICITY SUPPLY	
3.6.1 Developer Contributions and public lighting (included in build costs and external costs)	\$0.00
3.6.2 Design and Project Management (included in build cost and external costs)	
3.7 TELSTRANBN FIBRE OPTIC RETICULATION CHARGES	
3.7.1 NDA contribution fees	\$33,600.00

Sub Total \$149,014.74

4.00 REIMBURSEMENTS

4.1 WATER AUTHORITY	
4.1.1 Shared sewerage assets	\$0.00
4.1.2 Shared water supply assets	\$0.00
4.1.3 Shared recycled water assets	\$0.00
4.2 ELECTRICITY SUPPLY	
4.2.1 No HV reimbursement	\$0.00

5.00 PROFESSIONAL FEES

5.1 Civil Engineering - Internal Works	Design	\$80,378.88	
	Construction	\$45,931.36	
5.2 Civil Engineering - External and Scheme Works	Design	\$6,050.00	
	Construction	\$6,050.00	
5.3 Electricity Supply and Communication Design and Project Management		\$16,800.00	
5.4 Surveying		\$28,000.00	
5.5 Planning		\$10,000.00	
5.6 Geotechnical (Allow)		\$5,000.00	
5.7 Traffic (Allow)		\$5,000.00	
5.8 Landscaping		\$0.00	
5.9 Environmental (By Others)		\$0.00	
5.10 Cultural Heritage (By Others)		\$0.00	
5.11 Flora and Fauna (By Other)		\$0.00	
	Sub Total		\$218,211

TOTAL ESTIMATED COST \$3,405,472.38

ESTIMATED COST PER LOT \$66,812.01

CONSTRUCTION ONLY ESTIMATED COST	\$3,038,748
CONSTRUCTION ONLY ESTIMATED COST PER LOT	\$54,254.40

NOTES:

- 1 These estimates are preliminary only and are not based on detailed design and/or analysis.
- 2 The costs are based on either preliminary advice or no advice obtained from the relevant authorities and all items are therefore subject to confirmation and review upon receipt of formal conditions for the development.
- 3 Cost estimates assume all external servicing infrastructure is available and has capacity to service the proposed development unless stated otherwise.
- 4 No allowance for retaining walls.
- 5 Estimates also exclude Landscape design and construction works.
- 6 Estimates assumes no site contamination.
- 7 The professional fees quoted are preliminary and are subject to negotiation and confirmation.
- 8 These estimates do not include allowances for:
 - land purchase cost
 - legal fees
 - finance costs
 - selling and agents costs
 - goods and services taxation
 - cost of bonds required to obtain certificate of compliance
 - open space contributions
- 9 Cost estimates has no allowance for flora and fauna or heritage considerations.
- 10 No allowance for recycled (non-potable) water.

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**HEYFIELD LOW DENSITY RESIDENTIAL LAND SUPPLY
CANDIDATE AREA NO. 1B
WELLINGTON SHIRE COUNCIL
OPINION OF COSTS**

9/11/2016
REVISION - B

REFER PLAN
URBAN ENTERPRISE CANDIDATE AREAS

AREA	Gross Site Area	12.1	12.1	Ha
No LOTS	NDA (GSA less OPS = 0ha)	12.1	20	Open space to be confirmed LOTS

1.00 INTERNAL DEVELOPMENT WORKS

1.01 INTERNAL ROADS AND DRAINAGE WORKS	\$527,000.00
1.02 EARTHWORKS	\$88,200.00
1.03 ON-SITE STORMWATER DETENTION	\$50,000.00
1.04 WSDU Protocols	\$10,000.00
1.05 SEWERAGE RETICULATION (on site treatment- no allowance in costing)	\$0.00
1.06 POTABLE WATER RETICULATION	\$93,000.00
1.07 NDV - NON POTABLE WATER RETICULATION (ASSUME NOT REQUIRED)	\$0.00
1.08 DEMOLITION OF EXISTING STRUCTURES/PLANT/TREE REMOVAL	\$10,000.00
1.09 MISCELLANEOUS WORKS (CULVERT CREEK CROSSINGS)	\$25,000.00
1.10 ELECTRICITY SUPPLY (SUPPLY TO EACH LOT INCLUDING UNDERGROUND CABLEING)	\$82,000.00
1.11 TELECOMMUNICATIONS (PIT AND PIPE)	\$10,000.00
1.12 Contingency (5%)	\$45,314.00

Sub Total \$951,694.00

2.00 EXTERNAL DEVELOPMENT WORKS

2.01 EXTERNAL ROADWORKS	\$32,500.00
2.02 EXTERNAL STORMWATER OUTFALL DRAIN UPGRADE	No Allowance \$0.00
2.03 EXTERNAL SEWER UPGRADE (Not applicable)	\$0.00
2.04 EXTERNAL WATER RETICULATION (Eidernal Upgrade)	\$0.00
2.05 EXTERNAL GAS RETICULATION	\$0.00
2.06 ELECTRICITY SUPPLY (Augmentation works,)	\$80,000.00
2.07 TELECOMMUNICATIONS SUPPLY (headworks charges applicable)	\$20,000.00
2.08 Contingency (5%)	\$5,825.00

Sub Total \$198,325.00

3.00 DEVELOPMENT CHARGES AND FEES

3.1 COUNCIL	
3.1.1 COUNCIL PLAN CHECKING AND SUPERVISION	\$20,133.75
3.1.2 COUNCIL CERTIFICATION FEES	\$400.00
3.1.3 COUNCIL DRAINAGE LEVY	ASSUME NO COST \$0.00
3.1.4 COUNCIL DEVELOPMENT LEVY - DCP	\$0.00
3.1.5 STREET TREES	To be included in landscape budget \$8,000.00
3.1.6 PUBLIC OPEN SPACE	ALLOWANCE TO BE MADE BY DEVELOPER IF REQUIRED \$0.00
3.2 TITLE OFFICE FEES	\$0.00
3.3 SEWERAGE SERVICES	
3.3.1 Application and processing Fees	\$0.00
3.3.2 Developer Contributions	\$0.00
3.4 POTABLE and RECYCLED WATER SUPPLY	
3.4.2 Developer Contributions	\$10,095.80
3.4.3 Connection and meter fees	\$5,000.00
3.5 MAIN DRAINAGE WORKS	
3.5.1 Developer Contributions (Not applicable)	\$0.00
3.6 ELECTRICITY SUPPLY	
3.6.1 Developer Contributions and public lighting (included in build costs and external costs)	\$0.00
3.6.2 Design and Project Management (included in build cost and external costs)	
3.7 TELSTRANBN FIBRE OPTIC RETICULATION CHARGES	
3.7.1 NDA contribution fees	\$12,000.00

Sub Total \$66,229.55

4.00 REIMBURSEMENTS

4.1 WATER AUTHORITY	
4.1.1 Shared sewerage assets	\$0.00
4.1.2 Shared water supply assets	\$0.00
4.1.3 Shared recycled water assets	\$0.00
4.2 ELECTRICITY SUPPLY	
4.2.1 No HV reimbursement	\$0.00

5.00 PROFESSIONAL FEES

5.1 Civil Engineering - Internal Works	Design	\$43,149.80	
	Construction	\$14,085.60	
5.2 Civil Engineering - External and Scheme Works	Design	\$1,625.00	
	Construction	\$1,825.00	
5.3 Electricity Supply and Communication Design and Project Management		\$6,000.00	
5.4 Surveying		\$10,000.00	
5.5 Planning		\$10,000.00	
5.6 Geotechnical (Allow)		\$5,000.00	
5.7 Traffic (Allow)		\$5,000.00	
5.8 Landscaping		\$0.00	
5.9 Environmental (By Others)		\$0.00	
5.10 Cultural Heritage (By Others)		\$0.00	
5.11 Flora and Fauna (By Other)		\$0.00	
Sub Total			\$98,485

TOTAL ESTIMATED COST \$1,224,433.95

ESTIMATED COST PER LOT \$81,221.76

CONSTRUCTION ONLY ESTIMATED COST	\$1,048,719
CONSTRUCTION ONLY ESTIMATED COST PER LOT	\$53,485.95

NOTES:

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- 4 No allowance for retaining walls.
- 5 Estimates also exclude Landscape design and construction works.
- 6 Estimates assumes no site contamination.
- 7 The professional fees quoted are preliminary and are subject to negotiation and confirmation.
- 8 These estimates do not include allowances for:
land purchase cost
legal fees
finance costs
selling and agents costs
goods and services taxation
cost of bonds required to obtain certificate of compliance
open space contributions
- 9 Cost estimates has no allowance for flora and fauna or heritage considerations.
- 10 No allowance for recycled (non-potable) water.

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**HEYFIELD LOW DENSITY RESIDENTIAL LAND SUPPLY
CANDIDATE AREA NO. 2A
WELLINGTON SHIRE COUNCIL
OPINION OF COSTS**

9/11/2016
REVISION - B

REFER PLAN
URBAN ENTERPRISE CANDIDATE AREAS

AREA	Gross Site Area	29.4	Ha
No LOTS	NDA (GSA less OPS = 0ha)	29.4	Open space to be confirmed LOTS
		40	

1.00 INTERNAL DEVELOPMENT WORKS

1.01 INTERNAL ROADS AND DRAINAGE WORKS	\$365,500.00
1.02 EARTHWORKS	\$61,820.00
1.03 ON-SITE STORMWATER DETENTION	\$100,000.00
1.04 WSDU Protocols	\$30,000.00
1.05 SEWERAGE RETICULATION (on site treatment- no allowance in costing)	\$0.00
1.06 POTABLE WATER RETICULATION	\$64,500.00
1.07 NDV - NON POTABLE WATER RETICULATION (ASSUME NOT REQUIRED)	\$0.00
1.08 DEMOLITION OF EXISTING STRUCTURES/PLANT/TREE REMOVAL	\$7,000.00
1.09 MISCELLANEOUS WORKS	\$0.00
1.10 ELECTRICITY SUPPLY (SUPPLY TO EACH LOT INCLUDING UNDERGROUND CABLING)	\$144,000.00
1.11 TELECOMMUNICATIONS (PIT AND PIPE)	\$20,000.00
1.12 Contingency (5%)	\$29,846.00

Sub Total \$832,666.00

2.00 EXTERNAL DEVELOPMENT WORKS

2.01 EXTERNAL ROADWORKS	\$871,000.00
2.02 EXTERNAL STORMWATER OUTFALL DRAIN UPGRADE (INCL)	No Allowance \$0.00
2.03 EXTERNAL SEWER UPGRADE (Not applicable)	\$0.00
2.04 EXTERNAL WATER RETICULATION (Eidernal Upgrade)	\$204,000.00
2.05 EXTERNAL GAS RETICULATION	\$0.00
2.06 ELECTRICITY SUPPLY (Augmentation works,)	\$355,000.00
2.07 TELECOMMUNICATIONS SUPPLY (headworks charges applicable)	\$20,000.00
2.08 Contingency (5%)	\$76,500.00

Sub Total \$1,606,500.00

3.00 DEVELOPMENT CHARGES AND FEES

3.1 COUNCIL	
3.1.1 COUNCIL PLAN CHECKING AND SUPERVISION	\$44,411.25
3.1.2 COUNCIL CERTIFICATION FEES	\$600.00
3.1.3 COUNCIL DRAINAGE LEVY	ASSUME NO COST \$0.00
3.1.4 COUNCIL DEVELOPMENT LEVY - DCP	\$0.00
3.1.5 STREET TREES	To be included in landscape budget \$16,000.00
3.1.6 PUBLIC OPEN SPACE	ALLOWANCE TO BE MADE BY DEVELOPER IF REQUIRED \$0.00
3.2 TITLE OFFICE FEES	\$0.00
3.3 SEWERAGE SERVICES	
3.3.1 Application and processing Fees	\$0.00
3.3.2 Developer Contributions	\$0.00
3.4 POTABLE and RECYCLED WATER SUPPLY	
3.4.2 Developer Contributions	\$21,391.60
3.4.3 Connection and meter fees	\$5,000.00
3.5 MAIN DRAINAGE WORKS	
3.5.1 Developer Contributions (Not applicable)	\$0.00
3.6 ELECTRICITY SUPPLY	
3.6.1 Developer Contributions and public lighting (included in build costs and external costs)	\$0.00
3.6.2 Design and Project Management (included in build cost and external costs)	
3.7 TELSTRANBN FIBRE OPTIC RETICULATION CHARGES	
3.7.1 NDA contribution fees	\$24,000.00

Sub Total \$111,602.86

4.00 REIMBURSEMENTS

4.1 WATER AUTHORITY	
4.1.1 Shared sewerage assets	\$0.00
4.1.2 Shared water supply assets	\$0.00
4.1.3 Shared recycled water assets	\$0.00
4.2 ELECTRICITY SUPPLY	
4.2.1 No HV reimbursement	\$0.00

5.00 PROFESSIONAL FEES

5.1 Civil Engineering - Internal Works	Design	\$37,012.20	
	Construction	\$15,723.00	
5.2 Civil Engineering - External and Scheme Works	Design	\$69,300.00	
	Construction	\$69,300.00	
5.3 Electricity Supply and Communication Design and Project Management		\$12,000.00	
5.4 Surveying		\$20,000.00	
5.5 Planning		\$10,000.00	
5.6 Geotechnical (Allow)		\$5,000.00	
5.7 Traffic (Allow)		\$5,000.00	
5.8 Landscaping		\$0.00	
5.9 Environmental (By Others)		\$0.00	
5.10 Cultural Heritage (By Others)		\$0.00	
5.11 Flora and Fauna (By Other)		\$0.00	
	Sub Total		\$243,335

TOTAL ESTIMATED COST \$2,794,004.05

ESTIMATED COST PER LOT \$69,850.10

CONSTRUCTION ONLY ESTIMATED COST	\$2,435,664
CONSTRUCTION ONLY ESTIMATED COST PER LOT	\$69,876.65

NOTES:

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- 6 Estimates assumes no site contamination.
- 7 The professional fees quoted are preliminary and are subject to negotiation and confirmation.
- 8 These estimates do not include allowances for:
 - land purchase cost
 - legal fees
 - finance costs
 - selling and agents costs
 - goods and services taxation
 - cost of bonds required to obtain certificate of compliance
 - open space contributions
- 9 Cost estimates has no allowance for flora and fauna or heritage considerations.
- 10 No allowance for recycled (non-potable) water.

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**HEYFIELD LOW DENSITY RESIDENTIAL LAND SUPPLY
CANDIDATE AREA NO. 2B
WELLINGTON SHIRE COUNCIL
OPINION OF COSTS**

9/11/2016
REVISION - B

REFER PLAN
URBAN ENTERPRISE CANDIDATE AREAS

AREA	Gross Site Area	Ha
No LOTS	NDA (GSA less OPS = 0ha)	Open space to be confirmed LOTS
	39.3	65

1.00 INTERNAL DEVELOPMENT WORKS

1.01 INTERNAL ROADS AND DRAINAGE WORKS	\$1,253,750.00
1.02 EARTHWORKS	\$212,400.00
1.03 ON-SITE STORMWATER DETENTION	\$150,000.00
1.04 WSDU Protocols	\$50,000.00
1.05 SEWERAGE RETICULATION (on site treatment- no allowance in costing)	\$0.00
1.06 POTABLE WATER RETICULATION	\$221,250.00
1.07 NDV - NON POTABLE WATER RETICULATION (ASSUME NOT REQUIRED)	\$0.00
1.08 DEMOLITION OF EXISTING STRUCTURES/PLANT/TREE REMOVAL	\$20,000.00
1.09 MISCELLANEOUS WORKS	\$0.00
1.10 ELECTRICITY SUPPLY (SUPPLY TO EACH LOT INCLUDING UNDERGROUND CABLING)	\$275,000.00
1.11 TELECOMMUNICATIONS (PIT AND PIPE)	\$32,500.00
1.12 Contingency (5%)	\$110,745.00
Sub Total	\$2,325,645.00

2.00 EXTERNAL DEVELOPMENT WORKS

2.01 EXTERNAL ROADWORKS	\$1,129,500.00
2.02 EXTERNAL STORMWATER OUTFALL DRAIN UPGRADE (INCL)	No Allowance \$0.00
2.03 EXTERNAL SEWER UPGRADE (Not applicable)	\$0.00
2.04 EXTERNAL WATER RETICULATION (Eidernal Upgrade)	\$367,000.00
2.05 EXTERNAL GAS RETICULATION	\$0.00
2.06 ELECTRICITY SUPPLY (Augmentation works,)	\$367,000.00
2.07 TELECOMMUNICATIONS SUPPLY (headworks charges applicable)	\$20,000.00
2.08 Contingency (5%)	\$34,125.00
Sub Total	\$1,976,625.00

3.00 DEVELOPMENT CHARGES AND FEES

3.1 COUNCIL	
3.1.1 COUNCIL PLAN CHECKING AND SUPERVISION	\$83,923.13
3.1.2 COUNCIL CERTIFICATION FEES	\$1,300.00
3.1.3 COUNCIL DRAINAGE LEVY	ASSUME NO COST \$0.00
3.1.4 COUNCIL DEVELOPMENT LEVY - DCP	\$0.00
3.1.5 STREET TREES	To be included in landscape budget \$25,000.00
3.1.6 PUBLIC OPEN SPACE	ALLOWANCE TO BE MADE BY DEVELOPER IF REQUIRED \$0.00
3.2 TITLE OFFICE FEES	\$0.00
3.3 SEWERAGE SERVICES	
3.3.1 Application and processing Fees	\$0.00
3.3.2 Developer Contributions	\$0.00
3.4 POTABLE and RECYCLED WATER SUPPLY	
3.4.2 Developer Contributions	\$34,781.35
3.4.3 Connection and meter fees	\$5,000.00
3.5 MAIN DRAINAGE WORKS	
3.5.1 Developer Contributions (Not applicable)	\$0.00
3.6 ELECTRICITY SUPPLY	
3.6.1 Developer Contributions and public lighting (included in build costs and external costs)	\$0.00
3.6.2 Design and Project Management (included in build cost and external costs)	
3.7 TELSTRANBN FIBRE OPTIC RETICULATION CHARGES	
3.7.1 NDA contribution fees	\$29,000.00
Sub Total	\$189,994.48

4.00 REIMBURSEMENTS

4.1 WATER AUTHORITY	
4.1.1 Shared sewerage assets	\$0.00
4.1.2 Shared water supply assets	\$0.00
4.1.3 Shared recycled water assets	\$0.00
4.2 ELECTRICITY SUPPLY	
4.2.1 No HV reimbursement	\$0.00

5.00 PROFESSIONAL FEES

5.1 Civil Engineering - Internal Works	Design	\$81,750.00	
	Construction	\$38,148.00	
5.2 Civil Engineering - External and Scheme Works	Design	\$74,775.00	
	Construction	\$74,775.00	
5.3 Electricity Supply and Communication Design and Project Management		\$19,500.00	
5.4 Surveying		\$32,500.00	
5.5 Planning		\$10,000.00	
5.6 Geotechnical (Allow)		\$5,000.00	
5.7 Traffic (Allow)		\$5,000.00	
5.8 Landscaping		\$0.00	
5.9 Environmental (By Others)		\$0.00	
5.10 Cultural Heritage (By Others)		\$0.00	
5.11 Flora and Fauna (By Other)		\$0.00	
Sub Total			\$341,657

TOTAL ESTIMATED COST \$4,833,711.48

ESTIMATED COST PER LOT \$74,564.79

CONSTRUCTION ONLY ESTIMATED COST	\$4,302,270
CONSTRUCTION ONLY ESTIMATED COST PER LOT	\$66,188.77

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- 5 Estimates also exclude Landscape design and construction works.
- 6 Estimates assumes no site contamination.
- 7 The professional fees quoted are preliminary and are subject to negotiation and confirmation.
- 8 These estimates do not include allowances for:
land purchase cost
legal fees
finance costs
selling and agents costs
goods and services taxation
cost of bonds required to obtain certificate of compliance
open space contributions
- 9 Cost estimates has no allowance for flora and fauna or heritage considerations.
- 10 No allowance for recycled (non-potable) water.

