

Please note that the 1% AEP flood is the minimum standard for planning in Victoria, and is not the largest flood that could occur. There is always a possibility that a flood larger in height and extent than the 1% AEP flood may occur in the future.

Flood levels for the 1% Annual Exceedance Probability (AEP) flood event (commonly known as the 1 in 100 year flood) have not been designated or declared for this area under the *Water Act 1989*. Flooding at the property is influenced by both the Thomson and Latrobe Rivers.

The portion of the subject land downstream of Settlement Road is predominantly influenced by flooding in the Latrobe River. The estimated 1% Annual Exceedance Probability (AEP) flood level for this area is 3.8 metres AHD, which was obtained from the Latrobe River Flood Study 2015.

For the property upstream of Settlement Road the Thomson River is the dominant influence. The estimated 1% Annual Exceedance Probability (AEP) flood level for this area is 4.2 metres AHD, which was estimated from historic flood levels recorded in the area.

**The applicable 1% AEP flood level for this development therefore ranges from 3.8 metres AHD to 4.2 metres AHD.**

The Authority holds no information in relation to the arrangement and capacity of stormwater drainage infrastructure in the area and recommends that you contact Council for more information.

#### **Flood Hazard Assessment**

The West Gippsland Catchment Management Authority's *Flood Guidelines - Guidelines for development in flood prone areas* (2013) require all new residential lots to be located outside the 1% AEP flood extent.

As demonstrated in Figure 2, a significant portion of Lot 7 on PS 602219 is likely to be subject to inundation during a 1% AEP flood event. The Authority considers it inappropriate to rezone this portion of the land for residential purposes, as it is not suitable for future residential development. The Authority recommends that the portion of Lot 7 on PS 602219 below 3.5m AHD remain zoned for farming purposes.

It is also noted (Figure 2) that the eastern portion of CA 21 Sec E is likely to be subject to flooding, however it is understood that this land is currently zoned for residential purposes (LDRZ). Given that this portion of the property contains a designated waterway, the Authority will require that any future subdivision proposal for the land must incorporate the waterway, and all land within the 1% AEP flood extent (i.e. all land below 3.8m AHD), within a reserve.

#### **Protection of designated waterways**

To ensure the long term protection of the designated waterway, and to minimise future maintenance requirements for this reserve, a Waterway Management Plan (WMP) is required. The WMP must identify the timing and frequency of actions required to establish and maintain the ecological reserve, and must include a landscape plan for revegetation of the waterway, with a species list and proposed density of the plantings. The vegetation must be representative of the Ecological Vegetation Class for the site.

All works within 30 metres of the designated waterway require a Works on Waterways permit from the West Gippsland Catchment Management Authority, issued under the *Water Act 1989*. This includes (but is not limited to) construction of any recreational paths and crossings, construction of any vehicle access over a designated waterway, and installation of any water, stormwater or sewer infrastructure within 30 metres of a designated waterway. A Works on Waterways permit application must be accompanied by a satisfactory Waterway Management Plan, and detailed construction drawings of the proposed works.

#### Stormwater management

With regards to the management of stormwater discharge, the Authority requires consideration of the following principles:

- Water Sensitive Urban Design (WSUD) features should be integrated in the development to provide a high level of landscape amenity, and environmental and recreational benefits.
- The long term maintenance and operation costs must be considered when designing and locating WSUD features.
- The applicant must demonstrate (e.g. using Model for Urban Stormwater Improvement Conceptualisation, MUSIC) that stormwater discharged to a designated waterways will meet the *'Urban Stormwater Best Practice Environmental Management Guidelines'* (CSIRO, 1999).

Prior to the Certification of any Plan of Subdivision, a Stormwater Management Plan must be developed to the satisfaction of the West Gippsland Catchment Management Authority, which will identify appropriate Water Sensitive Urban Design features to provide stormwater treatment to meet best practice guidelines. The applicant must clearly identify how stormwater runoff from the entire development will be managed and treated, prior to discharge to the designated waterways.

Any proposed discharge of stormwater requiring a direct connection to a designated waterway (as defined by the *Water Act 1989*) will require approval by the Authority. A Works on Waterways application should be submitted to the Authority for assessment. This is a separate process to that under the *Planning and Environment Act 1987* and needs to be considered early in the project development phase.

#### **Definitions and Disclaimers**

1. The area referred to in this letter as the 'proposed development location' is the land parcel(s) that, according to the Authority's assessment, most closely represent(s) the location identified by the applicant. The identification of the 'proposed development location' on the Authority's GIS has been done in good faith and in accordance with the information given to the Authority by the applicant(s) and/or the local government authority.
2. While every endeavour has been made by the Authority to identify the proposed development location on its GIS using VicMap Parcel and Address data, the Authority accepts no responsibility for or makes no warranty with regard to the accuracy or naming of this proposed development location according to its official land title description.
3. **AEP** as Annual Exceedance Probability – is the likelihood of occurrence of a flood of given size or larger occurring in any one year. AEP is expressed as a percentage (%) risk and may be expressed as the reciprocal of ARI (Average Recurrence Interval).  
  
Please note that the 1% probability flood is not the probable maximum flood (PMF). There is always a possibility that a flood larger in height and extent than the 1% probability flood may occur in the future.
4. **AHD** as Australian Height Datum - is the adopted national height datum that generally relates to height above mean sea level. Elevation is in metres.
5. **ARI** as Average Recurrence Interval - is the likelihood of occurrence, expressed in terms of the long-term average number of years, between flood events as large as or larger than the design flood event. For example, floods with a discharge as large as or larger than the 100 year ARI flood will occur on average once every 100 years.
6. Nominal Flood Protection Level – is the minimum height required to protect a building or its contents, which includes a freeboard above the 1% AEP flood level.
7. No warranty is made as to the accuracy or liability of any studies, estimates, calculations, opinions, conclusions, recommendations (which may change without notice) or other information contained in this letter and, to the maximum extent permitted by law, the Authority disclaims all liability and responsibility for any direct or indirect loss or damage which may be suffered by any recipient or other person through relying on anything contained in or omitted from this letter.
8. This letter has been prepared for the sole use by the party to whom it is addressed and no responsibility is accepted by the Authority with regard to any third party use of the whole or of any part of its contents. Neither the whole nor any part of this letter or any reference thereto may be included in any document, circular or statement without the Authority's written approval of the form and context in which it would appear.
9. The flood information provided represents the best estimates based on currently available information. This information is subject to change as new information becomes available and as further studies are carried out.
10. Please note that land levels provided by the Authority are an estimate only and should not be relied on by the applicant. Prior to any detailed planning or building approvals, a licensed surveyor should be engaged to confirm the above levels.

## ATTACHMENT 2

*Planning and Environment Act 1987*

### WELLINGTON PLANNING SCHEME

#### AMENDMENT C84

#### EXPLANATORY REPORT

##### Who is the planning authority?

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

The Amendment has been made at the request of Beveridge Williams & Co. Pty. Ltd. On behalf of Jelaryl Pty. Ltd; Park Ridge Investments Pty. Ltd; Reyela Pty.Ltd and Pearsondale Heights Pty.Ltd.

##### Land affected by the Amendment

The Amendment applies to the Wurruk Growth Area as identified in the Sale, Wurruk Longford Structure Plan (2010), with the specific land parcels proposed for rezoning listed below.

Title Details	Property Address	Proposed
LOT: 6 PS: 702630C	Princes Highway, Wurruk	Rezone from LDRZ to GRZ1 Remove DPO1, apply DPO9
LOT:7 PS: 702630C	Princes Highway, Wurruk	Rezone from LDRZ to GRZ1 Remove DPO1, apply DPO9
CA: 21 SEC: E	Settlement Road, Wurruk	Rezone part from LDRZ to GRZ1 (western area above flood level) Remove DPO1, apply DPO9, update LSIO and FO
Lot:2 PS: 610634F	Arnup Road, Wurruk	Rezone from FZ to GRZ1 Apply DPO9
Lot: 1 PS: 61034F	402 Arnup Road, Wurruk	Rezone from FZ to GRZ1 Apply DPO9
CA: 19 SEC: E	Arnup Road, Wurruk	Rezone from FZ to LDRZ Apply DPO9
Lot: 1 PS: 602219P	148E Settlement Road, Wurruk	Rezone from FZ to RAZ, LDRZ and GRZ1 Apply to part the FO, LSIO and DPO9
Lot: 2 PS: 602219P	148F Reid Drive, Wurruk	Rezone from FZ to RAZ
Lot: 3 PS: 602219P	148B Reid Drive, Wurruk	Rezone from FZ to RAZ
Lot: 4 PS: 602219P	148A Reid Drive, Wurruk	Rezone from FZ to RAZ
Lot: 5 PS: 602219P	148C Reid Drive, Wurruk	Rezone from FZ to RAZ
Lot: 6 PS: 602219P	148D Reid Drive, Wurruk	Rezone from FZ to RAZ
Lot: 7 PS: 602219P	1613 Settlement Road, Wurruk	Rezone from FZ to RAZ, LDRZ Remove part of HO, apply to part the FO, LSIO and DPO9





Figure 1: Area to which the amendment applies

### What the amendment does

The Amendment proposes to rezone the Wurruk Growth Area, as identified in the Sale, Wurruk and Longford Structure Plan (2010) to the General Residential Zone 1 and Low Density Residential Zone - including the application of the Development Plan Overlay – Schedule 9. The Amendment seeks to rezone the Kilmarry Park Estate to the Rural Activity Zone to recognise and better reflect its existing use. The Amendment removes the Development Plan Overlay - Schedule 1 and amends the Heritage Overlay, Flood Overlay and Land Subject to Inundation Overlay to reflect the most up-to-date information.

The Amendment proposes to:

- Rezone land at Princes Highway, Wurruk being Lots 6 and 7 PS:702630C from Low Density Residential Zone to General Residential Zone Schedule 1.
- Rezone part of land at Settlement Road, Wurruk being CA:21 SEC: E, Parish of Wurruk Wurruk from Low Density Residential Zone to General Residential Zone Schedule 1.
- Rezone land at 402 Arnup Road and Arnup Road, Wurruk being Lots 1 and 2 PS: 61034F from Farming Zone to General Residential Zone Schedule 1.
- Rezone land at Arnup Road, Wurruk being CA: 19 SEC: E Parish of Wurruk Wurruk from Farming Zone to Low Density Residential Zone.
- Rezone land at 148E Settlement Road, Wurruk being Lot:1 PS:602219P from Farming Zone to part Rural Activity Zone, Part Low Density Residential Zone and Part General Residential Zone Schedule 1.
- Rezone land at 148F, 148B,148A, 148C and 148D Reid Drive, Wurruk being Lots: 2,3,4,5 and 6 PS:602219P from Farming Zone to Rural Activity Zone.
- Rezone land at 1613 Settlement Road, Wurruk being Lot:7 PS: 602219P from Farming Zone to part Rural Activity Zone and part Low Density Residential Zone.
- Delete Clause 43.04- Development Plan Overlay - Schedule 1 from Lots: 6 and 7 PS: 702630C being Princes Highway, Wurruk and CA:21 SEC: E, Parish of Wurruk Wurruk being Settlement Road, Wurruk.
- Apply Clause 43.04 -Development Plan Overlay – Schedule 9 to land at Princes Highway, Wurruk being Lots 6 and 7 PS:702630C; Settlement Road, Wurruk being CA:21 SEC: E, Parish of Wurruk Wurruk; 402 Arnup Road and Arnup Road, Wurruk being Lots 1 and 2 PS: 61034F; 148E Settlement Road, Wurruk being Lot:1 PS:602219P; and 1613 Settlement Road, Wurruk being Lot:7 PS: 602219P.
- Amend the Schedule to Clause 43.01 Heritage Overlay to update the heritage controls and reduce the extent of HO68 "Kilmarry Park Estate".

- Amend the Schedule to Clause 81.01 to replace the incorporated document *"Individual Heritage Place (Rural areas) Permit Exemptions"*, to include the updated heritage citation for HO68 - "Kilmany Park Estate".
- Amend Planning Scheme Maps 92, 92LSIO-FO, 92DPO, 93, 93DPO, 93LSIO-FO, 125, 125DPO, 125HO, 125LSIO-FO, 126, 126DPO, 126HO and 126LSIO-FO.

## **Strategic assessment of the Amendment**

### **Why is the Amendment required?**

The Amendment is required to allow the land, all located within the Wurruk Growth Area, to be developed for residential purposes at a mixture of low and standard densities. This Amendment is consistent with the Sale, Wurruk & Longford Structure Plan (2010).

### **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) (d) – by conserving and enhancing those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.

The rezoning of the identified land will make provision for the residential development of the land at a range of densities within the identified Growth Area in Wurruk.

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

The Amendment gives consideration to the potential environmental, social and economic impacts of the long-term development of the land.

The proposed rezoning will change the long-term use from agricultural to residential. In order to avoid negative outcomes, the proposal includes the application of a Development Plan Overlay. A specific Schedule to the Development Plan Overlay has been prepared for this area, which includes key design principles to achieve a distinctive, attractive neighbourhood with a centrally located community area. The community area will provide benefits for the whole Wurruk community and therefore the movement network will be required to connect the older, more established areas with the new development.

Assessments have already been undertaken in relation to overall drainage, flooding, native scattered trees and the historic Kilmany Park Estate. The draft Schedule to the Development Plan Overlay and the proposed application of the Heritage Overlay, Flood Overlay and Land Subject to Inundation Overlay reflect and facilitate the recommendations of those assessments. Further specialist assessments will be required in relation to traffic, native vegetation and cultural heritage. The recommendations of these specialist reports will be required to be incorporated into the final Development Plan. As such, all potential environmental and social impacts will be considered in detail during the preparation of the Development Plan itself.

Overall, it is expected that the Growth Area will provide a net community benefit for the Wurruk and broader community as:

- It will provide sufficient housing opportunities for the projected population growth within the Sale area;
- The population growth will provide opportunities for the improvement and expansion of commercial and community facilities; and



- During development and construction there will be associated economic benefits to local businesses.

#### **Does the Amendment address relevant bushfire risk?**

The land within the Study Area is currently not affected by the Bushfire Management Overlay (BMO). Although the subject land is not recognized as having any bushfire risk through the Wellington Planning Scheme, it is located within a Designated Bushfire Prone Area. On this basis, all buildings will need to be constructed to a minimum standard to provide protection from bushfire events.

The Country Fire Authority will be formally consulted 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 of 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 will increase the supply of urban land available for residential development by approximately 800 lots, which represents ~11 years of residential supply for the Sale area. The Development Plan Overlay – Schedule 9 will ensure the sustainable and orderly development of the area. The Wurruk Growth Area is also identified within the Gippsland Regional Growth Plan (2014).

**Clause 13 – Environmental Risks:** The Amendment proposes to update the extent of the Land Subject to Inundation Overlay and Floodway Overlay in response to advice from the West Gippsland Catchment Authority and up-to-date flood mapping data.

**Clause 15 – Built Environment and Heritage:** The Amendment will enable the creation of a new neighbourhood. The proposed DPO9 will ensure that all new development will appropriately respond to the topography and the direct amenity of existing low density residential housing. A small area of the subject site is noted as having potential sensitivity to Aboriginal Cultural Heritage. This will be investigated and recommendations will be addressed as part of the Development Plan process.

Kilmany Park Estate is a significant heritage place. The amendment proposes updates to the extent of the Heritage Overlay and the Heritage Citation.

**Clause 16- Housing:** Through its facilitation of a broad range of lot sizes, i.e. General Residential Zoned lots of between 600m<sup>2</sup> and 1,000m<sup>2</sup>, Low Density Residential Lots of between 2,000m<sup>2</sup> and 5,000m<sup>2</sup>, in a gently undulating setting, the proposed amendment and subsequent development will create a broad diversity of housing and lifestyle opportunities that will bring diversification across the market.

**Clause 19- Infrastructure:** The proposed Schedule 9 to the Development Plan Overlay requires the provision of all essential services and infrastructure including community facilities, pedestrian path, cycling links and roads.

### **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 proposed amendment will accommodate growth within a growth area which will support and reinforce the regional role of Sale. The requirements for the Development Plan will ensure appropriate urban design to achieve a connected neighbourhood.

Clause 21.05 – Sale Wurruk and Longford Strategic Framework: The township role of Wurruk is: 'Wurruk will provide diversity and choice in urban and rural living housing, opportunities for the establishment of new industry and an improved range of local services and facilities. It will act as a secondary settlement and activity node to complement Sale.'

The Clause identifies the subject land as a residential growth area. The proposed rezoning will enable the area to develop as envisioned in this Clause.

Clause 21.14- Environmental Risks: Flood prone land within the proposed amendment will either remain in the Low Density Residential Zone or be rezoned to the Rural Activity Zone. Restricting development in flood prone areas will protect the community from potential floods.

Clause 21.16- Built Environment and Heritage: The proposed schedule 9 to the Development Plan Overlay ensures that the native scattered trees will be incorporated in the final subdivision design. The requirements for the centrally located community area and pedestrian and cycling network will encourage social interaction and physical activity for the future residents of this neighbourhood and existing residents in the already surrounding established areas.

Clause 21.17- Economic Development: Kilmany Park Estate plays a significant role in the history of Sale and its immediate surroundings and is therefore deemed attractive to tourists in its existing use as bed and breakfast and conference centre. The Amendment facilitates further development of the Kilmany Park Estate as a point of interest for tourists by proposing to rezone the subject land to Rural Activity Zone.

Clause 21.18- Transport: The proposed Schedule 9 to the Development Plan Overlay promotes walking and cycling as a form of transport by requiring a connected and integrated movement network.

### **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 the Wurruk growth area. Overlays applied to specific areas which require specific development control.

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

The preliminary views of VicRoads, the West Gippsland Catchment Management Authority and Gippsland Water have already been sought.

The West Gippsland Catchment Management Authority has provided the most up to date flood mapping. The Land Subject to Inundation Overlay and Flood Overlay are proposed to be updated in accordance with the updated data as part of this amendment.

Advice from VicRoads and Gippsland Water will be addressed as part of the Development Plan process.

Further views of the relevant agencies will be sought during 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 recognised in Section 3 of the *Transport Integration Act 2010*. The statements of policy principles under Section 22 of the *Transport Integration Act 2010* are not relevant to the current proposal.

### **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, in the long term, be followed by an application for approval of a Development Plan under the provisions of the proposed 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](http://www.delwp.vic.gov.au/public-inspection).

### **Submissions**

Any person who may be affected by the Amendment [and/or planning permit] may make a submission to the planning authority. Submissions about the Amendment [and/or planning permit] 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]**

*Planning and Environment Act 1987*

**WELLINGTON PLANNING SCHEME**

**AMENDMENT C84**

**INSTRUCTION SHEET**

The planning authority for this amendment is the Wellington Shire Council.

The Wellington Planning Scheme is amended as follows:

**Planning Scheme Maps**

The Planning Scheme Maps are amended by a total of 7 attached maps sheets.

**Zoning Maps**

1. Amend Planning Scheme Map Nos. 92, 93, 125 and 126 in the manner shown on the attached map marked "Wellington Planning Scheme, Amendment C84".

**Overlay Maps**

2. Amend Planning Scheme Map Nos. 92DPO, 92LSIO-FO, 93DPO, 125HO, 125LSIO-FO, 126DPO, 126HO and 126LSIO-FO in the manner shown on the 6 attached maps marked "Wellington Planning Scheme, Amendment C84".

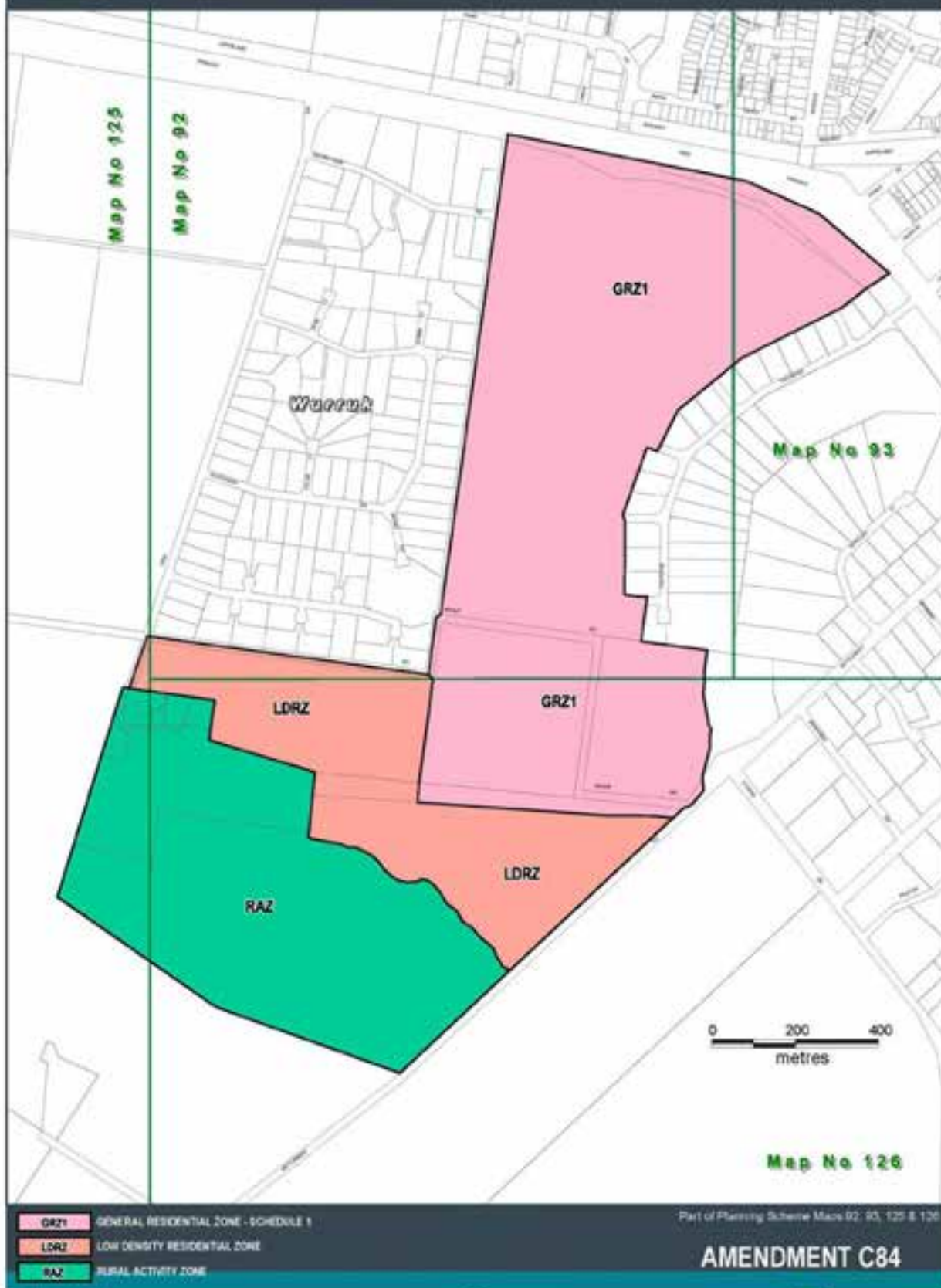
**Planning Scheme Ordinance**

The Planning Scheme Ordinance is amended as follows:

3. In Overlays – Clause 43.01, replace the Schedule with a new Schedule in the form of the attached document.
4. In Overlays – Clause 43.04, insert a new Schedule 9 in the form of the attached document.
5. In Incorporated Documents – Clause 81.01, replace the Schedule with a new Schedule in the form of the attached document.

End of document

# WELLINGTON PLANNING SCHEME

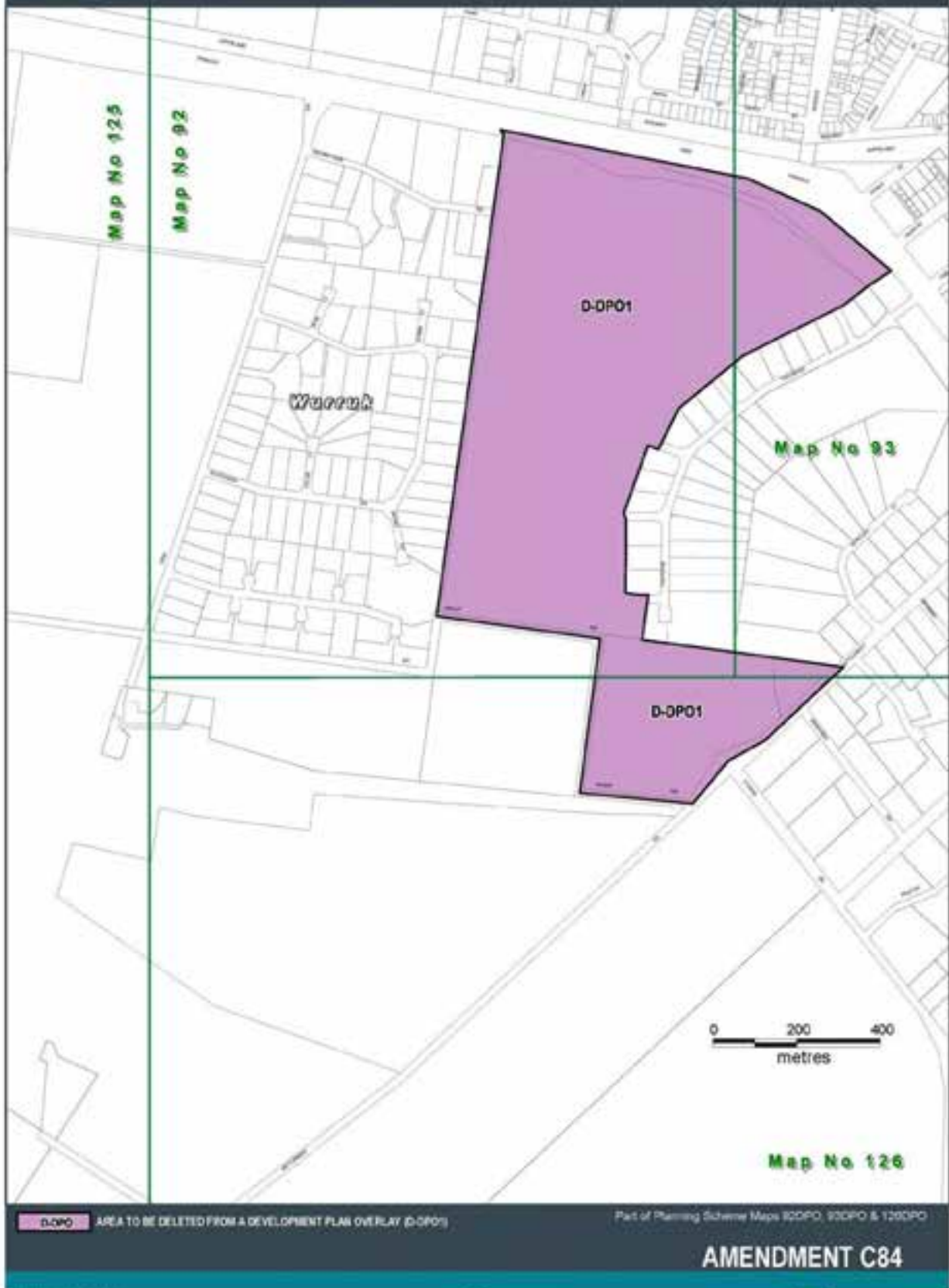


(Planning Mapping Services)  
(Planning Information Services)  
(Planning)