Cost for Area 2B Recommended Rezoning Area

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**HEYFIELD LOW DENSITY RESIDENTIAL LAND SUPPLY
 CANDIDATE AREA NO. 2B
 WELLINGTON SHIRE COUNCIL
 OPINION OF COSTS**

9/11/2016

REVISION - D

REFER PLAN

URBAN ENTERPRISE CANDIDATE AREAS

AREA	Gross Site Area	9.60	119
	NDA (GSA less OPS = 0ha)	9.60	Open space to be confirmed
No LOTS		22	LOTS

1.00 INTERNAL DEVELOPMENT WORKS

1.01 INTERNAL ROADS AND DRAINAGE WORKS	\$340,000.00
1.02 EARTHWORKS	\$57,600.00
1.03 ON-SITE STORMWATER DETENTION	\$150,000.00
1.04 WQUD Protocols	\$10,000.00
1.05 SEWERAGE RETICULATION (on site treatment- no allowance in coding)	\$0.00
1.06 POTABLE WATER RETICULATION	\$60,000.00
1.07 NDW - NON POTABLE WATER RETICULATION (ASSUME NOT REQUIRED)	\$0.00
1.08 DEMOLITION OF EXISTING STRUCTURES/PLANT/TREE REMOVAL	\$10,000.00
1.09 MISCELLANEOUS WORKS	\$20,000.00
1.10 ELECTRICITY SUPPLY (SUPPLY TO EACH LOT INCLUDING UNDERGROUND CABLE)	\$70,000.00
1.11 TELECOMMUNICATIONS (PIT AND PIPE)	\$11,000.00
1.12 Contingency (5%)	\$36,750.00

Sub Total \$771,330.00

2.00 EXTERNAL DEVELOPMENT WORKS

2.01 EXTERNAL ROADWORKS	\$160,500.00
2.02 EXTERNAL STORMWATER OUTFALL DRAIN UPGRADE (INCL)	No Allowance \$0.00
2.03 EXTERNAL SEWER UPGRADE (Not applicable)	\$0.00
2.04 EXTERNAL WATER RETICULATION (External Upgrade)	\$60,000.00
2.05 EXTERNAL GAS RETICULATION	\$0.00
2.06 ELECTRICITY SUPPLY (Augmentation works)	\$60,000.00
2.07 TELECOMMUNICATIONS SUPPLY (hardworks charges applicable)	\$20,000.00
2.08 Contingency (5%)	\$15,925.00

Sub Total \$234,425.00

3.00 DEVELOPMENT CHARGES AND FEES

3.1 COUNCIL	
3.1.1 COUNCIL PLAN CHECKING AND SUPERVISION	\$21,726.25
3.1.2 COUNCIL CERTIFICATION FEES	\$440.00
3.1.3 COUNCIL DRAINAGE LEVY	ASSUME NO COST \$0.00
3.1.4 COUNCIL DEVELOPMENT LEVY - DCP	\$0.00
3.1.5 STREET TREES	To be included in landscape budget \$0.00
3.1.6 PUBLIC OPEN SPACE	ALLOWANCE TO BE MADE BY DEVELOPER IF REQUIRED \$0.00
3.2 TITLE OFFICE FEES	\$0.00
3.3 SEWERAGE SERVICES	
3.3.1 Application and processing Fees	\$0.00
3.3.2 Developer Contributions	\$0.00
3.4 POTABLE and RECYCLED WATER SUPPLY	
3.4.2 Developer Contributions	\$11,765.39
3.4.3 Connection and meter fees	\$5,000.00
3.5 MAIN DRAINAGE WORKS	
3.5.1 Developer Contributions (Not applicable)	\$0.00
3.6 ELECTRICITY SUPPLY	
3.6.1 Developer Contributions and public lighting (included in build costs and external costs)	\$0.00
3.6.2 Design and Project Management (included in build cost and external costs)	\$0.00
3.7 TELSTRANBN FIBRE OPTIC RETICULATION CHARGES	
3.7.1 NBN contribution fees	\$13,200.00

Sub Total \$60,931.63

Cost for Area 2B Recommended Rezoning Area

4.00 REIMBURSEMENTS

4.1 WATER AUTHORITY	
4.1.1 Shared sewerage assets	\$0.00
4.1.2 Shared water supply assets	\$0.00
4.1.3 Shared recycled water assets	\$0.00
4.2 ELECTRICITY SUPPLY	
4.2.1 No HV reimbursement	\$0.00

5.00 PROFESSIONAL FEES

5.1 Civil Engineering - Internal Works	Design	\$30,106.00	
	Construction	\$12,862.00	
5.2 Civil Engineering - External and Scheme Works	Design	\$11,675.00	
	Construction	\$11,675.00	
5.3 Electricity Supply and Communication Design and Project Management		\$6,600.00	
5.4 Surveying		\$11,000.00	
5.5 Planning		\$10,000.00	
5.6 Geotechnical (Allow)		\$5,000.00	
5.7 Traffic (Allow)		\$5,000.00	
5.8 Landscaping		\$0.00	
5.9 Environmental (By Others)		\$0.00	
5.10 Cultural Heritage (By Others)		\$0.00	
5.11 Flora and Fauna (By Other)		\$0.00	
Sub Total			\$104,008

TOTAL ESTIMATED COST \$1,270,754.63

ESTIMATED COST PER LOT \$57,761.57

CONSTRUCTION ONLY ESTIMATED COST	\$1,105,755
CONSTRUCTION ONLY ESTIMATED COST PER LOT	\$56,261.59

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- 6 Estimates assumes no site contamination.
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- 8 These estimates do not include allowances for:
 - land purchase cost
 - legal fees
 - finance costs
 - selling and agents costs
 - goods and services taxation
 - cost of bonds required to obtain certificate of compliance
 - open space contributions
- 9 Cost estimates has no allowance for flora and fauna or heritage considerations.
- 10 No allowance for recycled (non-potable) water.

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**HEYFIELD LOW DENSITY RESIDENTIAL LAND SUPPLY
CANDIDATE AREA NO. 3
WELLINGTON SHIRE COUNCIL
OPINION OF COSTS**

31/10/2016
REVISION - D

REFER PLAN
URBAN ENTERPRISE CANDIDATE AREAS

AREA	Gross Site Area	HA
No LOTS	NDA (GSA less OPS = 0ha)	Open space to be confirmed LOTS
	4.8	11

1.00 INTERNAL DEVELOPMENT WORKS

1.01 INTERNAL ROADS AND DRAINAGE WORKS	\$229,500.00
1.02 EARTHWORKS	\$30,000.00
1.03 ON-SITE STORMWATER DETENTION	\$75,000.00
1.04 WSDU Protocols	\$10,000.00
1.05 SEWERAGE RETICULATION (on site treatment- no allowance in costing)	\$0.00
1.06 POTABLE WATER RETICULATION	\$54,000.00
1.07 NDV - NON POTABLE WATER RETICULATION (ASSUME NOT REQUIRED)	\$0.00
1.08 DEMOLITION OF EXISTING STRUCTURES/PLANT/TREE REMOVAL	\$7,000.00
1.09 MISCELLANEOUS WORKS	\$0.00
1.10 ELECTRICITY SUPPLY (SUPPLY TO EACH LOT INCLUDING UNDERGROUND CABLING)	\$67,000.00
1.11 TELECOMMUNICATIONS (PIT AND PIPE)	\$5,500.00
1.12 Contingency (5%)	\$24,544.00

Sub Total \$511,224.00

2.00 EXTERNAL DEVELOPMENT WORKS

2.01 EXTERNAL ROADWORKS (RECONFIGURATION OF BURNETT COURT)	\$37,000.00
2.02 EXTERNAL STORMWATER OUTFALL DRAIN UPGRADE	No Allowance \$0.00
2.03 EXTERNAL SEWER UPGRADE (Not applicable)	\$0.00
2.04 EXTERNAL WATER RETICULATION (External Upgrade)	\$0.00
2.05 EXTERNAL GAS RETICULATION	\$0.00
2.06 ELECTRICITY SUPPLY (Augmentation works.)	\$20,000.00
2.07 TELECOMMUNICATIONS SUPPLY (No headworks charges applicable)	\$0.00
2.08 Contingency (5%)	\$2,850.00

Sub Total \$59,850.00

3.00 DEVELOPMENT CHARGES AND FEES

3.1 COUNCIL	
3.1.1 COUNCIL PLAN CHECKING AND SUPERVISION	\$11,429.75
3.1.2 COUNCIL CERTIFICATION FEES	\$220.00
3.1.3 COUNCIL DRAINAGE LEVY	ASSUME NO COST \$0.00
3.1.4 COUNCIL DEVELOPMENT LEVY - DCP	\$0.00
3.1.5 STREET TREES	To be included in landscape budget \$4,400.00
3.1.6 PUBLIC OPEN SPACE	ALLOWANCE TO BE MADE BY DEVELOPER IF REQUIRED \$0.00
3.2 TITLE OFFICE FEES	\$0.00
3.3 SEWERAGE SERVICES	
3.3.1 Application and processing Fees	\$0.00
3.3.2 Developer Contributions	\$0.00
3.4 POTABLE and RECYCLED WATER SUPPLY	
3.4.2 Developer Contributions	\$5,882.68
3.4.3 Connection and meter fees	\$5,000.00
3.5 MAIN DRAINAGE WORKS	
3.5.1 Developer Contributions (Not applicable)	\$0.00
3.6 ELECTRICITY SUPPLY	
3.6.1 Developer Contributions and public lighting (included in build costs and external costs)	\$0.00
3.6.2 Design and Project Management (included in build cost and external costs)	
3.7 TELSTRANBN FIBRE OPTIC RETICULATION CHARGES	
3.7.1 NDA contribution fees	\$0,000.00

Sub Total \$33,626.44

4.00 REIMBURSEMENTS

4.1 WATER AUTHORITY	
4.1.1 Shared sewerage assets	\$0.00
4.1.2 Shared water supply assets	\$0.00
4.1.3 Shared recycled water assets	\$0.00
4.2 ELECTRICITY SUPPLY	
4.2.1 No HV reimbursement	\$0.00

5.00 PROFESSIONAL FEES

5.1 Civil Engineering - Internal Works	Design	\$31,575.20	
	Construction	\$10,350.50	
5.2 Civil Engineering - External and Scheme Works	Design	\$2,220.00	
	Construction	\$2,220.00	
5.3 Electricity Supply and Communication Design and Project Management		\$3,300.00	
5.4 Surveying		\$5,500.00	
5.5 Planning		\$10,000.00	
5.6 Geotechnical (Allow)		\$5,000.00	
5.7 Traffic (Allow)		\$5,000.00	
5.8 Landscaping		\$0.00	
5.9 Environmental (By Others)		\$0.00	
5.10 Cultural Heritage (By Others)		\$0.00	
5.11 Flora and Fauna (By Other)		\$0.00	
	Sub Total		\$75,175
TOTAL ESTIMATED COST		\$679,775.14	
ESTIMATED COST PER LOT		\$61,767.74	

CONSTRUCTION ONLY ESTIMATED COST	\$571,874
CONSTRUCTION ONLY ESTIMATED COST PER LOT	\$51,915.82

NOTES:

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- 5 Estimates also exclude Landscape design and construction works.
- 6 Estimates assumes no site contamination.
- 7 The professional fees quoted are preliminary and are subject to negotiation and confirmation.
- 8 These estimates do not include allowances for:
 - land purchase cost
 - legal fees
 - finance costs
 - selling and agents costs
 - goods and services taxation
 - cost of bonds required to obtain certificate of compliance
 - open space contributions
- 9 Cost estimates has no allowance for flora and fauna or heritage considerations.
- 10 No allowance for recycled (non-potable) water.

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**HEYFIELD LOW DENSITY RESIDENTIAL LAND SUPPLY
CANDIDATE AREA NO. 4
WELLINGTON SHIRE COUNCIL
OPINION OF COSTS**

9/11/2016
REVISION - B

REFER PLAN
URBAN ENTERPRISE CANDIDATE AREAS

AREA	Gross Site Area	8.3	Ha
No LOTS	NDA (GSA less OPS = 0ha)	8.3	Open space to be confirmed LOTS
		16	

1.00 INTERNAL DEVELOPMENT WORKS

1.01 INTERNAL ROADS AND DRAINAGE WORKS	\$283,250.00
1.02 EARTHWORKS	\$49,600.00
1.03 ON-SITE STORMWATER DETENTION	\$50,000.00
1.04 WSDU Protocols	\$10,000.00
1.05 SEWERAGE RETICULATION (on site treatment- no allowance in costing)	\$0.00
1.06 POTABLE WATER RETICULATION	\$48,000.00
1.07 NDV - NON POTABLE WATER RETICULATION (ASSUME NOT REQUIRED)	\$0.00
1.08 DEMOLITION OF EXISTING STRUCTURES/PLANT/TREE REMOVAL	\$10,000.00
1.09 MISCELLANEOUS WORKS (CULVERT CREEK CROSSINGS)	\$0.00
1.10 ELECTRICITY SUPPLY (SUPPLY TO EACH LOT INCLUDING UNDERGROUND CABLEING)	\$72,000.00
1.11 TELECOMMUNICATIONS (PIT AND PIPE)	\$7,500.00
1.12 Contingency (5%)	\$27,021.50

Sub Total \$567,451.50

2.00 EXTERNAL DEVELOPMENT WORKS

2.01 EXTERNAL ROADWORKS	\$109,000.00
2.02 EXTERNAL STORMWATER OUTFALL DRAIN UPGRADE	No Allowance \$0.00
2.03 EXTERNAL SEWER UPGRADE (Not applicable)	\$0.00
2.04 EXTERNAL WATER RETICULATION (Eidernal Upgrade)	\$50,000.00
2.05 EXTERNAL GAS RETICULATION	\$0.00
2.06 ELECTRICITY SUPPLY (Augmentation works,)	\$45,000.00
2.07 TELECOMMUNICATIONS SUPPLY (No headworks charges applicable)	\$10,000.00
2.08 Contingency (5%)	\$10,700.00

Sub Total \$224,700.00

3.00 DEVELOPMENT CHARGES AND FEES

3.1 COUNCIL	
3.1.1 COUNCIL PLAN CHECKING AND SUPERVISION	\$15,023.13
3.1.2 COUNCIL CERTIFICATION FEES	\$300.00
3.1.3 COUNCIL DRAINAGE LEVY	ASSUME NO COST \$0.00
3.1.4 COUNCIL DEVELOPMENT LEVY - DCP	\$0.00
3.1.5 STREET TREES	To be included in landscape budget \$5,000.00
3.1.6 PUBLIC OPEN SPACE	ALLOWANCE TO BE MADE BY DEVELOPER IF REQUIRED \$0.00
3.2 TITLE OFFICE FEES	\$0.00
3.3 SEWERAGE SERVICES	
3.3.1 Application and processing Fees	\$0.00
3.3.2 Developer Contributions	\$0.00
3.4 POTABLE and RECYCLED WATER SUPPLY	
3.4.2 Developer Contributions	\$5,021.85
3.4.3 Connection and meter fees	\$5,000.00
3.5 MAIN DRAINAGE WORKS	
3.5.1 Developer Contributions (Not applicable)	\$0.00
3.6 ELECTRICITY SUPPLY	
3.6.1 Developer Contributions and public lighting (included in build costs and external costs)	\$0.00
3.6.2 Design and Project Management (included in build cost and external costs)	
3.7 TELSTRANBN FIBRE OPTIC RETICULATION CHARGES	
3.7.1 NDA contribution fees	\$3,000.00

Sub Total \$43,344.98

4.50 REIMBURSEMENTS

4.1 WATER AUTHORITY	
4.1.1 Shared sewerage assets	\$0.00
4.1.2 Shared water supply assets	\$0.00
4.1.3 Shared recycled water assets	\$0.00
4.2 ELECTRICITY SUPPLY	
4.2.1 No HV reimbursement	\$0.00

5.50 PROFESSIONAL FEES

5.1 Civil Engineering - Internal Works	Design	\$31,132.55	
	Construction	\$9,218.60	
5.2 Civil Engineering - External and Scheme Works	Design	\$7,950.00	
	Construction	\$7,950.00	
5.3 Electricity Supply and Communication Design and Project Management		\$4,500.00	
5.4 Surveying		\$7,500.00	
5.5 Planning		\$10,000.00	
5.6 Geotechnical (Allow)		\$5,000.00	
5.7 Traffic (Allow)		\$5,000.00	
5.8 Landscaping		\$0.00	
5.9 Environmental (By Others)		\$0.00	
5.10 Cultural Heritage (By Others)		\$0.00	
5.11 Flora and Fauna (By Other)		\$0.00	
	Sub Total		\$82,251
TOTAL ESTIMATED COST		\$823,747.63	
ESTIMATED COST PER LOT		\$81,583.18	

CONSTRUCTION ONLY ESTIMATED COST	\$782,152
CONSTRUCTION ONLY ESTIMATED COST PER LOT	\$52,810.10

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 - legal fees
 - finance costs
 - selling and agents costs
 - goods and services taxation
 - cost of bonds required to obtain certificate of compliance
 - open space contributions
- 9 Cost estimates has no allowance for flora and fauna or heritage considerations.
- 10 No allowance for recycled (non-potable) water.

Planning and Environment Act 1987

WELLINGTON PLANNING SCHEME

AMENDMENT C96

DRAFT EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by the Wellington Shire Council, which is the planning authority for this amendment.

The Amendment has been made at the request of the Wellington Shire Council.

Land affected by the Amendment

The Amendment applies to:

Title Details	Property Address	Proposed
CA188B1	Burnett Court, Heyfield	From GRZ1 to LDRZ, remove DPO1
Lot 1 PS 344819Y	3 Draper Road, Heyfield	From RLZ2 to LDRZ, apply DPO11
Lot 2 PS 344819Y	21 Draper Road, Heyfield	From RLZ2 to LDRZ, apply DPO11
PTL 2 PS 344819Y	21A Draper Road, Heyfield	From RLZ2 to LDRZ, apply DPO11
Lot 3 PS 344819Y	29 Draper Road, Heyfield	From RLZ2 to LDRZ, apply DPO11
Lot 5 PS 310433	31 Draper Road, Heyfield	From RLZ2 to LDRZ, apply DPO11
Lot 4 PS 310433	39 Draper Road, Heyfield	From RLZ2 to LDRZ, apply DPO11

What the amendment does

The amendment proposes to rezone land, as identified in the Heyfield Low Density Residential Land Supply Study (April 2017) to the Low Density Residential Zone, remove the Development Plan Overlay – Schedule 1 from part of the land and apply the Development Plan Overlay -Schedule 11 to part of the land.

The Amendment proposes to:

- Rezone land at Burnett Court Heyfield, being CA188B1 from General Residential Zone – Schedule 1 to Low Density Residential Zone.
- Rezone land at 3,21,21A, 29,31 and 39 Draper Road, Heyfield being Lots 1,2 and 3 PS 344819Y, PTL 2 PS 344819Y, Lots 4 and 5 310433 from Rural Living Zone - Schedule 2 to Low Density Residential Zone.
- Delete Clause 43.04 - Development Plan Overlay - Schedule 1 from Burnett Court Heyfield, being CA188B1.
- Insert a new Schedule 11 to Clause 43.04 – Development Plan Overlay for land at 3,21,21A, 29,31 and 39 Draper Road, Heyfield being Lots 1,2 and 3 PS 344819Y, PTL 2 PS 344819Y, Lots 4 and 5 310433.
- Amend Clause 21.08 – Heyfield Strategic framework to reflect the long-term aspirations of the Heyfield Low Density Residential Land Supply Study, April 2017.
- Amend Clause 21.20 – Reference Documents to include the Heyfield Low Density Residential Land Supply Study, April 2017 as a reference document.
- Amend Planning Scheme Maps 45, 45DPO, 68, 68DPO, 70 and 70DPO.

Strategic assessment of the Amendment

Why is the Amendment required?

The amendment is required to enable the development of one acre lots on different growth fronts in Heyfield, to provide more diversity in residential development and which is supported with the Heyfield Low Density Land Supply Study, 2017.

The amendment proposes the following revisions to the Wellington Planning Scheme:

- Rezone land to Low Density Residential Zone to provide for development of one acre lots in Heyfield, based on the recommendations included in the Heyfield Low Density Residential Land Supply Study. This study has identified a gap in the supply for one acre lots in Heyfield in the short term.

The land at the end of Burnett Court, Heyfield is proposed to be rezoned from General Residential Zone - Schedule 1 to Low Density Residential Zone. The subject land is believed to be economically unviable for general residential development as a pumping station is required to provide reticulated sewerage. The land has a lot yield of approximately 20 residential lots. As the adjacent land is included in the Macalister Irrigation District and is therefore classed as high quality agricultural land, further residential development beyond Burnett Court is unlikely to occur.

The land on Draper Road is proposed to be rezoned from Rural Living Zone 2 to Low Density Residential Zone due to its location and its opportunity to provide a diversity of housing in that area of Heyfield.
- Apply a new Schedule to the Development Plan Overlay and apply to land proposed to be rezoned to Low Density Residential Zone on Draper Road, Heyfield. The proposed area is in multiple land ownership but requires a coordinated approach to drainage solutions and subsequent subdivision layout. The requirement for a Development Plan will ensure that the land use outcome is both coordinated and in line with best practice planning.
- Update Clause 21.08- Heyfield Strategic Framework to update the Strategy Plan to reflect the short and long term aspirations. The Strategy Plan will identify the long term search areas for low density residential land and will also include an update to the township boundary. The proposed changes to the township boundary are consistent with the approach in the recently updated Clause 21.10 - Rosedale Strategic Framework and are proposed to include the rural living zones and all long term growth areas. The text in Clause 21.08 is proposed to be updated to reflect the correct changes. Some policy neutral changes are also proposed in order to keep Clause 21.08 aligned with the most up-to-date layout.
- The Heyfield Low Density Residential Lot Supply Study, 2017 is proposed to be included in Clause 21.20 as a reference document.

How does the Amendment implement the objectives of planning in Victoria?

The amendment is consistent with and implements the objectives of planning in Victoria specified in Section 4 of the *Planning and Environment Act 1987*. In particular, the amendment implements:

- Objective 4(1) (a) – by providing for the fair and orderly, economic and sustainable use and development of the land.
- Objective 4(1) (c) – by securing a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.
- Objective 4(1) (g) – by balancing the present and future interests of all Victorians.

The rezoning of the identified land will provide for the one acre residential lot development on well-located land in Heyfield.

How does the Amendment address any environmental, social and economic effects?

As part of the Heyfield Low Density Land Supply Study a viability assessment was undertaken which considered community and market needs; land constraints; impact on the environment and economic viability of the land.

Overall, it is expected that the provision of suitable land for one acre residential development will provide a net community benefit for Heyfield as it will provide opportunities for diverse housing, which has the potential to attract new residents.

Does the Amendment address relevant bushfire risk?

The land proposed for rezoning is currently not affected by the Bushfire Management Overlay (BMO). Although the subject site is not recognized as having any bushfire risk through the planning scheme, it is within a Designated Bushfire Prone Area, therefore all buildings will be required to be constructed to a minimum standard to provide protection from bushfire events.

The CFA was consulted as part of the preparation of the Heyfield Low Density Residential Land Supply Study and did not object to development in the areas proposed for rezoning. The CFA will be consulted again during the public exhibition stage of the amendment process.

Does the Amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The amendment complies with the requirements of the Ministerial Direction on the Form and Content of Planning Scheme pursuant to s 7(5) of the *Planning and Environment Act 1987* (the Act).

Pursuant to section 12 of the *Planning and Environment Act 1987*, the amendment complies with the following applicable Ministerial Directions:

- Ministerial Direction No. 11 - Strategic Assessment of Amendments; and
- Ministerial Direction No. 15 - The Planning Scheme Amendment Process.

This planning scheme amendment is accompanied by all the required information.

How does the Amendment support or implement the State Planning Policy Framework and any adopted State policy?

The Amendment supports the State Planning Policy Framework as follows:

Clause 11- Settlement: The proposed amendment supports the growth and development of Heyfield in an efficient and sustainable manner while ensuring potential land for future expansion is not compromised; limiting urban sprawl, responding to community needs.

Clause 16- Housing: The provision of additional low density residential land will provide for more housing diversity opportunities and in doing so will support this Clause.

How does the Amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

The amendment supports and implements the Local Planning Policy Framework and Municipal Strategic Statement in a number of different ways.

Clause 21.04- Settlement: The land most suited for low density residential development was selected to be rezoned based on a viability assessment. The assessment considered strategies and objectives as outlined in Clause 21.04 being the impact on productive agriculture land; environmental features and constraints; potential provision of adequate, cost-effective infrastructure and distance from the existing facilities in Heyfield.

Clause 21.08- Heyfield Strategic Framework: This amendment supports a diversity of housing choice and protection of high quality agricultural land as outlined in the Heyfield Strategic Framework. Aspects of the Heyfield Strategic Framework will be updated to reflect the long term low density residential growth options as identified in the Heyfield Low Density Residential Land Supply Study.

Clause 21.14- Environmental Risk: Potential bushfire and flooding impacts were considered in the development of the Heyfield Low Density Residential Land Supply Study. The areas selected for potential low density residential development are not impacted by bushfire or flooding.

Does the Amendment make proper use of the Victoria Planning Provisions?

The amendment uses the most appropriate Victorian Planning Provision tools to achieve the strategic objectives of the Wellington Planning Scheme.

This proposed amendment seeks to utilise existing zones and apply them to appropriate areas within Heyfield to enable the development of one acre lots. A Development Plan Overlay is proposed to a specific area which requires a more coordinated approach on the area.

How does the Amendment address the views of any relevant agency?

The views of Gippsland Water, West Gippsland Catchment Management Authority, VicRoads, CFA have been sought and were incorporated into the Heyfield Low Density Residential Land Supply Study.

Further views of the relevant agencies will again be sought as part of the public exhibition process.

Does the Amendment address relevant requirements of the Transport Integration Act 2010?

The amendment is not likely to have a significant impact on the transport system, as recognized in Section 3 of the *Transport Integration Act 2010*.

Resource and administrative costs

- **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

The proposal will be followed by an application for a Development Plan under the provisions of the Development Plan Overlay and applications for planning permits for subdivision and development on all rezoned parcels of land. However, the development is not likely to result in significant impacts on Council's resource and administrative costs.

Where you may inspect this Amendment

The amendment is available for public inspection, free of charge, during office hours at the following places:

Wellington Shire Council
Sale Service Centre
18 Desailly Street
Sale VIC 3850

Wellington Shire Council
Yarram Service Centre
156 Grant Street
Yarram VIC 3971

The amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.delwp.vic.gov.au/public-inspection

[The following sections of the Explanatory Report are only applicable to exhibited amendments and should be removed at the adoption stage]

Submissions

Any person who may be affected by the amendment may make a submission to the planning authority. Submissions about the amendment must be received by [insert submissions due date- to be included after Authorisation is received].

A submission must be sent to Strategic Planning, Wellington Shire Council, PO Box 506, Sale, VIC, 3850.

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- directions hearing: [to be included after Authorisation is received]
- panel hearing: [to be included after Authorisation is received]

21.08 HEYFIELD STRATEGIC FRAMEWORK

04/12/2014
 Proposed
 11/12/2014

21.08-1 Vision

04/12/2014
 CTS

Manage the future development of Heyfield in accordance with the following vision:

"Heyfield will develop in a manner that embraces its three-fold role as a 'timber town', a tourist 'gateway' to the Alpine National Park and Lake Glenelg and a healthy, sustainable and enjoyable place for all residents and visitors. The town will come to be characterised by diversity in housing choice, inclusive neighbourhoods, accessible employment, high quality sporting and recreation facilities, community and social infrastructure and a town that reflects a genuine sense of community pride."

21.08-2 Diversity of housing choice

04/12/2014
 Proposed
 11/12/2014

Objective

To facilitate housing choice that is strategically located, well designed, sustainable, inclusive and affordable.

Strategies

Encourage medium density residential development within a 400m radius of the Heyfield town centre.

Ensure that all urban development occurs within the ~~Township~~ ~~Urban~~ Boundary before considering extensions to the boundary in the future.

Provide for appropriate rezoning of land and enable more intensive residential development within the ~~Township~~ ~~Urban~~ Boundary where adjoining land uses have changed.

Prioritise the development of strategic infill sites (19 Weir Road, 3 Pearson Street, 9 Harbeck Street, ~~Burnett Court land~~, south of River Street and land within the ~~Township~~ ~~Urban~~ Boundary along Nicola Road and Tyson Road).

Provide for residential development within the Special Use Zone 4 where it falls outside the threshold distance from the mill at 63 – 97 Firebrace Road.

Provide for well-designed and appropriately located workers accommodation within the Special Use Zone 5 and provide for residential and tourism development where it falls outside the threshold distance from the mill at 63 – 97 Firebrace Road.

Encourage opportunities to increase the supply of affordable housing, both within the private sector and in the form of social housing. Discourage clustering of social housing.

Encourage residential development, as part of a mixed use redevelopment on the west side of Temple Street, to link the two commercial centres between George Street and Harbeck Street. Residential components should be located either above or at the rear of new shops fronting Temple Street.

Encourage a range of lot sizes within new subdivisions to provide for a variety of dwelling sizes.

Ensure new development achieves high standards of urban design, architecture and landscape architecture.

Ensure holistic and considered development plans are prepared (where a development plan is required by a DPO). They should ensure that new development achieves a high level of integration with surrounding areas, constitutes a well orientated subdivision pattern,

provides adequate open space and neighbourhood facilities, retains native vegetation, creates/links to key movement corridors (for cars, buses, pedestrians and cyclists), and makes holistically considered provision for drainage and other infrastructure.

Encourage environmentally sustainable development measures to be integrated into new buildings or when existing buildings are substantially retrofitted. Future development should build on the sustainability efforts that secured the 2011 United Nations World Environment Day Award.

Ensure that new residential development protects existing environmental features, including large stands of trees, native vegetation, native animal habitat and movement corridors, watercourses and drainage lines.

Encourage new subdivisions to adopt best practice in relation to walkable neighbourhoods, provision for bus routes, water sensitive urban design and other energy efficient / sustainability initiatives.

Encourage new development areas to connect with existing movement corridors where possible.

Ensure that further subdivision and development within the Lake Glenmaggie Water Supply Catchment does not detrimentally impact water quality.

Discourage the development of new residential dwellings which disrupt or restrict existing or future viable agricultural, industrial or rural activities.

Ensure that appropriate remediation investigations and procedures are undertaken as part of the development of strategic infill sites for residential purposes.

Discourage development in flood and fire prone areas.

21.08-3

84/120814
Proposed
CT2

High quality agricultural land

Objective

To protect high quality agricultural land and agricultural practices from urban encroachment.

Strategies

Ensure that sufficient land is zoned for residential purposes within the Tombich Urban Boundary.

Investigate suitable industrial expansion options on the eastern side of Heyfield to prevent expansion into high quality agricultural land.

Ensure that the Macalister Irrigation District is protected from inappropriate residential development.

21.08-4

84/120814
CT2

Environmental assets and values

Objective

To maintain and enhance the natural environmental assets and values.

Strategies

Ensure that development standards reduce environmental impacts associated with stormwater run-off and habitat loss and destruction.

Ensure the retention of native animal habitat areas.

21.08-5

04/12/2014
R. Wilson
1209044

Retail, commercial and tourism uses

Objective

To provide a sustainable business environment for existing and future retail, commercial, and tourism based uses.

Strategies

Facilitate the consolidation of the George and Temple Street commercial areas into a single commercial area.

Encourage retail expansion and some ancillary office and residential uses on the eastern side of Temple Street.

Encourage the long term expansion of the existing supermarket.

Facilitate improved signage and town entry treatments.

Encourage the development of high quality, short term workers accommodation.

Encourage development that will promote Heyfield as a "RV Friendly" location.

Promote Heyfield as the 'tourist gateway' to the Alpine National Park and Lake Glenmaggie.

Ensure that sufficient parking is available within the town centre to support businesses and tourism.

Ensure that land in close proximity to the [Lionsland Plains](#) Rail Trail is utilised, where appropriate, for tourist accommodation to support the use of the [Lionsland Plains](#) Rail Trail.

21.08-6

04/12/2014
CT

Town centre character

Objective

To provide a visually attractive and safe town centre that enhances the image and identity of Heyfield.

Strategies

Support high quality design that enhances the street life, vibrancy and appearance of the centre.

Encourage the development of core retail activity at the ground level of buildings within George and Temple Streets, with office and residential uses at upper levels.

Encourage the redevelopment of underutilised land for mixed use development.

Encourage active frontages and passive surveillance at ground level within Temple Street.

Ensure that future development within the town centre is designed to provide weather protection for pedestrians.

Support the retention of older buildings that contribute to the character of the town centre.

Discourage driveway entrances on building frontages along George and Temple Street. Access from rear and side laneways should be provided where possible.

Encourage new development on Temple Street to be designed at zero setback with the street.

Facilitate the development of a signage strategy for the town centre that will provide a suite of co-ordinated signs for information, direction and promotion.

Encourage and support streetscape improvement works in Temple Street.

21.08-7
S4P2005A
C72

Industrial development

Objective

To facilitate high quality industrial development that is appropriate in terms of location, scale, appearance and nature of industry.

Strategies

Encourage the retention and expansion of timber processing industries within Heyfield.

Encourage any new large-scale industries and industries with adverse amenity potential to locate east of Weir Road in the Industrial Activity Precinct.

Provide and maintain appropriate buffer treatment to land identified for future growth.

Encourage light industrial uses to remain on industrial land in Firebrace Road closest to the Heyfield town centre.

Encourage the provision of natural gas infrastructure to support business and industry.

Encourage the development of further value-adding timber industries and service industries in the town.

Protect timber processing industries by requiring sensitive activities in close proximity to provide suitable noise attenuation measures.

21.08-8
S4P2005A
C72

Community facilities

Objective

Ensure that all members of the Heyfield community have access to a range of conveniently located community facilities including, health, education, social, civic, cultural, recreation, sporting and leisure.

Strategies

Encourage the consolidation of health services within the vicinity of the existing Heyfield Hospital.

Encourage the development of retirement and aged care housing within walking distance to the Heyfield Hospital and town centre.

Facilitate opportunities throughout the township for informal social interaction, including both internal and external places.

Facilitate the consolidation of the use of Gordon Street Recreation Reserve for formal sporting activities.

Encourage the enhancement of the Heyfield Wetlands to provide passive recreation opportunities, walking, cycling and meeting places, along with tourist information for the Alpine National Park.

Facilitate the refurbishment of the Heyfield Pool in accordance with Council leisure and aquatic strategies.

Support the ongoing role of the Heyfield Golf Course in providing sport and recreational opportunities.

21.08-9

04/12/2014
Planned
LCS

Access and Movement

Objective

To provide an efficient access and movement network for vehicles, pedestrians and cyclists.

Strategies

Ensure future roads and access ways meet the requirements of the Infrastructure Design Manual and endeavour to achieve best practice standards in catering for disabled and impaired persons.

Require new subdivisions to provide safe and convenient access links and facilities for car, bus, pedestrian and cyclist movements.

Ensure that the ~~Greenland Plains~~^{new} Rail Trail is accessible, safe and designed to be well connected to the existing movement network.

21.08-10

04/12/2014
C73

Infrastructure

Objective

To ensure the provision of infrastructure services to meet current and future needs.

Strategies

Encourage the sequential provision of sewerage and water infrastructure in connection with new urban areas.

Facilitate the upgrading of street lighting within the Heyfield urban area.

21.08-11

04/12/2014
Planned
LCS

Implementation

The strategies for Heyfield will be implemented by:

Policy Guidelines

Planning must consider as relevant:

Heyfield Structure Plan December 2011, including update Strategic Development Framework August 2013.

Heyfield Low Density Residential Land Supply Study, 2017

Current Flood Data available from West Greenland Catchment Management Authority

Healthy by Design guidelines

Infrastructure Design Manual

Public Transport Guidelines for Land Use and Development, 2008

[Wellington Open Space Strategy 2014-24](#)

[Wellington Heritage Study: Stage 1, May 2009](#)

Application of policy, zones and overlays **Using zones, overlays, policy and the exercise of discretion**

- Apply appropriate zones.
- Apply *Clause 22.01 Special Water Supply Catchment Areas Policy* in considering an application in an proclaimed water supply catchment or irrigation area.
- Apply *Clause 22.02 Rural Policy* in considering an application in the Farming Zone, Rural Conservation Zone and Rural Activity Zone to protect agriculture and agricultural land.
- Apply *Clause 22.03 Heritage Policy* in considering an application covered by the Heritage Overlay or places included in the Victoria Heritage Inventory for direction as the most appropriate manner to undertake works in heritage places.
- Apply *Clause 22.04 Car Parking Policy* in considering a permit to reduce the number of parking spaces required to be provided under *Clause 52.06*.
- Apply *Clause 43.02 Design and Development Schedule 1* to industrial areas to provide well planned industrial estates.
- Apply *Clause 43.02 Design and Development Schedule 8* to encourage well-designed, residential development in close proximity to industrial operations to mitigate potentially adverse off-site effects.
- Apply *Clause 43.04 Development Plan Overlay Schedule 1 and 11* to "greenfield" areas to develop a physical framework plan which outlines the desired development approach including but not limited to; location of open space and necessary community facilities; access; drainage solutions based on Water Sensitive Urban Design principles; location power, water and sewerage; proposed neighbourhood character; and connections for pedestrians, cyclists and cars within the development area, to adjacent areas and key nodes in Heyfield prior to subdivision.
- Apply *Clause 44.03 Floodway Overlay* and *Clause 44.04 Land Subject to Inundation Overlay* on land identified by West Gippsland Catchment Management Authority as being flood prone to ensure that development maintains the free passage and temporary storage of floodwaters.
- Apply *Clause 45.01 Public Acquisition Overlay Schedule 2* to ensure that changes to the use or development of the land do not prejudice the purpose (a road) for which the land is to be acquired.
- Apply *Clause 45.03 Environmental Audit Overlay* to land identified as having a potential for contamination to ensure that the land is suitable for a use which could be significantly adversely affected by any contamination.

Undertaking further strategic work

Prepare an urban design framework (the Temple Street Master Plan) to support and guide public realm treatments in the town centre.

Prepare a Heritage Review and provide appropriate statutory protection for places of heritage significance.

Support investigations for more intensive residential development within the Liverpool ~~Urban~~ Boundary - especially in the areas highlighted as "Future Urban Residential Intensification" on the Heyfield Strategy Plan.

Other actions

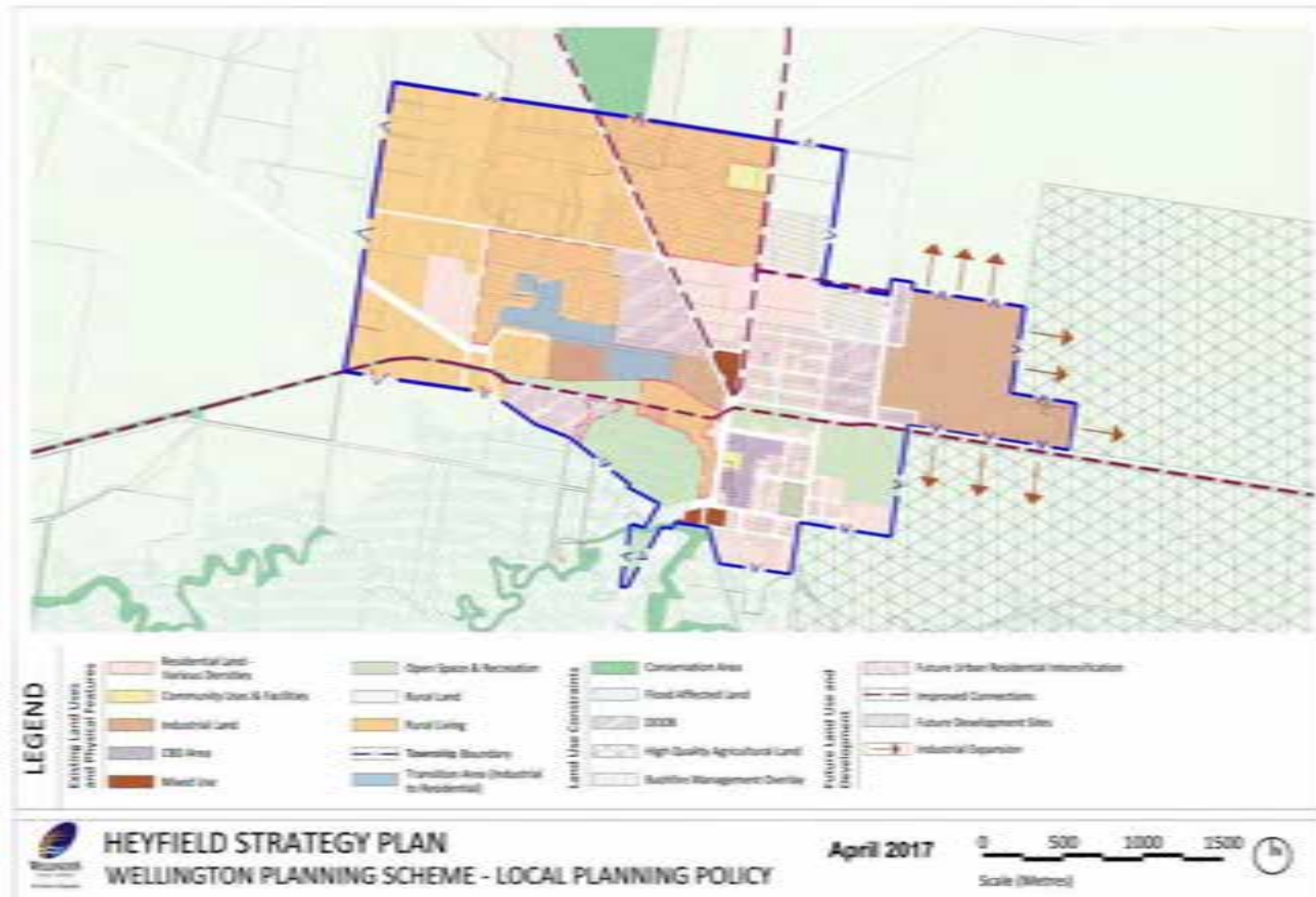
Liaise with landholders and government agencies to support the redevelopment of strategic infill sites to provide for housing opportunities.

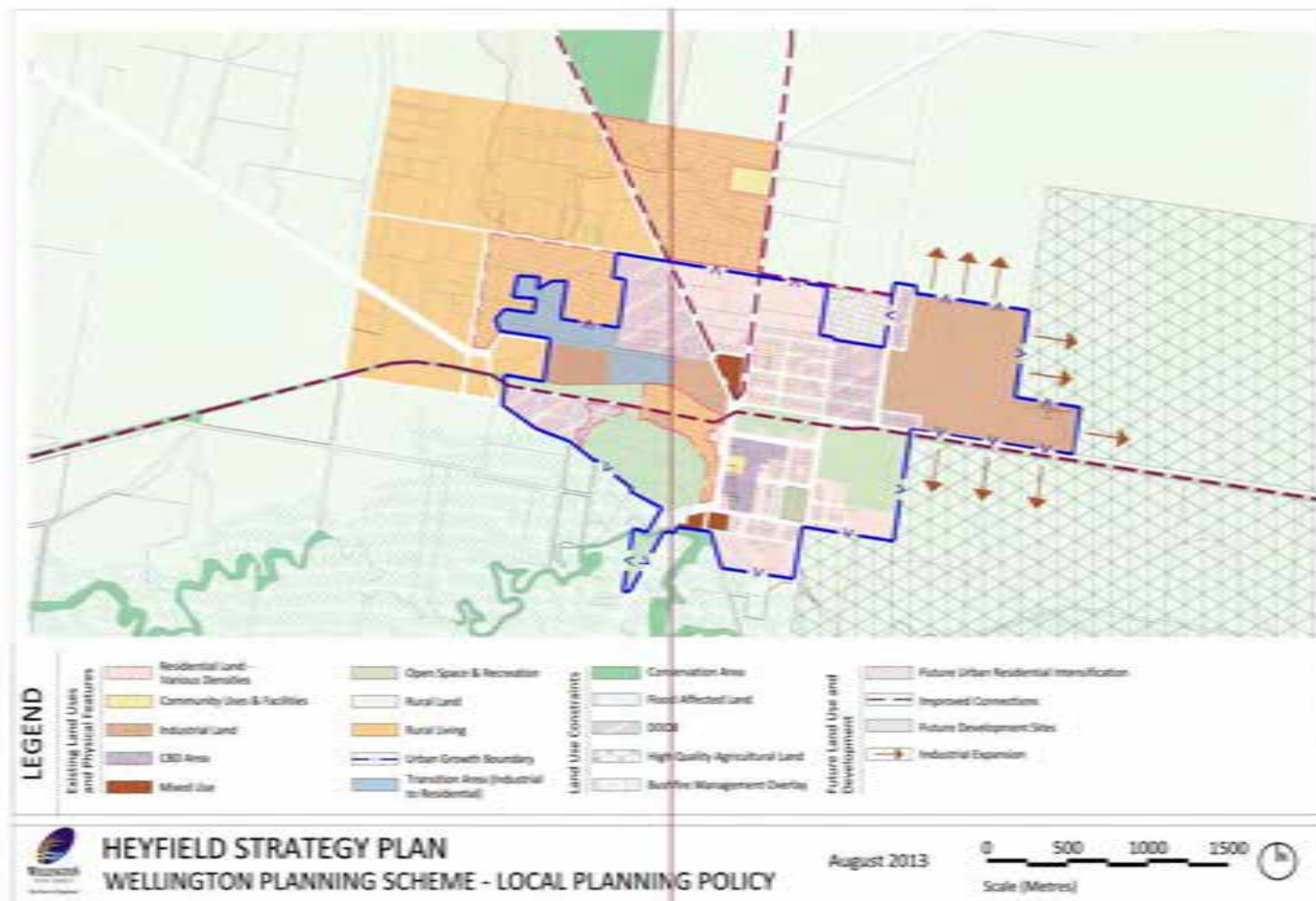
Support investigations for the provision of drainage infrastructure in connection with land that is to be rezoned for further development.

Work with Parks Victoria and other stakeholders to determine the feasibility of the Heyfield Wetlands to provide a Visitor Interpretation Centre to service the Alpine National Park.

Investigate the use of Middle Oval for alternate uses (for example residential, aged care facility), as the oval is surplus to current and future community recreation needs.

Investigate the redevelopment of the saleyards site to upgrade the entrance route into Heyfield.





21.20
Council
Agenda
Item

REFERENCE DOCUMENTS

The following strategic studies have informed the preparation of this planning scheme. All relevant material has been included in the Scheme. Decision makers should use these for background research only. Material in these documents that potentially provides policy guidance on decision making but which is not specifically referenced to by the Scheme, should not be given any weight.