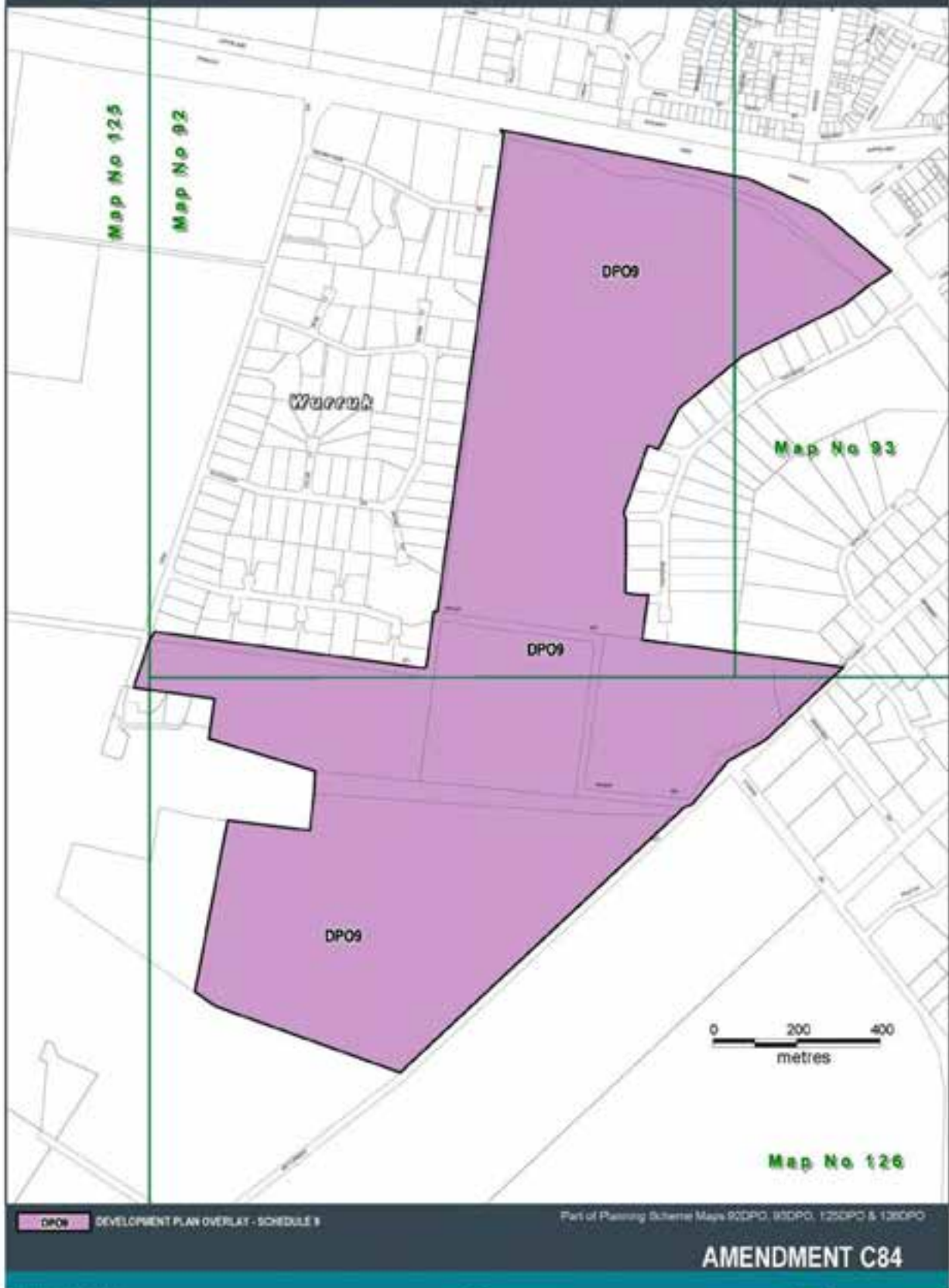
# WELLINGTON PLANNING SCHEME



(Planning Mapping Services)  
(Planning Information Services)  
(Planning)



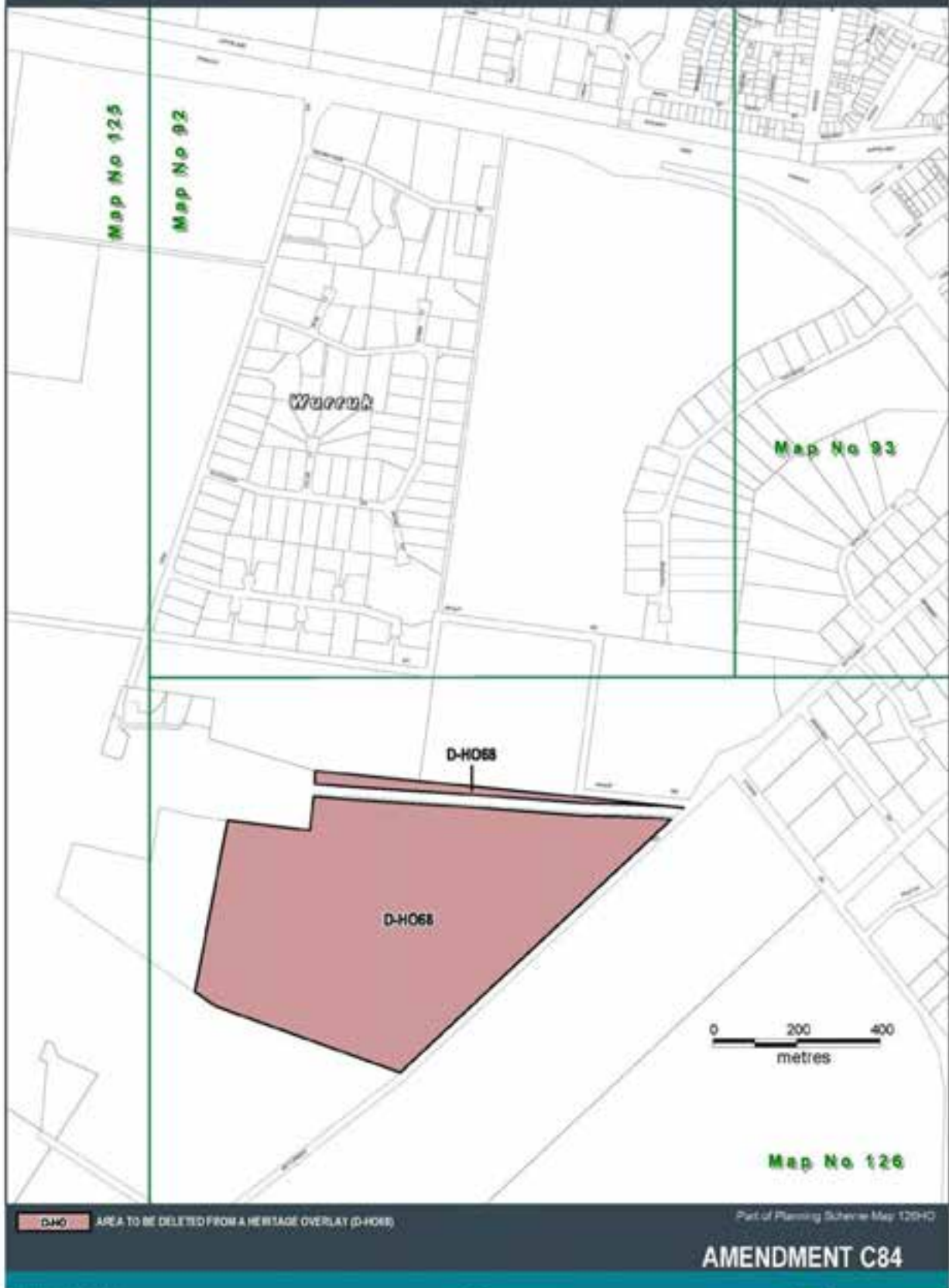
# WELLINGTON PLANNING SCHEME



(Planning Mapping Services)  
(Planning Information Services)  
(Planning)



# WELLINGTON PLANNING SCHEME

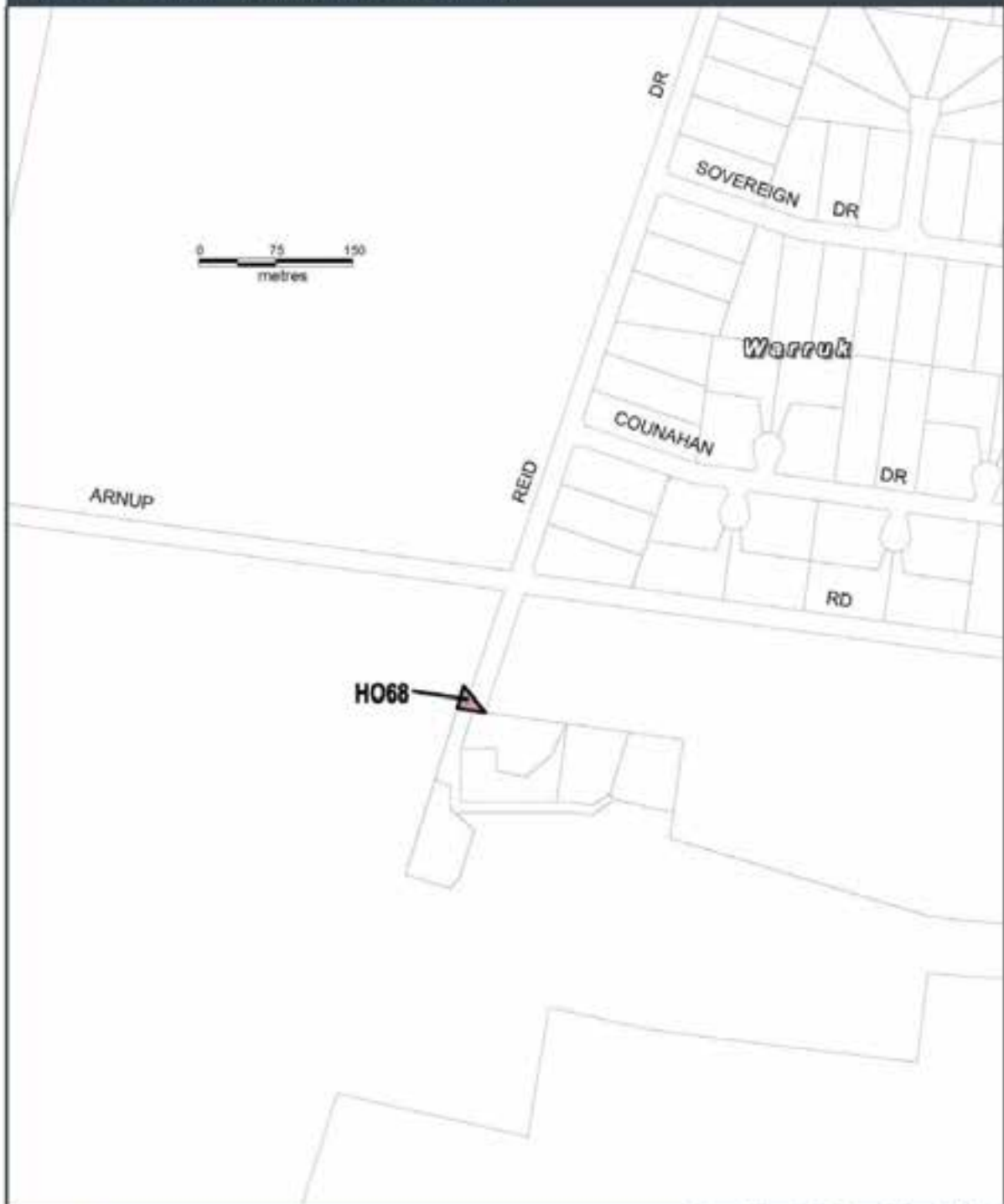


(Planning Mapping Services)  
(Planning Information Services)  
(Planning)





# WELLINGTON PLANNING SCHEME



## LEGEND

**HO68** HERITAGE OVERLAY (HO68)

Part of Planning Scheme Map 125HO

## AMENDMENT C84

[ Planning Mapping Services ]  
[ Planning Information Services ]  
[ Planning ]



Environment,  
Land, Water  
and Planning  
84

# WELLINGTON PLANNING SCHEME



(Planning Mapping Services)  
(Planning Information Services)  
(Planning)



**VICTORIA**  
State Government  
Environment, Land, Water and Planning

# WELLINGTON PLANNING SCHEME





~ ~ ~ ~ ~  
Proposed C84

## SCHEDULE 9 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO9**

### SALE WESTERN GROWTH AREA – WURRUK

**DRAFT**

#### 1.0 Requirement before a permit is granted

~ ~ ~ ~ ~  
Proposed C84

A permit may be granted to construct or carry out minor works to an existing building 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 the development plan.

A permit for subdivision must be considered against the staging plan identified in the approved development plan, the residential supply in the Sale area and a demonstrated demand for further development.

#### 2.0 Conditions and requirements for permits

~ ~ ~ ~ ~  
Proposed C84

A permit application for subdivision must include:

- A subdivision plan showing building envelopes and lot frontages.
- A Stormwater Management Plan.

Any permit for subdivision and development must include conditions reflecting guidelines, requirements and conditions as stated in the approved development plan.

Any permit regarding land containing a native tree where retention is required or deemed achievable, must contain a condition giving effect to tree protection (including canopy and root system) during subdivision construction. The existing agreement under Section 173 of the *Planning and Environment Act 1987* for specific trees within the development plan area will lapse once the tree protection strategy is fully implemented.

Any permit regarding land where at least 25 per cent of the perennial understorey is made up of native grasses must contain a condition requiring an approved Offset Management Strategy prior to Statement of Compliance.

Any permit regarding land where onsite waste water management systems are used must show the building and effluent disposal envelopes on the subdivision plan. The minimum lot size for sites with onsite waste water management systems is 4000 square metres.

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

Any permit regarding land containing or abutting a place of cultural heritage significance (including Kilmany Park) must contain a condition which gives effect to any recommendations for the protection, enhancement and interpretation of the place as referred to in the approved development plan.

Any 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) of infrastructure contributions identified in the development plan. If such an agreement already exists providing for the required infrastructure contributions, the landowner(s) are not required to enter into a new agreement. The agreement will lapse once all specified requirements of the agreement have been satisfied.

#### 3.0 Requirements for development plan

~ ~ ~ ~ ~  
Proposed C84

There must be a single development plan for the whole development plan area to which this schedule applies.

The development plan must be generally in accordance with the concept plan shown in Figure 1 below and address the following design principles:

- A distinctive neighbourhood with a strong sense of place through:

- Utilising the natural topography of the area to create rural views and vistas from key public areas and roads to its surroundings.
- Enhancing and protecting heritage features such as Kilmany Park estate, significant Aboriginal sites and other objects of cultural or historical significance.
- Retaining significant indigenous vegetation, particularly native scattered trees.
- A connected and integrated movement network by providing:
  - A permeable, sealed and safe road network based on a practical road hierarchy, directly connected with abutting residential areas. Cul-de-sacs are discouraged.
  - Continuous and direct routes for pedestrians and cyclists between proposed and established residential areas and the neighbourhood activity centre, public open space, Wuruk Primary School, Sale CBD, public transport and other key public areas.
- A centrally located and accessible community area for use of the whole Wuruk community, which contains:
  - A district open space not less than five hectares with at least a regional playground, junior football ground, change rooms, shelter with barbeque and public toilets.
  - A neighbourhood activity centre with total building footprint of not less than 1,500 square metres for commercial and community uses such as child care centre, convenience store and take-away.
  - Opportunities to facilitate formal and informal community gathering and social interaction.
- An attractive and safe neighbourhood through:
  - Distinctive neighbourhood entrances from the Princes Highway and Settlement Road.
  - A prominent highway frontage that provides an attractive entrance into Sale.
  - Appropriate interfaces with Kilmany Park, existing low density residential areas and the neighbourhood activity centre.
  - Lots fronting to major roads, shared paths, waterways, flood plains, public open space and reserves.
  - Natural surveillance to create a sense of safety and security.

The development plan must be accompanied by and incorporate recommendations of the following specialist reports, and others as requested by the responsible authority:

- A Traffic Impact Assessment Report, Traffic Management Plan and Road Safety Audit which also determines impacts on surrounding areas.
- A Native Vegetation Assessment including a Biodiversity Assessment Report.
- A Cultural Heritage Management Plan.

The specialist reports must address the design principles and concept plan included in this schedule and any relevant background studies previously undertaken.

The development plan must incorporate the road reserve west of Lot 6 PS702630.

The development plan must be informed and accompanied by a detailed design response based on an analysis of the natural, cultural and strategic context of the site and reflecting the recommendations of all specialist reports.

The development plan must contain:

- A description of the proposed neighbourhood vision and character enhancing the existing heritage, cultural and natural features.
- A site responsive and functional lay-out pattern including the identification of:
  - The subdivision lay-out providing a variety of lot sizes and densities.
  - The location of all public open space and land to be used for drainage or conservation purposes.
  - The road network, integrated with surrounding residential areas including movement network for pedestrians and cyclists.
  - View corridors and heritage features.

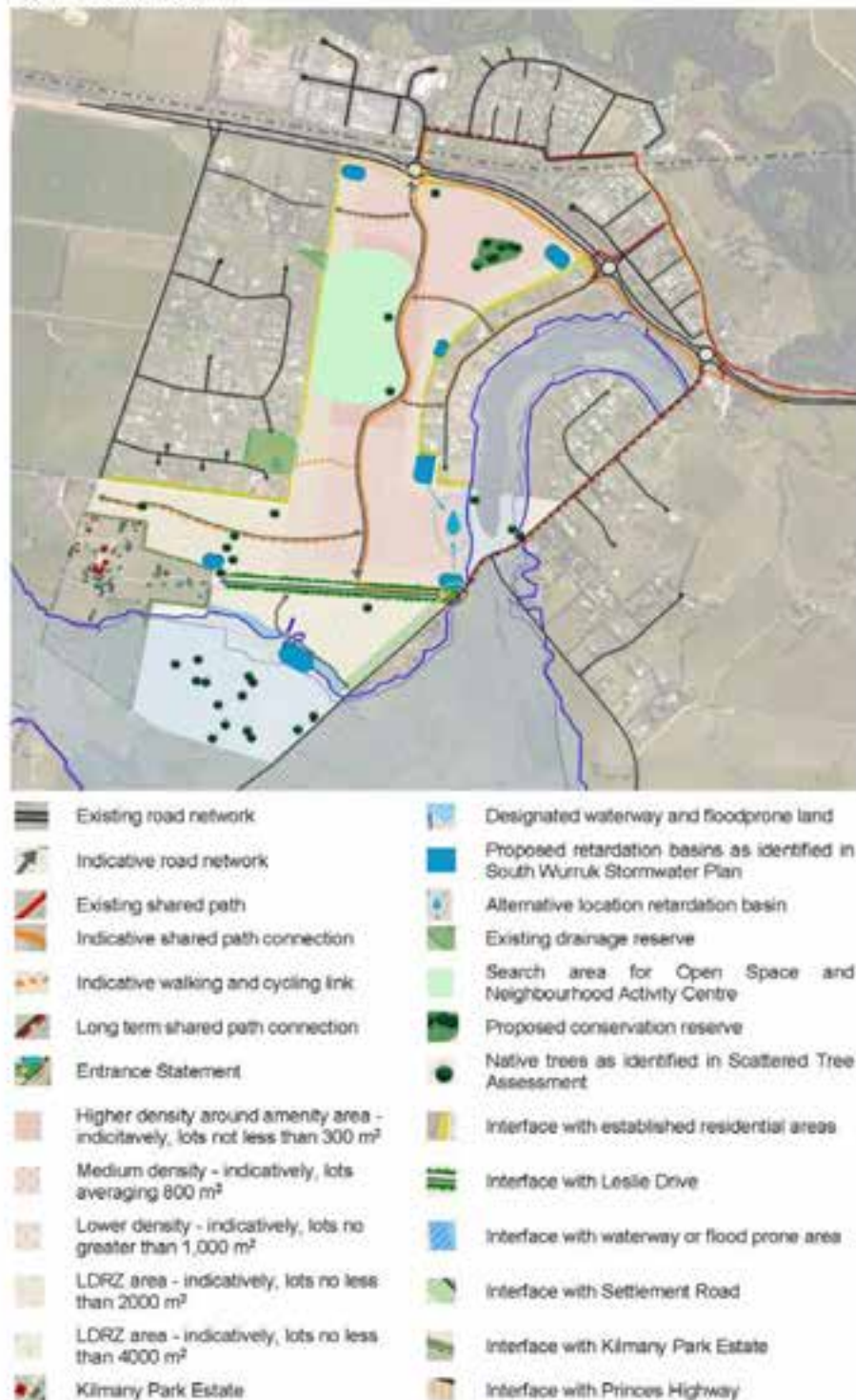
- A landscape strategy with a consistent theme based on the proposed vision and character for the whole development including guidelines to support water sensitive urban design, details of street furniture, entrance statements from the Princes Highway and Settlement Road, and the native vegetation to be retained in public open space.
- A draft concept plan for the neighbourhood activity centre and district open space, including location of a sports oval, play space, general footprint of building(s), vehicle access points, location of parking, areas for delivery and waste disposal, integration with the pedestrian and bicycle path network, access to public transport and interfaces with abutting development.
- Urban design guidelines for the whole development providing for high quality built form, heritage recognition, active frontages, sense of place and security, and all ability access.
- Urban design guidelines and concept plans for interfaces with the Princes Highway, established residential areas, Kilmany Park Estate, Settlement Road and the flood plain at the southern boundary.
- Interim and ultimate design solutions, particularly for infrastructure within and outside the development plan area including connections to key public areas.
- An overall Servicing Plan showing water, sewerage, drainage, stormwater, electricity and telecommunications.
- A Staging Plan and Land Budget, including lot yield targets per stage.
- A Developer Contributions Plan addressing anticipated timing and details of all required infrastructure associated with the development, including interim and ultimate infrastructure requirements.

In assessing the development plan or an amendment to the development plan, the responsible authority must be satisfied that it:

- Achieves the design principles specified in this Clause.
- Is consistent with the Sale, Warruk and Longford Structure Plan (2010), the South Warruk Stormwater Plan 2016, Scattered Tree Assessment, June 2014, Land Capability Assessment March 2016 and subsequent specialist reports.
- Provides all essential services; community facilities; pedestrian and cycling links; and roads.
- Is prepared to the satisfaction of the responsible and external authorities including CFA, VicRoads, West Gippsland Catchment Management Authority, Gippsland Water, Aboriginal Affairs Victoria, Department of Environment Land Water and Planning and relevant service authorities.
- Is developed with the appropriate level of community participation as determined by the responsible authority.
- Implements development requirements as set out in the Infrastructure Design Manual (IDM) and other requirements as determined by relevant authorities.
- Supports 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,
  - Crime Prevention Through Environmental Design (CPTED)
- Is in accordance with any relevant agreement prepared under Section 173 of the *Planning and Environment Act 1987*.



Figure 1: Concept plan



11/03/2016  
10:54  
C:\wps\ps\ps

## SCHEDULE TO THE HERITAGE OVERLAY

The requirements of this overlay apply to both the heritage place and its associated land.

*Please note: for readability purposes only the relevant page of this schedule where the change is proposed is shown. There are no changes proposed to other parts of this schedule as part of Amendment C84*

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
<b>SALEWURRUK</b>									
HO149	Wurruk Primary School No. 2518 15-19 Fisk Street, Wurruk	No	No	No	No	No	No	-	No
HO150	Tom's Cottage 10-12 Oway Street, Wurruk	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO148	House 2 (Part CA 3) Riverview Road (Princes Highway), Wurruk	No	No	No	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
HO68	Kilmarny Park <a href="#">1613 Settlement Road, 145A, 145B, 145C, 145D, 145E and 145F-4 Reid Drive, Wurruk.</a>	Yes	<a href="#">YesNo</a>	Yes	<a href="#">YesNo</a>	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
HO151	Oak Tree Settlement Road & Reid Drive, Wurruk	No	No	Yes	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No

11620916  
C45  
6/20/2016  
C45

## SCHEDULE TO CLAUSE 81.01

Name of document	Introduced by:
Alberton Cemetery Heritage Permit Exemptions	C26(Part 1)
Australian Standard AS2021-2015, Acoustics – Aircraft Noise Intrusion – Building Siting and Construction, Standards Australia Limited, 2015	VC107
Basslink – Land Use and Development Controls, 2002	C15
Hollands Landing Estate Restructure Plan Sheet 1 of 2 and Sheet 2 of 2, 15 June 2000	NPS1
Individual Heritage Places (Rural areas) Permit Exemptions <a href="#">(amended August 2016)</a>	<a href="#">C84C26(Part-1)</a>
Individual Heritage Places (Township areas) Permit Exemptions	C26(Part 1)
"Ninety Mile Beach Development and Subdivision Controls Golden Beach to Glomar Beach, Incorporated Document, March 2012" comprising: <ul style="list-style-type: none"> <li>• Stage R7, DRG No 3421019-00-001</li> <li>• Stage R8, DRG No 3421019-00-002</li> <li>• Stage R9, DRG No 3421019-00-003</li> <li>• Stage R10, DRG No 3421019-00-004</li> <li>• Stage R11, DRG No 3421019-00-005</li> <li>• Stage R12, DRG No 3421019-00-006</li> <li>• Stage R13, DRG No 3421019-00-007</li> <li>• Stage R14, DRG No 3421019-00-008</li> <li>• Stage R15, DRG No 3421019-00-009</li> <li>• Stage R16, DRG No 3421019-00-010A</li> <li>• Stage R17, DRG No 3421019-00-011</li> <li>• Stage R18, DRG No 3421019-00-012</li> <li>• Stage R19, DRG No 3421019-00-013A</li> <li>• Stage R20, DRG No 3421019-00-014A</li> <li>• Stage R21, DRG No 3421019-00-015A</li> <li>• Stage R22, DRG No 3421019-00-016</li> <li>• Index Sheet, DRG No 3421019-00-017</li> </ul>	C71
Ninety Mile Beach Restructure Plan Stage R1, 15 June 2000	NPS1
Ninety Mile Beach Restructure Plan Stage R2, 15 June 2000	NPS1
Ninety Mile Beach Restructure Plan Stage R3, 15 June 2000	NPS1
Ninety Mile Beach Restructure Plan Stage R4, 15 June 2000	NPS1
Ninety Mile Beach Restructure Plan Stage R5, 15 June 2000	NPS1
Ninety Mile Beach Restructure Plan Stage R6, 15 June 2000	NPS1
Ninety Mile Beach Restructure Plan Stage R23, 15 June 2000	NPS1
Ninety Mile Beach Restructure Plan Stage R24, 15 June 2000	NPS1
Ninety Mile Beach Restructure Plan Stage R25 & R26, 15 June 2000	NPS1
Ninety Mile Beach Restructure Plan Stage R27 & R28, 15 June 2000	NPS1
Ninety Mile Beach Restructure Plan Stage R29, 15 June 2000	NPS1
Ninety Mile Beach Restructure Plan Stage R30, 15 June 2000	NPS1
Ninety Mile Beach Restructure Plan Stage R31, 15 June 2000	NPS1
Ninety Mile Beach Restructure Plan Stage R32, 15 June 2000	NPS1
Ninety Mile Beach Restructure Plan Stage R33, 15 June 2000	NPS1



WELLINGTON PLANNING SCHEME

Name of document	Introduced by:
Ninety Mile Beach Restructure Plan Stage R34, 15 June 2000	NPS1
Ninety Mile Beach Restructure Plan Stage R35 & R36, 15 June 2000	NPS1
Ninety Mile Beach Restructure Plan Stage R37 Sheet 1 of 2 and Sheet 2 of 2, 15 June 2000	NPS1
Port Albert Heritage Precinct Permit Exemptions	C26(Part 1)
Princes Highway Duplication, Traralgon to Kilmany, Incorporated Document, November 2012	C76
Sale & District Agricultural Society Showgrounds Heritage Permit Exemptions	C26(Part 2)
Sale Golf Club Re Development Concept Masterplan March 2006	C69
Sale Golf Club Re-Development Landscape Strategy Plan June 2006	C69
Sale Residential Heritage Precincts Permit Exemptions (amended September 2015)	C93
Sale Rural Heritage Precinct Permit Exemptions	C26(Part 1)
Sale Town Centre Heritage Precinct Permit Exemptions	C26(Part 1)
Wellington Shire Heritage Place Citations 2007	C26(Part 1)

<b>Locality:</b>	Wurruk
<b>Place address:</b>	1613 Settlement Road, 148A, 148B, 148C, 148D, 148E and 148F Reid Drive Wurruk
<b>Citation date</b>	2016
<b>Place type and construction date:</b>	<ol style="list-style-type: none"> <li>1 Meat House exterior and interior (c 1847-70),</li> <li>2 Mens Quarters (c1860/alterations c1880-81),</li> <li>3 Underground Water Tanks (c1870-81) 3,</li> <li>4 Stables (1880-81),</li> <li>5 English Oak and copper Dedication Tablet (1901), ( <i>Quercus robur</i>) HO151,</li> <li>6 Gardens and trees and elliptical unsealed carriage drive c1870-1906,</li> <li>7 Driveway (Later known as Leslie Drive) (1903) and English Oak trees at Settlement Road entry and at the mansion end.,</li> <li>8 Mansion house exterior and interior (1905-06) ,</li> <li>9 McClelland Memorial Gate Pillars and plaque at Reid Dr entry (1924),</li> <li>10 Kilmany Park School No. 4240. (1927),</li> <li>11 Kilmany Park School Sloyd Room (1949),</li> <li>12 Recreation building Ainslie Bequest 1962 and plaque,</li> </ol>
<b>Recommended heritage protection:</b>	<p>Local government level</p> <p>Local Planning Scheme: Yes</p> <p>Vic Heritage Register: Yes (part)</p> <p>Heritage Inventory (Archaeological): No</p> <p>Source: The Leader, 7<sup>th</sup> July 1906, p.33.</p>
<b>Place name:</b>	Kilmany Park Mansion and Kilmany Park Farm Home for Boys Complex
<b>Architectural Style:</b>	Victorian Georgian ( Mens Quarters, Stables, Meat House); Federation Classical with Art Nouveau interior elements plaster decoration, timber screens, lead light windows, (Mansion house 1905-6); Interwar Moderne ( School and Sloyd Room); Post War Functionalist (c1962) Recreation building;
<b>Designer / Architect:</b>	J H W Pettit architect and surveyor. (Brick house 1870-71- now very modified); (1880-81 stables and alterations to Mens Quarters); Harry B Gibbs and Finlay (1905-06 mansion house); Percy Everett ( 1949 Sloyd Room), Keith Reid (1962 Recreation room),
<b>Builder</b>	William Allen (1880-81 Stables);



Fig 1 Mansion and elliptical driveway.