- *Assessment of Agricultural Quality of Land in Gippsland, Swan and Vidan, 1994*
- *City of Sale Restoration and Conservation Guidelines, May 1993*
- *City of Sale Heritage Study, March 1994*
- *East Gippsland Regional Catchment Strategy*
- *Gippsland Lakes Coastal Action Plan, 1999*
- *Gippsland Lakes Future Directions and Action Plan, 2002*
- *Gippsland Lakes Shore Erosion and Revegetation Strategy, Department of Natural Resources and Environment, Gippsland Coastal Board, 2002*
- *Group accommodation and safety guidelines, Country Fire Authority, February 1997*
- *Guidelines for the Assessment of Heritage Planning Applications – Port Albert and District, 2002*
- *Healthy by Design: A planners' guide to environments for active living, National Heart Foundation of Australia, 2004*
- *Heyfield Structure Plan, December 2011, including update; Strategic Justification Firewater Road August 2013*
- *Heyfield Firewater Road Roadway Study, April 2011*
- *Infrastructure Design Manual (IDM)*
- *Integrated Coastal Planning for Gippsland – Coastal Action Plan, Gippsland Coastal Board*
- *Longford Development Plan, November 2013*
- *Mapped Sediment Discharge and Potential for Recharge within the Wellington Shore and adjoining Domestic Water Supply Catchments, Department of Natural Resources and Environment*
- *Municipal Reference Document, Wellington Shore, Coastal Spaces Landuse Assessment Study, 2006*
- *Planning conditions and guidelines for subdivisions, Country Fire Authority, September 1994*
- *Port Albert Conservation Study, 1992*
- *Port Albert Masterplan, 2002*
- *Port Albert & Palmerston 13-Hm Design Guidelines, 2007*
- *Recreational accommodation and safety Guidelines, Country Fire Authority, February 1997*
- *Rosedale Structure Plan, 7 August 2012*
- *Sale and Region Business Opportunities Study, 2003*
- *Sale, Warrak and Longford Structure Plan, 2010 and updates; Relocation of Sale Greyhound Racing Club Strategic Justification (NSA Group, 2014)*

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WELLINGTON PLANNING SCHEME

- *Sale CBD Precinct Plan, 2018*
- *Siting and Design Guidelines for Structures on the Victorian Coast, 1998*
- *State Overview Report, Coastal Sports Landscapes Assessment Study, 2006*
- *Streetscape Townscape Study, 1993*
- *Victorian Coastal Strategy, 2011*
- *Wellington Coast Subdivision Strategy: The Boneyard to Paradise Beach, February 2007*
- *Wellington Shire Council, Golden Beach/Paradise Beach Urban Design Framework, Coastal Towns Design Framework, Volume 3, March 2007*
- *Wellington Shire Council, Loch Sport Urban Design Framework, Coastal Towns Design Framework, Volume 3, March 2007*
- *Wellington Shire Council, Albion Beach Urban Design Framework, Coastal Towns Design Framework, Volume 3, March 2007*
- *Wellington Shire Council, All-Loughlin Beach Urban Design Framework, Coastal Towns Design Framework, Volume 3, March 2007*
- *Wellington Shire Council, Robertson Beach Urban Design Framework, Coastal Towns Design Framework, Volume 3, March 2007*
- *Wellington Shire Council, Seagrey Urban Design Framework, Coastal Towns Design Framework, Volume 3, March 2007*
- *Wellington Shire Council, The Boneyard Urban Design Framework, Coastal Towns Design Framework, Volume 3, March 2007*
- *Wellington Shire Council, Woodside Beach Urban Design Framework, Coastal Towns Design Framework, Volume 3, March 2007*
- *Wellington Shire Heritage Study: Stage 1, May 2003*
- *Wellington Shire Stormwater Management Plan, 2002*
- *West Sale Aerodrome Master Plan, November 2002 (or any superseding documents)*
- *West Sale Aerodrome Public Authority Management Agreement, June 2003 (or any superseding documents)*
- *West Gippsland Regional Catchment Strategy 2013 (or any superseding documents)*
- *Wellington Economic Development and Tourism Strategy 2011-15 (or any superseding documents)*

--/20--
Proposed C96

SCHEDULE 11 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO11**

LOW DENSITY RESIDENTIAL AREAS

1.0

Requirement before a permit is granted

--/20--
Proposed C96

A permit may be granted to construct or carry out minor works to existing buildings or works prior to the approval of a Development Plan if the responsible authority is satisfied that the granting of a permit does not prejudice the intended outcomes of future low density residential development.

A permit application for subdivision must consider the timing of the development of the land against the staging plan, existing low density residential land supply and a demonstrated demand for further development.

2.0

Conditions and requirements for permits

--/20--
Proposed C96

A permit for subdivision and development must include conditions which reflect the urban design principles, requirements and conditions as stated in the approved development plan.

A permit for subdivision which includes land with native vegetation must contain a condition demonstrating the retained native vegetation will be protected or, when removal is unavoidable, a condition requiring an approved Offset Management Strategy.

A permit regarding land containing a designated waterway must contain a condition requiring a Water Management Plan.

A permit for subdivision must include an Agreement under Section 173 of the *Planning and Environment Act 1987* between the landowners and the responsible authority to acknowledge the arrangements (e.g. payments or works-in-lieu) for infrastructure contributions identified in the Development Plan. If an Agreement requiring infrastructure contributions already exists, the landowner(s) are not required to enter into a new Agreement. The Agreement will lapse once all specified requirements have been satisfied.

3.0

Requirements for development plan

--/20--
Proposed C90

A single development plan must be prepared for each development area.

A site analysis plan must be prepared and identify the topography of the land; the location of any existing vegetation; drainage lines, water features, retarding basins and flood ways; sites of biological, heritage or archaeological significance; sites that are potentially contaminated; areas affected by easements; and any other relevant features.

A drainage plan must be prepared and show:

- An integrated drainage scheme for the area that incorporates Water Sensitive Urban Design principles and Best Practice Environmental Management Guidelines for improved sustainability and flood mitigation.
- Provisions for landscaping within any drainage depressions that integrate with the site.

A traffic plan must be prepared and show:

- Provides a convenient, sealed and safe road network design that:
 - minimises access points onto designated Category 1 or 2 roads.
 - is based on a safe and practical hierarchy of roads including safe intersections and pedestrian and bicycle infrastructure connecting with the existing movement network.

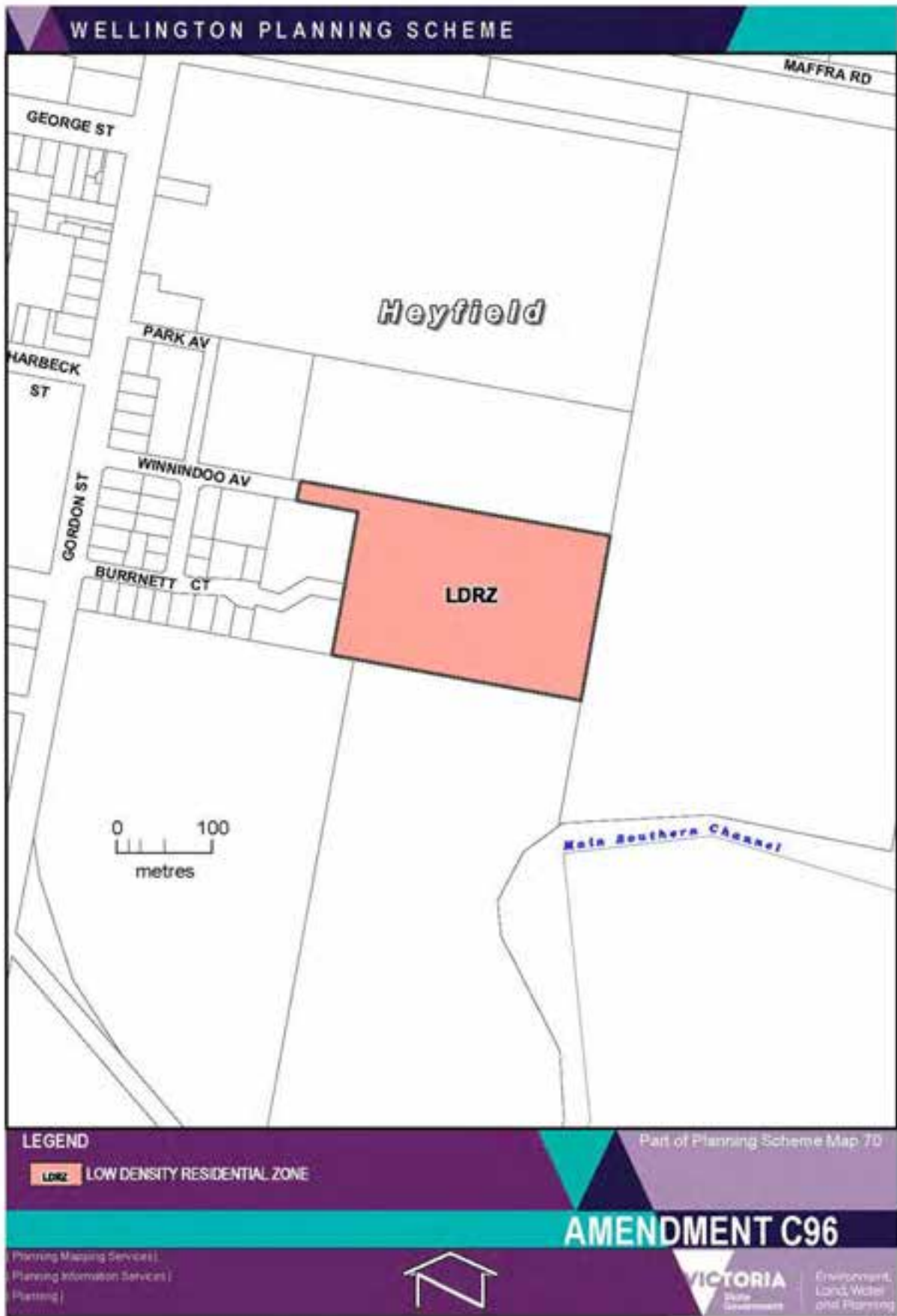
- uses existing roads or road reserves when available.
- Provides details on any required upgrades to the road network being road widening, sealing, intersections, access points and other upgrades.

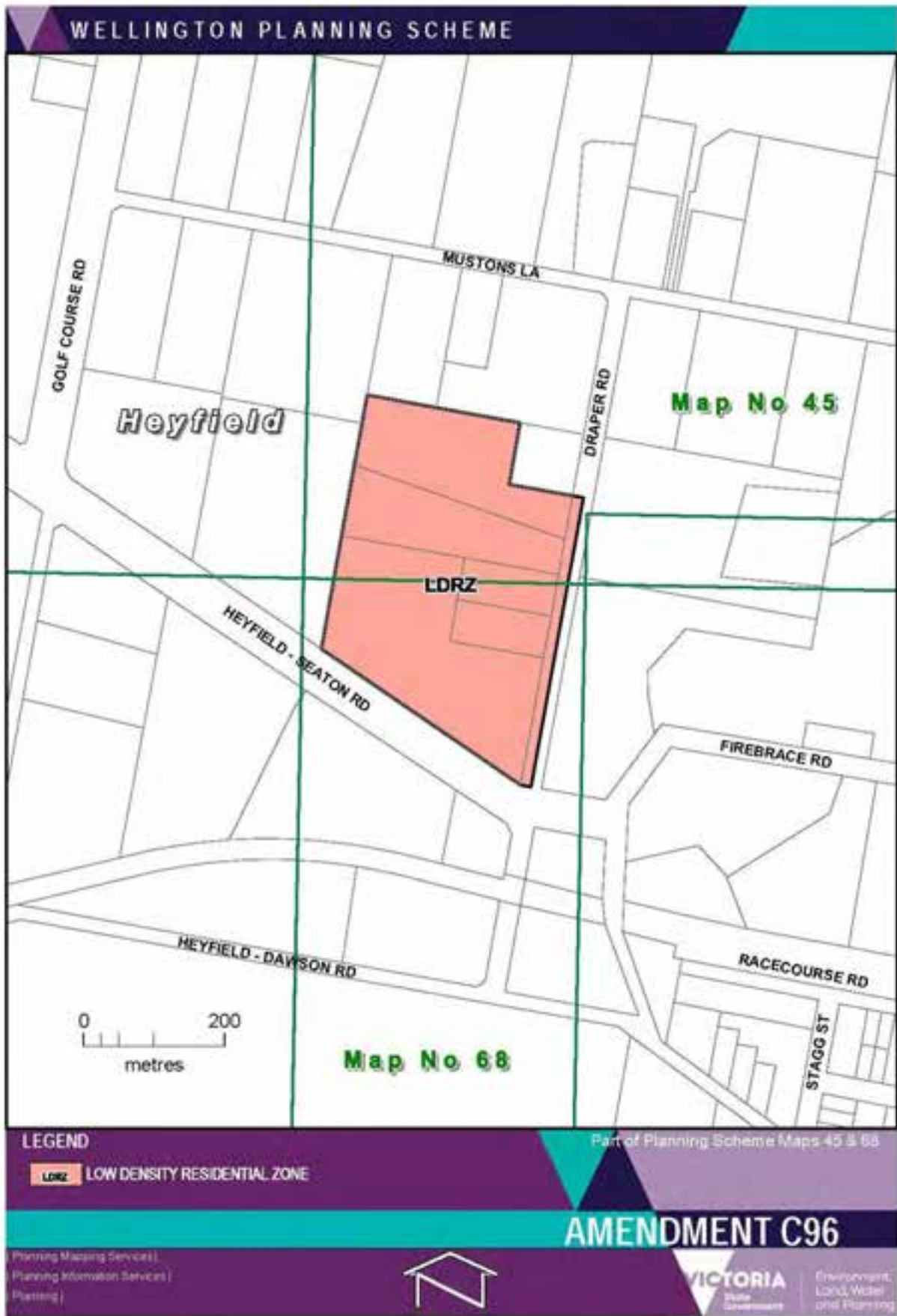
A development plan must:

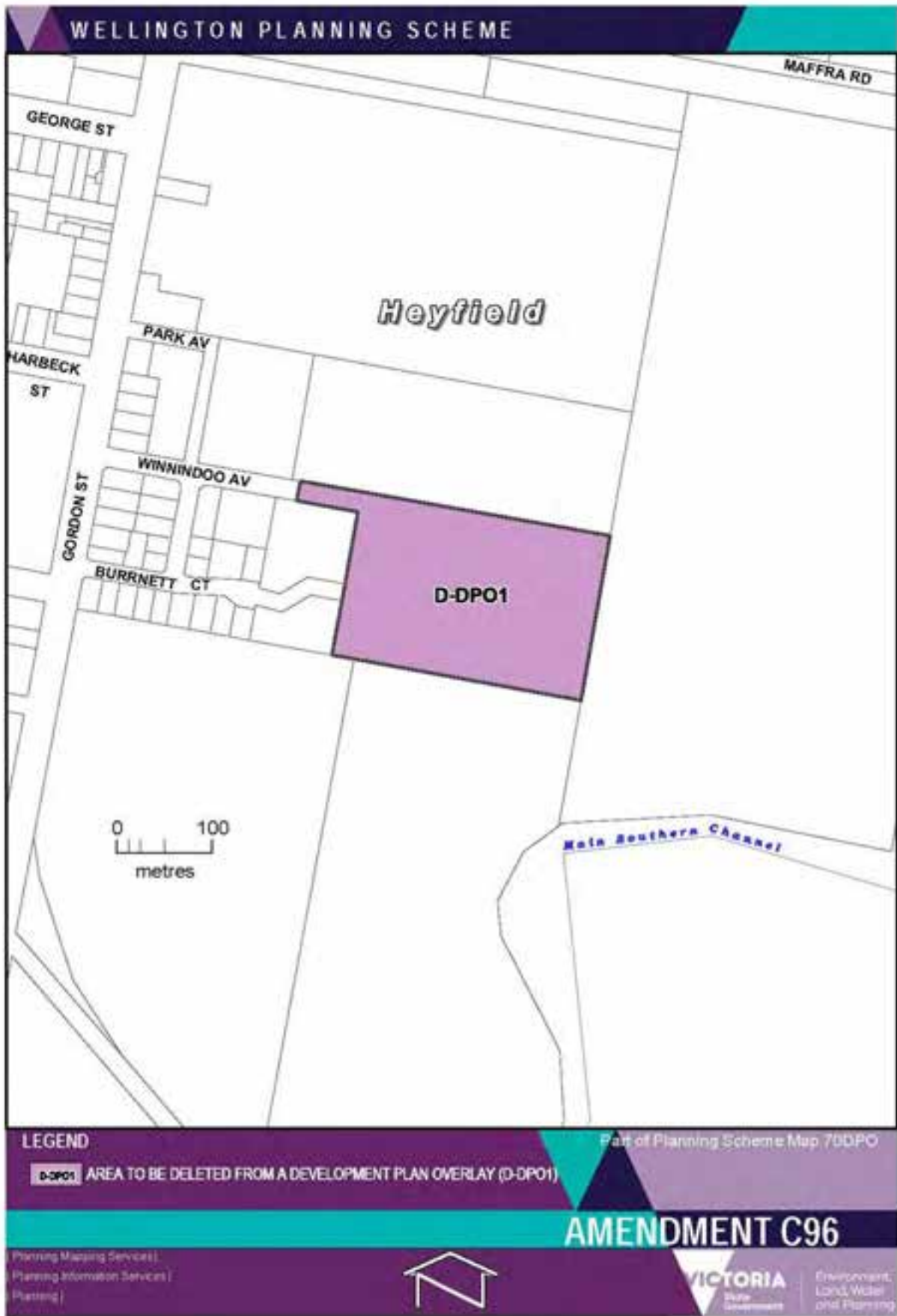
- Respond to the issues and recommendations identified in the site analysis, drainage plan and traffic plan.
- Include a site description and plans which:
 - demonstrates how the proposed subdivision design will conserve and contribute to the overall character of the area;
 - ensures that allotments have only one boundary adjoining a road reserve unless the allotment is on a corner;
 - demonstrates how the overall pattern of development integrates with the immediate surrounding area and how a degree of natural surveillance is created;
 - provides an overall scheme for landscape planting and the preservation of existing indigenous vegetation and individual trees wherever possible;
 - demonstrates how all necessary infrastructure and services will be provided.
- Include a Staging Plan showing the timing and sequence of development and infrastructure delivery which will require construction or upgrade; and
- Include a Public Infrastructure Plan for the delivery and funding of infrastructure items associated with the proposed development, including potential interim and ultimate infrastructure requirements.

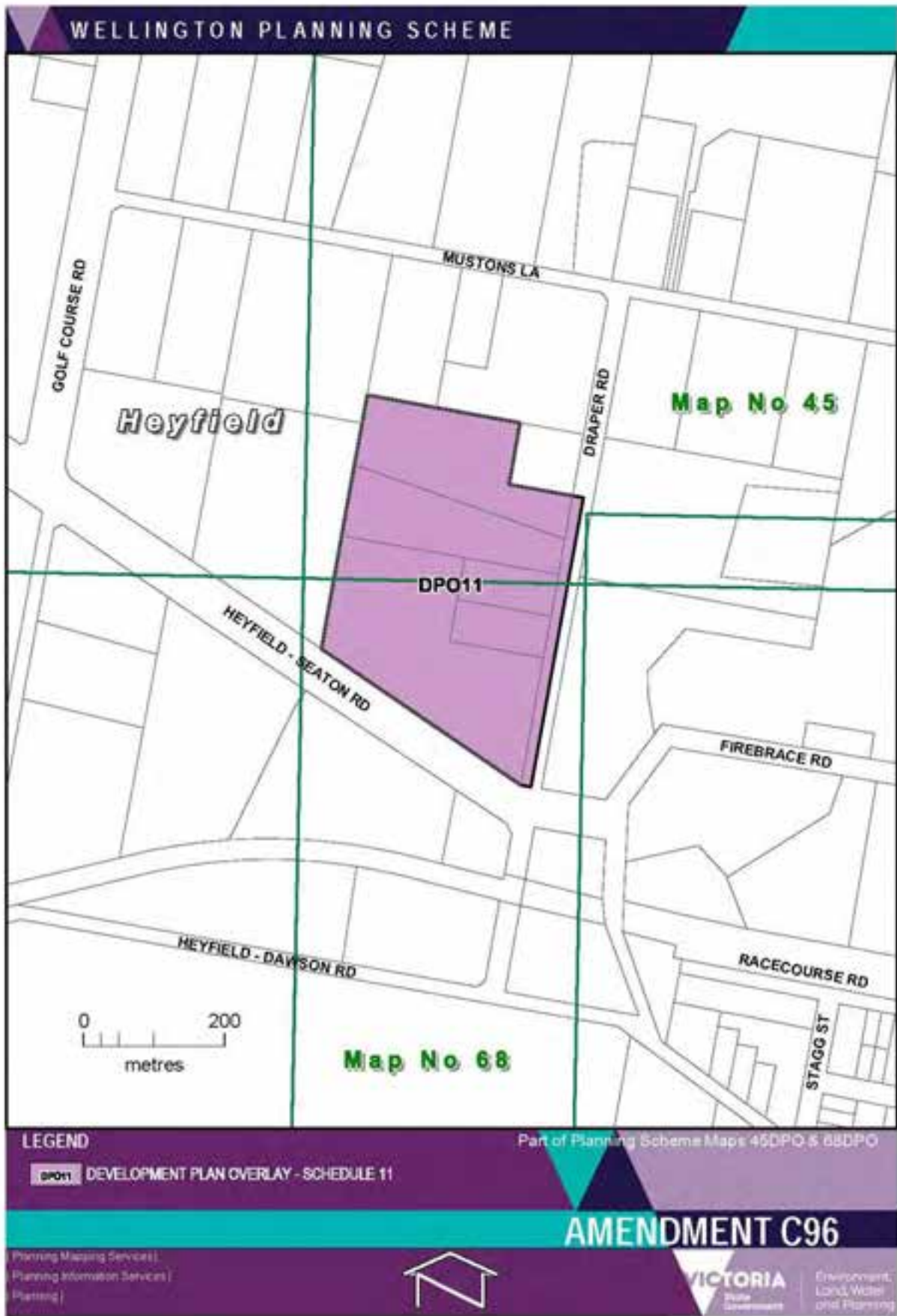
In assessing or amending a development plan, the responsible authority must be satisfied that it is:

- Achieving the objectives as set out in relevant structure plans, policy, strategy or guidelines relating to the development area and which are adopted by the responsible authority;
- Prepared to the satisfaction of the relevant external authorities including: Country Fire Authority; Department of Economic Development, Jobs, Transport and Resources-Transport Group; VicRoads; West Gippsland Catchment Management Authority; Gippsland Water; Aboriginal Victoria; Department of Environment, Land, Water and Planning and other relevant service authorities;
- Developed with the appropriate level of community participation as determined by the responsible authority;
- In accordance with any relevant Agreement prepared under Section 173 of the *Planning and Environment Act 1987*;
- Implementing the requirements of the Infrastructure Design Manual (IDM), relevant Austroroads publications, Australian Standards and other requirements as determined by relevant authorities;
- Supporting design and development principles as set out in:
 - Supportive Environments for Physical Activity (SEPA) principles of healthy urban design - refer to Healthy by Design guidelines;
 - Water Sensitive Urban Design (WSUD), including recycling infrastructure and use of treated water;
 - Best Practice Environmental Management Guidelines; and
 - Crime Prevention Through Environmental Design (CPTED).









ITEM C3.3**STRATEGIC PLANNING UPDATE JANUARY TO MARCH 2017**

DIVISION: DEVELOPMENT

ACTION OFFICER: MANAGER LAND USE PLANNING

DATE: 18 APRIL 2017

IMPACTS									
Financial	Communication	Legislative	Council Policy	Council Plan	Resources & Staff	Community	Environmental	Consultation	Risk Management
		✓		✓					

OBJECTIVE

To update Council on the strategic land use planning work program for the first quarter of 2017.

PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY**RECOMMENDATION**

That Council receive the 2017 first quarterly update on the strategic land use planning work program (included in Attachment 1 to the report).

BACKGROUND

The strategic land use planning work program is regularly reviewed by Council's Strategic Land Use Planning Projects Review Group (Review Group), which was appointed by Council at the Special Council Meeting of 6 December 2016. The Review Group considered it beneficial to provide the full Council and the community with a quarterly update of the strategic land use planning work program, which comprises various prioritised projects and planning scheme amendments as outlined in **Attachment 1**.

OPTIONS

Council has the following options:

1. Receive the 2017 first quarterly update on the strategic land use planning work program; or
2. Not receive the 2017 first quarterly update on the strategic land use planning work program and seek further information for consideration at a future Council meeting.

PROPOSAL

To receive the 2017 first quarterly update on the strategic land use planning work program.

CONFLICT OF INTEREST

No staff and/or contractors involved in the compilation of this report have declared a Conflict of Interest.

LEGISLATIVE IMPACT

All strategic land use planning matters are considered in accordance with the *Planning and Environment Act 1987* and/or any relevant legislation.

COUNCIL PLAN IMPACT

The Council Plan 2013–2017 Theme 5 Land Use Planning states the following strategic objective and related strategy:

Strategic Objective

“Appropriate and forward looking land use planning that incorporates sustainable growth and development.”

Strategy 5.1

“Ensure Land Use Policies and Plans utilise an integrated approach to guide appropriate land use and development.”

This report supports the above Council Plan strategic objective and strategy.

Attachment 1

Current Strategic Planning Projects

North Sale Development Plan & Developer Contributions Plan	
Priority: H	Anticipated completion: 17/18
Status	
<p>The North Sale Development Plan (the Development Plan) and associated Developer Contributions Plan facilitates the northern growth of the town.</p> <p>Following public exhibition in late 2016 the Development Plan is currently being finalised having regard to the 23 submissions received.</p> <p>Final drainage plans and a Traffic Impact Assessment are also currently being undertaken to inform the final Development Plan, which is expected to be completed by mid-2017. Work will then commence on the preparation of the associated Developer Contributions Plan, which will seek to equitably apportion the costs associated with the infrastructure requirements to facilitate development across the entire Growth Area.</p>	
Wurruk and West Sale Industrial Land Use Strategy	
Priority: H	Anticipated completion: 17/18
Status	
<p>Further strategic work will shortly commence to facilitate the release of additional land for industrial uses within West Sale and Wurruk (in accordance with the 'Sale, Wurruk and Longford Structure Plan (2010)').</p>	
Wellington Shire Heritage Strategy	
Priority: Med/High	Anticipated completion: 16/17
Status	
<p>The Heritage Strategy will outline Council's approach to the way in which Heritage matters are considered within a planning context.</p> <p>Officers are currently working to finalise the detail of the Strategy.</p>	
Wellington Land Use and Development Strategy (LUDS)	
Priority: High	Anticipated completion: 16/17
Status	
<p>The Land Use Development Strategy (LUDS) will provide an overarching framework to coordinate future land use and development within the Shire, while supporting Wellington 2030.</p> <p>Background work is currently being undertaken to inform the strategic land use planning directions and a future update to Clauses 21.01; 21.02 & 03 of the Wellington Planning Scheme.</p>	

Heyfield Low Density Residential Land Supply Study

Priority: High Anticipated completion: 16/17

Status

The Study seeks to identify land that is viable for rezoning to the Low Density Residential Zone (1 acre blocks) and is developable in the short term i.e. within the next 5 years.

Following the public exhibition of the Draft Recommendations Report between 16 January and 20 February 2017, Council received 7 submissions including 2 from statutory authorities raising no objections, and 5 from community members comprising 1 letter of support, 1 objection and 3 landowners seeking inclusion in areas proposed to be rezoned.

Council will consider all the submissions and recommendations of the Study at the meeting of 18 April 2017.

Council Planning Scheme Amendments

C51 – General Technical Amendment

Priority: High Anticipated completion: 16/17

Status

General Technical Amendments are the way in which minor errors/anomalies are corrected within the Wellington Planning Scheme. Under the provisions of the *Planning and Environment Act 1987*, Technical Amendments can be 'fast-tracked' on the basis that they are 'policy neutral' in their content.

At its meeting of 21 March 2017, Council resolved to adopt Amendment C51 and the 27 components included within it and to forward it to the Minister for Planning for approval.

C92 - Heritage Study Stage 2 Implementation

Priority: High Anticipated completion: 16/17

Status

Council formally adopted the Wellington Shire Heritage Study - Stage 2 in September 2016.

Amendment C92 implements the recommendations of the Heritage Study by applying the Heritage Overlay (HO) to the 67 individual places identified in Stage 2.

In response to the submissions received during the formal period of public exhibition, Council officers recommended that Amendment C92 be split into two parts with Part 1 (with no objections) recommended for approval and Part 2 (with 1 objection) being referred to an independent Planning Panel. Council considered this recommendation at its 4 April 2017 meeting.

Private Planning Scheme Amendments

C84: Wurruk Growth Area

Priority: High Anticipated completion: 17/18

Status

Amendment C84 is a private rezoning request, which proposes the rezoning of land within the Western Growth Area of Sale (Wurruk).

26 submissions received.

At its meeting of 7 March 2017, Council resolved to request the Minister for Planning to appoint an independent Planning Panel to consider the 26 submissions received during the public exhibition period, which was held between 17 November 2016 – 9 January 2017.

It is anticipated that a Panel Directions Hearing will take place during the week commencing 17 April 2017, whilst the Panel Hearing is expected to commence the week of 22 May 2017.

C90: Precincts 3 and 11, Longford

Priority: High Anticipated completion: Rezoning Completed.

Status

Amendment C90 proposes the rezoning of land within Precincts 3 and 11 of the 'Longford Development Plan (Nov 15)'.

During the public exhibition period, which took place between 15 December 2016 – 30 January 2017, nine submissions were received, none of which objected to the proposal.

Amendment C90 was formally adopted by Council at its meeting on 21 March 2017 and has been forwarded to the Minister for Planning for approval.

C94: Rezoning of the Sale Police Station Site

Priority: High Anticipated completion: 14/15

Status

At the request of the Department of Justice, the former Sale Police Station (located on the South Gippsland Highway) was rezoned from the Public Use Zone to the Residential Growth Zone to facilitate its sale as surplus asset to the Department's needs.

A formal Notice of Approval of the rezoning appeared in the Government Gazette on 14 January 2016.

The State Government continues to seek to resolve the issue of the removal of Native Title on the site, which currently prevents the sale of the land for development purposes.

ITEM C3.4**PLANNING PERMIT APPLICATION P286/2016**

DIVISION: DEVELOPMENT
ACTION OFFICER: MANAGER LAND USE PLANNING
DATE: 18 APRIL 2017

IMPACTS									
Financial	Communication	Legislative	Council Policy	Council Plan	Resources & Staff	Community	Environmental	Consultation	Risk Management
✓		✓	✓	✓			✓	✓	

OBJECTIVE

To determine planning permit application P286/2016 for a proposed second dwelling located at 22 Evelyn Drive, Sale.

PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY**RECOMMENDATION*****That:***

Council pursuant to Section 59, 60, 61, 62 and 64 of the *Planning and Environment Act 1987* issue a Notice of Decision to Grant Planning Permit P286/2016 for the use and development of a second dwelling subject to conditions included in Attachment 2.

BACKGROUND

The following notice of motion was carried by Council on 4 April 2017:

That Council ‘call in’ planning permit application P286/2016 for a second dwelling at 22 Evelyn Drive, Sale and that Council determines this application at the 18 April 2017 Council meeting on the basis that there are unique issues with this application relating to a restrictive covenant affecting the majority of land in this low density residential estate.

Council received planning permit application P286/2016 on 12 September 2016.

The subject land is highlighted with the red circle in Figure 1.

Figure 1: Locality plan (subject land marked with red circle)



Plans of the proposed second dwelling are included in Attachment 1, which show a contemporary single storey four (4) bedroom design located to the rear of the existing dwelling. The proposed second dwelling is set back 5.0 metres from the southern (rear) boundary, 4.0 metres from the western (side) boundary and 20.9 metres from the eastern (side) boundary.

The land subject to the application is contained in the Low Density Residential Zone (LDRZ), which has as its purpose 'to provide for low density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all wastewater.

Land in the Evelyn Drive estate predominantly contains dwellings on lots of one (1) acre in size, although two lots to the immediate west of the subject land have recently been subdivided as this land can be connected to reticulated sewerage.

Land to the east, north and south of the proposed dwelling is currently developed with houses. The land subject to the application is also affected by Design and Development Overlay Schedule 6 (DDO6), which is designed to control building height over 15 metres to protect the operations of RAAF Base East Sale.

The relevant zone and overlay controls (and relevant Planning Scheme policies and decision guidelines) can be accessed via:

<http://planningschemes.dtpli.vic.gov.au/schemes/wellington>

A planning permit is required for the use and development of the second dwelling under the provisions of the LDRZ, but as the proposed second dwelling is less than 15 metres in height no planning permit is required under DDO6.

The application was referred to Council's Infrastructure Planner, who had no objection subject to conditions which have been included in Attachment 2.

Notice of the application was given to surrounding owners and occupiers and a sign was displayed on the site as required by the *Planning and Environment Act 1987*.

Eleven (11) objections from landowners in the Evelyn Drive estate have been received, which can be publicly inspected at Council's Sale Service Centre (18 Desailly Street) and have been made available on the Councillor Homepage / Council Meeting. The applicant's response to objections and two further submissions received from objectors, have also been placed on the Councillor Homepage / Council Meetings.

The principal concern raised by objectors relate to a restrictive covenant registered on the title of most lots in the Evelyn Drive estate which (among other matters) limits development to one dwelling per lot. It is noted that the covenant is essentially a private contractual agreement between the landowners and the subdivider. However, as the land subject to the planning permit application has not been transferred from the original subdivider, the restrictive covenant is not registered on the title of the subject land which does not, therefore, preclude a planning permit being granted for a second dwelling.

As outlined in the objecting submissions, other key issues of concern relate to amenity and character impacts, traffic, drainage and the required level of infrastructure provision to support further development in an estate originally established for low density residential development.

The proposal for a second dwelling on the lot is consistent with the relevant decision guidelines and planning policies set out in the Wellington Planning Scheme. Apart from the main concern relating to the presence of a restrictive covenant (which does not apply to the subject land), most of the objections can be addressed by permit conditions, such as the requirement for screen fences to help address concerns about a loss of privacy for the dwelling to the east of the subject land, and connection to reticulated drainage and sewerage. Given that the main concern raised by the objectors relates to a private covenant which is not present on the title of the subject land, there is little planning weight which can be given to these concerns and so on balance, the application is recommended for approval.

OPTIONS

Council has the following options:

1. That Council pursuant to Section 59, 60, 61, 62 and 64 of the *Planning and Environment Act 1987* issue a Notice of Decision to Grant Planning Permit P286/2016 for the use and development of a second dwelling subject to conditions.
2. That Council pursuant to Section 59, 60, 61 and 65 of the *Planning and Environment Act 1987* issue a notice of refusal to grant a planning permit for the use and development of a second dwelling.
3. That Council defer consideration of planning permit application P286/2016 and seek further information for consideration at a future Council meeting.

PROPOSAL

That Council pursuant to Section 59, 60, 61, 62 and 64 of the *Planning and Environment Act 1987* issue a Notice of Decision to Grant Planning Permit P286/2016 for the use and development of a second dwelling subject to conditions included in Attachment 2.

CONFLICT OF INTEREST

No staff and/or contractors involved in the compilation of this report have declared a Conflict of Interest.

FINANCIAL IMPACT

Should Council elect to refuse the planning permit application and an appeal is lodged at the Victorian Civil and Administrative Tribunal (VCAT) by the permit applicant, Council will need to engage a planning consultant to act on its behalf (given the officer recommendation).

Should Council elect to approve the application as recommended by officers and an appeal is lodged at VCAT by objectors, Council officers will act on Council's behalf which will not result in the need for consultant expenses to be incurred.

LEGISLATIVE IMPACT

Pursuant to the requirements of Section 61 of the *Planning and Environment Act 1987*, Council may decide:

1. To grant a permit; or
2. To grant a permit subject to conditions; or
3. To refuse to grant a permit on any ground it thinks fit.

Pursuant to section 60(1B) of the *Planning and Environment Act 1987* Council must (where appropriate) have regard to the number of objectors in considering whether the use or development may have a significant social effect. As outlined in Planning Advisory Note 63 (available at <https://www.planning.vic.gov.au/publications/planning-advisory-notes>), whether it is 'appropriate' for the number of objectors to be taken into account in a particular case will be influenced by:

- a. *What the objectors have said in their written objections about the proposed use or development;*
- b. *Whether the issues raised in the objections are relevant planning considerations and relate to the reasons why the proposal requires a permit; and*
- c. *Whether the issues raised in the objections point to a detrimental effect on the community which is supported by evidence.*

While Council officers are sympathetic to the concerns raised by the objectors relating to the covenant (or non-existence of the covenant as it relates to the subject land), issues surrounding the covenant essentially remain a civil issue (not a planning issue) between the subdivider and the objectors.

The *Planning and Environment Act 1987* and the Wellington Planning Scheme set out further matters which must be considered and procedures to be followed in determining an application for a planning permit. This includes having regard for the decision guidelines listed in Clause 65 of the Wellington Planning Scheme. A full copy of the *Planning and Environment Act 1987* and the Wellington Planning Scheme can be accessed via the links below.

http://www.legislation.vic.gov.au/Domino/Web_Notes/LDMS/PubLawToday.nsf

<http://planningschemes.dtpli.vic.gov.au/schemes/wellington>

Regardless of what decision is eventually made by Council (to approve or refuse the application), importantly all parties will retain the option for independent review at VCAT.

COUNCIL PLAN IMPACT

The Council Plan 2013–17, Theme 5 - Land Use Planning states the following strategic objective and related strategy:

Strategic Objective

'Appropriate and forward looking land use planning that incorporates sustainable growth and development.'

Strategy 5.1

'Ensure Land Use Policies and Plans utilise an integrated approach to guide appropriate land use and development.'

Strategy 5.2

'Provide user friendly, accessible planning information and efficient planning processes.'

The recommendation supports the above Council Plan strategic objective and strategy.

ENVIRONMENTAL

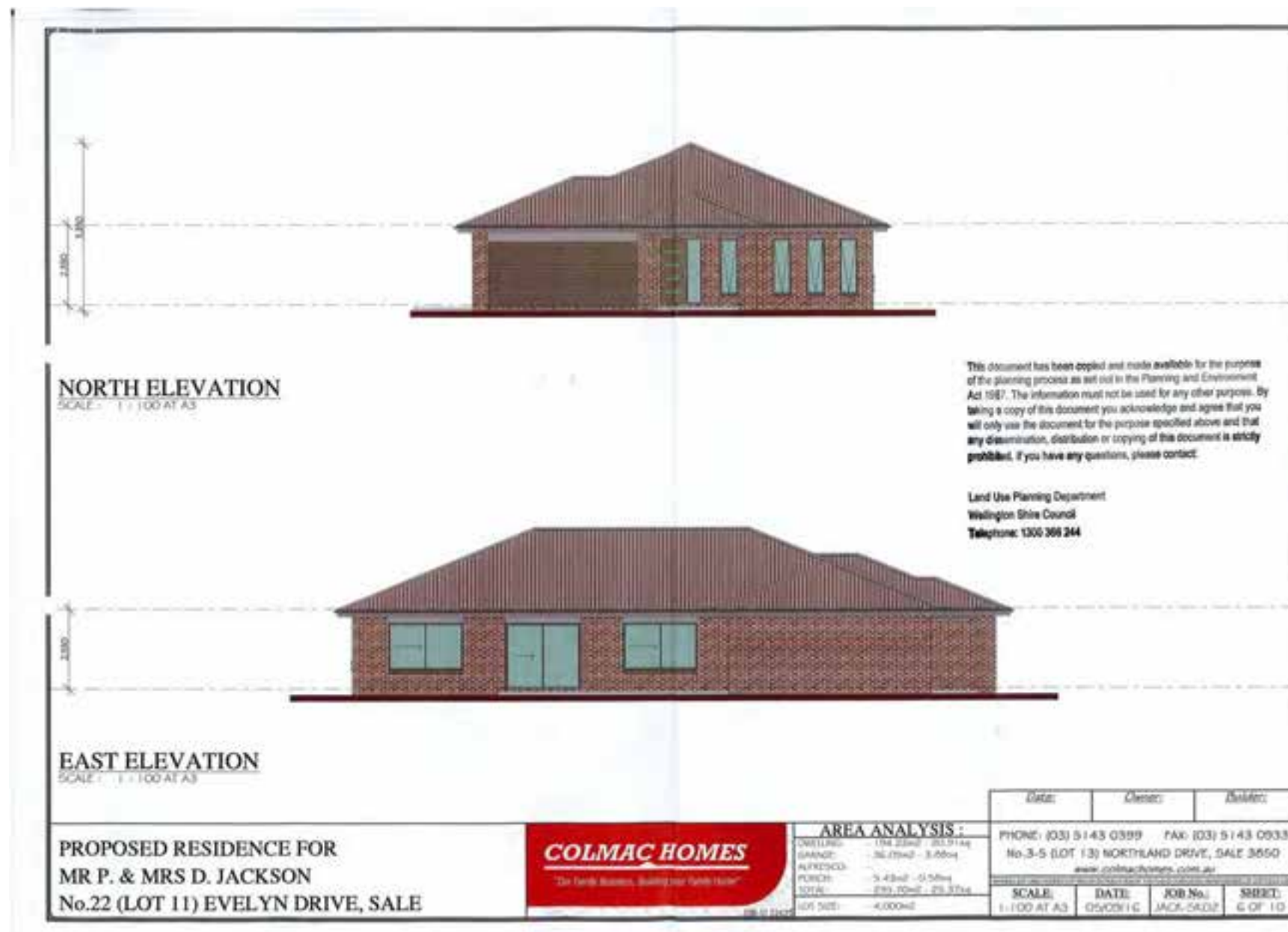
There are no significant environmental impacts anticipated by the approval of the proposed second dwelling. The proposed dwelling can be connected to reticulated sewerage and appropriate conditions (see Attachment 2) imposed to secure an appropriate interface treatment with the neighbouring dwelling located at 24 Evelyn Drive.

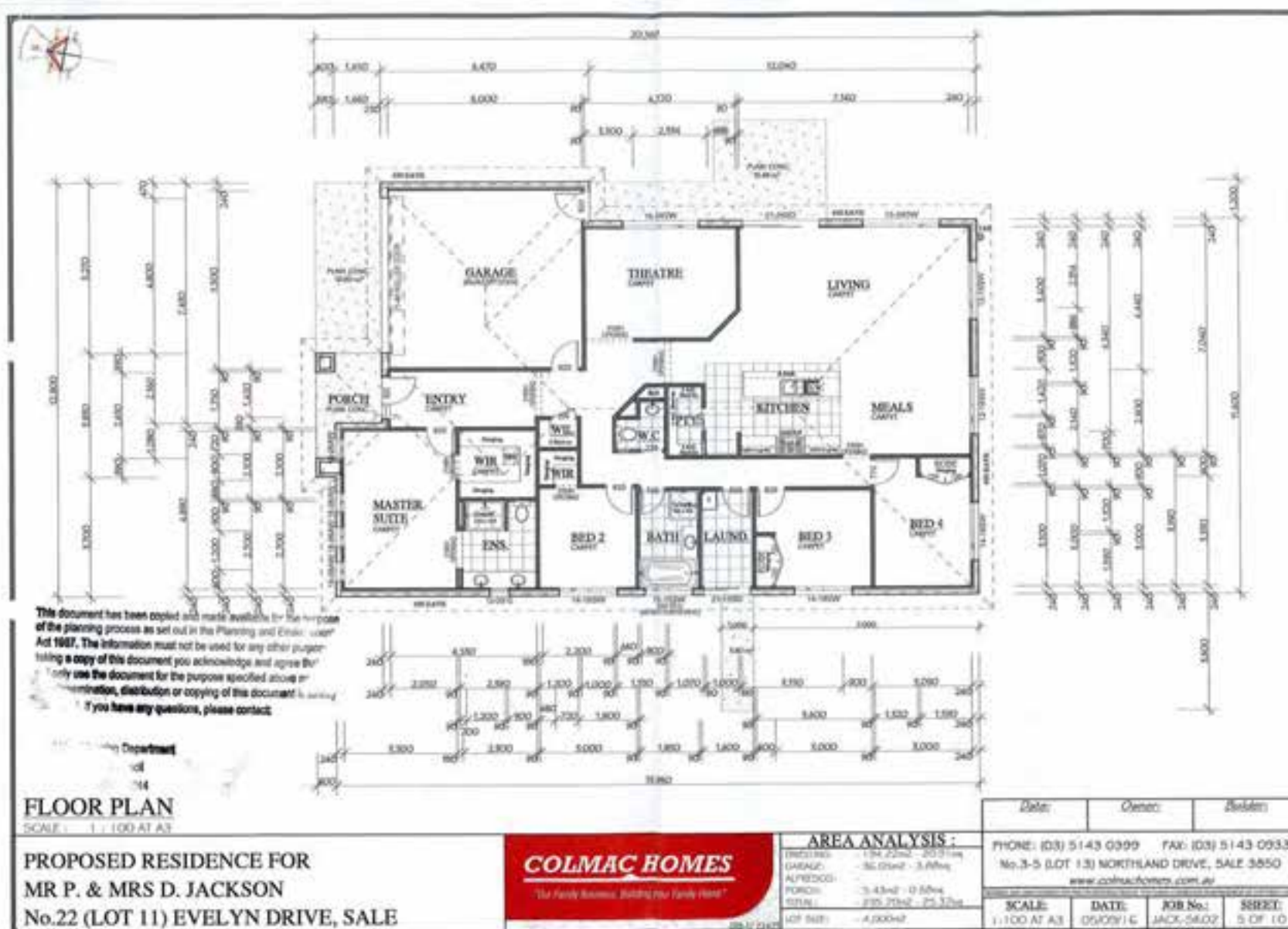
PLANNING POLICY IMPACT

The Evelyn Drive estate is not in an area earmarked for residential intensification in the adopted Sale, Wurruk and Longford Structure Plan. However, the current provisions of the LDRZ provides the ability for a second dwelling to be established and where applicable for 0.2 hectare ('half acre') lots to be created when connected to reticulated sewerage. The broad policy settings in the Wellington Planning Scheme (refer to Clause 21.05 in particular) also support the diversification of housing opportunities and the future urban growth of Sale in areas proximate to social and physical infrastructure. The current planning permit application is, therefore, deemed to be consistent with current planning policy.