Fig 2 Interior showing the Art Nouveau timber screen.



Fig 3. Looking from the upstairs balcony towards the driveway.

[www.janibaggettilligence.com.au](http://www.janibaggettilligence.com.au)



### **Draft Statement of Significance for HO68 'Kilmany Park' with a reduced polygon and amended Statutory Recommendations.**

This statement of significance is based on the history and description (only) in Trethowan, Architecture Interiors Heritage (2016). The assessment of significance is the opinion of the author, Lorraine Huddle. The Criteria, A, B, C, D, E, F, G, H is the Heritage Council Criteria for assessing cultural heritage significance (HERCON). Level of Significance, Local, State, National, is in accordance with the level of Government legislation.

#### ***What is significant?***

"Kilmany Park Mansion, and the Kilmany Park Farm Home for Boys Complex" at 1613 Settlement Road, Wurruk, is significant. The complex consists of the following significant elements from the two main historical development phases of the place: The estate of the Pearson family, 1841- c1923, and the Kilmany Park Farm Home for Boys (1923- c1977). (See aerial view in Fig D1)

- The Mansion house and interior, as built in 1905-6 and designed by Melbourne architects Harry B Gibbs and Finlay and the following outbuildings and trees associated with the Pearson family.
  - 1 Meat House exterior and interior (c 1847-70),
  - 2 Mens Quarters (c1860/alterations c1880-81);
  - 3 Three Underground Water Tanks (c1870-81)
  - 4 Racing Stables (1880-81) designed by local architect J H W Pettit.
  - 5 English Oak (1901) and copper plaque, (*Quercus robur*) HO151,
  - 6 Gardens and trees c1870+ as specified by John Hawker, and including elliptical unsealed carriage drive in front of the house,
  - 7 Driveway from Settlement Road (1903) (later known as Leslie Drive) and English Oak trees at Settlement Road entry and mansion end.
  - 8 Mansion house exterior and interior (1905-06),
- Kilmany Park Farm Home for Boys (1923- c1977): including structures by PWD architect Percy Everett c1949, and structures attributed to architect Keith Reid 1962.
  - 9 McClelland Memorial Gate Pillars and plaque at Reid Drive (1924),
  - 10 Kilmany Park School No. 4240 (1927),
  - 11 Kilmany Park School No. 4240 Sloyd Room (1949), PWD architect Percy Everett.
  - 12 Recreation building Ainslie Bequest 1962, attributed to architect Keith Reid and 1962 brass dedication plaque.

The original form, materials and detailing of each building or element listed, are significant as originally constructed.

Later outbuildings, and alterations and additions to the buildings or elements are not significant, including a series of caretakers' and labourers' houses associated with the operation of 'Kilmany Park' as the boys' home and as a dairy farm, by the Uniting Church of Australia, and the fence at the Settlement Road entry to the driveway are not significant. The 1960s oval and indigenous plantings along the 1903 driveway are not significant. The realigned shape of the 1903 driveway, which goes around the 1960s oval is not significant.

[www.heritagecouncil.gov.au](http://www.heritagecouncil.gov.au)

**How is it significant?**

The significant elements from the "Kilmany Park Mansion Complex" estate of the Pearson family, (1841- c1923) and the significant elements from the period of the Kilmany Park Farm Home for Boys (1923- c1977) are **locally significant** for their historical, social, aesthetic and scientific values to the Shire of Wellington.

"Kilmany Park Mansion Complex" estate of the Pearson family, (1841- c1923) are potentially significant to the State of Victoria for their social, historical and aesthetic values.

**Why is it significant?**

Kilmany Park complex is **historically and socially significant at a Local level**. The homestead and its setting, including gardens, grounds, 1903 formal private driveway with paired mature English oak trees at each end, (from Settlement Road) and surrounding landscape, are significant for the associations with the social status of the Pearson family, as formidable members of the Victorian horse racing industry, generous public benefactors within the Gippsland region and a political dynasty seen through successive generations serving as state parliamentarians, resulted in 'Kilmany Park' serving as a social centre for both the Sale district and the upper echelons of Victorian state society during the Victorian and Edwardian periods, including royalty, state governors, Melbourne gentry and notable residents of the Sale district. (Criterion A)

Following the significant reduction of the estate, due to compulsory acquisition by the Closer Settlement Board from the early 1910s, and the eventual disposal of the homestead and its remnant land by the Pearson family in the 1920s, its acquisition as a Presbyterian Church boys' home in 1923 (the Kilmany Park Farm Home for Boys) saw the construction of multiple buildings directly related with the operation of the home and the education, social welfare and training of the boys who lived there, including: a school (c.1927), a Sloyd room, designed by renowned Public Works Department Percy Everett (c.1949); and a recreation centre (1962), presumably designed by notable Post-war era architect Keith Reid. These buildings are important for their social and architectural significance; socially for the operations of the boys' home and architecturally for being good examples of their typologies in addition to their provenance as works of architects Percy Everett and, presumably, Keith Reid. Many of these developments were the result of generous benefactors, most from Sale, who took an active interest in the ensuring the success of the boys home, and included the recognition of their donations and work, in the form of the McClelland Memorial Gate Pillars and plaque at Reid Drive (1924), and the Recreation building and dedication plaque, Ainslie Bequest 1962. (Criterion A, G & H)

Kilmany Park complex is **historically significant at a local level** for its association with one of Victoria's notable domestic architects, J H W Pettit, who designed most of the Kilmany Park buildings constructed in the 19<sup>th</sup> century, and worked as an architect in Sale between 1854 and 1896, predominantly designing ecclesiastical and civic buildings. (Criterion H) and for associations with prominent local builder William Allen who was responsible for a number of significant buildings in the Shire, and for its association with Melbourne's pre-eminent commercial and domestic architects, Harry B. Gibbs and Finlay Architects, who designed the 1905-6 Mansion, and a Sloyd room, designed by renowned Public Works Department Percy Everett (c.1949); and a recreation centre (1962), presumably designed by notable Post-war era architect Keith Reid. (Criterion H)

Kilmany Park complex is **aesthetically significant at a local level** as a complex that has a *two storey mansion on a particularly grand scale, built in 1905-6 with the wide arcaded loggia at ground level and superimposed upper arcade with segmental arches and heavy central pediment. It is notable as one of*

[www.heritagegippsland.com.au](http://www.heritagegippsland.com.au)

*the last of the conservative Classical mansions erected in Victoria. It is also notable for the interior design especially the variety of its art nouveau lead light windows and plaster decoration, the art nouveau timber screen in the drawing room, the imposing stair lobby and the great balcony,*

Kilmany Park complex is **aesthetically and scientifically significant at a local level** for the fine tree specimens including a Bunya Bunya Pine, Hoop Pine, Lilly Pilly, Flame Tree, Hazelnut, Blue Atlas Cedar, Himalayan Cedar, Monterey Cypress, Bhutan Cypress, English oak, Sugar Gum, Japanese Spindle-wood, Loquat, Liquidambar, Norfolk Island Hibiscus, Pear, Chinese Hawthorn, Tortured Willow, Weeping Elm and Purple Elm. Most notable of the trees is a large English Oak to the west of the homestead. This 1901 English Oak (1901) and copper plaque, (*Quercus robur*) HO151 is **historically, socially, aesthetically and scientifically significant** as an outstanding specimen in Victoria. *This English Oak (Quercus robur) at Kilmany Park planted by King George V when visiting the property as the Duke of York and Cornwall on 15 May 1901 is of historical and scientific (horticultural) significance to Wellington Shire. Historically, it is significant for its associations with King George V and a reminder of his visit to Sale at the time of Federation. It demonstrates the importance of Sale as city and Kilmany Park. Scientifically, it is of horticultural significance as a fine mature specimen of this species. (Criteria A, B, E, F & G)*

The oval, and indigenous trees planted along the driveway, a series of caretakers' and labourers' houses associated with the operation of 'Kilmany Park' as the boys' home and as a dairy farm, by the Uniting Church of Australia (following the closure of the boys' home and its transfer from the Presbyterian to Uniting Churches in c.1977) are not significant.

## Statutory Recommendations

This place is recommended for inclusion in the Schedule to the Heritage Overlay of the Wellington Shire Planning Scheme to the extent of the title boundary as shown on the map.

<b>External Paint Controls</b>	Yes.
<b>Internal Alteration Controls</b>	Yes; Mansion and Meat house only.
<b>Tree Controls</b>	Yes, oaks at front gate, mature exotic trees.
<b>Outbuildings or fences which are not exempt under Clause 43.01-3</b>	Yes, Meat house, 3 underground water tanks, Men's quarters, stables, school, Sloyd Room, Recreation centre, McClelland Memorial Gate posts and plaque,
<b>Prohibited Uses May Be Permitted</b>	-
<b>Incorporated Plan</b>	Individual Heritage Places (rural areas) Permit Exemptions
<b>Aboriginal Heritage Place</b>	Not assessed.



### Map of recommended boundary for Heritage Overlay



Fig 4. Map showing the blue shaded polygon which includes the full length of 1903 driveway to Settlement Road, and important view lines in red arrows to the school buildings and to the Mens Quarters and the rural views to the south. The red shaded polygon is a view line from Settlement Road to the mansion.

## History

### Locality history

The Locality History is from *Heritage Assessment 'Kilmany Park' 1613 Settlement Road, Wurruk* Trethowan 2016.

From the early 1840s, the Gippsland region of Victoria was initially settled by 'squatters'<sup>17</sup> who took up licenses on vast runs of Crown land. The majority of these early settlers were Scottish emigrants.<sup>18</sup> This followed earlier exploration into Gippsland, from New South Wales, by Scottish explorer Angus McMillan from December 1839.<sup>19</sup>

The inaccessibility of Gippsland from Melbourne during this early period was well noted, the Crown Lands Commissioner for Gippsland, Charles Tyers, abandoning his attempt at a 'practical overland route', in September 1843, instead opting to sail for Port Albert in January 1844.<sup>20</sup> Prior to this, the majority of attempts at an overland route into the central plains of North Gippsland had been made from the New South Wales borders, via the mountain trail of Angus McMillan through alpine Gippsland.<sup>21</sup> Those settlers opting for the alpine route shepherded livestock (both sheep and cattle) on a journey that, in the case of the early 'overlander' William Odell Raymond in June 1842, took four months.<sup>22</sup>

Other Scottish squatters that opted for the overland route included William Pearson who, at the age of 23, started for Gippsland in June 1841. Travelling overland toward the Murray River (to the future site of Albury), Pearson followed the Mitta-Mitta River toward Mt Gibbo from where he travelled overland, via Omeo, into Gippsland where he took up a 'run'<sup>23</sup> on the central plains, in what would become the Sale district, in September 1841.<sup>24</sup> He named his run 'Kilmany Park'.

### Place history

This place history is from *Heritage Assessment 'Kilmany Park' 1613 Settlement Road, Wurruk* Trethowan 2016.

The 'Kilmany Park' estate at Wurruk, near Sale, was established in 1841 by squatter William Pearson. Systematically developed over time by both Pearson and his son, also William Pearson, the estate eventually covered an area of approximately 30,000 acres.

Securing freehold on the homestead block lead to the development of more permanent structures after 1847, including the first 'Kilmany Park' house: a gable roofed weatherboard bungalow of sorts, with five sets of French doors opening onto a recessed verandah beneath a continuous roofline. In c.1870-71, this house was superseded as the principal residence on the estate with Pearson commissioning a new house, to a design by Norwich-born, Sale-based architect and surveyor John Henry Wroth (J.H.W.) Pettit. Despite being superseded, the original house was retained as an annexe to the new residence with an internal connection between the two, via a small hipped-roof weatherboard link.

In 1880-81, Pearson commissioned improvements to the Kilmany Park stables including the construction of a purpose built racing stable, again engaging Sale-based architect John Henry Wroth Pettit. Constructed by Rosedale builder William Allen, the stable consisted of 10 loose boxes and 5 stalls. At its height the stables were considered 'the best outside Melbourne', consisted of the central stable buildings and three training tracks, two of which were specifically

[www.heritagecouncil.vic.gov.au](http://www.heritagecouncil.vic.gov.au)

designed for jumpers (steeple-chase) incorporating 'stout post and rail and log and stone fences' for training the horses; the whole overseen by a staff of 24.

By the beginning of the 20<sup>th</sup> century, at the centre of the estate, a homestead had been developed, which reflected the fortunes of both the estate and the Pearson family in its extent, facilities and architectural pretension. Incorporating buildings designed by one of regional Victoria's notable domestic architects, J.H.W. Pettit, and Melbourne's pre-eminent commercial and domestic architects, Harry B. Gibbs and Finlay Architects, the homestead consisted of: a significant mansion house, formal gardens, various domestic outbuildings, a purpose-built racing horse stable and various estate buildings, including men's quarters. The social status of the Pearson family, as formidable members of the Victorian horse racing industry, generous public benefactors within the Gippsland region and a political dynasty seen through successive generations serving as state parliamentarians, resulted in 'Kilmany Park' serving as a social centre for both the Sale district and the upper echelons of Victorian state society during the Victorian and Edwardian periods, including royalty, state governors, Melbourne gentry and notable residents of the Sale district.

At the beginning of the new century, the estate covered nearly 30,000 acres. Following the significant reduction of the estate, due to compulsory acquisition by the Closer Settlement Board from the early 1910s, and the eventual disposal of the homestead and its remnant land by the Pearson family in the 1920s to the Closer Settlement Board, its acquisition as a Presbyterian Church boys' home in 1923 (the Kilmany Park Farm Home for Boys) saw the construction of multiple buildings directly related with the operation of the home and the education, social welfare and training of the boys who lived there, including: a school house (c.1927), a Sloyd room, designed by renowned Public Works Department Percy Everett (c.1949); and a recreation centre (1962), presumably designed by notable Post-war era architect Keith Reid.

Opening in 1924 as the 'Kilmany Park Farm Home for Boys', the Home was designed as a place 'to transplant city boys who were at social risk, to the wholesome atmosphere of a Gippsland farming property'. The Home's farm, the 'McClelland Memorial Farm' was gifted to the institution in the memory of Thomas Hugh McClelland (1907-1924) by his parents Thomas and Elizabeth McClelland; a plaque at the rear entrance to the homestead indicating the donation a Mr. and Mrs. T. McClelland were members, respectively, of the Committee and Melbourne Ladies' Auxiliary of the Home at this time. Overseen by a complicated management structure in both Melbourne and Sale, the management structure included: a Patron, Chairman, Hon. Secretary and Treasurer, Committee, Sale Advisory Committee, Melbourne Ladies' Auxiliary and a Sale Ladies' Auxiliary. The first superintendent of the Home was Mr. H. Clyne.

With constant pressure placed on the local school at Warrak, to which the boys would travel for their schooling, the Victorian Education Department opened a school in 1927, the Kilmany Park School No. 4240, at the rear entrance to the homestead; the school consisting of two buildings, a school house and a Sloyd (woodwork) room. By 1944, average attendance at the school had increased to 40 boys and 3 girls.

In February 1944, significant grassfires in the East Kilmany - Rosedale area caused widespread damage, devastating the rural communities and causing significant livestock and infrastructure losses. 'Kilmany Park' was not spared with significant damage caused to the Home and school. At the school, outhouses and the Sloyd room, with all its equipment, were destroyed with the school house escaping relatively unscathed, albeit for requiring repainting externally as a result of the fire. In comparison, the Home and its centre at the Pearson family's former homestead, which had been largely retained intact by the Presbyterian Church, saw significant damage. The architect-designed racing stables of William Pearson were largely left in ruins, albeit for the flanking wings either side of the central yard, 1,200 bales of meadow contained within the building fueling the fire. The old woolshed of 'Kilmany Park', evident on 1923 maps of the

[www.heritagecitations.com.au](http://www.heritagecitations.com.au)

8



property was also destroyed during the fires, the building 'filled with hay'. A series of timber outbuildings, dating from the Pearson era, which did survive the fires were subsequently demolished prior to 1949.

Following the fire, improvements to the school were slow. While replacement of the Sloyd room was considered urgent in 1944, a design for a replacement Sloyd room was not prepared by the Chief Architect of the Public Works Department, Percy Everett, until June 1949. Reconstruction of the room was undertaken by Reconstruction Trainees at the Sale Technical College, however by April 1949 the building had been left unfinished following the closure of the vocational training centre at the College. The subsequent result was a building that did not adhere with the final design prepared by the Public Works Department. The Sloyd room was eventually completed by February 1955. By mid-1956, the Kilmany Park School, albeit maintained by the Department of Education, had closed.

During the 1960s, and despite the closure of the Kilmany Park School and the disbursement of its fixtures to the Sale High School, the continued investment in the Home's infrastructure continued. Under Superintendent Eric Frith's tenure during this period, significant attention was paid to the Home's grounds. These works included the realignment of the main drive way, constructed by the Pearson's, to accommodate a large oval on the east front of the house; the driveway skirting along its south-east edge. In addition to these works, an avenue of native trees was planted along the length of the drive, the avenue named Leslie Drive in honour of the philanthropic Leslie family of Sale, the family having served the Home for three generations. The Home farm continued to operate with the institution providing a focus toward 'formal farm training'. Construction was undertaken of several houses on the fringe of the homestead complex for various managers at the Home, including the 'William's House' in the mid-1960s, a red-brick house on the north-east edge of the homestead complex and the 'Spencer House' in the mid-1960s, an orange brick house (near the former Kilmany Park School) for share farmers on the property.

In 1962, further construction works came in the form of a significant bequest to the Home, the R.M. Ainslie Bequest, which enabled the construction of a brick Recreation Centre for the boys at the rear of the mansion. Somewhat reflecting the architectural language of the nearby Pearson-era racing stables, the Centre was, presumably, designed by Melbourne architect Keith Reid, the architect having undertaken previous alterations to the mansion's kitchen, in 1948, as a result of a bequest to the Home by Miss Janet Stewart; the kitchen works were undertaken by Sale builder Mr W. Stephenson. Undertaking another project for the Presbyterian Church in the Sale area at this time (St Columba's Presbyterian Church, Sale; 1958), the architect had also undertaken multiple ecclesiastical projects, mostly for the Presbyterian Church, since 1931. The Centre was opened by Councillor John Leslie J.P., Mayor of Sale, on 25 August 1962; a brass dedication plaque at the south entrance to the Centre denotes this contribution. Further investment was undertaken in the construction of a 'Manager's House' in the mid-1970s, a cream brick house in the gardens of the homestead.

Despite the value of the Home as a valued alternative to many metropolitan-based institutions during the mid-1960s, by the mid-1970s the Kilmany Park Farm Home for Boys was seen as an outdated care model. In 1977, changes within the Church management hierarchy hastened decisions with regard to the Home, the responsibility of boys' homes and community organisations within Victoria having been transferred from the Presbyterian Church of Victoria to the Uniting Church in Australia (Synod of Victoria and Tasmania).

The Kilmany Park Farm Home for Boys closed in 1978.

Anne Napier notes in 2005 additional historic evidence regarding the school and the gardens.

*"The school had an excellent Junior Young Farmer's Club which won many State prizes for cattle judging. The school gardens won the ANA prize for the most improved garden in 1929. The children showed particular skill in sloyd during the school. History. During the 1940s the boys made toys for children in other orphanages. The boys earned money fashioning garden tools making up to £90 per year. Of the boys at this school one became a bank manager in England (who has a standing invitation to any boy interested in banking for free passage to England and his support when he arrives) and Head of a Victorian country High School. Herbert Williams won a Sun Farmer trip to England in 1937" "Vision and Realisation Volume 3 – A Centenary of History of State Education in Victoria" (1973) by the Education Department, quoted in Napier 2005.*

The garden surrounding the homestead is also of interest. It was inspected by John Hawker (horticulturalist with Heritage Victoria) in 1997 and it contains many fine specimens including a Bunya Bunya Pine, Hoop Pine, Lilly Pilly, Flame Tree, Hazelnut, Blue Atlas Cedar, Himalayan Cedar, Monterey Cypress, Bhutan Cypress, English Oak, Sugar Gum, Japanese Spindle-wood, Loquat, Liquidambar, Norfolk Island Hibiscus, Pear, Chinese Hawthorn, Tortured Willow, Weeping Elm and Purple Elm. Most notable of the trees is a large English Oak to the west of the homestead planted by King George V when visiting the property as the Duke of York on 15<sup>th</sup> May 1901.

Following the Uniting Church's decision to close the Home, the property was maintained as a dairy, the land being let to various tenant farmers during this period until the mid-1990s.

In 1995, 'Kilmarny Park' was placed on sale by the Uniting Church and purchased by surgeon Mr. Daryl Page on December 18<sup>th</sup> 1995.

#### **John Henry Wroth Pettit, Architect and Surveyor.**

John Henry W. Pettit was a prominent architect based in Sale during the late nineteenth century (*Gippsland Times*, 23 April 1870:2). Pettit arrived in Gippsland in 1854, after a stay in the goldfields and in Melbourne and Dandenong. Moving to Sale, he worked as an architect and surveyor, appointed as the superintendent of works for government roads and bridges (AAL record no. 3683; Kerr 1992:622). One of Pettit's earliest commissions was the Carpenter Gothic Christ Church at Tarraville (1856), designed with surveyor George Hastings.

He designed a small number of houses and hotels in the 1880s and 90s in Sale (AAL) and planned the design of the Sale cemetery. He was also involved with the Swing Bridge at Longford (AAL record no. 42575). Pettit is known to have designed (sometimes in collaboration with other local architects) the former Borough of Sale Municipal Offices at Sale (1863-6) in the Classical style, St Mary's Catholic Church in Maffra (1870), St Brigid's Catholic Church in Cowwarr (1870), the Catholics Bishop's Residence and Presbytery in Sale (1879) and the civic complex at Stratford comprising the court house, council chambers and post office (1884-5). Pettit died in Sale in 1896 (AAL record no. 3685).

### Gibbs & Finlay, architects Mansion house

Harry Browse Gibbs (d. 1918) was a Melbourne architect who designed buildings in both the greater Melbourne area and regional Victoria from the late nineteenth century. (RVIA 1918:44). Some key examples of Gibbs' designs include the Bairnsdale Club Hotel (1879), Bairnsdale Mechanics' Institute (1888) and the Former Bairnsdale Hospital (1885) (HV). In greater Melbourne he designed the George Hotel on Fitzroy St, St Kilda (1885-6) (HV).

Gibbs partnered with Alexander Kennedy Finlay (d. 1922) to form Gibbs & Finlay from c1900 (RVIA 1922:155; AAI). Their work included houses, warehouses and factories as well as varying types such as shops, hotels, theatres, and hospitals (AAI). Around 1905, they designed several branches for the National Bank in the Classical style (Trethowan 1976). In Wellington Shire, the practice is known to have designed Bishops Court at 4 Cranswick Crescent, Sale, (1901) which was the residence for the Bishop of Sale, and the former Shire Offices on Carsick Street, Rosedale (1913).

Following the deaths of Gibbs and Finlay, the practice name was retained and the firm became Gibbs, Finlay & Morsby (RVIA 1929: xlv) in the 1920s (AAI).

### William Allen, Rosedale Builder

William Allen (1829-1923) came to Rosedale in 1858 and worked as a builder in the area until his death at the age of 94. He is known to have sometimes worked alongside bricklayer Charles Chown. One of his first projects in the town was the first stage of the Rosedale Hotel (1858) which was Rosedale's first brick building. He also constructed St Marks Church of England (1866), the Exchange Hotel, Henry Luke's Store, the Rosedale Tannery, St Andrew's Uniting (formerly Presbyterian) Church (1869) with Chown and Wynd, the Primary School (1871), St Rose of Lima Church (1874-5), and the impressive Nambrok homestead (probably c1877). He was in his eighties when he constructed the 1913 Shire Hall in Rosedale. (HV; RDHS website).



Figure H1. Aerial view c1947 after the 1944 fires, showing the walls of the stables with the roof missing off the rear section of the stables, but the front sections intact. Source: <http://www.clan.org.au/perch/resources/kilmanypage-27.5-w640.jpg>

[www.heritageintelligence.com.au](http://www.heritageintelligence.com.au)





Figure H2. The exterior of the mansion and elliptical carriage drive 1906. Note the concrete edging of the elliptical garden bed, and the established tree on the right. Source: The Leader, 7<sup>th</sup> July 1906, p.33.



Figure H3. C1947 photo showing the rear elevations of the mansion, (overpainted) including the significant number decorated chimneys, the conical roof over the underground tank, the Meat House to the right. Source. <http://www.clan.org.au/homes/vic/s=kilmany-park-house-presbyterian-home-for-boys>.

[www.heritageplaceproject.com.au](http://www.heritageplaceproject.com.au)



### Sources

Heritage Intelligence Pty Ltd, Wellington Shire Stage 2 Heritage Study, 2016 (For architectural biographies **John Henry Wroth Pettit**, and building biographies.)

Helms, David, Heritage Planning + Management, *Kilmarny Park Sale, Review of heritage significance*, Jan 2009.

Napier, Anne, Architect, *Proposed Subdivision "Kilmarny Park" Settlement Road*, Wairarapa, 2005.

Trethowan, Architecture Interiors Heritage (2016), *Heritage Assessment regarding the heritage issues pursuant to the proposed Review of the significance and extent of heritage overlay HO68 (Kilmarny Park) on the Schedule to the Heritage Overlay of the Wellington Planning Scheme at Kilmarny Park, 1613 Settlement Road, Wairarapa*, prepared for Dr Daryl Page. Author Sam Nichols in consultation with Bruce Trethowan.

## Description

This section describes the place after 2005. Refer to the Place History for additional important details describing historical changes in the physical fabric.

The complex is located at 1613 Settlement Road, 148A, 148B, 148C, 148D, 148E and 148F Reid Drive Wurrak, which is about 5kms south west of Sale.



**Figure D1** Aerial showing the approximate location of the 12 significant places (red numbers), the outline of the Heritage Overlay boundary (black lines) and the area of the Heritage Overlay (blue polygon).

Source of aerial. Wellington Shire

- 1 Meat House and interior (c 1847-70),
- 2 Mens Quarters (c1860/alterations c1880-81);
- 3 Underground Water Tanks (c1870-81) 3,
- 4 Stables (1880-81),
- 5 English Oak (1901) and copper plaque, (*Quercus robur*) HO151,
- 6 Gardens and trees and elliptical carriage drive c1870-1906
- 7 Driveway (1903) (later known as Leslie Drive) and English Oak trees at Settlement Road entry and mansion end.
- 8 Mansion house and interior (1905-06),
- 9 McClelland Memorial Gate Pillars and plaque at Reid Drive entry (1924),
- 10 Kilmany Park School No. 4240. (1927),
- 11 Kilmany Park School Skoyd Room (1949),
- 12 Recreation building Ainslie Bequest 1962 and dedication plaque,

[www.heritagecouncil.vic.gov.au](http://www.heritagecouncil.vic.gov.au)

**1 Meat House and interior (c 1847-70),**

A timber framed rectangular building with a hipped roof clad in short sheet galvanised corrugated iron and a painted brick chimney. The Meat house is described by David Helms (2009) "It has small covered windows, and chicken wire under the eaves providing further ventilation. Internally, the walls and ceiling are lined with narrow tongue and groove pine boards, and the original frame and hooks for hanging animal carcasses is still intact. "



Figure D2. View of the 1901 English oak tree, HO151, on the left, the Meat House in the centre with the ladder on the roof, and the school house and Sloyd room beyond the Meat House between the ladder and the chimney, taken from the west side of the first floor balcony. (2011).

**2 Mens Quarters (c1860/alterations c1880-81)**

The Mens' Quarters is described by David Helms (2009) "constructed of brick with three stretcher courses alternating with one soldier course. The cottage comprises one long traverse gable oriented east-west, with three subsidiary gables extending at right angles to the north. There are skillion verandahs to both the north and south elevations verandah structures, which appear to be early, if not original, are supported by chamfered timber posts and have brick floors. There are external chimneys in either end wall. The front door and hallway is placed off-centre. Windows are six-pane double hung sash. The three gable ends have ocular vents." Napier and Trethowan both note that the design of the wall vents is the same as those on the stables, indicating that they were probably built at the same time or at least designed by the same architect J H W Pettit.