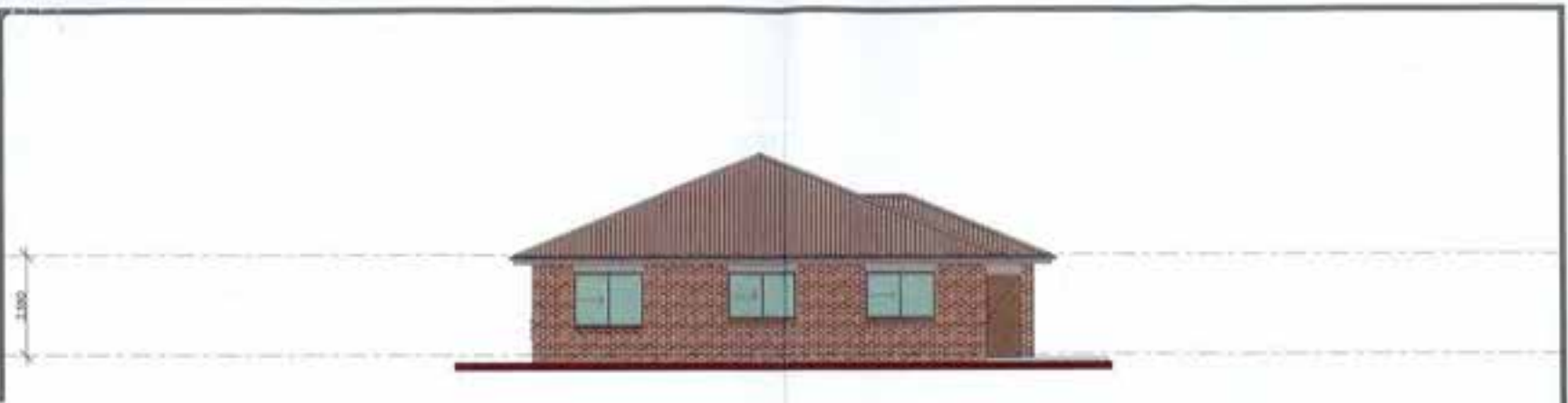
CONSULTATION IMPACT

Consultation has been undertaken in accordance with the requirements of the *Planning and Environment Act 1987*. Eleven (11) objections have been received following notice being given of the planning permit application. Further, a planning consultation meeting was held on 3 March 2017, where the applicant and several objectors attended the Council offices to discuss relevant issues, but a mediated outcome was unable to be reached.









SOUTH ELEVATION
SCALE: 1 : 100 AT A3

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Planning Department
Travis Council
1300 306 344



WEST ELEVATION
SCALE: 1 : 100 AT A3

**PROPOSED RESIDENCE FOR
MR P. & MRS D. JACKSON
No.22 (LOT 11) EVELYN DRIVE, SALE**



AREA ANALYSIS :	
BUILDING	154.22m ² - 30.31m
GARAGE	26.05m ² - 5.60m
ALFRESCO	
PORCH	5.43m ² - 0.54m
TOTAL	185.70m ² - 25.37m
LOT SIZE	4,000m ²

Date:	Owner:	Builder:	
PHONE: (03) 5143 0999 FAX: (03) 5143 0933 No.3-5 (LOT 13) NORTHLAND DRIVE, SALE 3850 www.colmachomes.com.au			
SCALE:	DATE:	JOB No.:	SHEET:
1:100 AT A3	05/03/16	JACK-5602	7 OF 10

Draft Conditions for Notice of Decision to grant a planning permit for planning application P286/2016: Use and development of a second dwelling at 22 Evelyn Drive Sale.

Amended plans required

1. Before the development starts, amended plans to the satisfaction of the responsible authority must be submitted to and be approved by the responsible authority. When approved, the plans will be endorsed and then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the plans submitted with the application but modified to show:
 - a) 1.8 metre high fencing along the delineation between the rear yard of the existing dwelling and area set aside for the proposed dwelling (for a length of approximately 35.63 metres as shown on the submitted site plan) and then extending southward along the eastern boundary of the site (for a length of approximately 40.0 metres as shown on the submitted site plan);
 - b) a curvilinear design for the access driveway to the proposed dwelling;
 - c) a landscape plan showing planting of trees and shrubs in garden beds along the access driveway to enhance the visual appearance of the access drive;
 - d) a landscape management plan outlining how the landscaping along the driveway will be maintained into the future; and
 - e) A drainage discharge plan as required in condition 6 a) of this permit.

Comply with endorsed plans

2. The layout of the site and the size, design and location of the buildings and works permitted must generally accord with the endorsed plans.

Maintain the garden areas

3. The garden areas along the access driveway must be maintained in accordance with the approved maintenance plan to the satisfaction of the Responsible Authority.

Fencing

4. The fencing required by condition 1(a) must be completed prior to the certificate of occupancy being issued for the dwelling approved by this permit.

Construct access

5. All weather access must be provided for the new dwelling. The minimum standard all weather vehicular crossing is comprised of:
 - a) Sprayed bituminous seal for a distance of 5 metres from the edge of road seal,
 - b) 7.2 metres of 375 mm diameter "class 2" reinforced concrete pipe culvert.
 - c) Mountable pre-cast reinforced concrete endwalls (or equivalent) to be installed at both the inlet and outlet to the pipe culvert.
 - d) 100mm consolidated depth gravel pavement extending from the property line to the roadway including widening at the culvert to provide for turn movements
 - e) Location of the crossings to be approved by the Responsible Authority
 - f) Entrances to the property must be indented to allow vehicles accessing the property to park clear of the road formation (see Typical Driveway details attached)

Drainage requirements

6. The applicant must provide reticulated storm water drainage to drain all land contained within the approved development.

The approved design must meet the water quality standards required by the State Provisions of the Planning Scheme, the "Best Practice Environmental Management Guidelines" and Council's Infrastructure Design Manual.

All stormwater from the development must be conveyed to satisfactory points or areas of discharge approved by the Responsible Authority so that it will have no detrimental affect on the environment adjoining properties.

- a) Prior to any works commencing a drainage discharge plan must be submitted to and approved by the Responsible Authority. The plan is to include on site detention structures to ensure that the post development discharge rate from the site does not exceed the predevelopment discharge rate. When approved, this plan will form part of the permit.
- b) Reticulated stormwater drainage to drain all land contained within the development must be in accordance with Council's 'Infrastructure Design Manual' and must be completed prior to the occupancy of the dwelling approved by this permit.

The approved discharge point for this application is the existing underground drainage at the rear of the property.

Services

7. The dwelling approved by this permit must be connected to reticulated sewerage and other reticulated services to the satisfaction of the Responsible Authority.

Time for completion

8. This permit will expire if the development is not completed within two years of the date of this permit. The Responsible Authority may extend the period referred to if a request is made in writing before the permit expires, within six months of the date of expiry if work has not lawfully commenced on the site or within twelve months of the date of expiry if work has lawfully commenced on the site.



C4 - REPORT

GENERAL MANAGER BUILT AND NATURAL ENVIRONMENT

ITEM C4.1**PROPOSED DECLARATION OF SECTIONS OF DUKE STREET AND CARRAJUNG WOODSIDE ROAD AS A PUBLIC HIGHWAY**

DIVISION: BUILT AND NATURAL ENVIRONMENT

ACTION OFFICER: MANAGER ASSETS & PROJECTS

DATE: 18 APRIL 2017

IMPACTS									
Financial	Communication	Legislative	Council Policy	Council Plan	Resources & Staff	Community	Environmental	Consultation	Risk Management
✓	✓	✓		✓		✓		✓	✓

OBJECTIVE

The objective of this report is for Council to declare sections of Duke Street and Carrajung Woodside Road at Woodside that were constructed by agreement on private properties in 1967, as "Public Highways".

PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY**RECOMMENDATION***That*

- 1. Pursuant to Section 204(1) of the Local Government Act 1989 Council resolves to declare the section of Duke St, Woodside through Lot 1 PS706927F being Crown Allotment 21D (Part) Section 1 Parish of Woodside as a public highway; and***
- 2. Pursuant to Section 204(1) of the Local Government Act 1989 Council resolves to declare the sections of Carrajung Woodside Road, Woodside through Lot 1 and 2 PS706928D being Crown Allotment 42 and 45 Parish of Bruthen as a public highway; and***
- 3. A notice to this effect be placed in the Victorian Government Gazette.***

BACKGROUND

In 1967 the former Shire of Rosedale realigned a section of Duke Street and Carrajung Woodside Road at Woodside. The realignment required three small parcels of land to be acquired from adjoining land owners. Approval was granted by the then land owners for the construction of the road formation onto their property and compensation was paid for the loss of the land and fences were erected on the proposed boundaries, however the land transfer was not completed.

A recent re-establishment survey undertaken in the area by a Licensed Surveyor revealed that although the road has been constructed on the altered alignment it was apparent that the land transfers on title had not been formalised.

A search of the archives from the former Shire of Rosedale indicated that these sections of road were surveyed and plans were prepared in 1967. The process for the land transfer plans as approved by Council was not finalised and the amendment of titles at the Land Titles Office was not completed.

Due to legislative changes since 1967, new plans of survey were required and a licensed surveyor was engaged to carry out detailed surveys to re-establish the deviated road sections.

A notice in the Victorian Government Gazette declaring the acquired sections of road as public highway is required for the sub-division process to be completed and the land transfers to be registered. The current landowners including one new landowner have been advised of the incomplete process and there is no opposition in completing the process.

Both Duke Street and Carrajung Woodside Road are arterial roads and will continue to be maintained by VicRoads.

OPTIONS

Council has the following options:

1. Progress the road declaration by placing a notice in the Victorian Government Gazette; or
2. Abandon the declaration and let the status quo remain.

PROPOSAL

That

1. Pursuant to Section 204(1) of the *Local Government Act 1989* Council resolves to declare the section of Duke St, Woodside through Lot 1 PS706927F being Crown Allotment 21D (Part) Section 1 Parish of Woodside as a public highway; and
2. Pursuant to Section 204(1) of the *Local Government Act 1989* Council resolves to declare the sections of Carrajung Woodside Road, Woodside through Lot 1 and 2 PS706928D being Crown Allotment 42 and 45 Parish of Bruthen as a public highway; and
3. A notice to this effect be placed in the Victorian Government Gazette.

CONFLICT OF INTEREST

No staff and/or contractors involved in the compilation of this report have declared a Conflict of Interest.

FINANCIAL IMPACT

The former Shire of Rosedale compensated the land owners for the loss of their land and fenced the new road alignment in 1967. The financial impact for Wellington Shire Council is for the costs of gazettal and registration of titles.

COMMUNICATION IMPACT

The outcome of this report will be communicated directly to the property owners and more widely through the Victorian Government Gazette.

LEGISLATIVE IMPACT

The proposed declaration of the sections of road as a public highway is undertaken pursuant to Section 204(1) of the *Local Government Act 1989*.

COUNCIL PLAN IMPACT

The Council Plan 2013 – 2017 Theme 4 Infrastructure, states the following strategic objective and related strategy:

Strategic Objective

“Assets and infrastructure that meet current and future community needs.”

Strategy 4.1

“Undertake service delivery planning to provide community assets in response to identified needs”

CONSULTATION IMPACT


All persons who have an interest in the declaration have recently been contacted regarding this matter and have offered no objection.

RISK MANAGEMENT IMPACT

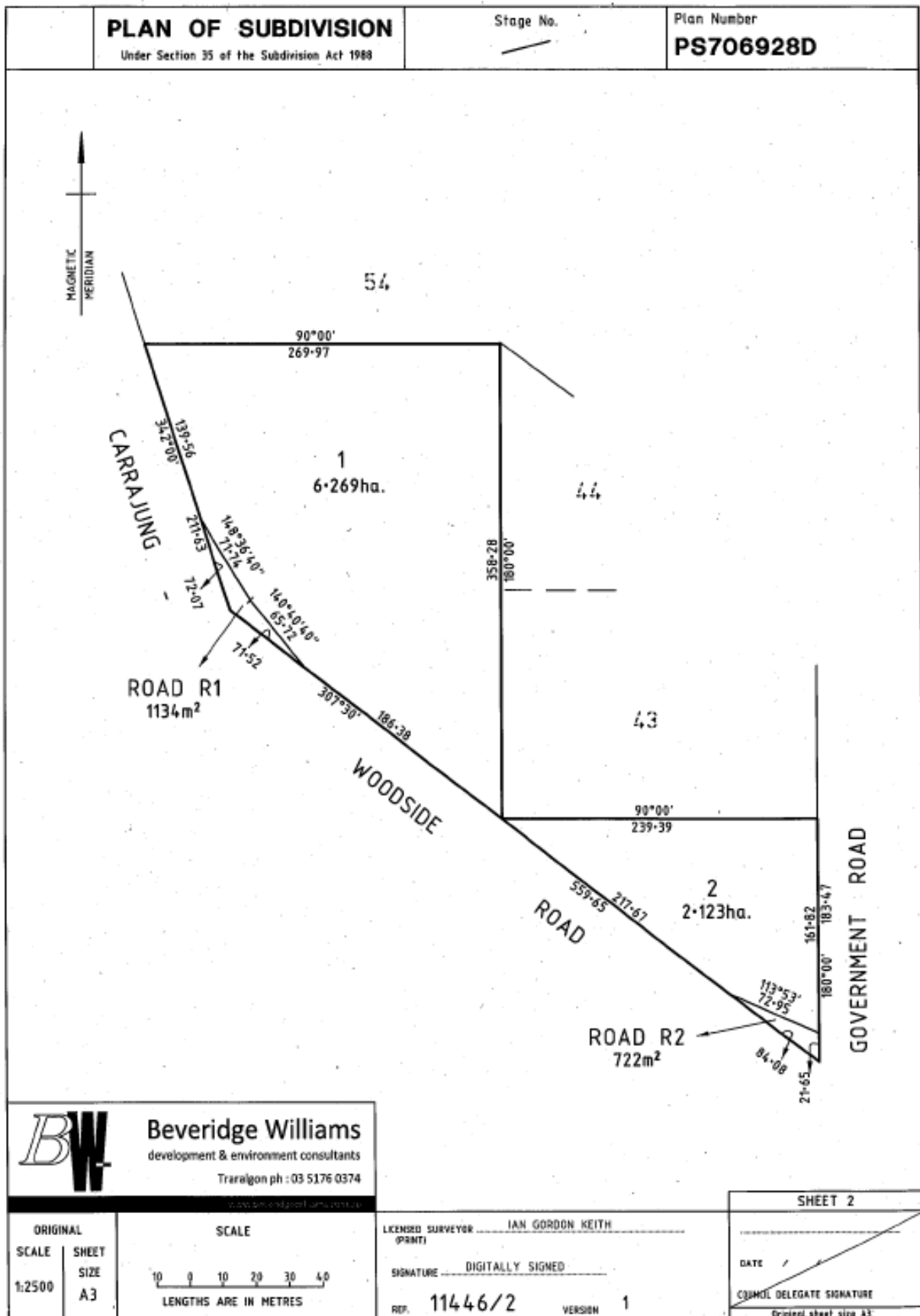
There are no public risk issues associated with the proposed public highway declaration.

ATTACHMENT 1



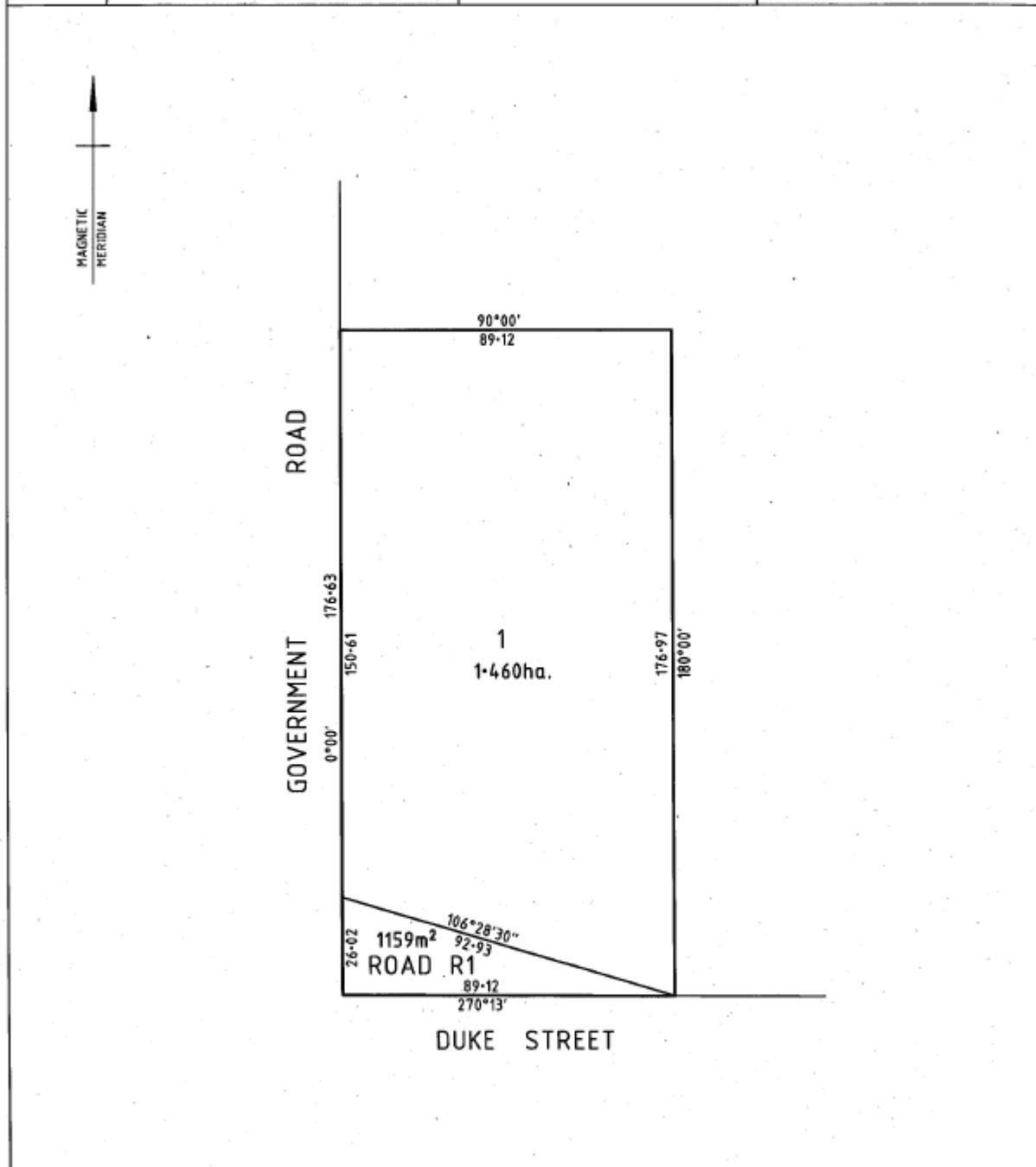
PUBLIC HIGHWAY DECLARATIONS SHOWN IN RED AS 

ATTACHMENT 2



Signed by: Ian Gordon Keith (Beveridge Williams & Co Pty Ltd - Traralgon) Surveyor's Plan Version (1) SPEAR Ref S023690V 25/06/2012

PLAN OF SUBDIVISION Under Section 35 of the Subdivision Act 1988	Stage No.	Plan Number
		PS706927F



Beveridge Williams development & environment consultants Traralgon ph : 03 5176 0374		SHEET 2	
ORIGINAL SCALE 1:1000	SHEET SIZE A3	LICENSED SURVEYOR (PRINT) IAN GORDON KEITH SIGNATURE DIGITALLY SIGNED REF. 11446/1 VERSION 1	DATE / / COUNCIL DELEGATE SIGNATURE Original sheet size A3

Signed by: Ian Gordon Keith (Beveridge Williams & Co Pty Ltd - Traralgon) Surveyor's Plan Version (1) SPEAR Ref 8023888S 25/05/2012



C5 - REPORT

GENERAL MANAGER COMMUNITY AND CULTURE

ITEM C5.1**GIPPSLAND ART GALLERY ADVISORY GROUP MINUTES**

DIVISION: COMMUNITY AND CULTURE
ACTION OFFICER: ACTING MANAGER ARTS AND CULTURE
DATE: 18 APRIL 2017

IMPACTS									
Financial	Communication	Legislative	Council Policy	Council Plan	Resources & Staff	Community	Environmental	Consultation	Risk Management
			✓	✓		✓		✓	

OBJECTIVE

To receive the minutes from the Gippsland Art Gallery Advisory Group meeting held on 6 March 2017.

PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY**RECOMMENDATION**

That Council receive the minutes of the Gippsland Art Gallery Advisory Group meeting held on 6 March 2017.