Figures D3&4 Source: Mens Quarters Trethowan, 2016, p38

[www.heritagecouncil.warrack.com.au](http://www.heritagecouncil.warrack.com.au)

### 3 Underground Water Tanks - three (c1870-81).

The underground water tanks are round, and most likely built in brick, which was typical at that time. The only one to have retained the original conical shaped iron roofed cover is next to the stables, whilst the water tank near the rear of the mansion and the one near the Mens Quarters now have a flat concrete cover. The interiors have not been inspected (see Fig D5 below).

### 4 Stables (1880-81),

The stables, were severely damaged in the 1944 grassfires and were never fully restored but the remaining 1880s sections (mostly the front gabled buildings) have a high degree of integrity. Helms describes the former stables in 2005, "which appear to originally have been symmetrical in layout with a large central barn flanked by two wings containing accommodation for the stable hands. The flanking wings have double hung sash windows with an oculus vent above. The area to the south of the barn and between the flanking wings has now been enclosed, and a large new steel framed roof built over the barn. Internally, the barn retains its original brick floor - the stable bays have been removed but evidence of the divisions still exists in the walls and floors. An unusual feature at one side is a concrete 'trough', which reputedly was used for the servicing of carriages or vehicles. "Trethowan explains that the concrete trough was more probably utilised as a horse bath given its depth, raised edges and the building's continued utilisation as a thoroughbred horse stable by William Pearson (Junior).



**Figure D5.** Source: (Detail from Trethowan, (2016:18); the Leader, 7<sup>th</sup> July 1906, p. 33.

### 5 English Oak (1901) and copper plaque, (*Quercus robur*) HO151

This 1901 English Oak (*Quercus robur*), is an outstanding mature specimen in Victoria. Post 2001, the measurements were; spread: 24.40m; girth: 2.72m; height: 11.75m. (National Trust Significant Tree Register).





**Figure D6.** View of the 1901 English oak tree, HO151, taken from the west side of the first floor balcony. (2011).

#### **6 Gardens and trees and elliptical unsealed carriage drive c1870-1906**

Trethowan (2016) notes: the current formal arrangement of the garden was established with the creation of the elliptical front lawn at the centre of the driveway. Surrounded by a roughcast render retaining wall, a small inset stair, framed with Arts and Crafts inspired cement spheres, align with the centre of the entrance front of the mansion. Cement curbing to the remainder of the garden paths replaced an earlier angled brick edging, apparent in c.1906.

Sloping away from the house, the gardens, on the south front of the house in particular, have been designed to frame and therefore incorporate views of the surrounding landscape. This has largely been achieved through the placement of the elliptical front lawn framed by symmetrical plantings of Cedars (a Blue Atlas and a Himalayan Cedar) which would have originally drawn the eye of the viewer to the wider landscape and the former land holdings of the Pearson family; it is noted that this view is now partially obscured by low-lying branches of these trees. Elsewhere, the garden incorporates multiple plantings of exotic tree specimens, including: English Oak, Banyan Banyan Pine, Hoop Pine, Hazelnut, Monterey Cypress, Bhutan Cypress, Japanese Spindle-wood and Norfolk Island Hibiscus amongst others."



**Figure D7** Trethowan (2106:46) View of the entrance front of the mansion, looking west. Note the formal arrangement of the original gardens with relation to the elliptical drive and entrance front of the mansion.

[www.heritagecouncil.warrack.com.au](http://www.heritagecouncil.warrack.com.au)

**7 Driveway (1903) (later known as Leslie Drive) and English Oak trees at Settlement Road entry and the two English Oak trees at the Mansion end of the driveway.**

The driveway extends from the entry gates at Settlement Road to the mansion house. There are two English Oak trees at the Settlement Road entry gate and two at the mansion end of the driveway. The 1903 driveway extends more or less in a straight line to the mansion house, (the 1960s diversion around the 1960s oval is not significant as it is not part of the 1903 William Pearson landscaping and mansion house development. The driveway is unsealed. Traditionally driveways from public roads to private mansion houses were lined with exotic trees. The two English Oaks at the entry and two at the mansion end, are likely to be remnants of an oak lined driveway.



**Figures D 8 & 9** Trethowan (2106:46) English oaks framing the Settlement Road entry (left) and English oaks framing the mansion end of the driveway.

**8 Mansion house and interior (1905-06)**

*Heritage Assessment 'Kilmany Park' 1613 Settlement Road, Warruk Trethowan 2016.notes.*

"The mansion at 'Kilmany Park' was commissioned by William Pearson (Junior) and constructed in c.1905-06 to a design by pre-eminent Melbourne architects Harry B. Gibbs & Finlay Architects. The mansion involved the remodelling and extension of an earlier house, commissioned by William Pearson (Senior) and constructed in c.1870-71 to a design by Sale architect J.H.W. Pettit. In 1948, during the mansion's tenure as the Kilmany Park Farm Home for Boys, minor alterations were undertaken to the mansion's kitchen to a design by Melbourne architect Keith Reid.

Retaining sections of the earlier 1870-71 house on the property, constructed from overpainted tuck-pointed brick, the majority of the mansion consists of that built in c.1905-06. Constructed from rendered brickwork with applied cement decoration, the mansion is a significant two-storey building with decorative chimneys and a galvanised corrugated metal sheet clad roof. Executed in a conservative interpretation of Classical style architecture, the principal elevations of the mansion consist of the south (entrance front) and east (garden front) elevations. The west elevation consists of a secondary garden front whereas the rear elevation (north) addresses a rear yard framed on the opposite side by the stables. The south elevation is defined by a central bay that is adorned with a series of decorative cement pediments at ground and first floor levels, the ground floor pediment surmounting a four-bay arrangement of decorative stained and leadlight windows; the first-floor pediment topping what appears an arcaded balcony, the whole

[www.heritagelntelligence.com.au](http://www.heritagelntelligence.com.au)

arrangement in-turn surmounted by a monumental stepped parapet. From this central bay, an arcaded loggia at ground floor level and an upper level arcade, with segmental arches supported on cast iron columns, extend along the extent of the south elevation, continuing along the east and west elevations. On the garden front, attention is drawn to a large stained and leadlight glass bay window that is centred on the elevation at ground floor level."

"Internally, the mansion presents as a unified interior containing multiple notable features, indicative of the Art Nouveau influence on its interior decoration. At ground floor level, the entrance vestibule opens into a double height stair hall, the two areas separated by decorative plasterwork columns with bas relief details to dado height. The columns support an entablature of equally detailed bas relief features, the decoration of which incorporates a cornice that extends the perimeter of both rooms. At the centre of the hall, an elaborate timber staircase with timber panelling extends through the middle of the house and is overlooked by a gallery at first floor level. At right, the stair hall opens into the drawing room through an elaborate door case and doors, the drawing room retaining significant features including a fretwork screen with decorative wrought iron lanterns that frame a leadlight bay window. At left of the stair hall, the current billiard room is entered through an equally elaborate door case and doors, the room containing early features including joinery and decorative ceilings. At the rear of the stair hall, a corridor provides access to the dining room and the remainder of rooms on the ground floor which retain significant features, including a fretwork screen and bay window with leadlight glass in the dining room; and joinery, marble and timber mantle pieces and decorative ceilings to the remainder of the rooms. At first floor level, the rooms incorporate bedrooms and retain early features including joinery, marble and timber mantle pieces, leadlight glass and decorative ceilings. There have been few significant alterations to the interior since its completion c.1906, however no original bathrooms, kitchens or service areas survive intact.



Figure D10. Looking east under the segmental arch, towards the front gates on Settlement Road, showing the unpainted 'ashlar' rendered walls, timber floor of the grand first floor balcony, balustrade and columns. (2011)

[www.heritagecitations.com.au](http://www.heritagecitations.com.au)



Figure D11. Looking south under the segmental arch, towards Settlement Road, showing the timber floor of the grand first floor balcony, unpainted rendered balustrade and Corinthian composite columns. (2011)



Figure D12. Example of Art Nouveau Lead lighting in a first floor bedroom. (2011)



Figure D13. First floor timber balustrade, columns and screen above the stair hall. (2011)



Figure D14. View of fine timber work of the stairs, walls, balustrade, and banister. (2011)

[www.heritagejournal.org.au](http://www.heritagejournal.org.au)





Figure D15. View of the timber staircase with newel post. (2011)



Figure D16. View of the Art Nouveau timber screen in the dining room. (2011)



Figure D17. Art Nouveau timber screen and joinery and plaster work, in the sitting room. (2011)



Figure D18. One example of many of the Art Nouveau lead light windows on the ground floor. (2011)

[www.heritagecitations.org.au](http://www.heritagecitations.org.au)

**9 McClelland Memorial Gate Pillars and plaque at Reid Dr entry (1924),**

Two brick piers finished in rough cast render with decorative concrete capping and a brass plaque.



Figures D19 & 20. Source: Trethowan, 2016, p47 Reid Entry Gates and plaque.

**10, 11 Kilmany Park School No. 4240. (1927) and Kilmany Park School Sloyd Room (1949),**

The timber buildings have gabled and hip roofs clad with short sheet corrugated iron with exposed rafters on the eaves. The Sloyd Room has a ventilated roof. Windows are timber-framed with three four-pane sashes and horizontal glazing bars. The double doors are solid timber planked. The school has two red brick chimneys.

Helms (2005) also described the interior of the two school buildings. The adjacent Sloyd Room is a simple rectangular essentially symmetrical in plan with four tall windows in the south elevations and three windows and a door in place of the fourth in the north elevation. The building retains a number of features that demonstrate its original function including the large bench along the south wall, the built in cupboards (once used for storing tools) and what appear to be large shelving units along the east end wall. Otherwise the interior is typical of schools of this period with vertical lining boards to the lower part of the wall and plasterboard above. A blackboard is set into the west end wall. The ceiling has been replaced.



Figures D21 & 22 Source: Trethowan, 2016, p48 School and Sloyd Room.

[www.berrigillcatholic.com.au/](http://www.berrigillcatholic.com.au/)

#### 12 Recreation building Ainslie Bequest 1962

Constructed of brick walls, with corrugated metal clad gable and skillion roofs, clerestory windows and high windows at ground floor level.

According to Trethowan (2106) "Attributed to architect Keith Reid, the design intent of the building, which includes blind walls with engaged pilasters, are reminiscent of the execution of the adjacent racing stables and an attempt to respond to the existing built context of the homestead complex; thereby suggesting the role of an architect. While attributed to Keith Reid, the building is not considered a work that is comparable with the successful designs achieved in many of his regional ecclesiastical buildings for the Presbyterian Church, predominantly churches, throughout Victoria."



Figure D23. The 1962 Recreation centre. Source: <http://www.clan.org.au/perch/resources/kilmantnypage-27,5-w640.jpg>

## Comparative analysis

Four other significant pastoral homesteads in Wellington Shire include The Holey Plain homestead, Fulham Park homestead, Nambrok Homestead and Boisdale House.

Historically, all of these properties date back to the earliest pastoral settlement in the area, and they retain some building structures from the early period, as does Kilmarny Park. However, Fulham Park, which was built by 1856 in the mid Victorian era, is the earliest of these existing homesteads. Nambrok and Holey Plain homesteads date from the late Victorian era c 1880 and Boisdale House dates from 1892. Thus Kilmarny Park homestead built in 1906 is over 100 years old, but still it is the youngest of the five pastoral properties in Wellington Shire.

Architecturally, all five homesteads have their own distinctive design. Fulham Park, a two storey red brick homestead is in the Colonial Georgian style, which is rarely found in Victoria. Holey Plain homestead is also a two storey red brick homestead, but in the very popular Victorian Italianate style with a 4 storey tower, canted bay windows and cast iron decoration. Nambrok homestead is a single storey house in an eclectic derivation of the Dutch and North Italian Renaissance fused with the Lombardic Romanesque, with canted bay windows and strident polychromy, is the most eclectic, picturesque brick mansion in rural Victoria. The complex is adorned with skillfully designed details in a manner unparalleled in Victoria. Boisdale House is a single storey brick and timber residence with a steep broken pitch roof clad with Marseille tiles and capped with a monitor skylight. The V plan form and exterior form reflect American influences in the design. Kilmarny Park, a two storey rendered brick building, in a conservative classical style, which has a central bay with a series of decorative cement pediments at ground and first floor levels, the ground floor pediment surmounting a four-bay arrangement of decorative stained and leadlight windows; the first-floor pediment surmounting an arcaded balcony, and a monumental stepped parapet above. From this central bay, an arcaded loggia at ground floor level and an upper level arcade, with segmental arches supported on cast iron columns, extend along the extent of the south elevation, continuing along the east and west elevations. Comparatively, Fulham Park, Holey Plain, Nambrok and Kilmarny Park are distinctive and highly accomplished variations of Victorian era architectural style, whereas, Boisdale House has departed strongly from this and embraced the Federation era style including influences from contemporary American design.

### The Holey Plain homestead, Rosedale - Longford Road, Rosedale



Figure C1 – Holey Plain Homestead (Source: National Trust  
<http://vhc.heritagecouncil.vic.gov.au/places/69997>)

"The Holey Plain homestead, is significant as an unusually fine and large red brick house designed in the Victorian Italianate style, more typical of Victoria's Western District homesteads than the Gippsland region. The property has strong associations with the Crooke family who have lived there for more than one hundred and fifty years. Members of the family have been

[www.heritagelandscape.com.au](http://www.heritagelandscape.com.au)



influential in State and Local politics. The property is a key site which demonstrates the process of early pastoral settlement of Gippsland along a set pattern, being specifically chosen by the Crooke family for its proximity to Port Albert after they had developed other pastoral runs inland around Omeo." It was classified by the National Trust in 1959, updated 2007.

Source: National Trust <http://vhc.heritagecouncil.vic.gov.au/places/69997>

#### **Fulham Park, 413 Myrtlebank-Fulham Road Fulham.**



Figure C2 Fulham Park (Source: <http://vhc.heritagecouncil.vic.gov.au/places/S10510>)

#### **What is significant?**

The pastoral run Fulham on Thomson river west of Sale was first taken up in 1841 by Peter Inlay of Twofold Bay (Eden) NSW. In October 1853 retired sea captain John William Jones acquired the run and soon after, certainly before 1856, erected a Colonial Georgian style, two storey homestead of brick. On the basis of stylistic and detail similarities the design has been tentatively attributed to Melbourne architect John Gill.

The house is regularly fenestrated, with a single storey timber verandah and its single storey outbuildings form a sheltered courtyard with a beehive well. The verandah has been later adorned with network brackets of art nouveau origin. The homestead is sited on a rise above a bend in a creek and looks toward the Thompson River. Some elms and eucalypts are the only remnants of formal plantings on the slope down to the creek. In 1991 the ruined stables were rebuilt although the attached groom's quarters were demolished. The property has passed through many ownerships, none of them very long and was used by the Royal Australian Air Force during the Second World War. Fulham Park was purchased by Norman Gooch in 1944 and remained in the Gooch family ownership until 1998 when it was subdivided.

#### **How is it significant?**

Fulham Park Homestead is of architectural and historical significance to the State of Victoria.

#### **Why is it significant?**

Fulham Park Homestead is of architectural importance as an early example of the Colonial Georgian style, a form rarely found in Victoria. The quality of the design is enhanced with distinctive and restrained joinery, with the entrance doorway and fenestration of particular note. The architectural significance of the house would be further enhanced if the connection with important Victorian architect John Gill can be established.

Fulham Park Homestead is of historical significance as the residence of one of the oldest pastoral properties in eastern Victoria. The house is important as the earliest substantial homestead building in East Gippsland and for its relatively intactness."

Fulham Park is protected on the Victorian Heritage Register HO331.

[www.heritagecouncil.vic.gov.au](http://www.heritagecouncil.vic.gov.au)

**Nambrook Homestead, 3045 Princes Highway, Nambrook.**

Figure C3 Nambrook Homestead (Source: <http://vhd.heritagecouncil.vic.gov.au/places/70014>)

"The florid polychromatic mansion is held to have been completed by 1877 (date remains unconfirmed) for pastoralist John King, the builder being William Allen of Rosedale. Planned by an unknown architect in an H formation, this single storey mansion house is an eclectic derivation of the Dutch and North Italian Renaissance fused with the Lombardic Romanesque. 'Nambrook' with prominent Dutch gables, squat central romanesque tower, segmental arched arcade, canted bay windows and strident polychromy, is the most eclectic, picturesque brick mansion in rural Victoria. The complex is adorned with skillfully designed details in a manner unparalleled in Victoria. John King, grandson of P G King, third Governor of New South Wales, was a pre-eminent district pastoralist and Gippsland pioneer. The interior is of equal note. 'Nambrook' is maintained in excellent condition and is intact. Classified: 25/06/1969 -updated 2006"

**Boisdale Homestead**

Figure C4 Boisdale Homestead (Source: <http://vhd.heritagecouncil.vic.gov.au/places/70002>)

"Boisdale Homestead was erected in 1892 for Askin Morrison Foster, son of pioneer pastoralist John Foster, who leased the run in 1841. R G W Purchas, a Melbourne architect, designed the present single storey brick and timber residence with a steep broken pitch roof clad with Marseille tiles and capped with a monitor skylight. The V plan form and exterior form reflect American influences in the design.

Boisdale Homestead is a distinctive East Gippsland residence and a notable work of R G W Purchas, an innovative architect working in the late 19th century. The style of Boisdale is clearly derived from contemporary American developments and contrasts with Purchas's revivalist work, of which his own house, Tay Creggan, in Hawthorn, is the most important.

Boisdale is an early settled pastoral run and the present residence is dramatically situated on a granite outcrop overlooking the Avon River. The interior is finely crafted. Boisdale homestead and outbuildings are maintained intact and in excellent condition. Classified; 08/06/1967, updated 2006. "

[www.heritagelibrary.vic.gov.au](http://www.heritagelibrary.vic.gov.au)

## Management Guidelines

To facilitate the retention and enhancement of the cultural significance of the heritage place, its fabric and its setting, the following Management Guidelines are recommended. *(Note that further information in relation to the management and redevelopment of this heritage place is available from the Shire's Heritage Advisor).*

The Kilmany Park Estate refers to the whole area within the Heritage Overlay boundary shown in Figure M1 below. The Management Guidelines also refer to this area and they are divided into three sections:

**Section One:** The 1903 driveway (being the access road leading from Settlement Road to the gateway of the "Kilmany Park Mansion Complex".

**Section Two:** The setting of the Kilmany Park Mansion Complex (including view lines, interfaces and the further development of the Estate).

**Section Three:** The heritage buildings, structures and landscapes



Figure M1: Map showing the extent of the Heritage Overlay (black outline), view lines and part of the Concept Plan, which is included in Development Plan Overlay Schedule 9.



1. **SECTION ONE - The 1903 driveway (being the access road leading from Settlement Road to the gateway of the "Kilmany Park Mansion Complex" and also serving the new neighbourhood).**
  - 1.1. The long 'drive of anticipation' is an important part of the experience of arriving at a large country mansion. This was achieved by planting a long avenue of trees, which visually retained the grand entry. The redevelopment of the 1903 driveway to provide a new access road should seek to retain this experience and overall sense of arrival. This can be achieved by:
    - 1.1.1. Creating an avenue of trees placed as close to the road as possible in order for a canopy to form over it. The trees will form an avenue which extends from the existing two English Oaks at the Settlement Road to the new entry of the "Kilmany Park Mansion Complex". The preferred tree species should be related to the history of the Pearson era; potential species are listed on page 5 of this citation. Most appropriate species selection will be based on soil type, maintenance, heritage significance, potential size and canopy form.
    - 1.1.2. Accommodating a road reserve wide enough for large trees. The sealed part of the road should remain to an absolute minimum. The road must be constructed in accordance with the requirements of the Infrastructure Design Manual.
    - 1.1.3. Keeping the number of access streets off the driveway to a minimum so that the avenue is not interrupted by 'missing trees'. A maximum of two new access streets, as shown in Figure 4 would be preferred.
    - 1.1.4. Ensuring that all power and services are to be provided underground and located so that trees (roots and branches) will not be damaged during maintenance of the services.
  - 1.2. To retain the original rural feeling and setting of the Estate the access road should remain 'green' and 'rural' in its character. This can be achieved by the following,
    - 1.2.1. The road reserve should be a minimum of 30 metres in width, with a minimum amount of sealed surface. Apart from the access road itself, a shared path should be provided.
    - 1.2.2. Where achievable, roads, paths and crossovers (to houses) constructed need to resemble the appearance of an unsealed driveway with appropriate colours and texture use. Upstanding kerbs and channels should not be used.
    - 1.2.3. All drainage works should be designed to have a rural appearance which can be achieved with appropriate colour, profile, and texture.
    - 1.2.4. New development along the driveway should have an appropriate setback which retain the green character of the driveway.
    - 1.2.5. The use of fences on lot boundaries facing the driveway is strongly discouraged, vegetation is considered the most appropriate form of boundary treatment. If fences are used, they should either be of a post and wire or timber picket fencing and at least 50% transparency. A front fence should not exceed 1.2 metres.
  - 1.3. Entrance to the main driveway/ access road from Settlement Road.
    - 1.3.1. Retain an entry gateway at the Settlement Road access at the existing location including the two existing oak trees. A shared path can be constructed between the oak trees.
    - 1.3.2. Ensure the engineering design of the road intersection and its construction allows for the protection and safety of the existing trees.

[www.heritagecouncils.com.au](http://www.heritagecouncils.com.au)



#### 1.4. Signs and other infrastructure

- 1.4.1. Ensure signs and services such as power poles, bus shelters, etc are located so that they do not impact on the important views.

## 2. SECTION TWO – The setting of the Kilmany Park Mansion Complex

- 2.1. Retain the important view lines to and from the Mansion House as shown by the red arrows and red polygons in Figure 4.
  - 2.1.1. Retain the following clear views within the heritage area:
    - 2.1.1.1. Clear views of each significant building to and from the Mansion House and from the internal roads by ensuring that any new buildings, fences and vegetation do not obscure those views.
    - 2.1.1.2. Clear views of the School Room to and from the Sloyd Room.
    - 2.1.1.3. Clear views of the front section and side elevations of each significant building from along adjacent private or public streets.
  - 2.1.2. Retain and protect the following views that go beyond the heritage area:
    - 2.1.2.1. A view corridor of the Mansion House from Settlement Road within the red polygon in Figure 4.
    - 2.1.2.2. Views from the Mansion House towards the south within the red polygon in Figure 4.
  - 2.1.3. Any application for proposed buildings or trees within these areas should be accompanied by accurate levels and drawings to demonstrate that it will not obscure the views to and from the Mansion House to Settlement Road and the other view lines specified in Figure 4.
- 2.2. Boundary treatment and entrance to the Kilmany Park Mansion Complex
  - 2.2.1. To reinforce and ensure that the Estate is recognised as a single entity, the treatment along the entire length of its boundary should take the following principles into account:
    - 2.2.1.1. Dense and tall evergreen trees with foliage to ground level (e.g. Monterey Pine trees) should be used to form a screen on the boundary with the new housing development or where privacy is required. A bare fence is strongly discouraged.
    - 2.2.1.2. Protect external views within the view corridor to Settlement Road (as noted on Figure 4) by introducing or remain an open boundary treatment which will not obscure or restrict the view.
  - 2.2.2. If new entry gates are constructed at the point of entry from the public access road/driveway to the Kilmany Park Mansion Complex its design should be in keeping with the 1906 design of the Mansion House with a discreet plaque stating their date of construction. Examples of appropriate fences can be found in figures D5 and D23.

#### 2.3. Future development within the Kilmany Park Mansion Complex

To ensure existing heritage buildings remain as the prominent buildings on the estate and further development does not erode the rural setting of the Kilmany Park Mansion Estate.

[www.heritageintelligence.com.au](http://www.heritageintelligence.com.au)

- 2.3.1. New buildings, works (including outbuildings such as sheds), structures or additions to existing buildings should not erode the rural setting or obstruct the view to heritage buildings or other view line. Heritage buildings should remain as the prominent buildings on the Estate.
- 2.3.2. Further subdivision is discouraged as it will further fragment the Kilmany Park Mansion Complex as a single entity and erode the rural setting.
- 2.3.3. The viability of the Mansion House to provide income for regular maintenance must not be compromised by future subdivision or development within the Heritage Overlay polygon.

#### 2.4. Fencing and boundary treatments within the Kilmany Park Mansion Complex

To ensure Kilmany Park Mansion Complex remains a recognisable, physically related group of heritage buildings, careful consideration should be given to fences or other boundary treatments between the existing lots within the heritage area.

- 2.4.1. Fences should be no higher than 1.2 metres, unless documentary evidence is provided to show an historically appropriate alternative.
- 2.4.2. Fences required for privacy should be timber paling fences no higher than 1.8 metres. The location of these fences should not obscure view lines.
- 2.4.3. Fence design should incorporate timber pickets or railings, (as shown in D5 and D23) for the Pearson era and timber railings and posts with cyclone wire infill for the Boys Home era (as shown in Figure H3).
- 2.4.4. The use of vegetation is considered an appropriate alternative form of boundary treatment as long as any view lines are not obscured.

#### 2.5. Paving within the Kilmany Park Mansion Complex

For Victorian, Federation and Interwar era historic buildings, appropriate paving could be pressed granitic sand or asphalt. If concrete is selected, a surface with sand coloured, size exposed aggregate would be required.

- 2.5.1. Ensure the asphalt or concrete does not adhere to the buildings. Insert 10mm x 10mm grey polyurethane seal over a zipped Ableflex joint filler between the structure and the concrete to ensure concrete does not adhere to it and to allow expansion and joint movement and prevent water from seeping below the building.

#### 2.6. Signs and other infrastructure

- 2.6.1. Ensure signs and services such as power poles, signs, etc are located so that they do not impact on important views.
- 2.6.2. Any new interpretation storyboards should be placed to the side of the buildings not directly in front of them.

### 3. SECTION THREE – The Heritage Buildings, structures and landscapes

The guidelines below provide best-practice approaches when redeveloping, restoring and/or maintaining the heritage buildings. Specific guidelines for the Mansion House itself have

[www.heritagecolligence.com.au](http://www.heritagecolligence.com.au)

not been prepared. Internal alteration controls apply to the Mansion House and Meat House, it is therefore strongly advised to submit a conservation management and maintenance plan as part of any planning permit application for external or internal works or maintenance.

### 3.1. Additions and changes to buildings, structures and landscape

Extensions that are sympathetic to the heritage values of the existing buildings are preferred e.g. new structures that are in the same view lines as the historic buildings and as seen from internal roads, and public vantage points should be parallel and perpendicular to the existing building, no higher than the existing building, of similar proportions, height, wall colours, steep gable or hip roofs, with rectangular timber framed windows with a vertical axis.

- 3.1.1. Where possible changes that are easily reversible should be considered e.g. the current needs might mean that a doorway in a brick wall is not used, or located where an extension is desired. Rather than bricking up the doorway, frame it up with timber and sheet it over with plaster, weatherboards, etc.
- 3.1.2. To avoid damage to the brick and rendered masonry walls, signs and fixtures should be attached in such a way that they do not damage the brickwork. Preferably fix them into the mortar rather than the bricks.
- 3.1.3. If an extension is to have a concrete slab floor, ensure it will not reduce the air flow under the historic buildings.
- 3.1.4. Avoid hard paths against the walls of solid masonry walls. Install them 500mm away from the walls and 250mm lower than the ground level inside the building. Fill the gap between the path and wall with very coarse gravel to allow moisture to evaporate from the base of the wall.

### 3.2. New garden beds

- 3.2.1. New garden beds should be a minimum of 500mm from the walls, preferably further, and the ground lowered so that the finished ground level of the garden bed is a minimum of 250mm lower than the ground level which is under the floor, inside the building. Slope the soil and garden bed away from the building, and fill the area between the garden bed and walls, with very coarse gravel up to the finished level of the garden bed. The coarse gravel will have air gaps between the stones which serves the function of allowing moisture at the base of the wall to evaporate and it visually alerts gardeners and maintenance staff that the graveled space has a purpose. The reason that garden beds are detrimental to the building, is by a combination of: watering around the base of the wall and the ground level naturally builds up. The ground level rises, due to mulching and leaf litter and root swelling, above a safe level such that it blocks sub floor ventilation, and the wall is difficult to visually monitor on a day to day basis, due to foliage in the way.