BACKGROUND

The Gippsland Art Gallery Advisory Group is a Committee of Council that meets every two months. The membership of the Advisory Group includes representation for professional artists, art educators, community members, Gallery Society members and a Councillor.

As provided under the Committee's Instrument of Delegation, the objectives of the Committee include providing advice to the Gippsland Art Gallery Director of the views, requirements and aspirations of the community in relation to visual arts. This includes: cultural and artistic matters relating to the Gippsland Art Gallery; proposed acquisitions to the Gippsland Art Gallery permanent collection; development of policies for the management and promotion of the Gippsland Art Gallery; and promotion of community interest in the Gippsland Art Gallery.

The committee's Instrument of Delegation reflects the desire to seek community input, advice and feedback on the operations of the Gippsland Art Gallery and to present this information to Council.

It is to be noted that these minutes have yet to be formally ratified by a future Advisory Group meeting and are provided as current information for the Council.

OPTIONS

Council has the following options:

1. Receive the minutes from the Gippsland Art Gallery Advisory Group meeting held on 6 March 2017; or

2. Request additional information and receive the minutes from the Gippsland Art Gallery Advisory Group meeting held on 6 March 2017 at a future meeting.

PROPOSAL

To receive the minutes from the Gippsland Art Gallery Advisory Group meeting held on 6 March 2017.

CONFLICT OF INTEREST

No staff and/or contractors involved in the compilation of this report have declared a Conflict of Interest.

COUNCIL POLICY IMPACT

This report is in accordance with Council Policy 5.3.2 which establishes a framework for the guidance of Council in relation to the roles and responsibilities of Committees.

COUNCIL PLAN IMPACT

The Council Plan 2013-17 Theme 4 Infrastructure states the following strategic objective and related strategy:

Strategic Objectives

"Asset and infrastructure that meet current and future community needs."

Strategy 4.3

"Manage Council community facilities planning to ensure that outputs are based on identified community needs."

This report supports the above Council Plan strategic objective and strategy.

GIPPSLAND ART GALLERY ADVISORY GROUP

WELLINGTON ROOM

6 March 2017
6:00pm

MINUTES

Present: Claire Marston (Chair), Robbie Aitken, Brian Cantwell, Brian Castles, Clive Murray-White, Bianca Taylor In Attendance: Anton Vardy (Director), Simon Gregg (Curator), Sarah Atkinson (Minute Secretary), Stephen Dempsey (Manager Arts & Culture)					
Apologies: Dr Rob Ziffer, Cr Scott Rossetti					
NO	ACTIVITY	DISCUSSION	ACTION	WHO	WHEN
1.	PREVIOUS MINUTES				
1.1	Minutes	<ul style="list-style-type: none">Meeting 6 December	Vote to accept the minutes Moved, Seconded. Carried	Clive Murray-White, Brian Castles	
1.2	Business Arising	<ul style="list-style-type: none">Port of Sale Cultural Hub (Wellington Centre) progress report	Outlined progress to date	Anton Vardy	
2.	STANDARD DISCUSSION ITEMS				
2.1	Chair's Report	<ul style="list-style-type: none">Staff movements at the Gippsland Centre for Art and Design at Federation University		Claire Marston	
2.2	Director's Report	<ul style="list-style-type: none">Visit by Her Excellency the Honourable Linda Dessau ACPublic Galleries Association of Victoria (Gippsland Group) meetingReturn of artworks on long term loan to the Gallery from private collectorsMeeting with Creative Victoria, funding, policy and direction		Anton Vardy	
2.3	Gallery Society Report	<ul style="list-style-type: none">Upcoming fundraising dinner in association with the NGV's Melbourne Winter Masterpieces Exhibition Van Gogh and the Seasons.		Brian Cantwell	

3.	GENERAL BUSINESS				
3.1	Offer of donation from Annemieke Mein	<ul style="list-style-type: none"> Discussion on available storage space and significance of the donation 		Simon Gregg	
3.2	Acquisition Reports	<p>John Leslie Foundation's funding to purchase the listed artworks</p> <ul style="list-style-type: none"> John Woollard – Green Turned Wood Bowls (x five pieces) c. 1991-1994, forest red gum (donated by the artist) Annemieke Mein – Collection of archival records, samples, supporting material, sewing machine etc. (donated by the artist) Kevin Mortensen, <i>The Squall, from Ingen Angst (No Despair)</i>, 1994, lithograph on paper (edition 16), purchase \$950 (inc GST) Matthew Thomas, <i>Burn Off</i> series, 1994, oil on paper, five works, purchase \$200 ea or \$1000 total Jenny Peterson, <i>Sugar Bag, Dolly's Story</i>, 2009, screen print, intaglio, and watercolour on paper (edition 4/6), purchase \$300 	Vote to accept the proposed acquisitions into the collection. Moved, Seconded. Carried	Brian Castles, Clive Murray-White	
4.	OTHER BUSINESS				
5.	NEXT MEETING - 1 April 2017, Wellington Room, Level 1 Port of Sale Business Centre				

ITEM C5.2**NEWRY RECREATION RESERVE COMMITTEE OF MANAGEMENT MINUTES**

DIVISION: COMMUNITY AND CULTURE
 ACTION OFFICER: MANAGER COMMUNITY WELLBEING
 DATE: 18 APRIL 2017

IMPACTS									
Financial	Communication	Legislative	Council Policy	Council Plan	Resources & Staff	Community	Environmental	Consultation	Risk Management
		✓	✓	✓				✓	

OBJECTIVE

For Council to amend the current Newry Recreation Reserve Committee of Management Terms of Reference to reflect a membership of up to five community representatives and for Council to appoint the nominated community representative, as detailed in the attached confidential report, to the Newry Recreation Reserve Section 86 Committee of Management for the remainder of the three year period, ending 18 December 2018.

PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY**RECOMMENDATION**

That:

- 1. Council amend the current Newry Recreation Reserve Committee of Management Terms of Reference to reflect a membership of up to five community representatives;***
- 2. Council appoint the nominated community representative as detailed in the attached confidential report, to the Newry Recreation Reserve Section 86 Committee of Management;***
- 3. The information contained in the confidential attachment Item F1.1 Newry Recreation Reserve Section 86 Committee of Management Membership of this Council meeting agenda and designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the General Manager Community and Culture on 30 March 2017 because it relates to the following grounds under Section 89(2) of the Local Government Act 1989: (h) any other matter which the Council or special committee considers would prejudice the Council or any person;
be designated confidential information under Section 77 Clause (2) (b) of the Local Government Act 1989.***

BACKGROUND

The Newry Recreation Reserve Committee of Management is a Special Committee of Council under Section 86 of the *Local Government Act 1989* and operates within the provisions of a Council approved Instrument of Delegation.

The objectives of the Special Committee are:

- To manage, operate and maintain the Newry Recreation Reserve for the community in an efficient, effective and practical manner.
- To undertake activities designed to protect, promote, utilise and develop the Newry Recreation Reserve for the use and enjoyment of the local community.

The Committee operates under a Terms of Reference which provide for the Council appointment of a minimum of 5 members for a three year term from 19 December 2015 to 18 December 2018. Committee membership is as follows:

- One Councillor
- One Representative from the Newry-Nambrook Junior Football Club
- One Representative from the Newry Golf Club
- One Representative from the Maffra-Sale Motorcycle Club
- Four Representatives of the community of Newry.

Expressions of interest shall be sought embracing an agreed range of skills and experience appropriate to the functioning of a public recreation reserve.

Council has received an additional nomination for a community representative however under the current Terms of Reference only four positions are available which have already been appointed. The Newry Recreation Reserve is a major facility in Newry that takes many volunteer hours to function. The Newry Recreation Reserve Committee of Management have therefore requested that Council amend the current Terms of Reference for the Newry Recreation Reserve to reflect an increase of community representatives on the committee from four positions to five.

OPTIONS

Council has the following options:

1. Amend the current Newry Recreation Reserve Committee of Management Terms of Reference to reflect a membership of up to five community representatives;
2. Appoint the nominated community representative, as detailed in the attached confidential report, to the Newry Recreation Reserve Section 86 Committee of Management for the remainder of the three year period, ending 18 December 2018; or
3. Seek further information to be considered at a future Council Meeting.

PROPOSAL

That Council amend the current Newry Recreation Reserve Committee of Management Terms of Reference to reflect a membership of up to five community representatives and for Council to appoint the nominated community representative, as detailed in the attached confidential report, to the Newry Recreation Reserve Section 86 Committee of Management for the remainder of the three year period, ending 18 December 2018.

CONFLICT OF INTEREST

No staff and/or contractors involved in the compilation of this report have declared a Conflict of Interest.

LEGISLATIVE IMPACT

This report is in accordance with Section 91(4) of the *Local Government Act 1989*.

COUNCIL POLICY IMPACT

This report is in accordance with Council Policy 5.3.2 which establishes a framework for the guidance of Council in relation to the roles and responsibilities of Committees.

COUNCIL PLAN IMPACT

The Council Plan 2013-17 Theme 4 Infrastructure states the following strategic objective and related strategy:

Strategic Objectives

Asset and infrastructure that meet current and future community needs.

Strategy 4.2

Ensure assets are managed, maintained and renewed to meet service needs.

CONSULTATION IMPACT

Meetings held by the Newry Recreation Reserve Committee of Management are open to the public.

ITEM C5.3**BRIAGOLONG QUARRY RESERVE COMMITTEE OF MANAGEMENT MINUTES AND MEMBERSHIP**

DIVISION: COMMUNITY AND CULTURE
 ACTION OFFICER: MANAGER COMMUNITY WELLBEING
 DATE: 18 APRIL 2017

IMPACTS									
Financial	Communication	Legislative	Council Policy	Council Plan	Resources & Staff	Community	Environmental	Consultation	Risk Management
		✓	✓	✓				✓	

OBJECTIVE

For Council to receive the minutes from the Briagolong Quarry Reserve Committee of Management's Ordinary Meeting held on 6 March 2017.

For Council to appoint the nominated community representative, as detailed in the attached confidential report, to the Briagolong Quarry Reserve Section 86 Committee of Management for the remainder of the three year period, ending 18 December 2018.

PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY**RECOMMENDATION**

That:

- 1. Council receive the minutes from the Briagolong Quarry Reserve Committee of Management's Ordinary Meeting held on 6 March 2017.***
- 2. Council appoint the nominated community representative as detailed in the attached confidential report, to the Briagolong Quarry Reserve Section 86 Committee of Management;***
- 3. The information contained in the confidential attachment Item F1.2 Briagolong Quarry Reserve Section 86 Committee of Management Membership of this Council meeting agenda and designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the General Manager Community and Culture on 30 March 2017 because it relates to the following grounds under Section 89(2) of the Local Government Act 1989: (h) any other matter which the Council or special committee considers would prejudice the Council or any person; be designated confidential information under Section 77 Clause (2) (b) of the Local Government Act 1989.***

BACKGROUND

The Briagolong Quarry Reserve Committee of Management is a Special Committee of Council under Section 86 of the *Local Government Act 1989* and operates within the provisions of a Council approved Instrument of Delegation.

The objectives of the Special Committee are:

- To manage, operate and maintain the Briagolong Quarry Reserve for the community in an efficient, effective and practical manner.
- To undertake activities designed to protect, promote, utilise and develop the Briagolong Quarry Reserve for the use and enjoyment of the local community.

As provided under the Committee's Instrument of Delegation the minutes of all meetings are to be presented to Council and highlight the day to day activities being undertaken by the Committee.

Conflict of Interest: It was noted that conflicts of interest were called for at the commencement of the Ordinary Meeting, with no conflicts being declared.

OPTIONS

Council has the following options:

1. Receive the minutes from the Briagolong Quarry Reserve Committee of Management's Ordinary Meeting held on 6 March 2017;
2. Appoint the nominated community representative, as detailed in the attached confidential report, to the Briagolong Quarry Reserve Section 86 Committee of Management for the remainder of the three year period, ending 18 December 2018 or
3. Seek further information to be considered at a future Council Meeting.

PROPOSAL

That Council receive the minutes from the Briagolong Quarry Reserve Committee of Management's Ordinary Meeting held on 6 March 2017.

That Council appoint the nominated community representative, as detailed in the attached confidential report, to Briagolong Quarry Reserve Section 86 Committee of Management for the remainder of the three year period, ending 18 December 2018.

CONFLICT OF INTEREST

No staff and/or contractors involved in the compilation of this report have declared a Conflict of Interest.

LEGISLATIVE IMPACT

This report is in accordance with Section 91(4) of the *Local Government Act 1989*.

COUNCIL POLICY IMPACT

This report is in accordance with Council Policy 5.3.2 which establishes a framework for the guidance of Council in relation to the roles and responsibilities of Committees.

COUNCIL PLAN IMPACT

The Council Plan 2013-17 Theme 4 Infrastructure states the following strategic objective and related strategy:

Strategic Objectives

Asset and infrastructure that meet current and future community needs.

Strategy 4.2

Ensure assets are managed, maintained and renewed to meet service needs.

CONSULTATION IMPACT

Meetings held by the Briagolong Quarry Reserve Committee of Management are open to the public.

BRIAGOLONG QUARRY RESERVE Special Committee of Council



MINUTES

MEETING DATE: 6.3.17 MEETING TIME: 7.30

MEETING VENUE: Briagolong Hotel

Meeting Opened Time:

1. Present / Apologies

Name	Title	Present / Apology
Kieth Mills	Councillor	Absent
	Chairperson	
Graeme Appleton		Present
Jacob Taylor		Present
Jodie Taylor		Apology
Kaye Whitworth		Present
Rob Christie		Present

Quorum Achieved? ☒ Yes ☐ No

2. Declaration of Conflicts of Interest Nil

3. Confirmation of Minutes of Previous Meeting (note any corrections)

Moved: Jake

Seconded: Apples

CARRIED ✓

Chairperson to sign and date previous minutes to be filed by Secretary

4. Business Arising from Previous Minutes

Rob Harvey has looked at job & will be submitting a quote

Working Bee was Held 10-12-16 to repair Pump

5. Correspondence In

- Bank Statement

6. Correspondence Out – date previous minutes sent to Council

- Expression of Interest – Rob Christie

7. Reports

7.1 Chairperson's Report

Ian Clutterbuck – Rob Christie – Warrick Brown
+ Graeme Appleton attended Working Bee
to repair pump

7.2 Treasurer's Report (Attached)

Current Balance - \$5575.25

7.3 User Group Reports

8. Volunteers

Rob Christie – Ian Clutterbuck

9. OHS / Risk / Facility Fault Report

10. New Rules of the Committee to be endorsed by Council

11. General Business

Take to follow up on fire ring moulds
Tap require in pump shed.

Replace Damaged Roofing Sheets at
Pavillion

(No Shire Representation for the
Second Time & As A result we
Could not have an election to replace
the President)

Rob Christie has filled out an
expression of interest form which
will be forwarded with this report.

12. Next Meeting 5.6.17

Meeting Closed Time: 8.15

These minutes are:

Confirmed as true and correct on 6.3.17
Date

Or

Corrections have been made and noted at the meeting on
Date

Chairperson Signature 

ITEM C5.4**GORDON STREET RECREATION RESERVE COMMITTEE OF MANAGEMENT MEMBERSHIP**

DIVISION: COMMUNITY AND CULTURE
 ACTION OFFICER: MANAGER COMMUNITY WELLBEING
 DATE: 18 APRIL 2017

IMPACTS									
Financial	Communication	Legislative	Council Policy	Council Plan	Resources & Staff	Community	Environmental	Consultation	Risk Management
		✓	✓	✓					

OBJECTIVE

For Council to receive the minutes, including financials, from the Gordon Street Recreation Reserve Committee of Management's Ordinary Meeting held on 27 February 2017.

For Council to appoint the nominated Heyfield Basketball Club representative, as detailed in the attached confidential report, to the Gordon Street Recreation Reserve Committee of Management for the remainder of the three year period, ending 18 December 2018.

PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY**RECOMMENDATION**

That:

- 1. Council receive the minutes, including financials, from the Gordon Street Recreation Reserve Committee of Management's Ordinary Meeting held on 27 February 2017.***
- 2. Council appoint the nominated Heyfield Basketball Club representative as detailed in the attached confidential report to the Gordon Street Recreation Reserve Section 86 Committee of Management;***
- 3. The information contained in the confidential attachment Item F1.3 Gordon Street Recreation Reserve Section 86 Committee of Management Membership of this Council meeting agenda and designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the General Manager Community and Culture on 30 March 2017 because it relates to the following grounds under Section 89(2) of the Local Government Act 1989: (h) any other matter which the Council or special committee considers would prejudice the Council or any person;
be designated confidential information under Section 77 Clause (2) (b) of the Local Government Act 1989.***

BACKGROUND

The Gordon Street Recreation Reserve Committee of Management is a Special Committee of Council under Section 86 of the *Local Government Act 1989* and operates within the provisions of a Council approved Instrument of Delegation.

The objectives of the Special Committee are:

- To manage, operate and maintain the Gordon Street Recreation Reserve for the community in an efficient, effective and practical manner.
- To undertake activities designed to protect, promote, utilise and develop the Gordon Street Recreation Reserve for the use and enjoyment of the local community.

As provided under the Committee's Instrument of Delegation the minutes of all meetings are to be presented to Council and highlight the day to day activities being undertaken by the Committee.

Conflict of Interest: It was noted that conflicts of interest were called for at the commencement of the Ordinary Meeting, with no conflicts being declared.

OPTIONS

Council has the following options:

1. Receive the minutes, including financials, from the Gordon Street Recreation Reserve Committee of Management's Ordinary Meeting held on 27 February 2017; and
2. Appoint the nominated Heyfield Basketball Club representative, as detailed in the attached confidential report, to the Gordon Street Recreation Reserve Committee of Management for the remainder of the three year period, ending 18 December 2018; or
3. Seek further information to be considered at a future Council meeting.

PROPOSAL

That Council receive the minutes, including financials, from the Gordon Street Recreation Reserve Committee of Management's Ordinary Meeting held on 27 February 2017.

That Council appoint the nominated Heyfield Basketball Club representative to the Gordon Street Recreation Reserve Committee of Management, as detailed in the attached confidential report, for the remainder of the three year period, ending 18 December 2018.

CONFLICT OF INTEREST

No staff and/or contractors involved in the compilation of this report have declared a Conflict of Interest.

LEGISLATIVE IMPACT

This report is in accordance with Section 91(4) of the *Local Government Act 1989*.

COUNCIL POLICY IMPACT

This report is in accordance with Council Policy 5.3.2 which establishes a framework for the guidance of Council in relation to the roles and responsibilities of Committees.

COUNCIL PLAN IMPACT

The Council Plan 2013-17 Theme 4 Infrastructure states the following strategic objective and related strategy:

Strategic Objectives

Asset and infrastructure that meet current and future community needs.

Strategy 4.2

Ensure assets are managed, maintained and renewed to meet service needs

CONSULTATION IMPACT

Meetings held by the Gordon Street Recreation Reserve Committee of Management are open to the public.

GORDON STREET RECREATION RESERVE Special Committee of Council

MINUTES

**MEETING DATE, MEETING TIME
MEETING VENUE**

Meeting Opened Time: 7.03

27/02/2017

Gordon Street Reserve

1. Present / Apologies

Name	Title	Representing	Present / Apology
Malcolm Hole	Councillor		Present
Barbara Cook		Heyfield Vintage Machinery Group	Present
David Reid		Heyfield Junior Football Club	Present
Gael McGee		Heyfield Cricket Club	Present
Debbie Tews		Heyfield Junior Netball	Apology
Lee Clarke		Heyfield Traders & Tourism Assn	Apology
Scott Anderson		Heyfield Basketball Club	Present
Kelvin Sundermann	Vice President	Heyfield Tennis Club	Present
Bruno Furjan		Pigeon Club	Apology
Geoffrey Healy		Heyfield Football Netball Club	Present
Brian Brown	President	Community	Present
Patrick Rodaughan	Secretary	Community	Present
Charles Wojcinski	Treasurer	Community	Present
Craig Bennett		Community	Present
Richard Fawaz		Community	Present

Quorum Achieved? Yes

2. Declaration of Conflicts of Interest; Read Chairperson Brian

3. Confirmation of Minutes of Previous Meeting (note any corrections)

**Moved: David Reid
CARRIED**

Seconded: Barb Cook

Chairperson to sign and date previous minutes to be filed by Secretary

- 4. Business Arising from Previous Minutes;** Power to scoreboard – Charlie Wojcinski – still waiting on final quote from the electricians.

Moved Pat Rodaughan 2nd Charlie Wojcinski

5. Correspondence In:

31.10.16 – Gippsland Water – Water Meter Replacement Program
2016 – Ausnet – Interruption to Power Supply
4.11.16 – Marcus Stone – GRW Invitation to Opening
8.11.16 – Gabrielle Francis – Speak up with Youth Summit 2016
8.11.16 – Gabrielle Francis – Wellington Champions of Change Poster
08.11.16 – Gabrielle Francis – Funding Opportunity to Support Volunteers
09.11.16 – Marcus Stone – Gippsland Trip
09.11.16 – Marcus Stone – Outstanding Works GRS
10.11.16 – Gabrielle Francis – 2016 Gippsland Sport Forum 30 Nov 2016
11.11.16 – Gabrielle Francis – Community Grants Hub Website
17.11.16 – Wellington Shire Council – Supplementary 2016 Notice of Evaluation
17.11.16 – Gabrielle Francis – Free Event – Inspired by the Lakes Flyer
21.11.16 – Geoff Hay – New User Group – Junior Netball Club
21.11.16 – Gabrielle Francis – WSC Grant
22.11.16 – Marcus Stone – 2014/2019 GRS – Power Upgrade
22.11.16 – Southern Rural Water Flyer
23.11.16 – AusNet – Private Electric Lines – Important Safety Matters
25.11.16 – Lorraine Brown – Heyfield Tennis Club Drainage Issues
5.12.16 – Sheryl Saynor - Booking of GRS
5.12.16 – Gabrielle Francis – Youth Summit Poster
7.12.16 – Paul Johnson – Meeting GRS
9.12.16 – Energy Australia – Changes to Electricity Rates
16.12.17 – Gabrielle Francis – Summer Fire Safety Local Initiatives 2016/17
16.12.17 – Gabrielle Francis – Free Summer Health Resources
6.12.16 – Danny Rodaughan – GRW Gippsland Water Blockage
08.01.17 – Heyfield & District Vintage Machinery Group – Rally Dates
07.02.17 – Gabrielle Francis – Life Skills for Women Flyer
13.02.17 – Gabrielle Francis – International Womens Day 2017
22.02.17 – Wellington Shire Council – Certificate of Registration
22.02.17 – Wellington Shire Council – Business Registration Certificate – Incorrect Certificate

6. Correspondence Out:

16.11.16 – Pat Rodaughan to Sheryl Saynor – Booking for Gordon Street Reserve
16.11.16 – Pat Rodaughan to Lea Schuback – Numbers for Opening
18.11.16 – Pat Rodaughan to Malcolm Hole – Lists of Defects
21.11.16 – Pat Rodaughan - GRS Minutes Sent

21.11.16 – Pat Rodaughan to Geoff Hay – New user Group Debbie Tews
21.11.16 – Pat Rodaughan to Geoff Hay – Lisa Resignation
21.11.16 – Pat Rodaughan to Gabrielle Francis – WSC Grant
05.12.16 – Pat Rodaughan to Heyfield News – Invite to GSR Open Day
14.02.17 – Pat Rodaughan to Geoff Hay – EOI membership GRS

7. Date previous minutes sent to Council: Attached

8. Reports

8.1 Chairperson's Report:

Replaced Sprinklers on main oval we need more WSC representatives come to inspect the building. We sprayed all 3 grounds for weeds. Will use fertilizer soon. All buildings have been sprayed for insects. Ron Graham has the bench tops for the trainers rooms ready to cut and fit. We have done some mowing and general maintenance. The left over bitumen was used in several places including the kindergarten entrance road which was patched up. Letter from Ambulance Victoria and DEWLP regarding access via the Kindergarten entrance – this is the preferred entry route for ambulance.