### 3.3. Accessibility

#### 3.3.1. Ramps; removable ramp construction

- 3.3.1.1. A metal framed ramp which allows air to flow under it, to ensure the subfloor vents of the building are not obstructing good airflow under the floor, which will allow the wall structure to evaporate moisture, reduce termite and rot attack to the subfloor structure and reduce

rising damp in brick/stone walls.

- 3.3.1.2. Ramps constructed from concrete next to brick walls may cause damp problems in the future and are therefore discouraged
- 3.3.1.3. Ensure water drains away from the subfloor vents, and walls and any gap between the wall and the ramp remains clear of debris. Insert additional sub floor vents if the ramp has blocked any of them.
- 3.3.1.4. The hand rails on the ramp should not be a feature which would detract from the architecture. Plain thin railings painted in the same colour as the walls to blend in, would be appropriate.

- 3.3.2. Metal banisters may be installed at steps. They are functional and minimalist and they have a minor visual impact on the architecture and are therefore a more suitable design for an accessible addition.

### 3.4. Reconstruction and Restoration

If an opportunity arises, consider restoring and reconstructing the following:

#### 3.4.1. Roofing, spouting and down pipes appropriate to the original era of each building.

- 3.4.1.1. Use galvanised corrugated iron roofing, spouting, down pipes and rain heads on all the historic buildings.
- 3.4.1.2. Don't use Zincalume or Colorbond.
- 3.4.1.3. Use Ogce profile spouting, and round diameter down pipes for Victorian and Federation era buildings.

#### 3.4.2. Brick and Stone Walls

- 3.4.2.1. Mortar: Match the lime mortar, do not use cement mortar. Traditional mortar mixes were commonly 1:3 (lime:sand) for Victorian and Federation era buildings.

#### 3.4.3. Paint and Colours (also see Paint Colours and Paint Removal)

- 3.4.3.1. It is recommended to paint the exterior of the timber buildings using original colours (paint scrapes may reveal the colours) to enhance the historic architecture and character.
- 3.4.3.2. Paint removal: It is strongly recommended that the paint be removed chemically from any painted brick or rendered surfaces that were originally unpainted. Never sand, water or soda blast the building as this will permanently damage the bricks, mortar and render. Never seal the bricks or render as that will create perpetual damp problems. Removal of the paint will not only restore the elegance of the architecture, but it will remove the ongoing costs of repainting it every 10 or so years.

- 3.4.4. Remove any dark grey patches to the mortar joints - this is cement mortar which will damage the bricks, as noted above, and reduce the longevity of the walls. Repoint those joints with lime mortar. The mortar is not the problem it is the messenger, altering you to a damp problem (also see Water Damage and Damp).

- 3.4.5. Modern products: Modern products should not be used on the Victorian and Federation era stone or brick work as they will cause expensive damage. Use lime

[www.heritageintelligence.com.au](http://www.heritageintelligence.com.au)



mortar to match existing.

**3.4.6.** Do not seal the brick or render with modern sealants or with paint. Solid masonry buildings must be able to evaporate water when water enters from leaking roofs, pipes, pooling of water, storms, etc. The biggest risk to solid masonry buildings is permanent damage by the use of cleaning materials, painting, and sealing agents and methods. None of the modern products that claim to 'breathe' do this adequately for historic solid masonry buildings.

**3.4.7.** Do not paint or coat with sealant, any unpainted brick or rendered surfaces.

### **3.5. Care and Maintenance**

**3.5.1.** As a general approach, retaining and restoring the original heritage fabric is always a preferable heritage outcome to its replacement with new.

#### **3.5.2. Key References**

**3.5.2.1.** Obtain a copy of "Salt Attack and Rising Damp" by David Young (2006), which is a free booklet available for download from Heritage Victoria website. It is in plain English, well-illustrated and has very important instructions and should be used by tradesmen, Council maintenance staff and designers. This is particularly relevant for Victorian and Federation era buildings.

#### **3.5.3. Roofing, spouting and down pipes**

**3.5.3.1.** Corrugated iron roofing, spouting, down pipes and rain heads should all be galvanised. Whilst not essential, it is preferable to use short sheet corrugated iron and lap them, rather than long single sheets for Victorian and Federation era buildings.

**3.5.3.2.** Zincalume or Colorbond should not be used.

**3.5.3.3.** Ogce profile spouting and round diameter down pipes should be used for Victorian and Federation era buildings.

#### **3.5.4. Joinery**

**3.5.4.1.** It is important to repair rather than replace where possible, as this retains the historic fabric. This may involve cutting out rotten timber and splicing in new timber, which is a better heritage outcome than complete replacement.

### **3.6. Water Damage and Damp**

**3.6.1.** Signs of damp in the walls of solid masonry buildings include: lime mortar falling out of the joints, moss growing in the mortar, white (salt) powder or crystals on the brickwork, existing patches with grey cement mortar, or the timber floor falling. These causes of damp are, in most cases, due to simple drainage problems, lack of correct maintenance, inserting concrete next to the solid masonry walls, sealing the walls, sub floor ventilation blocked, or the ground level too high on the outside.

**3.6.2.** Always remove the source of the water damage first (see Care and Maintenance).

---

[www.heritagecolligence.com.au](http://www.heritagecolligence.com.au)

- 3.6.3. Water falling, splashing or seeping from damaged spouting and down pipes cause severe and expensive damage to brick walls.
- 3.6.4. Repairing damage from damp may involve lowering the ground outside so that it is lower than the ground level inside under the floor, installation of agricultural drains, running the downpipes into drainage inspection pits instead of straight into the ground. The reason for the pits is that a blocked drain will not be noticed until so much water has seeped in and around the base of the building and damage commenced (which may take weeks or months to be visible), whereas, the pit will immediately fill with water and the problem can be fixed before the floor rots or the building smells musty.
- 3.6.5. Damp is exacerbated by watering plants near the walls. Garden beds and bushes should therefore be located at least half a metre away from walls.
- 3.6.6. Cracking: Water can seep into the structure through cracks (even hairline cracks in paint) and the source of the problem needs to be remedied before the crack is filled with matching mortar. In the case of paint on brick, stone or render, the paint should be chemically removed to allow the wall to breathe properly and prevent the retention of moisture.
- 3.6.7. Subfloor ventilation is critical. Sub floor vents should be checked for blockages and introduce additional ones if necessary. Ensure the exterior ground level is 250mm or more, lower than the ground level inside the building. Good subfloor ventilation works for free, and is therefore very cost effective. Do not rely on fans being inserted under the floor as these are difficult to monitor, they can breakdown as they get clogged with dust, etc., and there are ongoing costs for servicing and electricity.
- 3.6.8. Engineering: If a structural engineer is required, it is recommended that one experienced with historic buildings and the Burra Charter principle of doing 'as little as possible but as much as necessary', be engaged. Some of them are listed on Heritage Victoria's Directory of Consultants and Contractors.
- 3.6.9. Never use cement mortar on Victorian and Federation era buildings. always match the original lime mortar. Cement is stronger than the bricks and therefore the bricks will eventually crumble, leaving the cement mortar intact. Lime mortar lasts for hundreds of years. When it starts to powder, it is an indication of a damp problem - which should be fixed at the source and then repointed with lime mortar.
- 3.6.10. New damp proof course (DPC) should not be installed until the drainage has been fixed. Even an expensive DPC may not work unless the ground has been lowered appropriately.

### 3.7. Paint Colours and Paint Removal

- 3.7.1. A permit is required to paint a previously unpainted exterior or interior (when controls apply) and to change the existing colours.

---

[www.heritageintelligence.com.au](http://www.heritageintelligence.com.au)

- 3.7.2. Even if the existing colour scheme is not original or appropriate for that style of architecture, repainting using the existing colours is considered to be maintenance and no planning permit is required.
- 3.7.3. If a change of the existing colour scheme is proposed, a planning permit is required and it would be important to use colours that enhance the architectural style and age of the building.
- 3.7.4. Rather than repainting, it would be preferable if earlier paint was chemically removed from brick and rendered surfaces to reveal the original finish.
- 3.7.5. Chemical removal of paint will not damage the surface of the stone, bricks or render or even the delicate tuck pointing that is hidden under many painted surfaces. Removal of the paint will not only restore the elegance of the architecture, but it will remove the ongoing costs of repainting it every ten or so years.
- 3.7.6. Sand, soda or water blasting removes the skilled decorative works of craftsmen as well as the fired surface on bricks and the lime mortar from between the bricks. It is irreversible and reduces the life of the building due to the severe damp that the damage encourages. Bricks or render should never be sealed as that will create perpetual damp problems.

### 3.8. Services

- 3.8.1. New services and conduits, down pipes etc, should not be conspicuous and therefore located, whenever possible, at the rear of the building. When this is not practical, they should be painted the same colour as the building or fabric behind them, or enclosed behind a screen of the same colour as the building fabric that also provides adequate ventilation around the device. Therefore, if a conduit goes up a red brick wall, it should be painted red, likewise when it passes over a cream coloured detail, it should be painted cream.

### 3.9. Signage (including new signage and locations and scale of adjacent advertising signage)

- 3.9.1. All signage should be designed to fit within or around the significant architectural design features, not over them.

## Resources

Wellington Shire Heritage Advisor

Young, David (2008), "Salt Attack and Rising Damp, a guide to salt damp in historic and older buildings" Technical Guide, prepared for Heritage Victoria.

All photos taken in 2011 by Heritage Intelligence Pty Ltd unless otherwise noted.

---

[www.heritageintelligence.com.au](http://www.heritageintelligence.com.au)

**ITEM C3.3****WELLINGTON REGIONAL TOURISM – MEMORANDUM OF UNDERSTANDING AND SERVICE AGREEMENT**

DIVISION: DEVELOPMENT  
ACTION OFFICER: GENERAL MANAGER DEVELOPMENT  
DATE: 6 SEPTEMBER 2016

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

**OBJECTIVE**

To renew and revise Wellington Shire Council's (Council) Memorandum of Understanding and Service Agreement (MOU) with Wellington Regional Tourism (WRT) and, in doing so, support the implementation of a revised Tourism Brand.

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

*That:*

- 1. Council renew Wellington Shire Council's Memorandum of Understanding and Service Agreement with Wellington Regional Tourism for period 1 October 2016 to 30 June 2019 as provided at Attachment 1.***
- 2. Council provide Wellington Regional Tourism with an annual contribution of \$90,000 plus CPI adjustments to implement the marketing programs outlined in Appendix 1 of Memorandum of Understanding and Service Agreement.***
- 3. Council endorse the implementation of a revised tourism brand that is strategically aligned to the "Inspired by Gippsland" brand and is generally in accordance with the presentation document provided at Attachment 2.***

**BACKGROUND**

Wellington Shire Council has an MOU agreement with WRT that has been in place since 2008. The MOU formalises the relationship between Council and WRT and was established to support tourism development, co-operative marketing, foster increased industry involvement and support strategic initiatives. Under the current agreement, Council provides WRT with financial support of \$40,000 per annum.

Given proposed changes to the location and operation of Visitor Information Services from January 2018 (currently managed under contract) together with the recent resignation of Council's Tourism Development Officer, it was considered appropriate that a review of the way in which Council supports the visitor economy be undertaken.

This review has been completed and, as outlined in the Council workshop held on 2 August 2016, it has identified a number of opportunities for improvement that once implemented will reduce duplication, whilst providing greater clarity regarding roles and responsibilities.



The outcome of the review recommends that Council take lead responsibility for:

- Visitor Information Centre services
- Tourism development and industry support
- Liaison with Business and Tourism Associations
- Tourism Infrastructure
- Events attraction and coordination.

Wellington Regional Tourism will take lead responsibility for:

- Tourism marketing
- Tourism branding.

The most significant change coming out of the review is that WRT take lead responsibility for tourism marketing, something that has been a shared responsibility in the past. Both Council and WRT agree that one organisation with a key focus on marketing will achieve better outcomes than having it spread across multiple agencies.

To facilitate these changes, it is recommended that Council enter into a new MOU and Service Agreement with WRT as provided at Attachment 1. Given the MOU requires WRT to manage the entire tourism marketing program on behalf of Wellington Shire, it is proposed to reallocate Council's marketing budget to WRT thereby increasing the annual financial contribution to \$90,000 per annum.

Whilst Council has been conducting the review of visitor economy support services, WRT has also been finalising its recommendations regarding a consumer brand for the region. That process has concluded, with WRT recommending the establishment of a strong relationship with Destination Gippsland's "Inspired by Gippsland" brand.

This recommendation was outlined at the Council workshops held on 15 March 2016 and 19 July 2016 where the rationales for the proposed changes were presented (refer Attachment 2).

Now that the visitor economy support services review, and consumer brand review are finalised, Council is in a position to enter into new agreements and endorse a revised tourism brand.

## **OPTIONS**

Council has the following options:

1. Renew Wellington Shire Council's Memorandum of Understanding and Service Agreement with Wellington Regional Tourism for the period 1 October 2016 to 30 June 2019 as provided at Attachment 1.  
  
Provide Wellington Regional Tourism with an annual contribution of \$90,000 plus CPI adjustments to implement the marketing programs outlined in Appendix 1 of Attachment 1.  
  
Endorse the implementation of a revised tourism brand that is strategically aligned to the "Inspired by Gippsland" brand and is generally in accordance with the presentation provided at Attachment 2"; or
2. Request further information before considering the regional tourism arrangements.

## PROPOSAL

That:

1. Council renew Wellington Shire Council's Memorandum of Understanding and Service Agreement with Wellington Regional Tourism for period 1 October 2016 to 30 June 2019 as provided at Attachment 1.
2. Council provide Wellington Regional Tourism with an annual contribution of \$90,000 plus CPI adjustments to implement the marketing programs outlined in Appendix 1 of Attachment 1.
3. Council endorse the implementation of a revised tourism brand that is strategically aligned to the "Inspired by Gippsland" brand and is generally in accordance with the presentation provided at 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

The level of funding recommended in this report has been provided in Council's 2016/17 operating budget and in the longer term Strategic Resource Plan. The increased funding allocation to WRT has resulted from the reallocation of Council's marketing budget and long term operational efficiencies in the provision of visitor information services.

## COUNCIL PLAN IMPACT

The Council Plan 2013-17 theme *Economy* states the following strategic objective and related strategies:

### Strategic Objective

*"Supported business growth to align with the competitive strengths of the region"*

### Strategy 6.1

*"Support business growth to align with the competitive strengths of the region"*

### Strategy 6.2

*"Encourage infrastructure planning and delivery to support economic growth"*

### Strategy 6.3

*"Attract new investment, lifestyle growth and visitors by developing and supporting Wellington Shire's regional identity"*

## **RESOURCES AND STAFF IMPACT**

The ongoing management of the Memorandum of Understanding and Service Agreement will be undertaken by Council's Manager Economic Development. The primary responsibility for tourism marketing will now rest with WRT, thereby allowing Council to take on the direct delivery of Visitor Information Services from 1 January 2018 (rather than contract management).

## **CONSULTATION IMPACT**

In developing the Memorandum of Understanding and Service Agreement with WRT, and in particular the revised tourism brand, extensive consultation has been undertaken with Destination Gippsland.

## ATTACHMENT 1

# Wellington Regional Tourism Service Agreement MOU



This document outlines a co-operative marketing agreement between Wellington Shire Council and Wellington Regional Tourism Inc. The purpose of this agreement is to provide clear guidance of responsibilities and minimise duplication of effort.

## OVERVIEW & BASIS OF AGREEMENT

To formalise the agreed arrangements between Wellington Shire Council (WSC) and Wellington Regional Tourism Inc to support visitor marketing opportunities external to Wellington Shire, foster increased industry involvement in marketing campaigns and support strategic initiatives relating to tourism/visitor development projects conducted by Wellington Shire Council.

Wellington Regional Tourism Inc will be funded annually by the Wellington Shire Council to efficiently promote the tourism attributes, tourism operators, visitor attractions and tourism industry of the Wellington and Central Gippsland region to the external visitor market to attract new visitors and increase yield through encouraging increased length of stay.

1

## BOARD STRUCTURE

The board will continue to renew themselves to ensure appropriate representation of Wellington with a range of board members from various geographical and visitor industries within the region.

Wellington Regional Tourism Inc are required to comply with Consumer Affairs Victoria model rules for an incorporated association.

## FUNDING

Annual funding for Wellington Regional Tourism Inc will be provided by Wellington Shire Council as part of its budget process. It is expected that other funding for the operations of Wellington Regional Tourism Inc should also be sourced from grants, other tourism/visitor and government agencies, the tourism industry and other appropriate sources. This will complement the MOU contribution provided by Wellington Shire Council and enable a comprehensive marketing program of activities to occur. MOU contribution will be provided quarterly in advance, upon receipt of a tax invoice.



*The Heart of Gippsland*



## MARKETING PLAN

Wellington Regional Tourism Inc will develop an Annual Marketing Plan in consultation with Wellington Shire Council. The Plan will specify the marketing activities of Wellington Regional Tourism Inc for the following financial year for implementation effective 1 July annually. The marketing plan will be submitted to council prior to 1 July annually

## WELLINGTON REGIONAL TOURISM INC RESPONSIBILITIES AND KPI'S

Wellington Regional Tourism Inc will undertake a range of activities associated with the external marketing of the region. These activities will form the basis of the annual review by Wellington Shire Council and are integral to the provision of ongoing funding. The annual responsibilities and KPI's are specified in Appendix 1 (attached).

Wellington Regional Tourism Inc will provide strategic advice to council on tourism related issues as required.

## GOVERNANCE

**Meetings:** Wellington Regional Tourism Inc will meet for a minimum 8 meetings per year, or as required during projects, to advance and develop marketing, promotion and attending external relevant trade shows.

**Documentation:** A copy of the Constitution and/or governance arrangements for Wellington Regional Tourism Inc meetings, membership and Board will be provided at the commencement of MOU or updated as applicable. Meeting minutes will be submitted to Wellington Shire Council within two weeks of each board, executive or committee meeting.

2

**Wellington Shire Representation:** Wellington Shire Council will provide one Councillor to act as ex-officio members of Wellington Regional Tourism Inc Board to ensure appropriate recognition of the tourism interests of Wellington Shire. The Council will also be represented by the Visitor Economy and Events Coordinator in an ex-officio capacity.

**Conflict of Interest:** Wellington Regional Tourism Inc will disclose any Conflict of interest and will act with integrity at all times. All conflicts of interest must be recorded in the minutes of all meetings.

The board members, staff and contractors of Wellington Regional Tourism Inc will be required to give advice to council on behalf of the tourism industry they represent; private interests should not affect the way Wellington Regional Tourism Inc perform their duties or advice council.

The board members, staff and contractors of Wellington Regional Tourism Inc are required to comply with the State Government of Victoria, Conflicts of Interest; A guide for members of Council committees guide lines.



*The Heart of Gippsland*

## RESOURCE SHARING

Sharing of resources with neighbouring Regional Tourism Organisations, Wellington Shire Council, Destination Gippsland, VECCI, VTIC and local Business and Tourism Associations is encouraged and all steps should be taken to gain increased leverage from joint marketing and promotional activities. Sharing of resources may include marketing resources, imagery, videos etc.

Wellington Regional Tourism Inc will provide Wellington Shire Council's Visitor Economy and Events Coordinator with access to tourism website and social media accounts to gain access to statistics for Council reporting.

## REPRESENTATION ON DESTINATION GIPPSLAND BOARD

Wellington Regional Tourism Inc., subject to board ratification will support appropriate local nominations for the Board and advisory committees of Destination Gippsland to ensure representation of the tourism interests of Wellington Shire.

## EXPENDITURE GUIDELINES

The specific expenditure guidelines forming part of this agreement are outlined in appendix 2 attached.

## TERM OF AGREEMENT

The agreement will be for a three year period: 1 October 2016 – 30 June 2019

3

## TERMINATION

This agreement may be terminated or suspended in writing, by the following circumstances:

- a) In the event that the organisation commits a material breach of the obligations and responsibilities outlined in this memorandum of understanding, provided that notice of breach has been given an opportunity to remedy provided and remedy has not been made by the organisation within 60 days of notice having been given.
- b) The organisation becomes insolvent or is subject to petition or resolution for winding up.
- c) Termination of this agreement can be made by mutual agreement of both parties, given in writing, with three months' notice. In the event of termination of the agreement, payment will be made on a pro-rata basis.

## LEVEL OF FINANCIAL SUPPORT

Wellington Shire Council will provide Wellington Regional Tourism Inc with an annual contribution of \$90,000 plus an adjustment for the Consumer Price Index (CPI) on an annual basis. This annual contribution will be paid quarterly in advance, subject to continued satisfactory completion of responsibilities and KPI's.



*The Heart of Gippsland*

These funds are to be used for the following purpose:

- An annual allocation of at least \$50,000 to support the direct cost associated with marketing activities. Wellington Regional Tourism Inc is required to match the marketing allocation dollar for dollar to produce a minimum of \$100,000 worth of external marketing value to promote Wellington. For the financial year 2016/17 the allocation will be a minimum of \$37,000 to support an overall marketing effort of \$74,000

The dollar for dollar funding can be:

- Cash contributions,
- In-kind marketing or promotional activities that occur outside Wellington Shire Grant funds

The dollar for dollar funding cannot be:

- Funding received to delivery events or the marketing acidities that occur within Wellington Shire

For the contract period 1 October 2016 to 30 June 2017 the MOU payment will be reduced to reflect the 9 month contract period of the financial year. The total payment will be \$67,500.

## WELLINGTON SHIRE COUNCIL'S RESPONSIBILITIES

4

In supporting the visitor economy, Wellington Shire will:

- Manage the Visitor Information Centres
- Membership of Destination Gippsland
- Produce local visitor brochures for the Visitor Information Centres in consultation with local Business and Tourism Associations.
- Management of events listings at VIC's and on the internet
- Consult with Wellington Regional Tourism Inc on Wellington visitor strategies.
- Consult and support local business and tourism association
- Develop visitor attractions
- Consult with state and regional bodies including other Gippsland Councils, Parks Victoria, Economic Development Victoria, Vic Roads, Gipps Ports and Regional Development Victoria.
- From January 2018, provide Wellington Regional Tourism Inc's Executive Officer with a shared desk at the Shire's Port of Sale Hub at Foster Street, Sale
- Provide Economic Development support to related businesses as required
- Run business development workshops
- Work with business and tourism associations as required on destination and attraction development
- Authorise any filming conducted within Wellington Shire. Filming requires council approval and a filming permit as per Victorian State Regulations



*The Heart of Gippsland*

**Signed for and on behalf of:**

Wellington Regional Tourism Inc:

\_\_\_\_\_/\_\_\_\_/\_\_\_\_

Kellie Willis

Date

President

Wellington Shire Council:

\_\_\_\_\_/\_\_\_\_/\_\_\_\_

John Websdale

Date

General Manager Development

5

## APPENDIX 1





## RESPONSIBILITIES and KPI's

### General Responsibilities

Wellington Regional Tourism Inc:

1. Will formally submit to Wellington Shire Council a copy of minutes, annual financial statements and President's report following its Annual General Meeting.
2. Will submit to Wellington Shire Council a copy of minutes within two weeks of each board, executive or committee meeting.
3. Is responsible for delivering marketing activities that promote the regional with the aim of increased regional visitation.
4. Will support beneficial strategic marketing initiatives (where WRT Board considers valuable) as delivered by Destination Gippsland Ltd. Wellington Regional Tourism Inc is responsible for payment of Destination Gippsland marketing activities including brochures.
5. Will consult with the Visitor Economy and Events Coordinator before purchasing any Destination Gippsland or other brochures to be stocked at Wellington Visitor Information Centres.
6. Will submit an annual budget and marketing plan to Wellington Shire Council prior to 1 July annually.
7. Implement agreed Annual Marketing Plan.

6

### Specific Responsibilities

1. For 2016/17 introduce in consultation with Wellington Shire Council a tourism brand for joint use by Wellington Regional Tourism Inc and Wellington Shire Council for Wellington tourism/visitor initiatives, to be formally agreed by Wellington Shire Council and Wellington Regional Tourism Inc Board

The new brand will be utilised in numerous ways such as:

- Incorporate the new Wellington brand in marketing campaigns including Tourism Victoria, Destination Gippsland campaigns.
  - Incorporate the new Wellington Brand for marketing and promotional activities aimed at the consumer.
  - The Wellington Regional Tourism Inc logo and brand is to be used locally when it is industry relevant and not aimed at the external consumer.
2. On an annual basis, submit and present an end of financial year report to Wellington Shire Council covering the following points:



*The Heart of Gippsland*

- a) Budget including break down of associated costs, breakdown of MOU spend, itemised matched dollar for dollar funding
- a) Marketing plan
- b) Website and social media statistics – monthly comparisons over the previous 12 months
- c) Contribution to Destination Gippsland marketing activities
- d) Complete an analysis of Wellington Regional Tourism Inc marketing activities external to Destination Gippsland's campaigns. Analysis will include general target markets, campaign reach, cost and return on investment for each marketing activity
- e) Industry database size – previous 12 monthly comparison
- f) Consumer database size – previous 12 monthly comparison
- g) Previous 5 years' statistics on Travel to Wellington for the following categories; Domestic overnight travel, Domestic nights in Wellington, International visitors, International nights in Wellington and Domestic daytrips (based on data from Destination Gippsland)
- h) Other Wellington Regional Tourism Inc activities

7

In addition the annual report, provide and present a midyear briefing of WRT's activities at a Council workshop.

3. Work proactively with Latrobe City Council to product the Central Gippsland Official Visitor Guide (OVG) under the guidelines of Visit Victoria. Wellington Regional Tourism Inc is responsible for; selling advertising space with the OVG for Wellington and all associated cost of producing the OVG print and digital versions. All commissions raised developing the OVG will remain the revenue of Wellington Regional Tourism Inc.
4. Work with Creative Gippsland and other arts and cultural organisation to support the promotion of Wellington's arts, culture and heritage.
5. From 1 Jan 2018 Wellington Regional Tourism Inc will be responsible for annually selling industry brochure racking spots for Sale, Maffra and Yarram Visitor Information Centres. Wellington Regional Tourism Inc will keep 100% of the racking fee payments for Sale and Maffra. The Yarram racking fee is \$25 per business, all proceeds will be paid to Mirridong Services by Wellington Regional Tourism Inc annually.
6. Manage and maintain the tourism website, social media, consumer database and e-news for online marketing and promotion. (Provide the visitor information centres contact details on the contact us page of the tourism website for visitor enquiries).



*The Heart of Gippsland*

## APPENDIX 2

### GUIDELINES FOR EXPENDITURE OF WELLINGTON REGIONAL TOURISM INC FUNDS

1. Marketing expenditure is to be focused on the promotion of visitation to the Wellington Region from visitors external to Wellington Shire.
2. Activities and collateral which promote individual tourism businesses must involve an appropriate contribution from those businesses
3. Wellington Regional Tourism Inc will support the following tradeshow in 2017 to gain an understanding and knowledge of current consumer shows. Consideration be given to attend the events after 2017.
  - a. Financial support Gippsland Vehicle Collection to attend Motorclassica Melbourne. Wellington Regional Tourism Inc is responsible for paying all stand payments and event insurance. Gippsland Vehicle Collection is responsible for manning and organising the stand.
  - b. Support one trade show with Destination Gippsland in conjunction with other Gippsland Councils/tourism bodies.
  - c. Attend the National 4x4 Outdoor Show, Fishing and Boating Expo (Melbourne). Wellington Regional Tourism Inc is responsible for paying all stand payments, associated expenses and Wellington Regional Tourism Inc staff expenses. Mountain Top Experiences provided support to man the stand in conjunction with a Wellington Regional Tourism Inc staff member. Baw Baw, Latrobe and East Gippsland councils provide \$500+GST towards funding the stand to promote Gippsland's High County.
  - d. Victorian 4WD Show (Wandin). Mountain Top Experience is responsible for paying all stand payments and associated expenses. Wellington Regional Tourism Inc provides support of a staff member to help man the stand and associated Wellington Regional Tourism Inc staff member expenses.

8

End.



*The Heart of Gippsland*

**ITEM C3.4****WELLINGTON SHIRE STAGE 2 HERITAGE STUDY (2016) - IMPLEMENTATION**

DIVISION: DEVELOPMENT

ACTION OFFICER: MANAGER LAND USE PLANNING

DATE: 6 SEPTEMBER 2016

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

**OBJECTIVE**

To adopt the *Wellington Shire Stage 2 Heritage Study (2016) - Volume 1: Key Findings and Recommendations, May 2016 and Volume 2: Citations, May 2016* prepared by Heritage Intelligence Pty Ltd.

To request the Minister for Planning to Authorise Council as the planning authority to prepare Amendment C92 to implement the recommendations of the *Wellington Shire Stage 2 Heritage Study (2016) Volume 1: Key Findings and Recommendations, May 2016 and Volume 2: Citations, May 2016* prepared by Heritage Intelligence Pty Ltd into the Wellington Planning Scheme.