Moved Brian 2nd Pat Rodaughan

8.2 Treasurer's Report: Attached

Moved Charlie Wojcinski 2nd Kelvin Sunderman

8.3 User Group Reports:

Heyfield Tennis Club

We need to sort out what is happening with the water run off going under the tennis club building. We have sent letters to WSC in regards to the condition of courts resealed and where they are at with this.

Heyfield Football Club

The football club have major concerns with the gas hot water system specifically the cost and the amount of gas the system users. We need clarification of the naming of the new Pavilion. The new TV is not working should be covered by warranty. In regards to the open fire what is happening with it – at this stage it won't be used as it will damage the flooring.

Junior Football club

Huge interest in the girls football team – recently held registration night and training will commence soon.

Cr Hole

Lights need to be made a priority in the masterplan.

Heyfield Cricket club

There is a smell coming from the toilets in the new building. Gael asked if the new cricket nets are included in the masterplan? Netball training is the same night as cricket training and the danger of children being hit by a stray ball is a concern. It was suggested that a letter be written to the Heyfield News in regards to child supervision at the Reserve.

Heyfield Vintage Machinery Group

We have an upcoming rally on May 20th and 21st we would like use of the rooms, showers and kitchen.

Charlie

Charlie asked what are the chances of another netball court due to the increasing numbers of senior players and the large number of juniors. A tennis court could be converted to a netball court in the short term however lighting may be a concern. The committee do so much for the Reserve and in the past have had nothing but trouble dealing with WSC. The committee are only volunteers and are losing interest because of the lack of follow up with our concerns from council.

9. Volunteers

10. OHS / Risk / Facility Fault Report: Attached

11. New Rules of the Committee to be endorsed by Council

12. General Business:

Motion: Moved by Charlie Wojcinski 2ND Pat Rodaughan Carried

Letter to the WSC CEO to draw attention to the lack of support from council with regard to the refurbishment of GSR Pavillion and the defects that have not been fixed.

Malcolm : - State number of meetings held with Council Deputations have been unsatisfactory.

Craig – GSR need to purchase a pole saw for trimming branches

Motion: Purchase a pole saw from Vern Grahams

Moved: Richard Fawaz 2nd Charlie Wojcinski.

Kelvin Sunderman – Michael Canny excavation will dig the trench for the power to the new scoreboard .

Brian Brown - The dam still has not been resolved.

13. Next Meeting: Monday 24 April 2017

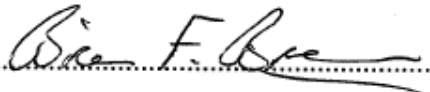
Meeting Closed Time: 8.12pm

These minutes are:

Confirmed as true and correct on ...27/02/2017.....
Date

Or

**Corrections have been made and noted at the meeting on
Date**

Chairperson Signature...  **.....**

GORDON STREET RESERVE MEETING 27/2/17

INCOME

EXPENDITURE

INNOVA GROUP	\$ 10,106.90
ENERGY AUST	\$ 862.73
BRUCE WHITE	\$ 812.00
PAUL OBRIEN	\$ 444.00
TIMBERLINE	\$ 237.17
VERN GRAHAM	\$ 511.73
TREWINS MINI MACH	\$ 297.00
MAFFRA PREMIX	\$ 1,175.46
ELGAS	\$ 54.01
HEYFIELD SIGNS	\$ 363.00
HIRST CLEANING	\$ 1,086.80
SALE SHOP FITTERS	\$ 539.00
GIPPSLAND RAMS	\$ 166.65
GIPPSLAND WATER	\$ 2,333.05
EASTERN ENERGY	\$ 1,524.84
STH RURAL WATER	\$ 273.78
TED ARTSO	\$ 99.00
HARDWELD	\$ 165.00
HEY GARDEN SUPPLIES	\$ 375.00
TYRRELL PARTNERS	\$ 440.00
TIMBERLINE	\$ 280.66
HIRST CLEANING	\$ 146.30
K.D.J. SPRAYING	\$ 297.00
GIPPS TURF	\$ 160.00
JOHN PAWLEY	\$ 187.00
VERN GRAHAM	\$ 148.38
JOHN FERGUSON	\$ 904.29
EAST GIPPS KEYS	\$ 56.10
VERN GRAHAM	\$ 220.41
W.S.C KITCHEN PERMIT	\$ 262.00
TIMBERLINE	\$ 376.54
HIRST CLEANING	\$ 418.00
TOMSON VALLEY MTRS	\$ 16.50
B/CARD PLATES	\$ 591.25
PAULA WOODLAND	\$ 1,300.00
RODWELLS	\$ 86.67
VERN GRAHAM	\$ 310.93
HIRST CLEANING	\$ 418.00

SUB TOTAL \$ 28,047.15

Alan F. Brown

GORDON STREET MEETING 27/2/2017

INCOME

RENTALS	\$ 4,870.00
FOOTBALL CLUB POWER	\$ 814.15
SHIRE ALLOCATION	\$ 31,434.00
AUDIT FUND	\$ 112.20
GST SEPT	\$ 247.97
GST OCT	\$ 1,160.72
GST NOV	\$ 203.99
GST DEC	\$ 51.94
TRANSFER TERM CLOSED	\$ 49.63
BALANCE 30/9/2016	\$ 19,326.20

TOTAL \$ 58,270.80

EXPNDITURE FWD

SUB TOTAL	\$ 28,047.15
ENERGY AUST	\$ 1,950.96
IGA	\$ 83.18
CFA EXTINGUISHER CHK	\$ 134.75
BANK FEES	\$ 8.05
PETTY CASH	\$ 200.00
CASH XMAS DRINKS	\$ 109.00

BALANCE 31/1/2017 \$ 23,737.71
TRANSFER TO MOWING \$ 4,000.00

TOTAL \$ 58,270.80

Ben F. Bro

GORDON STREET RESERVE FINANCIAL STATEMENT
MEETING 27/2/2016

MASTERPLAN

BALANCE 1/10/2016	\$	263.02
INTEREST 1/11/2016	\$	0.33
INTEREST 1/12/2016	\$	0.31
INTEREST 1/01/2017	\$	0.31
INTEREST 1/02/2017	\$	0.31

BALANCE STATEMENT
1/02/2017 \$ 264.28

MOWING ACCOUNT	
BALANCE 30/9/2016	\$ 1,538.71
INTEREST 1/10/2016	\$ 0.88
INTEREST 1/11/2016	\$ 1.22
INTEREST 1/12/2016	\$ 2.59
INTEREST 1/1/2017	\$ 2.83
TRANSFER 28/10	\$ 4,000.00
MOWING 21/11	\$ 450.00
MOWING 23/12	\$ 306.00

BALANCE STATEMENT \$ 6,302.23
31/01/2017

TERM DEPOSIT	
BALANCE 27/08/2016	\$ 49.57
INTEREST 1/12/2016	\$ 0.06

BALANCE 12/12/2016 \$ 49.63

TRANSFERRED TO
CHEQUE ACCOUNT
BALANCE

NIL

Brian F. Brown

ITEM C5.5**REVIEWING COUNCIL'S RESPONSIBLE GAMING POLICY**

DIVISION: COMMUNITY AND CULTURE

ACTION OFFICER: COORDINATOR SOCIAL PLANNING AND POLICY

DATE: 18 APRIL 2017

IMPACTS									
Financial	Communication	Legislative	Council Policy	Council Plan	Resources & Staff	Community	Environmental	Consultation	Risk Management
	✓		✓					✓	

OBJECTIVE

For Council to endorse the draft Electronic Gaming Machine Policy attached.

PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY**RECOMMENDATION**

That Council endorse the draft Electronic Gaming Machine Policy attached.

BACKGROUND

Council recently reviewed the Responsible Gaming Policy (Policy). This Policy was first developed in 2013, and since that time has been used to guide Council with planning applications for Electronic Gaming Machines within Wellington Shire.

There have been instances where the Policy has been used in formal proceedings such as hearings of the Victorian Commission of Gaming and Liquor Regulation and Victorian Civil Administrative Tribunal.

The review of the *Responsible Gaming Policy* resulted in the following changes:

- The *Responsible Gaming Policy* was renamed to *Electronic Gaming Machine Policy*.
- Added information on the Wellington Shire Gaming Profile.
- Acknowledgment that electronic gaming machine gambling is a legal recreational activity in Victoria.
- Acknowledgment that electronic gaming machines can have significant social, economic and health impacts on individuals, families and communities. These impacts are felt disproportionately by different segments of the community and more vulnerable groups tend to sustain the biggest losses.
- Incorporated an application and assessment process, which includes economic and social impact assessment and decision making framework to assist Council's response to Electronic Gaming Machine applications.
- Defined the role of Council in advocating and collaborating with community.

The Policy was open for public feedback for a period of four weeks. During that time, Council received one public comment broadly commenting on the negative impact gambling had on that person's life.

On 17 January 2017, Council held a meeting with gaming venue operators and support services to discuss the draft Policy. Ten people participated in the meeting.

Overall, it was a positive meeting with attendees appreciating the opportunity to provide feedback on the Policy and they value the opportunity to work with Council more to address the broader issues impacting gaming.

Feedback from the meeting covered a range of matters including: the need for better understanding of the local profile of electronic gaming machine use and amounts spent; mental health issues; addiction and the importance of community education on problem gambling.

OPTIONS

Council has the following options:

1. Endorse the draft Electronic Gaming Machine Policy attached; or
2. Request changes to the draft Electronic Gaming Machine Policy, which includes additional community consultation.

PROPOSAL

It is proposed that Council endorse the draft Electronic Gaming Machine Policy attached.

CONFLICT OF INTEREST

No staff and/or contractors involved in the compilation of this report have declared a Conflict of Interest.

ELECTRONIC GAMING MACHINE POLICY

Policy Number:	5.1.3
Approved by	Council
Date Approved/Effective:	April 2017
Date of Next Review:	December 2018
Related Policies:	Nil
Applicable to Unit(s):	Community Wellbeing
Responsible Officer:	Coordinator Social Planning and Policy
Statutory Reference:	<i>Gambling Regulation Act 2003</i> <i>Planning and Environment Act 1987</i> <i>Wellington Planning Scheme</i>

OVERVIEW

This policy outlines Wellington Shire Council's:

- Position on Electronic Gaming Machines (EGMs)
- Decision-making framework to assist with Council's response to EGM applications within the municipality.

This policy builds on the previous *Responsible Gaming Policy 2015*.

WELLINGTON SHIRE GAMING PROFILE

Under section 3.4A(3A) (b) of the *Gambling Regulation Act 2003* the Victorian Commission for Gambling and Liquor Regulation (VCGLR) determines the maximum permissible number of gaming machine entitlements, under which gaming may be conducted in each municipal district in Victoria. This is commonly referred to as a 'municipal cap'.

Wellington Shire Council's municipal cap is currently 324 EGMs with 318 EGMs currently operating across six Clubs and one Hotel throughout the municipality. This represents a density of 9.79 EGMs per 1000 adults in Wellington Shire, the highest concentration of EGMs in the Gippsland Region. Losses to EGMs in Wellington Shire exceeded \$21 million in 2015/16, the equivalent of \$669 per adult in the municipality¹.

THE POLICY

Wellington Shire Council's *Electronic Gaming Machine Policy* is based on the following:

- EGM gambling is a legal recreational activity in Victoria.
- EGMs can have significant social, economic and health impacts on individuals, families and communities. These impacts are felt disproportionately by different segments of the community and more vulnerable groups tend to sustain the biggest losses.

¹ Victorian Responsible Gambling Foundation (2017). *Pokies in your local government area*. [online] Available at: <http://www.responsiblegambling.vic.gov.au/information-and-resources/your-local-government-area> [Accessed 22/03/2017].

Because of this it is imperative that a robust social and economic impact assessment of EGMs is considered in assessing applications for new venues or variations to the number of machines at existing venues.

ASSESSING APPLICATIONS

EGM Applications

The term 'EGM applications' refers to applications by venue operators for approval to operate new and additional EGMs at a venue. These include applications to add additional EGMs to a current gaming venue (sometimes referred to as 'top up applications') and applications to add EGMs to a non-gaming venue. EGM applications may take the form of a planning permit application to install or use EGMs at a venue ('planning approval') or an application to the VCGLR for approval to operate EGMs at a venue ('gaming approval').

Any application to Wellington Shire Council for a Planning Permit to install or use EGMs at a new venue or to increase EGM numbers in an existing venue will require the applicant to complete a robust impact assessment of the social and economic benefits and risks of the proposal.

Overall the outcome for the Economic and Social Assessments will need to:

- Ensure that the operation of gambling in Wellington Shire delivers a net community benefit;
- Ensure that the location and design of EGMs minimises the incidence of problem gambling. *This includes prohibiting venues in shopping centres or at strip shopping centres to minimise opportunities for convenience gambling (as stipulated in Clause 52.28 of the Wellington Planning Scheme);*
- Ensure gambling premises offer a range of non-gambling entertainment and recreation activities rather than being standalone gambling premises;
- Ensure that the operation, location and design of gambling premises does not have a negative impact on the amenity, character, community values and safety of the area.

Further points to be included in this assessment are outlined below:

Locational features:

Description of the gambling venue and its proposed location. Details about the existing and proposed distribution of EGMs in the municipality.

Patron profile:

Social and demographic profile of the current and/or anticipated patrons of the gambling venue including how the profile and conclusions about patrons were reached. Rationale for the patron catchment based on established patterns of movement by residents and visitors.

Supporting evidence (such as attendance records) provided of patronage and anticipated patronage.

Social profile:

Detailed profile of the residential population in the catchment area (5km radius of venue). Include the Social and Economic Index for Areas (SEIFA) scope for the area, population profile and projected growth, level of housing affordability and housing stress, income levels, employment and unemployment rates, educational retention and attainment levels, social security recipients (if available), levels of demand for financial aid/social support services (if available). Appropriate comparative measures to be provided to assess the relative vulnerabilities and strengths of the local community.

Vulnerability and Supports:

Description of currently available support services including: specific problem gambling support services, financial counselling, social and financial support services, general psychological support services and their location in relation to the anticipated patron catchment area. Level of current demand for gambling help services, financial counselling, material and financial aid (if available).

Community and Stakeholders:

Evidence of the community's attitude toward the application for increased EGMs in the municipality broadly and the local area more specifically. The Applicant needs to provide evidence of this attitude by conducting a technically sound and robust attitudinal survey of patrons of the premises and more broadly. Where the application concerns a club licence (as opposed to a hotel licence) evidence that the application has the support of most the club's members. This would ordinarily require a copy of a club resolution following full details of the application being conveyed to the club members and debated.

Community Benefit:

The *Gambling Regulation Act 2003* determined that all venue operators who receive gaming revenue in a financial year must lodge a Community Benefit Statement (CBS) with the VCGR showing the application of gaming revenue to 'community purposes'. As part of the application process the Applicant must enclose a copy of the last 3 years' CBS. In addition, details of the nature and extent of community benefits expected from the proposal and how the benefits are to be secured and distributed to the local community must be provided.

Alternate Entertainment:

Details of existing and proposed gambling and non-gambling related entertainment and recreation facilities within the local area and, if it is being contended that those facilities are not satisfying the current or future needs of the community, provide evidence of the contended needs.

Expenditure:

Details of existing gambling expenditure at the venue (over a 3-year period prior to the application) and a forecast of anticipated expenditure at the venue if the proposal was to be approved.

If the Applicant contends that gambling expenditure is likely to be transferred from other venues (including venues in other municipalities), the Applicant is to provide:

- How the level of transfer has been calculated (including, but not limited to a comparison per machine expenditure at the venue prior to and after the additional machines, current usage levels of machines at the venue and projected usage level of machines at the venue after the additional machines).
- The amount of transfer expenditure anticipated.
- The resulting impact on revenue of the venue from where the expenditure is being transferred.
- The resulting social and economic impact on the venue from where the expenditure is transferred (such as loss of employment, loss of complementary expenditures, loss of customers, and impact on ability to provide services).
- The resulting social and economic impact on the local area within which those venues are located.
- Details of the relative social and economic differences between the two venue catchments (be measured by SEIFA indices, ABS data

and other relevant data). An explanation as to why the EGMs are being transferred is to be provided.

This would ordinarily require a statement from the operators of other venues.

Harm prevention: Details of the design and layout of the premises (including gambling area) including all proposed and existing signage and evidence of compliance with any relevant gambling regulations concerning the premises' layout, design and operation. Details of any current or proposed measures by the applicant to minimise harms due to problem gambling that are additional to regulatory requirements.

Council will critically evaluate any 'planning approval' or 'gaming approval' applications for EGM venues in Wellington Shire in accordance with this Policy.

ADVOCACY AND COLLABORATION

Wellington Shire Council will support activities of Gamblers Help and other agencies to prevent and reduce gaming related problems.

Wellington Shire Council will work in partnership with the community, businesses and local organisations to research options available to reduce the ratio of EGMs per 1000 adults in Wellington Shire to be similar or lower than the state average.

Wellington Shire Council will advocate for changes to the Community Benefit Statement requirements that all club venues contribute to Wellington Shire Council Community Assistance Grant Scheme.

Wellington Shire Council will advocate to the State government *for a reduction in* Municipal Cap (*currently 324 EGMs*).

Council will participate with other Councils in state wide and regional forums to exchange information and resources, advocate for gambling reform and collaborate to achieve regional reductions in gaming machines.

HUMAN RIGHTS

Wellington Shire Council is committed to upholding the Human Rights principles as outlined in the *Charter of Human Rights and Responsibilities Act 2006 (Vic)* and referred to in Council's Human Rights Policy. The Human Rights Checklist has been completed and this policy accords with Council's policy commitment to uphold human rights principles.

RELATED DOCUMENTS

Wellington Planning Scheme Clause 52.28
Wellington Municipal Public Health and Wellbeing Plan



D. URGENT BUSINESS



E. FURTHER GALLERY AND CHAT ROOM COMMENTS



F. CONFIDENTIAL ATTACHMENT/S

F. CONFIDENTIAL ATTACHMENT/S

ITEM F1.1

**NEWRY RECREATION RESERVE COMMITTEE OF MANAGEMENT
MEMBERSHIP
(REFER TO ITEM C5.2 OF THIS AGENDA)**



**ORDINARY COUNCIL MEETING
18 APRIL 2017**

On this 30 March 2017, in accordance with Section 77 Clause (2)(c) of the *Local Government Act 1989*; I, Glenys Butler (Delegate) declare that the information contained in the attached document **NEWRY RECREATION RESERVE COMMITTEE OF MANAGEMENT MEMBERSHIP** is confidential because it relates to the following grounds under Section 89(2) of the *Local Government Act 1989*:

(h) any other matter which the Council or special committee considers would prejudice the Council or any person



.....
General Manager Community and Culture (Delegate)

ITEM F1.2

**BRIAGOLONG QUARRY RESERVE MEMBERSHIP
(REFER TO ITEM C5.3 OF THIS AGENDA)**



**ORDINARY COUNCIL MEETING
18 APRIL 2017**

On this 30 March 2017, in accordance with Section 77 Clause (2)(c) of the *Local Government Act 1989*; I, Glenys Butler (Delegate) declare that the information contained in the attached document **BRIAGOLONG QUARRY RESERVE COMMITTEE OF MANAGEMENT MEMBERSHIP** is confidential because it relates to the following grounds under Section 89(2) of the *Local Government Act 1989*:

(h) any other matter which the Council or special committee considers would prejudice the Council or any person



.....
General Manager Community and Culture (Delegate)

ITEM F1.3

**GORDON STREET RECREATION RESERVE COMMITTEE OF
MANAGEMENT MINUTES
(REFER TO ITEM C5.4 OF THIS AGENDA)**



**ORDINARY COUNCIL MEETING
18 APRIL 2017**

On this 30 March 2017, in accordance with Section 77 Clause (2)(c) of the *Local Government Act 1989*; I, Glenys Butler (Delegate) declare that the information contained in the attached document **GORDON STREET RECREATION RESERVE COMMITTEE OF MANAGEMENT MEMBERSHIP** is confidential because it relates to the following grounds under Section 89(2) of the *Local Government Act 1989*:

(h) any other matter which the Council or special committee considers would prejudice the Council or any person



.....
General Manager Community and Culture (Delegate)



G. IN CLOSED SESSION

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COUNCILLOR

That the meeting be closed to the public pursuant to Section 89(2) of the Local Government Act 1989 to consider:

- a) personnel matters*
- b) the personal hardship of any resident or ratepayer*
- c) industrial matters*
- d) contractual matters*
- e) proposed developments*
- f) legal advice*
- g) matters affecting the security of Council property*
- h) any other matter which the Council or special committee considers would prejudice the Council or any person*

IN CLOSED SESSION

COUNCILLOR

That:

Council move into open session and ratify the decision made in closed session.