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

- 1. Council resolve to adopt the Wellington Shire Stage 2 Heritage Study (2016) - Volume 1: Key Findings and Recommendations, May 2016 and Volume 2: Citations, May 2016 prepared by Heritage Intelligence Pty Ltd.***
- 2. Pursuant to Section 8A of the Planning and Environment Act 1987, Council resolve to request the Minister for Planning to Authorise Council as the planning authority to prepare Amendment C92 to implement the recommendations of the Wellington Shire Stage 2 Heritage Study (2016) - Volume 1: Key Findings and Recommendations, May 2016 and Volume 2: Citations, May 2016 prepared by Heritage Intelligence Pty Ltd into the Wellington Planning Scheme by applying the Heritage Overlay to the 67 places illustrated in the individual citations contained in Volume 2 of the Study.***

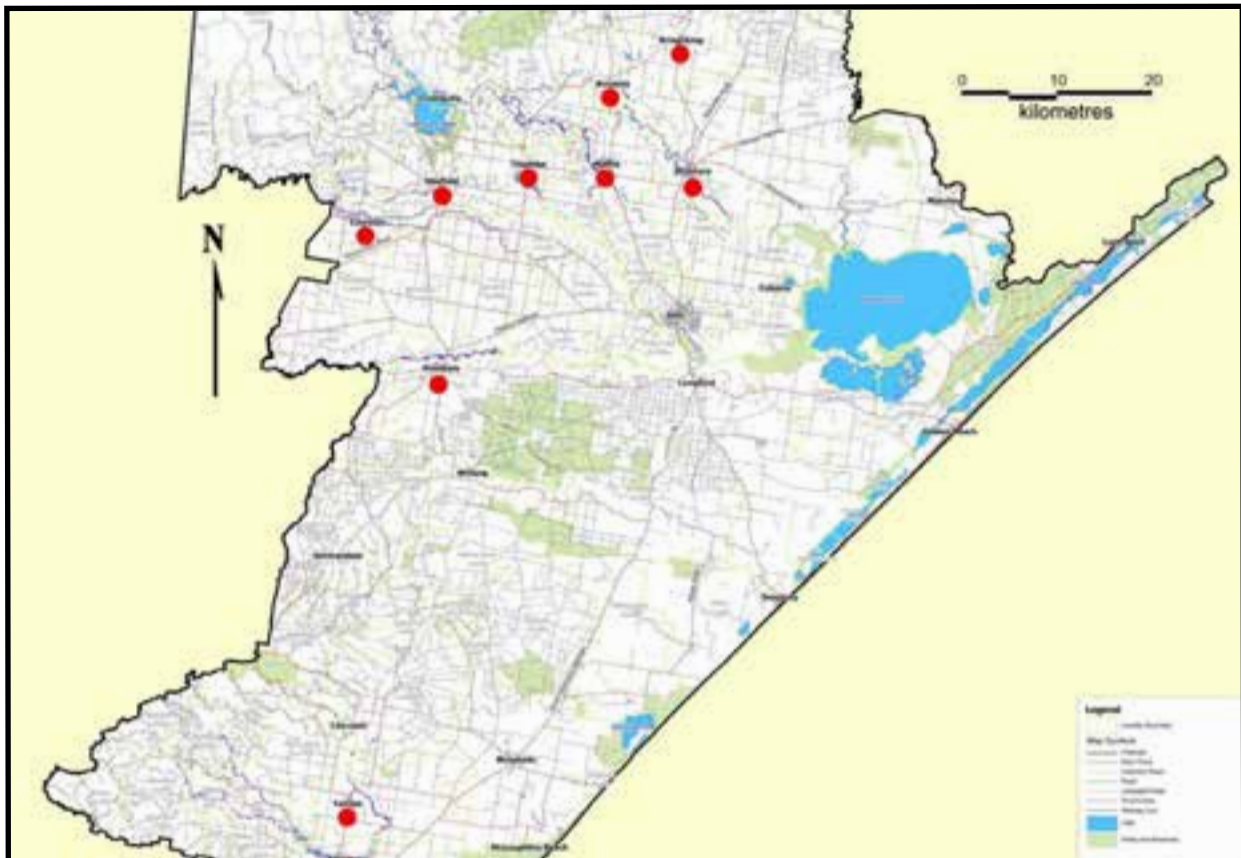
**BACKGROUND**

At its meeting of 2 June 2015, Council resolved to support the allocation of \$50,000 for the targeted detailed assessment of a (limited) number of priority places of potential heritage significance as a key project for the 2015/16 Strategic Planning work program.



Consultants 'Heritage Intelligence' were appointed to undertake the '*Wellington Shire Heritage Study – Stage 2 Implementation*', in October 2015. The Study included the detailed assessment of 72 individual places that are spread across 9 towns within the Shire, including: Cowwarr, Heyfield, Tinamba, Maffra, Boisdale, Briagolong, Stratford, Rosedale and Yarram.

The individual places were selected from a shortlist derived from the original 584 places identified as being of 'High priority' in Stage 1 of the Heritage Study in 2005.



The Heritage Study involved three key stages:

### **Stage 1: Consultation and Data Collection**

Stage 1 comprised the initial consultation with owners and historical societies, the field survey and photographs of all places from the public realm, historical research and the compilation of a brief Progress Report informing Council officers of the Stage 1 findings.

### **Stage 2: Detailed Assessment & Consultation**

During this stage, the consultant undertook the detailed assessment of places included within the Heritage Study. Following the detailed assessment, 67 draft citations and associated detailed management guidelines were prepared for those places which hadn't been significantly altered and retained sufficient original fabric to meet the threshold of local significance.

Whilst 72 places were originally intended to be documented, it is noted that several places were merged into a single citation and 3 others were not considered to meet the local significance threshold test (being the Briagolong Hotel, Heyfield Memorial Hall and Tinamba Hotel). Similarly, it was determined that the Moreton Bay Fig, Maffra would be better protected and managed under the provisions of an Environmental Significance Overlay.

Individual landowners were provided with copies of the draft documentation and invited to provide feedback and comments. Of the 22 written submissions received, 6 submitters formally 'objected' to the proposed heritage listing (citing issues such as private property rights, the restrictive nature of the controls, business function and impacts on land sale). A copy of the submissions received has previously been made available to Councillors electronically. A full summary of the submissions can be found in the attached Submission Summary and Response Table (**Attachment 1**).

Two (2) landowners provided strong verbal objections to the inclusion of their properties in the study and raised concerns about potential (financial) implications of having a Heritage Overlay applied to their properties. Notwithstanding this, no formal written objections were submitted to Council.

### **Stage 3: Final Report**

Stage 3 comprised the response and consideration of submissions from the key stakeholders and the subsequent finalisation of the individual place citations and Key Findings & Recommendations Report.

The final report prepared by Heritage Intelligence Pty Ltd comprises two (2) volumes:

- **Volume 1:** Key Findings and Recommendations, May 2016
- **Volume 2:** Individual citations, May 2016

The final report is available to view electronically in the Councillor directory folders at *S:\Councillor library\COUNCIL DAY2016\h - September\Week 1\Heritage Study Information* - and can be publicly inspected in print at the Sale Service Centre.

The final report provides the required justification to formally include the 67 places into the Wellington Planning Scheme under the provisions of the Heritage Overlay, which will afford them statutory protection. On this basis, it is proposed to formally commence the Planning Scheme Amendment process for (what will be referred to as) Amendment C92 in the event that the Heritage Study is adopted by Council.

### **OPTIONS**

Council has the following options:

1. Adopt the *Wellington Shire Stage 2 Heritage Study (2016) – Volumes 1 and 2* (in full) and request the Minister for Planning to Authorise Council as the planning authority to prepare Amendment C92 to formally implement the recommendations of the Heritage Study into the Wellington Planning Scheme; or
2. Adopt the *Wellington Shire Stage 2 Heritage Study (2016) – Volumes 1 and 2 (in part)* and request the Minister for Planning to Authorise Council as the planning authority to prepare Amendment C92 to formally implement the recommendations of the Heritage Study into the Wellington Planning Scheme; or
3. Seek further information for consideration at a future Council Meeting.

## PROPOSAL

That Council:

1. Resolve to adopt the Wellington Shire Stage 2 Heritage Study (2016) - Volume 1: Key Findings and Recommendations, May 2016 and Volume 2: Citations, May 2016 prepared by Heritage Intelligence Pty Ltd
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 C92 to implement the recommendations of the Wellington Shire Stage 2 Heritage Study (2016) - Volume 1: Key Findings and Recommendations, May 2016 and Volume 2: Citations, May 2016 prepared by Heritage Intelligence Pty Ltd into the Wellington Planning Scheme by applying the Heritage Overlay to the 67 places illustrated in the individual citations contained in Volume 2 of the Study.

## 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 Council budget.

## COMMUNICATION IMPACT

Affected Landowners will be contacted by letter to inform them of the Council decision and via the public exhibition of Planning Scheme Amendment C92. The Council website will also be updated accordingly.

## LEGISLATIVE IMPACT

The study has been undertaken having regard to the *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* (2013) and its Practice Notes, and the Victorian Planning Provision's Practice Note *Applying the Heritage Overlay* (2012).

The implementation of the study through a Planning Scheme Amendment will be undertaken in accordance with the requirements of the *Planning and Environment Act 1987* including public exhibition of Amendment C92 where affected parties will have the opportunity to lodge a submission and be heard by an Independent Planning Panel (if required).

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 study 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.”*

The Heritage Study supports the above Council Plan strategic objective and strategy.

## **PLANNING POLICY IMPACT**

Clause 22.03 (Heritage Policy) of the Wellington Planning Scheme will be updated as part of the Planning Scheme Amendment process to include the *Wellington Shire Stage 2 Heritage Study (2016)* as a Policy reference.

## **COMMUNITY IMPACT**

The adoption of the study and the subsequent implementation of the findings into the Wellington Planning Scheme will have a generally positive community impact by providing for the conservation and enhancement of those places in Wellington Shire which are of, aesthetic, archaeological, architectural, cultural, scientific, or social significance, or otherwise of special cultural value. The Stage 2 Heritage Study has identified and documented places that reflect important aspects of the municipality's history that are valued by local communities.

Those who have objected to being included in the Heritage Overlay have indicated concerns regarding additional planning controls being applied to their property.

The application of the Heritage Overlay is intended to ensure that development does not adversely affect the significance of recognised built, cultural and natural heritage places. The Heritage Overlay will not automatically prohibit landowners or occupiers of heritage places from undertaking a new use or additional development. Rather, it will trigger the need for a planning permit so that the relevant heritage matters can be considered as a part of the permit process.

## **CONSULTATION IMPACT**

Consultation involved approximately 71 individual landowners and 7 historical societies and was undertaken during two separate stages of the study:

- When the study commenced, consultation was undertaken with key stakeholders including landowners, historical societies, Heritage Victoria and Council officers for the purpose of obtaining historical information such as photos and other documentation.
- Following the preparation of the draft documentation, individual landowners were provided with copies and invited to provide feedback and comments.

A summary of the submissions can be found below:

- 22 submissions were received during the consultation period.



- 6 submitters formally 'objected' to the proposed heritage listing (citing issues such as private property rights, restrictive controls, business function and impacts on land sale).
- Two (2) landowners provided strong verbal objections to being included in the study and concerns about potential (financial) implications of having a Heritage Overlay applied to their properties, but have not submitted formal written objections.
- The remainder of submissions were either in support of the study or provided valuable information regarding the history of their properties and building features and elements, that was added to the draft documentation.

#### VicRoads Submission

- Consultation took place with VicRoads throughout the study in relation to the memorial sites at Maffra, Bushy Park, Rosedale and Yarram due to their location within road reserves. VicRoads raised concerns primarily relating to the extent of the proposed overlay curtilages. It was submitted that these were excessive and would have negative consequences for ongoing road maintenance or road safety works due to the need to obtain a permit when undertaking any works. VicRoads requested that either the overlay curtilage be reduced, or permit exemptions should be provided in relation to these four sites for:
  - maintenance works
  - surface resealing
  - pot hole repair and dig out
  - structural repairs to pavement
  - lighting installation.

Officers responded to VicRoads stating a permit would not be triggered for these types of works as the provisions of clause 62.02-1, 62.02-2 and 43.01 already provide sufficient exemptions to allow for ongoing maintenance and safety works without the need for a permit. In relation to the overlay curtilage, it was agreed that the extent could be reduced for the sites at Bushy Park and Yarram but needed to be retained as originally proposed at Maffra and Rosedale in order to properly protect the heritage assets and their settings.

The matters at hand (permit exemptions and overlay curtilage) were recently considered by the Panel for Moira C38 who concurred with a previous decision on the matter (Interim Panel Report - Buloke C14). The Panel for C14 stated that not only is it common practice for a roadway to be subject to heritage controls together with abutting lots, but also that the exemptions provided in Clauses 43.01, 62.02-1 and 62.02-2 'would allow most routine activities and works by VicRoads without the need to apply for a planning permit'. The Panel concluded by stating that:

*"The Panel sees no need to have the Heritage Overlay removed from the Road Zone 1 land on the basis that it would unreasonably restrict VicRoads' operations. It would only be major changes proposed to the main roads as they pass through the heritage precincts that would likely need permission. In the Panel's view this is reasonable. Major changes to the structure and treatment of the major roadways should be assessed amongst other matters in terms of their effects upon the heritage values of the townships."*

- In response to feedback, a number of the draft citations were revised to include additional information, make corrections or to respond directly to a request (such as removal or reduction of the proposed extent of the overlay curtilage).
- A full summary of the submissions can be found in the attached Submission Summary and Response Table (**Attachment 1**).

Implementing the findings of the Heritage Study through the Planning Scheme Amendment process will include a period of public exhibition, including further consultation with directly affected landowners and will also afford the wider community an opportunity to provide input. The process will also allow for any objections to the proposal to be considered by an independent Planning Panel, appointed by the Minister for Planning (if required).

## ATTACHMENT 1

# Submission Summary Table

## Heritage Study



During consultation, a feedback survey was provided to landowners in order to obtain key information sought by the consultants. The survey asked the following questions:

1. What is the name of the place you are providing feedback for?
2. What town is the place in?
3. Do you believe there are incorrect or missing historical facts in the draft Place History?
4. Would you like to correct any details in the Description? Are there any original elements or features that are not mentioned?
5. Do you have any feedback on the draft Management Guidelines?
6. Do you have any other comments?

Use of **Q3, Q4, Q5 & Q6** in the table below refers to the relevant questions from the surveys.

Where the numbers haven't been used, feedback is more general in nature and is not responding directly to a survey question.

## Submissions received from Authorities (1)

Sub No	Authority	Name of Place	Key Issues raised	Preliminary response
12.	VicRoads	# 13 - Angus McMillan Memorial # 30 - Maffra Soldiers Memorial # 40 - Lyons Street Beautification # 58 - Yarram Soldiers Memorial	<ul style="list-style-type: none"> <li>No objection to detail in citations</li> <li>Issues with proposed heritage overlay boundaries – appear excessive and not warranted to protect heritage items (Memorials at Maffra, Bushy Park, Rosedale, Yarram)</li> <li>Consequences for ongoing road maintenance works (permits required for activities within road reserve eg – maintenance, road safety, linemarking)</li> <li>Overlay should include heritage assets only and not be located on roads</li> <li>Bushy Park – concerns re maintenance of trees (Pencil pines located in road reserve) and responsibilities regarding public injuries. If trees included in overlay Council should be responsible for public liability and maintenance.</li> <li>See submission for VicRoads suggested overlays</li> <li>Guideline wording is prohibitive to VicRoads operations regarding general maintenance, road safety works and emergency works. Amend wording to ensure clearer description for its use.</li> <li>Guidelines should not interfere with redevelopment of site as long as public consultation is undertaken.</li> </ul>	<ul style="list-style-type: none"> <li>Consultants to provide explanation of rationale behind overlay curtilage which officers will then provide to VicRoads</li> <li>Officers will clarify existing permit exemptions with VicRoads – Officers have requested from VicRoads information about what works they believe should be exempted from a permit requirement</li> <li>Following discussions with VicRoads, officers have agreed to include a short paragraph in the citations that better explains the purpose and intent of the Management Guidelines and clarifies how they should be used.</li> <li>Overlay curtilage reduced at Bushy Park and Yarram Memorial Sites. Retained as per original proposal for Maffra and Rosedale sites</li> <li>Current exemptions in scheme considered sufficient to allow for general maintenance and road safety works</li> </ul>



## Submissions received from Landowners (21)

Sub No	Citation#/Place	Key issues raised	Preliminary response
1	<p>Photo referencing</p> <p>Briagolong Hotel</p> <p>#13 &amp; #40 - McMillan memorials</p> <p>#1, 11, 24, 28, 47, 55 &amp; 59 - Anglican Churches</p> <p>#12 - Coffee Palace</p> <p>#7 - Briagolong ANZAC Park</p>	<ul style="list-style-type: none"> <li>Correct the captions for Maffra and Stratford photos as previously discussed</li> </ul> <p><b>Briagolong Hotel</b></p> <ul style="list-style-type: none"> <li>Why did Briagolong Hotel not reach threshold for local significance?</li> <li>Briagolong Hotel is the last timber hotel on the Central Gippsland Plains and one of only three left between Moe and NSW border. The other two are Dargo and Ensay. Newry, Swifts Creek, Buchan and Port Albert have all burnt down. Can't count Bellbird in far east Gippsland is a 1920s total rebuild</li> <li>Briagolong therefore needs protection</li> <li>Disagree about windows not being original on Briagolong Hotel, they look old</li> <li>If it is acceptable to include other places that have been modified (see submission), fail to see why one of the last timber hotels cannot be protected</li> <li>In regard to coffee palace and Briagolong Hotel - There is always only a small proportion of weatherboards with marks on them, they are not consistent across the whole batch of boards - see submission with attached dissertation on Briagolong Redgum weatherboards</li> </ul> <p><b>Anglican Churches</b></p> <ul style="list-style-type: none"> <li>Should use Anglican Church Histories in Clark, Albert E. 'The church of our fathers: being the history of the Church of England in Gippsland, 1847-1947' [Sale, Vic: Diocese of Gippsland], 1947. 294 pages.</li> <li>Contains a detailed history of the Anglican Church in early Gippsland, containing a history of each parish and of the formation of the Diocese.</li> </ul> <p><b>Briagolong Anzac Park -</b></p> <ul style="list-style-type: none"> <li>Preference for all capitals for ANZAC</li> <li>Correction of various details regarding O'Nial's</li> <li>Figure H1 - check street name</li> <li>P114 - memorial design is new and original design of W.O. (ret) Neville</li> </ul>	<ul style="list-style-type: none"> <li>Consultant responded - photo captions will be corrected</li> <li>Consultant responded - explained it did not meet threshold for local significance due to a number of significant alterations to the building - limited original fabric remains (partly completed citation also provided).</li> <li>Consultant responded - the reference has been used, but not for all the Anglican Churches.</li> </ul>

		<p>Gibbins OAM</p> <ul style="list-style-type: none"> <li>P116 – Junior Red Cross – please refer to as Junior Red Cross, photo belongs to Linda, date of 1965 is approximate</li> </ul>	
2	#67 - Federal Coffee Palace	<ul style="list-style-type: none"> <li>The building's appropriate use is more important than its aesthetic appearance</li> <li>Objects to any type of development controls</li> <li>Some recommendations impractical</li> </ul> <p><b>Q3</b></p> <ul style="list-style-type: none"> <li>Appears correct and comprehensive</li> </ul> <p><b>Q4</b></p> <ul style="list-style-type: none"> <li>No</li> </ul> <p><b>Q5</b></p> <ul style="list-style-type: none"> <li>Some guidelines, although ideal, are not possible or are impractical due to financial considerations</li> <li>Form follows function – aesthetic considerations should not give way to the functionality of the building</li> <li>Pool style fencing and stairs – unreasonable to remove for practical and safety reasons</li> <li>These are latter additions</li> <li>Fence provides a safety barrier to the access of the stairs, provides a measure of privacy and is a deterrent to trespass</li> <li>Similar function to a domestic fence</li> <li>Stairs provide access to residential area and provide fire escape route</li> <li>A wooden fence would look absurd – wrought iron fence would be more aesthetic – need to consider cost</li> <li>Suggestion to paint fence to disguise it –accepted</li> <li>Not economical to remove paint from building</li> <li>Old stables – repairs have commenced, shape will not be altered.</li> <li>Suggested use of galvanised iron – accepted</li> </ul> <p><b>Q6</b></p> <ul style="list-style-type: none"> <li>Objects to any restrictions imposed on the building except for those related to safety and permitted use</li> </ul>	<ul style="list-style-type: none"> <li>Officer email response provided - detailing the purpose of the Management Guidelines - explained they are not prescriptive and do not compel the landowner to undertake those works – intended for guidance on how to achieve good outcomes if/when works are undertaken.</li> </ul>
3	#21 - Police Station (former)	<p><b>Q3</b></p> <ul style="list-style-type: none"> <li>Infill of veranda added in the last few years by former owner</li> <li>Verandah floorings was treated pine decking which had been laid over rotten bearers on the ground – was not original</li> <li>Removed to gain access to the house to lift the house to its original height</li> <li>Intend to replace flooring with timber (as original)</li> <li>No new addition is being constructed - The extension was constructed</li> </ul>	<ul style="list-style-type: none"> <li>Information re historical facts and building features will be considered and incorporated where appropriate</li> <li>Purpose of management guidelines clarified in report. Acknowledgement of</li> </ul>

		<p>between 1950 and 1974 and was in poor condition and was being re clad with sawn timber to match the body of the house.</p> <p><b>Q4</b></p> <ul style="list-style-type: none"> <li>Figure D2 – Finial not original</li> <li>Figure D3 – Window hoods – latter addition (last 20-25 years by Jack Schultz, former owner)</li> <li>Figure D4 – Stable modified. Has caused deterioration to lower walls. Lock up does not remain on property</li> </ul> <p><b>Q5</b></p> <ul style="list-style-type: none"> <li>More consultation with landowners needed</li> <li>Find possible development restrictions an insult (as they bought house with the intention of restoring)</li> </ul>	<p>work being done by current landowners acknowledged.</p>
4	#14 - Christ Church	<p><b>Q4</b></p> <ul style="list-style-type: none"> <li>Alter &amp; Baptismal front removed from church on the day it was deconsecrated</li> <li>Both items bore same trefoil motif as pews, pulpit, book rest, bishops chair and bible stand which are still in church</li> <li>Alter now resides at Toongabbie Anglican Church &amp; Font at Glengarry Church</li> <li>Baptismal font originally from Church of England which preceded current church</li> <li>Great grandfather, Theodore Gebhart, one of first Cowarr settlers. It was his relative who made all the matching furniture (Dorothy Andrews, Helen's Great Aunt) – tragedy it has been separated and should be returned and secured in Cowarr where it was constructed</li> </ul> <p><b>Q6</b></p> <ul style="list-style-type: none"> <li>Not in a position to expend funds to restore either building</li> <li>Spent life funds buying both buildings so community could appreciate local heritage - Assistance funds available?</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>Information re historical facts and building features will be considered and incorporated where appropriate</li> <li>Funding not currently available</li> </ul>
5	#36 - Youngs Arcade	<p><b>Q3</b></p> <ul style="list-style-type: none"> <li>Verandah was not removed, it was renovated</li> </ul>	<ul style="list-style-type: none"> <li>Information re historical facts and</li> </ul>



		<ul style="list-style-type: none"> <li>Windows on west façade changed with 1975 renovation</li> </ul> <p><b>Q5</b></p> <ul style="list-style-type: none"> <li>4.1 – Originally these were doors and a window – would need to change back to this, not just windows</li> <li>4.2 – Comment re timber frame – There is no timber frame? Are you suggesting that window frame painted red would stand out more than the current cream colour?</li> </ul>	building features will be considered and incorporated where appropriate
6	#54 - Stratford Post Office	<ul style="list-style-type: none"> <li>Assumption in report that photos dating from 1901-2016 represent original Post office building and roofline designed by J.H.W Pettit</li> <li>There is no photo of the original post office in report as per original plan and construction in 1885</li> <li>Would be very difficult to return building to original state and still be able to function as a post office (based on original plans and subsequent alteration plans)</li> <li>Example – Look at figure D2 (p. 928) and picture the roofline from that image on the post office in the figure above it (D1). That is what the original plans look like.</li> <li>Council Chambers and post office were both set back from the front of the court house by 2 metres</li> <li>Alteration plans (1887, 1900-01 J.B. Cohen, District Architect) confirm removal of and rebuilding of a new wall 2 metres forward to its present site in Tyers St side. This vastly altered the roofline of the post office viewed from Tyers and Hobson St.</li> <li>Photographs in report do not accurately reflect original design of J.H.W. Pettit</li> <li>Building has had numerous changes including plans of 1952</li> <li>Changes have been made for operational purposes which are not evident when looking at the building</li> <li>Used to have long verandah along Tyers street</li> <li>Eventually, the walls were removed and verandah disappeared.</li> <li>One window had the PO Boxes in it and the other window was a pay window as for many years the PO paid out pensions</li> <li>A public phone used to be where the front door is now</li> <li>Any recommendations or guidelines need to take into account the nature of the business and the need for flexibility at least while it is a function post office</li> </ul>	<ul style="list-style-type: none"> <li>Information re historical facts and building features will be considered and incorporated where appropriate</li> <li>Consultants have reviewed the plans and confirmed there were two early additions onto the 1885 post office: <ul style="list-style-type: none"> <li>1887 – verandah (and section removed for following)</li> <li>C1900 – two gabled bays added</li> </ul> </li> </ul> <p>Owner not obliged to restore the building. Acknowledge function of building is an important consideration.</p>
7	#03 - Bakery	<p>Great to have this document</p> <p><b>Q5</b></p> <ul style="list-style-type: none"> <li>Guidelines are good. Will help with damp issues in Bakery. Owner wants to preserve the building</li> <li>North Side of boundary has no fence due to title change in '96. What would the recommendations be for this type of fencing?</li> </ul>	<ul style="list-style-type: none"> <li>Information re historical facts and building features will be considered and incorporated where appropriate</li> <li>Consultant contacted land owner regarding appropriate fencing</li> </ul>



8	#12 - Coffee Palace (former)	<p><b>Q4</b></p> <ul style="list-style-type: none"> <li>Small verandah on north side over existing outside door. Very ornate. Had to rectify as very rotten and already falling down. Very dangerous</li> </ul> <p><b>Q5</b></p> <ul style="list-style-type: none"> <li>Please keep owner informed of any changes to management guidelines before action to change any existing plans are made</li> </ul> <p><b>Q6</b></p> <ul style="list-style-type: none"> <li>If there is a need for further inspections, please contact owner before hand</li> </ul>	<ul style="list-style-type: none"> <li>Information re historical facts and building features will be considered and incorporated where appropriate</li> <li>Landowners will be informed of Council meeting date where final docs will be considered</li> <li>Noted</li> </ul>
9	#44 - St Andrews Uniting Church	<ul style="list-style-type: none"> <li>Object strongly to inclusion of vacant block to the east of the church being included within Heritage Overlay</li> <li>The block is currently for sale</li> </ul>	<ul style="list-style-type: none"> <li>Noted. Inclusion of vacant block to be discussed with consultant</li> <li>Consultant has excluded the vacant lot to the east from the recommended boundary. It was to retain the views only between the two historically related buildings – the church and the manse. We've retained that this view line is significant in the SoS.</li> </ul>
10	#43 - Manse & Cork Oak	No comment	+ Noted
11	#09 - Annie Whitelaw Memorial Grave	No comment	+ Noted
13	#46 - Mechanics Institute and memorial	<p><b>Q4</b></p> <ul style="list-style-type: none"> <li>Not Memorial – It is Stratford Mechanics Hall and Free Library</li> </ul>	<ul style="list-style-type: none"> <li>Information re historical facts and building features will be considered and incorporated where appropriate</li> </ul>
14	#1 - St Georges Anglican Church	<p><b>Q3</b></p> <ul style="list-style-type: none"> <li>P. 12 – Camellia tree was <u>NOT</u> planted in memory of Gladys Tatterson. The white cedar was "her" tree.</li> <li>A memorial tree was planted in front of the church in 1967 in memory of Mrs Ollie Clarkson (The silver Birch – replaced the original dead tree)</li> <li>The camellia tree was donated in the 1950s by a parishioner leaving the district. Her name is still being investigated.</li> </ul> <p><b>Q4</b></p> <ul style="list-style-type: none"> <li>Interior of church is fully lined with original Baltic Pine timber</li> </ul>	<ul style="list-style-type: none"> <li>Information re historical facts and building features will be considered and incorporated where appropriate</li> </ul>
15	#42 - St Rose of Lima Church	<b>Q3</b>	

		<ul style="list-style-type: none"> <li>Information in citation is accurate</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> </ul>
16	#10 - Briagolong Uniting Church and Dutch Elm	<ul style="list-style-type: none"> <li>The Parish of Stratford Uniting Church have recently decided that this building will be closed as a required building. Intend to sell.</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> </ul>
17	#5 - Boisdale Public Hall and Memorials	<p><b>Q3</b></p> <ul style="list-style-type: none"> <li>Missing Registered on the National Estate Data Base – No. D18844</li> <li>Incorrect <u>Under Management Guidelines</u> 2. Alterations additions and new buildings "When viewed from Tyers Street" – Incorrect Should be "When viewed from Main Street"</li> </ul>	<ul style="list-style-type: none"> <li>Information re historical facts and building features will be considered and incorporated where appropriate</li> </ul>
18	#51 – Bakery, Shop, Residence (former)	<p><b>Q6</b></p> <ul style="list-style-type: none"> <li>Nobody should ask owner to do anything different to their properties than the general populace in town</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> </ul>
19	#22 – Heyfield Uniting Church	<p><b>Q4</b></p> <ul style="list-style-type: none"> <li>1962 new flooring laid 6" higher than the previous floor</li> </ul> <p><b>Q6</b></p> <ul style="list-style-type: none"> <li>Request that whole block is not included in HO as may need to subdivide to meet cost of any requirements</li> </ul>	<ul style="list-style-type: none"> <li>Feedback noted</li> <li>Explained that overlay would not prevent subdivision and that the management guidelines are not a list of 'requirements' but that they are a guide should the landowner wish to undertake works.</li> </ul>
20	#40 – Lyons Street Beautification Trees and Memorial Reserve	No Objection to the Cenotaph being moved Preferred location 25metres south of current location	<ul style="list-style-type: none"> <li>Noted</li> </ul>
21	#40 - Lyons Street Beautification Trees and Memorial Reserve	No Objection to moving memorials to accommodate roadworks	<ul style="list-style-type: none"> <li>Noted</li> </ul>
22	#37 – St Andrews Uniting Church	<ul style="list-style-type: none"> <li>p. 629 Line 7 – ??Pearson St</li> <li>p. 629 Line 8 – Why is the brick fence significant? When the original was wooden and not H.W. &amp; F.B. Tompkins Design</li> <li>p. 629 Line 38 The 1922 Bell Tower (probably part of the original design but built later) In 1913 History there is no mention of that. Samuel Lees died in 1921 and left money to which Mrs Lees added the rest. When you look at the other 3 churches mention on p. 635 they were all standalone originally.</li> <li>P. 630 The fence? (Don't quite understand)</li> <li>P. 631 The hall has 7A on it</li> <li>P. 634 Vestry is where the organ is, not a vestry Paragraph 3a bout the hall - it was burnt in 1965 bushfires Paragraph about brick fence –built in at least 3 stages. Church gates, Hall gates 1965, Church Street even later</li> <li>p. 635 Line 2 – Thee?</li> <li>P. 638 – last line Vestry not vestry</li> <li>P. 640 Last line vestry is not the vestry</li> </ul>	<ul style="list-style-type: none"> <li>Information re historical facts and building features will be considered and incorporated where appropriate</li> </ul>

		<ul style="list-style-type: none"> <li>• P. 641 2nd line (or removed) Last word 1965</li> <li>• P. 645 Line 2 the sub floor vents are beneath the floor</li> <li>• P. 646 – signage?</li> </ul>	
--	--	---	--

**ITEM C3.5****POTENTIAL IMPACT OF A NEW GREAT FOREST NATIONAL PARK**

DIVISION: DEVELOPMENT

ACTION OFFICER: MANAGER ECONOMIC DEVELOPMENT

DATE: 6 SEPTEMBER 2016

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

**OBJECTIVE**

To provide Council with details of the potential economic and social impact on Wellington Shire should the Great Forest National Park become a reality.

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

- 1. Council note the report into the potential economic and social impact of the Great Forest National Park; and***
- 2. Council write to the Premier of Victoria seeking a guarantee that the economic viability of the timber industry will not be jeopardised as a result of the State Government's review into the Victorian timber industry.***

**BACKGROUND**

At the Ordinary Council meeting held on 7 June 2016, Council adopted the following:

***That Council:***

- 1. Request the CEO prepare a report on the social and economic impact on Wellington Shire should the Great Forest National Park become a reality;*
- 2. Request that the Gippsland Local Government Network (GLGN) make a submission to the Victorian Government and the Opposition to ensure that the protection of regional jobs are not threatened by any further expansion of National Parks;*
- 3. That the Mayor write to the relevant Victorian Ministers expressing disappointment that Local Government is not represented on the Taskforce looking at the Great Forest National Park, and that the Municipal Association of Victoria (MAV) and/or Timber Towns Victoria (TTV) be offered the opportunity to be part of this taskforce.*

Both Items 2 and 3 have been actioned and this Report responds to Item 1.



## **Central Highland Regional Forest Agreement (RFA) Area**

The discovery of colonies of the Leadbeater's Possum in the Central Highlands Forest has prompted a proposal to establish a new national park in Victoria. The proposed park, to be known as the Great Forest National Park (see attachment 1), will encompass much of the Central Highlands Regional Forest Agreement (RFA) area. Native hardwood timber from this RFA supplies many timber processors and users throughout Victoria.

VicForests commissioned Deloitte Access Economics to analyse the net economic benefits (both direct and indirect) of the native timber industry in Victoria. This focussed specifically on the Central Highlands Regional Forest, that is one of the key areas of VicForests' operations and the native timber harvesting industry in Victoria. The Deloitte Report 1, dated October 2015 (attachment 2), stated that the Central Highlands RFA Area consists of 623,000 hectares of public land. More than half of all public land is reserved or not available for timber harvesting, including 30% in National Parks, conservation and other reserves.

The Report states that VicForests currently has access to 303,000 hectares of forest, but only 125,000 hectares is actually suitable for harvesting. Over the last decade, an average of 1,580 hectares of forest per year has been harvested in that area which represents less than 0.3% of the total public land available in the Central Highlands RFA area. The Report then extrapolates this to highlight that the costs and benefits described in the Study are generated from just 1,580 hectares harvested annually and regenerated by VicForests in the Central Highland RFA Area.

## **Forest Industry Taskforce**

In November 2015, the State Government released the terms of reference (attachment 3) for the Forest Industry Taskforce intended to provide 'consensus' recommendations about the future of the timber industry. These issues include job protection, economic activity and protection of unique native flora, fauna and protected species, such as the Leadbeater's possum. The terms of reference were developed by key stakeholders across industry, union movement and forest conservation groups in order to reach a consensus on proposals to be put forward to government.

The Terms of Reference state that the Taskforce will deliver a set of agreed recommendations to Government by the end of June 2016, unless extension is formally and jointly agreed by Government and Taskforce members. Members of the Taskforce were bringing their organisations research and position statements for consideration in developing the Statement of Intent.

The Taskforce consists of a Planning Group, comprising representatives from:

- Construction Forestry Mining and Energy Union (CFMEU)
- Victorian Association of Forest Industries (VAFI)
- The Wilderness Society Victoria (TWS Victoria)

The Taskforce also has a Core Group, that comprises the Planning Group plus representatives of:

- Australian Conservation Foundation (ACF)
- Australian Sustainable Hardwoods (ASH)
- Australian Paper (AP)
- Harvest and Haulage contractors
- CFMEU
- MyEnvironment
- Victorian National Parks Association (VNPA)

The Taskforce website states that the Core Group met on 22 July 2016 to refine the agreed opportunities for change: the establishment of new parks and reserves, threatened species, wood supply security, industry investment and growth, carbon, jobs and regional employment, regulatory revision and reform, the future shape of the industry and the future shape of conservation and the parks system. It is understood that the Statement of Intent has recently been presented to the Premier by the Taskforce. After the Government has considered the Statement and agreement is reached, a series of recommendations will be prepared by the Taskforce. Advice is that this process will take several months to complete.

### **Potential Economic and Social Impacts - Australian Sustainable Hardwoods (ASH)**

REMPPLAN economic data (April 2016) states that Forestry and Logging, Sawmill Product Manufacturing and other Wood Product Manufacturing contribute \$98.971 million (2.1%) of total output for Wellington. This is without taking other services and industries into account, such as transport, that support these operations.

Wellington Shire's largest timber manufacturer, Australian Sustainable Hardwoods (ASH), is based in Heyfield, which is highly dependent on the timber industry.

After a period of uncertainty under the ownership of Gunns Timber Products, where the focus was on Gunns' Tasmanian operations, ASH acquired the mill in 2012 and immediately demonstrated significant commitment to acquisition of latest technologies and increased output in delivery of a higher grade and quality product from the available timber resource.

Following acquisition, job numbers increased to the 205 figure quoted in the Deloitte report, as a result of investment and expansion of their Horizontal Finger Joining Line and Laminating facility. Since that time, ASH continues to expand their operations and currently has 230 full-time employees and 31 part-time/casual employees. ASH is also the largest hardwood sawmiller and hardwood processor in Australia, and advice to Council is that ASH has an annual revenue of \$60M.

While the Deloitte Report provided detail on the economic impact on community at the Maffra Statistical Area (SA2) census level, data provided by ASH further breaks employees down by postcode. This data highlights 152 employees are from Heyfield and smaller neighbouring towns, with 58 from the larger towns of Sale, Maffra and Rosedale. A further 23 are located in the areas near Carrajung/Hazelwood where impacts of Latrobe Valley transition from traditional coal industries will also be felt.

The 2011 Census has 296 people registered as being on full-time employment in the Heyfield UCL. Based on the data provided by ASH, and an assumption of the split between full-time and part-time/casual employment, **up to** 44.6% of those on full-time employment in Heyfield UCL could be employed at ASH.

Council has also been advised by ASH that a number of local contractors in the electrical, engineering and transportation industries have a very high proportion of their business generated by ASH. Timber generated by ASH is also used by businesses in Melbourne, totalling over 7000 employees. Any impact to ASH will have a flow on effect to metropolitan businesses.

ASH source 90% of their hardwood timber from VicForests supply derived from Central Highlands RFA and 10% from Tambo with no commercial replacement available for this timber source. ASH operations also supply Australian Paper in Morwell with Mountain Ash chips, and while that represents only five percent of Australian Paper's fibre requirements, another 29 percent of that fibre is sourced direct from VicForests Central Highlands RFA. The Deloitte Report also highlights that the Maffra SA2 and Morwell SA2, representing communities impacted through ASH and Australian Paper, have the highest dependence on the native timber industry for employment in the Central Highlands RFA Area.

The ASH website ([www.vicash.com.au](http://www.vicash.com.au)) provides information that ASH are proudly third party certified for sustainable and responsible forest practices by the Internationally recognised Programme for the Endorsement of Forest Certification scheme (PEFC). The website states that the combined area of available forest for harvesting and replanting in Victoria equates to 6% of the forest area of 0.075 each year on a sustainably managed, 80 year rotation. The harvesting and replanting process is designed to mimic the natural growth pattern of Victorian ash forests and as such, all the forest values are respected and allowed for.

A copy of the Latrobe City Council Report (attachment 4) presented at their Ordinary Council meeting of 22 August 2016, highlights the potential risk of the proposed Park on Australian Paper and the loss of over 1000 jobs in the Latrobe City.

### **Other Flow On Impacts if Native Timber Harvesting Not Permitted in Central Highlands RFA Area**

Besides potential economic and social impacts already discussed, the Deloitte Report lists impacts and activities that would also flow on from a hypothetical scenario where timber resources located in the Central Highlands RFA Area were no longer vested to VicForests for harvesting. The Report lists the activities that would cease:

- Native timber harvesting
- Native forest management undertaken by VicForests
- Maintenance of access roads to a standard suitable for use by heavy vehicles
- Supply of machinery, personnel and skills for bushfire management
- Access to the knowledge base on the forests currently managed by VicForests, through VicForests staff and forest contractors working regularly in the area.

With limited substitutes available for native timber supplied from the Central Highlands RFA Area, substitutes would likely need to be imported from outside Victoria because:

- Native timber harvesting may not be practical to a meaningful extent in any other areas of Victoria.
- If native timber harvesting were permitted in other parts of Victoria, these areas would not contain the same eucalypt species (Mountain Ash in particular). These would be located too far from current mills to harvest and haul, and relocating mills would not be financially feasible.
- Plantation timber within Victoria is grown almost exclusively for its pulping properties and generally suitable for paper and low grade pallets, and therefore not a perfect substitute for native timber.

This report specifically addresses the first part of the Council motion of 7 June 2016 on the potential social and economic impact should the Great Forest National Park become a reality and ASH cannot source Mountain Ash from the Central Highlands RFA. With no commercial replacement available, there is a significant risk that the mill would close with the loss of over 230 full-time jobs in the region and a significant impact on other businesses, particularly in the Heyfield area.

In accordance with the second part of the motion, a request has been made to GLGN to make a submission to the Victorian Government and the Opposition to ensure that the protection of regional jobs are not threatened by any further expansion of National Parks.

In accordance with the third part of the motion, a letter was sent to the Minister for Energy, Environment and Climate Change on 4 July 2016 expressing Council's concerns to ensure that the protection of regional jobs are not threatened. The letter also strongly requested that MAV and/or Timber Towns Victoria be provided with an opportunity to be an active partner (attachment 5).

## **OPTIONS**

Council has the following options:

1. Note the report into the potential economic and social impact of the Great Forest National Park; write to the Premier of Victoria highlighting the importance of the timber industry to the social and economic fabric of Wellington Shire and request a guarantee that the economic viability of the timber industry will not be jeopardised as a result of the State Government's review of Victoria's timber industry; or
2. Note the report into the potential economic and social impact of the proposed Great Forest National Park and take no further action prior to the review of the recommendations of the Taskforce report; or
3. Request further information.

## **PROPOSAL**

That Council:

1. Note the report into the potential economic and social impact of the Great Forest National Park; and
2. Write to the Premier of Victoria highlighting the importance of the timber industry to the social and economic fabric of Wellington Shire and request a guarantee that the economic viability of the timber industry will not be jeopardised as a result of the State Government's review of Victoria's timber industry.

## **CONFLICT OF INTEREST**

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

## **FINANCIAL IMPACT**

Should the proposed Park be approved, there is a risk of potential closure of ASH as a result that ASH cannot source any other commercial alternative to the timber resource.



## **COUNCIL PLAN IMPACT**

The Council Plan 2013-17 Themes Leadership and Engagement; Natural Environment; and Economy state the following strategic objectives and related strategies:

### Strategic Objective

*"Our community is informed about Council business and is involved in Council decision making. Council advocates on behalf of the community."*

### Strategy 1.5

*"Advocate on the community's behalf to State and Federal agencies, the private sector and industry on a range of issues relevant to Wellington Shire Council."*

### Strategic Objective

*"A community focussed on sustainable living and the future protection of Wellington's Natural Environment."*

### Strategy

*"Support a coordinated and diverse approach to developing a sustainable environment through partnerships."*

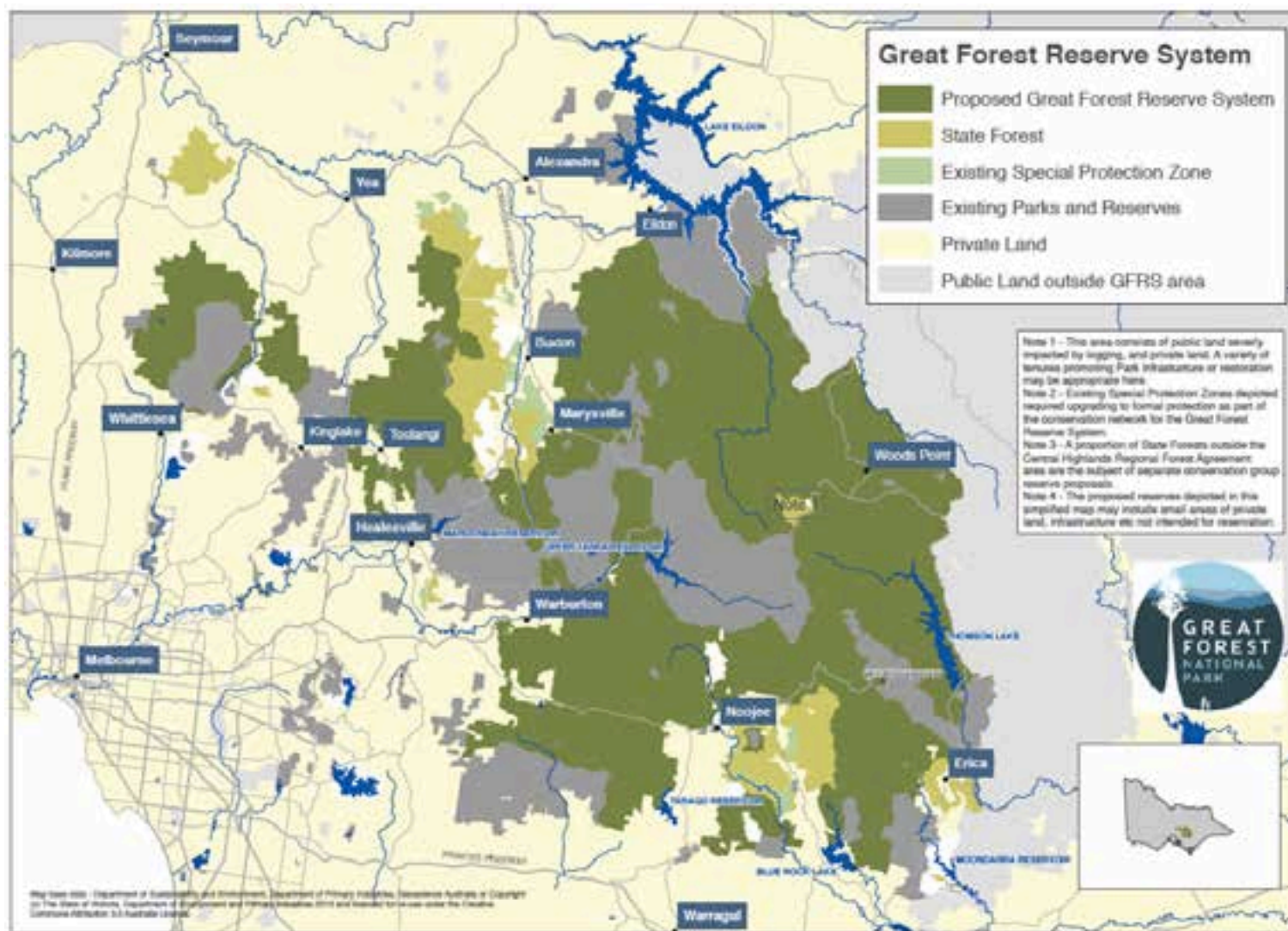
### Strategic Objective

*"Supported business growth and employment, lifestyle opportunities and a vibrant tourism sector."*

### Strategy 6.1

*"Support business growth to align with the competitive strengths of the region."*

## ATTACHMENT 1



Deloitte Access Economics

# Economic assessment of the native timber industry in the Central Highlands RFA Area

## Report 1 – Economic and financial impact

VicForests

October 2015

**Deloitte.**

## Contents

Glossary.....	i
Executive Summary.....	i
1 Introduction.....	1
1.1 The native timber industry in Victoria.....	1
1.2 About this study.....	1
2 Background and Scope.....	3
2.1 Economic profile of the Central Highlands RFA Area Community.....	3
2.2 Public land tenure in the Central Highlands RFA Area.....	4
2.3 Definition of the 'native timber industry' for this study.....	5
2.4 Study area.....	7
3 Counterfactual.....	11
4 Direct impacts.....	12
4.1 Economic benefits and costs.....	12
4.2 Summary of direct benefits and costs.....	17
5 Total regional economic impacts.....	18
5.1 DAE-RGEM inputs.....	18
5.2 Modelling results.....	18
References.....	22
Appendix A : Forestry products industries.....	23
Appendix B : Likely scenario of the industry in the future.....	26
Appendix C : Counterfactual and Substitution.....	28
Appendix D : Forestry industry employment.....	30
Appendix E : DAE-RGEM.....	31
Limitation of our work.....	36

## Charts

Chart 2.1 : Public land tenure in the Central Highlands RFA Area.....	5
Chart 4.1 : Projected revenue (from projected volumes, nominal dollars).....	13
Chart 5.1 : GRP deviations (in \$2014-15) million.....	19
Chart 5.2 : GRP (% increase relative to the counterfactual).....	19
Chart 5.3 : Employment (FTE) deviations.....	20
Chart 5.4 : Wage rate deviation (% increase relative to the counterfactual).....	21

Liability limited by a scheme approved under Professional Standards Legislation.

Deloitte refers to one or more of Deloitte Touche Tohmatsu Limited, a UK private company limited by guarantee, and its network of member firms, each of which is a legally separate and independent entity. Please see [www.deloitte.com/au/about](http://www.deloitte.com/au/about) for a detailed description of the legal structure of Deloitte Touche Tohmatsu Limited and its member firms.

© 2016 Deloitte Access Economics Pty Ltd



Chart 8.1 : Forecast supply volumes (m <sup>3</sup> ) .....	26
Chart 8.2 : Price by species (historical and projected, nominal dollars) .....	27
Chart 8.3 : Price by product type (historical and projected, nominal dollars) .....	27

## Tables

Table 2.1 : Key statistics for the Central Highlands RFA Area Community.....	3
Table 2.2 : Key measures of the Central Highlands RFA Area .....	6
Table 4.1 : Financial data summary .....	12
Table 4.2 : Total direct employment.....	14
Table 4.3 : Employment by SA2s within the Central Highlands RFA Area Community.....	15
Table 4.4 : Employment by SA2s within the Impacted Community, excluding the Central Highlands RFA Area Community.....	15
Table 5.1 : DAE-RGEM inputs .....	21
Table A.2 : Inputs into the industry .....	24
Table A.3 : Downstream industries.....	25
Table D.1 : Victorian forestry industry employment estimates .....	30

## Figures

Figure 2.1 : Central Highlands RFA Area Community.....	8
Figure 2.2 : Impacted Community .....	10
Figure 4.1 : Reliance on the native timber industry for employment by SA2 .....	17
Figure A.1 : Contribution to the forestry industry value add (2012-13) .....	23
Figure E.1 : Key components of DAE-RGEM .....	31

## Glossary

---

ABARES	Australian Bureau of Agriculture and Resource Economics and Sciences
ABS	Australian Bureau of Statistics
Central Highlands RFA Area	Comprises the SA2s within the Central Highlands RFA Area that contain Suitable Forest Area, a customer that is supplied by the Central Highlands RFA Area and is located within the Central Highlands RFA Area
CPI	Consumer price index
DAE	Deloitte Access Economics
DAE-RGEM	Deloitte Access Economics – Regional General Equilibrium Model
DEDJTR	Department of Economic Development, Jobs, Transport and Resources
DELWP	Department of Environment, Land, Water and Planning
FTE	Full-time equivalent
GDP	Gross domestic product
ha	Hectares
Impacted Community	Comprises of the Central Highlands RFA Area and communities outside of the Central Highlands RFA Area where direct customers of VicForests' timber from the Central Highlands RFA Area are located
RFA	Regional Forest Agreement
SA2	Statistical Area Level 2
Suitable Forest Area	Subset of the Working Forest Area that is suitable for timber harvesting (for example, not on a slope, near a river, etc.)
Working Forest Area	Area vested to VicForests

---

## Executive Summary

This Study shows that in 2013-14, as a result of the VicForests' operations and the native timber harvesting in that year in the Central Highlands RFA Area, \$357 million of Gross Regional Product (GRP) was added to the Victorian economy.

This \$357 million in GRP reflects, amongst other things, \$573 million in revenue earned by VicForests (\$76 million) and its direct customers (\$497 million) in the Impacted Community.

The activity resulted in the direct employment of 2,117 full time equivalent workers within the Impacted Community, including 281 full time equivalent workers directly employed by VicForests and its contractors.

### Background and Context

This study is a fact-based analysis of the net economic benefits (both direct and indirect) of the native timber industry in Victoria. It focuses specifically on the Central Highlands Regional Forest Agreement (RFA) Area, which is one of the key areas of VicForests' operations and the native timber harvesting industry in Victoria.

The Central Highlands RFA Area extends from the Hume Highway in the west, to the Goulburn River in the north, the Goulburn and Thomson Rivers in the east and the Princes Highway in the south and includes towns such as Alexandra, Marysville, Kinglake, Whittlesea, Healesville, Powelltown, Noojee and Yarra Glen.

The Central Highlands RFA Area consists of 623,000 hectares of public land<sup>1</sup>. More than half of all public land is reserved or not available for timber harvesting, including 30% in National Parks, conservation and other reserves.

VicForests currently has access to 303,000 hectares of forest, of which 125,000 hectares (or 20% of the area allocated to VicForests) is suitable for harvesting. Over the last decade, VicForests has harvested an average of 1,580 hectares of forest per year in the Central Highlands RFA Area. This is less than 0.3% of the total public land in the Central Highlands RFA Area.

Accordingly the costs and benefits described throughout the Study are generated annually from just 1,580 hectares harvested and regenerated by VicForests in the Central Highland RFA Area.

### Study Approach

The Study considered only the Central Highlands Regional Forest Agreement (RFA) Area community, and the broader community whose economy is reliant on timber from this region (the Impacted Community) (see Figure i).

<sup>1</sup> Source: VicForests Analysis of the DELWP-owned Corporate Geospatial Data, PLM25 and FMZ100 (Public Land Management 1:25,000 and Forest Management Zones 1:100,000 Last Updated: October 2014)

Deloitte Access Economics has used its Regional General Equilibrium Model (DAE-RGEM) to estimate the net regional economic impact of the native timber industry in the Central Highlands RFA Area relative to a counterfactual scenario where there is no industry. This model captures the direct impacts of VicForests' operations and its flow on implications for the rest of the economy as well as the fact that labour and capital resources the native timber operations would not be available for activity elsewhere in the economy.

#### Findings - Direct<sup>2</sup> impacts

In 2013-14, VicForests' activity in the Central Highlands RFA Area directly generated \$76 million in revenue to VicForests.

The direct revenue from VicForests' operations in the RFA Area is forecast to grow to \$148.9 million (in nominal terms) within 10 years, extrapolating on VicForests forecast volumes and prices.

The activity resulted in the direct employment of 2,117 full time equivalent workers, including 281 full time equivalent workers directly employed by VicForests and its contractors.

#### Findings - Total regional economic impacts

Deloitte Access Economics has modelled the broader impacts of the native timber industry on the Impacted Community and the rest of Victoria, relative to the counterfactual (the hypothetical world without the industry). Under the counterfactual the direct revenue of \$573 million earned by VicForests (\$76 million) and its direct customers (\$497 million) in the Impacted Community is lost, with the labour and capital resources being made available for other, less productive uses in the economy.

The results of the modelling show that relative to the counterfactual, in 2014, Victoria's Gross Regional Product (GRP) is estimated to be \$357 million higher and employment is 2,036 FTEs higher, relative to the counterfactual scenario (no native timber harvesting in the Central Highlands RFA Area).

Table 1: Total regional economic impacts (relative to the counterfactual in 2014)

	Impacted Community	Rest of Victoria (excl. Impacted Community) <sup>3</sup>	Whole of Victoria
Gross Regional Product (GRP)	\$327 million	\$30 million	\$357 million
Employment (FTE)	1,953 FTE	83 FTE	2,036 FTE
Wage rate	2.21%	0.03%	N/A

#### Deloitte Access Economics

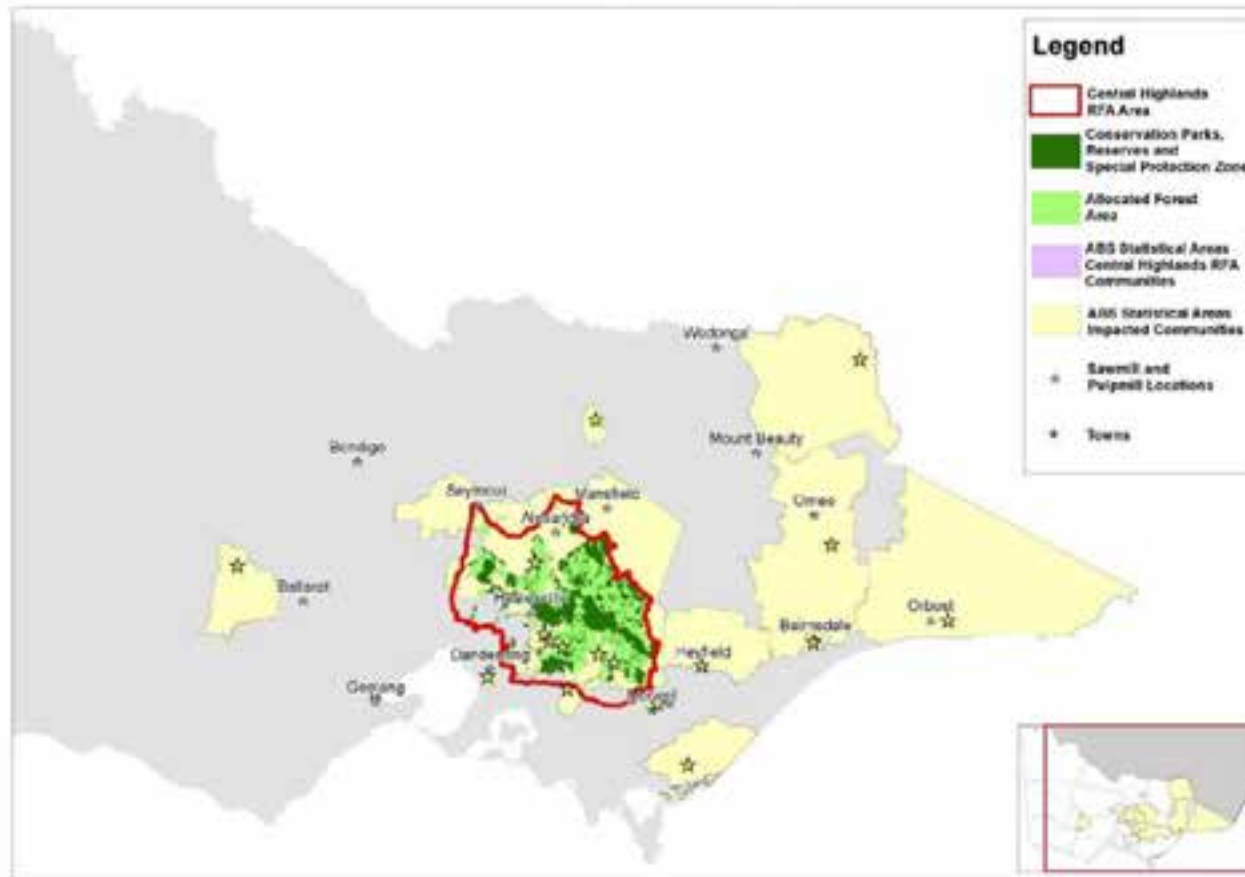
<sup>2</sup> The term 'direct' in this report refers to the activities of VicForests, its contractors and customers. It excludes activities of businesses in manufacturing and downstream processing that may be linked to the native timber industry in the Central Highlands RFA Area.

<sup>3</sup> The impact associated with those whose employment is directly attributable to the native timber industry in the Central Highlands RFA Area but who are located in metropolitan Melbourne is included in the Impacted Community results.



Economic assessment of the native timber industry in the Central Highlands RFA Area

Figure i: Impacted Community



Source: VicForests

Deloitte Access Economics

iii

# 1 Introduction

## 1.1 The native timber industry in Victoria

VicForests is a state-owned enterprise, established in 2003 under the *State Owned Enterprises Act 1992*. It is operated on a commercial basis to deliver economic returns to Victoria over the long term. VicForests is vested the timber resources of approximately 26% of Victoria's public native forest area (equivalent to 1.8 million hectares of State Forest), for the purposes of harvest, sale and regeneration. Access to timber resources is legislated through the Sustainable Forests (Timber) Act 2004 and the publication of an Allocation Order.

VicForests is required to comply with the Code of Practice for Timber Production 2014 to ensure that timber harvesting and associated activities are compatible with the conservation of a range of forest values. VicForests is also certified to the Australian Forestry Standard and is currently working toward Forest Stewardship Council certification. Both certification schemes provide assurances that forest management activities give consideration to environmental, social and economic criteria based on independently verified and globally recognised standards.

## 1.2 About this study

This study aims to provide a reference point for key stakeholders in the Victorian native timber industry more broadly, with analysis that can be used in the public domain to inform discussion about the current and future scope of the industry.

The Study is being completed in two parts. This first report focuses on the financial and broader economic impacts of VicForests' operations in the Central Highlands RFA Area. A second report, which will be released later in 2015, will consider environmental and social impacts – including effects on water yields, carbon and fire – of VicForests' operations.

The Central Highlands Regional Forest Agreement (RFA) Area is one of five key areas in which VicForests operates, and includes a diverse range of forest values, including water catchments, flora and fauna, tourism, recreation and other non-timber product industries. The Central Highlands RFA Area extends from the Hume Highway in the west to the Goulburn River in the north, the Thomson River in the east and the Princes Highway in the south, and for the purpose of quantifying economic impacts, has been approximated using ABS Statistical Area Level 2 (SA2) blocks, the smallest level at which economic data is readily available.

This holistic approach to evaluating the costs and benefits of the industry more directly communicates the key economic impacts of the industry in the Central Highlands RFA Area and broader community reliant on the Central Highlands RFA Area. It is hoped that the results of this analysis will create and inform engagement with the State Government, industry, academia and general public.

Deloitte Access Economics has primarily relied on the data and information provided by VicForests.

The remainder of this report is structured as follows:

- Chapter 2 presents an economic profile of the Central Highlands RFA Area, and the various public land tenures within the Central Highlands RFA Area, illustrating the land available for harvesting. It also defines the 'native timber industry' for the purposes of the study; the two study areas (the Central Highlands RFA Area Community and the Impacted Community), discusses the structure and nature of the Australian forest product industries, and outlines the likely scenario of the industry in the future, and timeframe for analysis.
- Chapter 3 describes the world without the native timber industry in the Central Highlands RFA Area, which is necessary to determine the impacts of the industry and is used in the DAE-RGEM modelling.
- Chapter 4 examines the economic benefits and costs of the native timber industry.
- Chapter 5 presents the results of the DAE-RGEM modelling, and illustrates the flow-on impacts of the native timber industry, in comparison to the counterfactual.

## 2 Background and Scope

This chapter outlines the broad economic profile and public land tenure of the Central Highlands RFA Area. It defines the native timber industry for the purposes of this study and the activities included in the definition. This provides the background and context to inform the description of the two study areas of interest – the Central Highlands RFA Area Community and the Impacted Community.

### 2.1 Economic profile of the Central Highlands RFA Area Community

The Central Highlands RFA Area Community<sup>4</sup> has a population of approximately 97,000, which is equivalent to 1.8% of the total Victorian population, and is characterised by a relatively low unemployment rate (6.1% for the December quarter 2014, compared to 6.6% for all of Victoria; Department of Employment, 2015), and a relatively high labour force participation rate (65.9% at the time of the 2011 Census, compared to 64.8% for all of Victoria). The key economic statistics of the Area are presented in Table 2.1.

Table 2.1: Key statistics for the Central Highlands RFA Area Community

Measure	Central Highlands RFA Area Community	All of Victoria
Population	97,411	5,354,039
Unemployment rate	6.1%	6.6%
Labour force participation rate	65.9%	64.8%
Employment (number of jobs in the region)	23,642	2,451,896
Tertiary qualification (% of workforce in the region)	35.2%	37.6%
<b>Major industry employment (% of all employment in the region)</b>		
Accommodation and food services	11.7%	6.1%
Education and training	11.6%	8.2%
Retail trade	10.5%	11.0%
Construction	9.9%	8.2%
Agriculture, forestry and fishing	9.9%	2.2%

Source: ABS Census 2011, Department of Employment 2015

There are a total of 23,642 jobs located within the Central Highlands RFA Area Community, including individuals that may live outside the Central Highlands RFA Area Community but work in it, but excluding individuals that live in the Central Highlands RFA Area Community

<sup>4</sup> The Central Highlands RFA Area Community is an approximation of the Central Highlands RFA Area, through the use of ABS Statistical Area Level 2s, the smallest area at which economic data is broadly available. The SA2s included are: Alexandra, Mansfield, Upper Yarra Valley, Yea, Mount Baw Baw Region, Kinglake, Wallan, Whittlesea, Healesville – Yarra Glen, Yarra Valley, Emerald – Cockatoo, Seymour Region. More detail about the study area is provided in Section 2.4.



but work outside of it. Of those employed in the region, 35.2% have a tertiary qualification, which is lower than Victoria as a whole (37.6%). This indicates that there is a relatively strong labour market in the region, but employment opportunities have relatively lower skill requirements.

The agriculture, forestry and fishing industry (9.9%) and the accommodation and food services (11.7%) industries comprise a larger proportion of the Central Highlands RFA Area economy, as measured by percentage of total employment, than Victoria overall (2.2% and 6.1% respectively), suggesting a high reliance on primary industries and tourism.

## 2.2 Public land tenure in the Central Highlands RFA Area

The Central Highlands RFA Area was selected as the focus of the study because it is one of five key areas in which VicForests operates, and includes a diverse range of forest values, including water catchments, flora and fauna, tourism, recreation and other non-timber product industries.

Within the Central Highlands RFA Area, there are a variety of different public land tenures, which are available for different uses. The Central Highlands RFA Area consists of approximately 623,000 hectares of Public Land and broadly composes the follow land management types (as described by the Department of Environment, Land, Water and Planning (DELWP)):

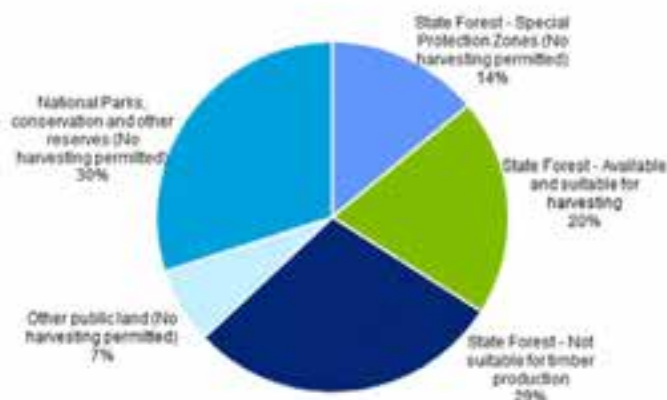
1. National Parks Act and Nature Conservation Reserves,
2. Other Parks and Conservation Reserves
3. State Forest, and
4. Other public land (including Commonwealth and Leasehold land)

Collectively, the forest reserve system within the Central Highlands RFA Area represents 44% of the Total Public Land, comprising 30% of National Parks and Conservation Reserves and 14% Special Protection Zones across State Forest areas.

The remainder of the area comprises of Other Public Land (7%) and State Forest that is considered suitable (about 125,000 hectares or 20% of the public land estate). Approximately 29% of the public land estate is unsuitable for timber production mainly due to further regulatory and operational constraints imposed by the Code of Practice for Timber Production (2014) or non-merchantability factors associated with the forest types.

Chart 2.1 shows the breakdown of the broad forest management categories within the Central Highlands RFA Area.

Chart 2.1: Public land tenure in the Central Highlands RFA Area



Source: VicForests Analysis of the DELWP-owned Corporate Geospatial Data, PLM25 and FMZ100 (Public Land Management 1:25,000 and Forest Management Zones 1:100,000 Last Updated: October 2014)

Over the last decade, VicForests has harvested and regenerated on average 1,580 hectares of forest per year in the Central Highlands RFA Area, which is less than 0.3% of the total public land in the area.

The current forest area available to VicForests, along with the proportion of that area suitable for harvesting and the average area harvested each year by VicForests are described in in Table 2.2.

## 2.3 Definition of the 'native timber industry' for this study

For the purposes of this study, the 'native timber industry' is defined by the activities that VicForests is authorised to undertake in accordance with its Order in Council 2003 and the primary processing activities undertaken by customers that are supplied native timber by VicForests directly, from the Central Highlands RFA Area.

The native timber industry activities considered are:

- Forest Management and Planning services, including timber resource estimation, regulatory compliance planning and monitoring, biodiversity planning and surveillance, forest research
- Timber Product Sales services, including sale of seed and commercial firewood
- Timber Product Harvesting services including timber harvest, stand tending and forest road construction
- Timber Product Haulage and Supply services, including road maintenance services and log storage

- Timber Regeneration Activities, including Seed Collection, storage and supply services, Site preparation services, Site Establishment planting and sowing, pest, disease and weed prevention or management and Site Stocking Surveys and rehabilitation services
- Primary Processing of timber products; including milling of sawn timber, firewood production, wood chip and pulp production.

Secondary processors and other downstream activity are not included in the definition of the native timber industry for the purposes of this study.

**Table 2.2: Key measures of the Central Highlands RFA Area**

Measure (within the Central Highlands RFA Area)	Area (Hectares)	% of Public Land
Total Public Land including all reserves	623,000	100%
National Parks, Conservation Reserves and other State forest reserves (no timber harvesting permitted)	186,000	30%
State forest - Special Protection Zone (no timber harvesting permitted)	87,000	14%
Other Public Land	43,000	7%
Working Forest Area (area of State forest potentially available for timber harvesting – includes both suitable and unsuitable forest)	303,000	49%
Suitable Forest Area i.e. the subset of the Working forest area that is suitable for timber harvesting (for example, not on a slope, near a river, etc.)	125,000	20%
Total Harvested area (average, last 10 years)	1,580	0.3%

Source: VicForests Analysis of the DELWP-owned Corporate Geospatial Data, PLM25 and FMZ100 (Public Land Management 1:25,000 and Forest Management Zones 1:100,000 Last Updated: October 2014)

## 2.4 Study area

This study looks at two areas:

1. The Central Highlands RFA Area Community
2. The Impacted Community.

These areas are described in more detail below.

### 2.4.1 Central Highlands RFA Area Community

The Central Highlands RFA Area is one of five key areas in which VicForests operates, and includes a diverse range of forest values. The *Central Highlands Forest Management Plan* (1998) was developed for the Central Highlands RFA Area, to address conservation and resource use requirements. This includes the *Flora and Fauna Guarantee Act 1988*, the Government's commitments under the *National Forestry Policy Statement* (1992), sawlog and pulplog licence commitments at the time, and the sustainable yield requirements of the *Forests Act 1958*.

The Central Highlands RFA Area extends from the Hume Highway in the west to the Goulburn River in the north, the Thomson River in the east and the Princes Highway in the south, and is covered by 20-year Regional Forestry Agreements for the conservation and sustainable management of Australia's native forests. For the purpose of the economic impact assessment, the Central Highlands RFA Area has been approximated using ABS Statistical Area Level 2 (SA2) blocks, the smallest level at which economic data is readily available. This collection of SA2s is referred to as the 'Central Highlands RFA Area Community'.

There are 12 SA2s that will be included in the Central Highlands RFA Area Community, which were selected based on the following criteria:

- An SA2 that contains Suitable Forest Area within the Central Highlands RFA Area or
- An SA2 that contains a customer that is supplied by the Central Highlands RFA Area, and is located within the Central Highlands RFA Area
- An SA2 that is in the metropolitan Melbourne area is excluded, even if it has a customer located in it.

Hence, the SA2s in the Central Highlands RFA Area Community are:

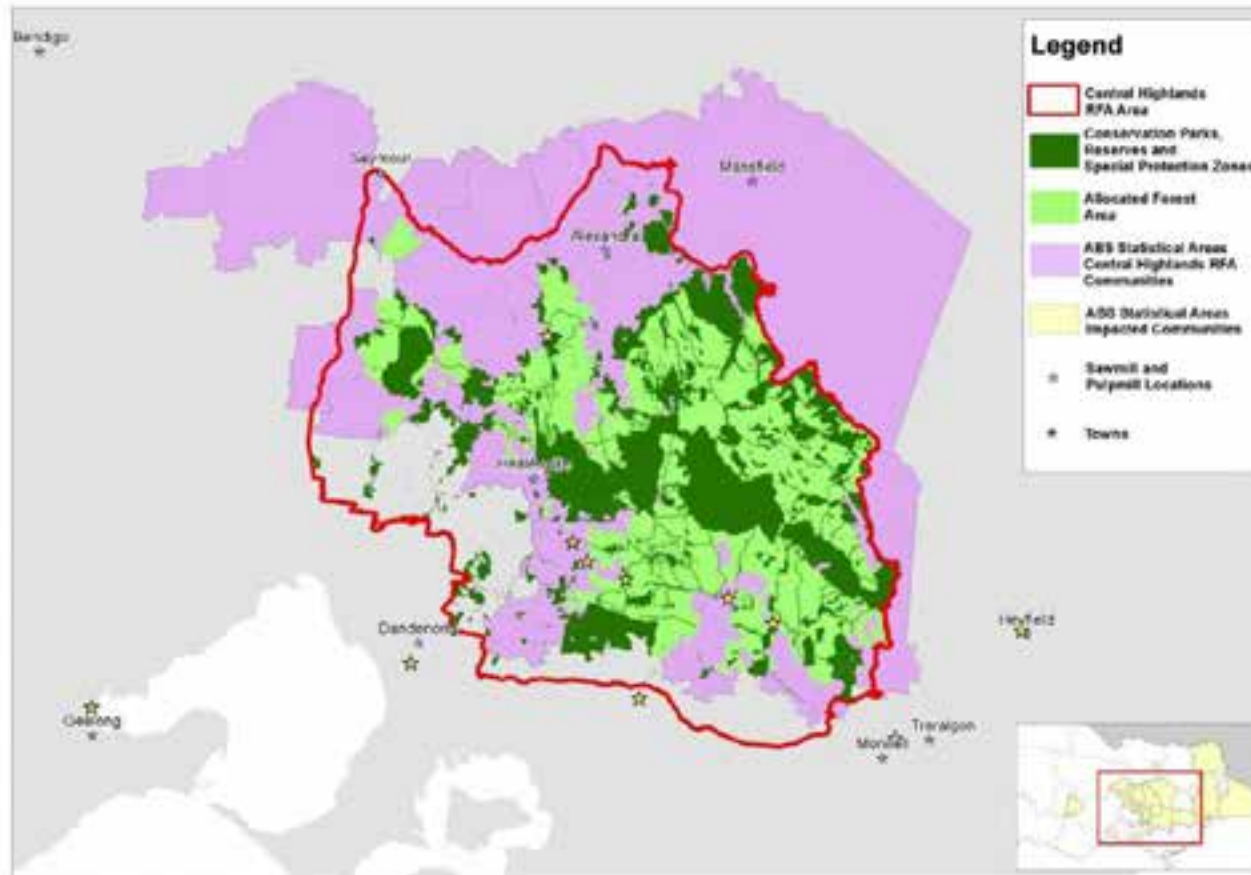
- Alexandra, Mansfield, Upper Yarra Valley, Yea, Mount Baw Baw Region, Kinglake, Wallan, Whittlesea, Healesville – Yarra Glen, Yarra Valley, Emerald – Cockatoo and Seymour Region.

There are some SA2s with boundaries that extend beyond the Central Highlands RFA Area. However, if they meet the above criteria, they are included in the Central Highlands RFA Area Community.



Economic contribution of the native timber industry in the Central Highlands RFA Area

Figure 2.1: Central Highlands RFA Area Community



Source: Vidforests

Deloitte Access Economics

8

## 2.4.2 Impacted Community

The Impacted Community comprises of the Central Highlands RFA Area Community and communities outside of the Central Highlands RFA Area where direct customers of VicForests' timber from the Central Highlands RFA Area are located. The concept of the Impacted Community is used to ensure the study accurately captures the nature of the industry. The majority of VicForests' primary processing customers are located outside the Central Highlands RFA Area, in regional towns and other centres. Thus these communities are directly impacted by the activity of the native timber industry within the Central Highlands RFA Area.

The Impacted Community has also been approximated using SA2s. There are 22 SA2s that will be included in the Impacted Community, which were selected based on the following criteria:

- An SA2 that contains Suitable Forest Area within the Central Highlands RFA Area
- An SA2 that contains industry employment (whether that be a VicForests employee, contractor or customer employee), regardless of whether that employment is located within the Central Highlands RFA Area or not
- An SA2 that is in the metropolitan Melbourne area is excluded from the Impacted Community, even if a customer is located within it, but is included in the Rest of Victoria analysis in Chapter 5.

The SA2s in the Impacted Community are:

- Alexandra, Emerald – Cockatoo, Towong, Bairnsdale, Healesville - Yarra Glen, Upper Yarra Valley, Beaufort, Kinglake, Wallan, Benalla, Morwell, Whittlesea, Bruthen – Ormeo, Mount Baw Baw Region, Yarra Valley, Creswick – Clunes, Orbost, Yea, Drouin, Seymour Region, Mansfield and Yarraw.

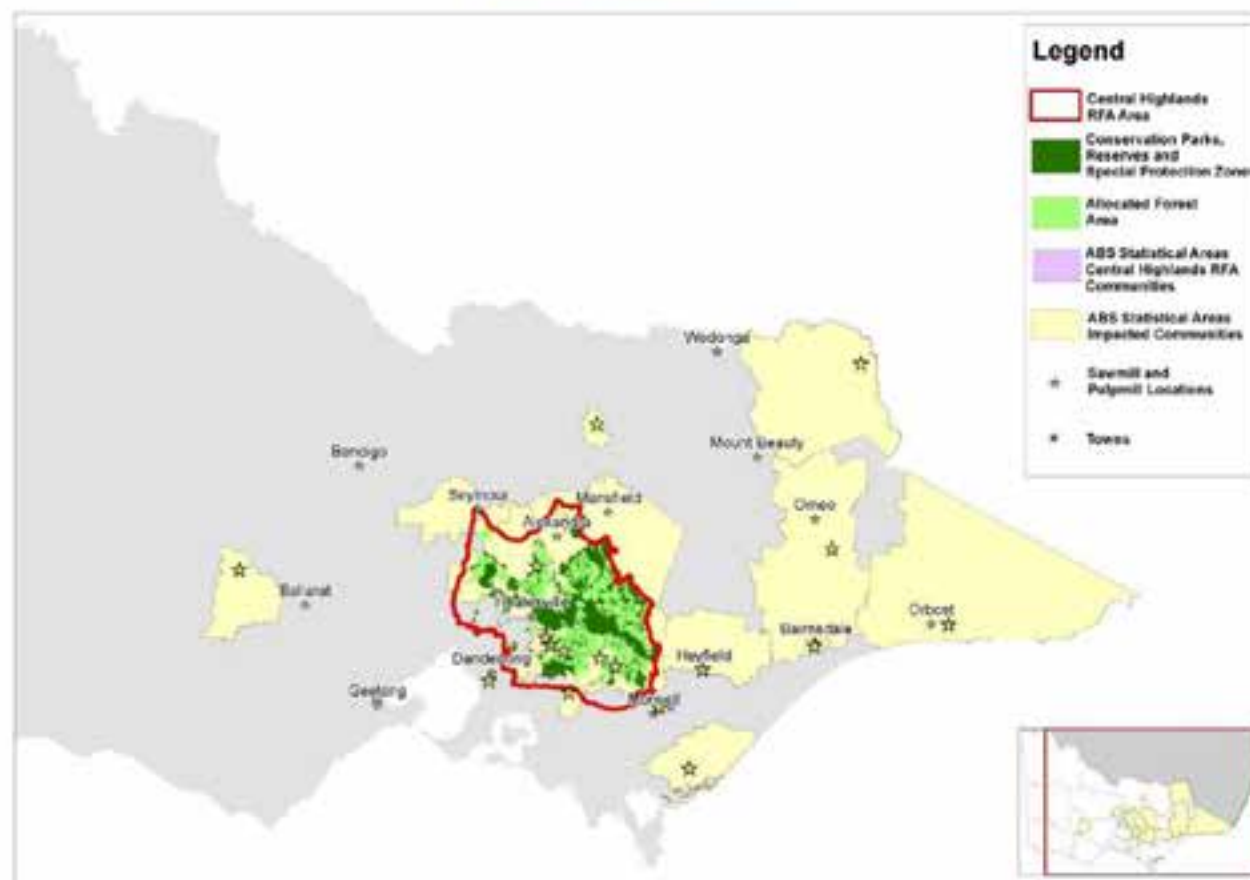
The analysis of the Impacted Community also includes the smaller levels of direct employment at specific employers (Australian Paper and Dormit) that are located outside of these SA2s. This is because these jobs will be directly impacted by the counterfactual scenario. However, the SA2s that these employees are located in are considered outside the Impacted Community for the purposes of this analysis, as the activity of the native timber industry is only a small fraction of overall economic activity in those areas.

A map of the Impacted Community SA2s is presented in Figure 2.2, and includes the working and suitable forest areas, and the location of VicForests customers that are supplied from the Central Highlands RFA Area. The following details have been included:

- Boundary of the Central Highlands RFA Area, as defined by the RFA
- Central Highlands RFA Area working forest area, which is the area vested to VicForests
- Central Highlands RFA Area suitable forest area, which is the subset of the Working forest area that is suitable for timber harvesting (for example, not on a slope, near a river, etc.)
- Central Highlands RFA Area harvesting history, which illustrates the areas that have been harvested by VicForests over the last decade
- Location of customers supplied by the Central Highlands RFA Area
- Boundary of the Impacted Community, as defined by the 22 SA2s.

Economic contribution of the native timber industry in the Central Highlands RFA Area

Figure 2.2: Impacted Community



Source: VicForests

Deloitte Access Economics

10

### 3 Counterfactual

The impacts attributable to the native timber industry in the Central Highlands RFA Area are the difference, or delta, between the world with native timber harvesting within the Central Highlands RFA Area and the world without native timber harvesting within the Central Highlands RFA Area. To distinguish between the two, the world without native timber harvesting is referred to as the *counterfactual*.

For the purposes of the total regional economic analysis and DAE-RGEM modelling (Chapter 5) the counterfactual in this study is defined as the removal of native timber harvesting as an allowable activity in state forests in the Central Highlands RFA Area. In this hypothetical scenario, the timber resources located on land currently classified as General Management Zones or Special Management Zones, would be no longer vested to VicForests for the purpose of timber harvesting. The forests are assumed to be managed as Crown Land (as State forests, or parks and conservation reserves).

Greater detail on the activities that would cease in the Central Highlands RFA Area is provided in Appendix C. In brief the activities that would cease are:

- Native timber harvesting
- Native forest management undertaken by VicForests
- Maintenance of access roads to a standard suitable for use by heavy vehicles
- Supply of machinery, personnel and skills for bushfire management
- Access to the knowledge base on the forests currently managed by VicForests, through VicForests staff and forest contractors working regularly in the Central Highlands RFA Area.

There are limited substitutes available for native timber supplied from the Central Highlands RFA Area. Substitutes would likely need to be imported from outside Victoria because:

- Native timber harvesting may not be practical to a meaningful extent in any other areas of Victoria
- If native timber harvesting were permitted in other parts of Victoria, these areas of Victoria would not contain the same eucalypt species (Mountain Ash in particular), would be located too far from the current mills to harvest and haul, and relocating mills would not be financially feasible
- Plantation timber within Victoria is grown almost exclusively for its pulping properties and generally suitable for paper and low grade pallets, and therefore not a perfect substitute for native timber.

Greater detail on substitutes for native timber is provided in Appendix C, with reference to Poyry (2011).



## 4 Direct impacts

This chapter describes the direct impacts of the native timber harvesting industry in the Central Highlands RFA Area Community and Impacted Community, in terms of the economic benefits and costs.

### 4.1 Economic benefits and costs

The economic benefits and costs of the native timber industry are described in this section, in terms of:

- VicForests' revenue and expenses in the Central Highlands RFA Area
- VicForests' employment in the Central Highlands RFA Area
- Direct native timber harvesting industry employment in the Central Highlands RFA Area and Impacted Communities.

These direct economic impacts are an input to the regional impact analysis and DAE-RGEM modelling, the results of which are described in Chapter 5.

#### 4.1.1 VicForests' revenue and expenses

In 2013-14, the Central Highlands RFA Area generated \$76 million in revenue, and expenses of \$69 million. The revenue from the Central Highlands RFA Area, using the national forest industry's average ratio of value add to production, is equivalent to \$26 million in value added, which represents the value of the goods and services produced by the industry (the output of an industry less its intermediate inputs).<sup>5</sup>

Table 4.1 presents key VicForests financial data disaggregated for the Central Highlands RFA Area. Revenue from the Central Highlands RFA Area (\$76 million) comprises 73% of VicForests' total revenue.<sup>6</sup> The average annual growth rate between 2008-09 and 2013-14 for the Central Highlands RFA Area is also presented, to illustrate trends over time.

Table 4.1: Financial data summary

Item	Central Highlands RFA Area (2013-14)	Central Highlands RFA Average annual growth rate (2008-09 to 2013-14)
Total sales of forest products	\$76,175,260	2.8%
Total expenses (including employee and contractor expenses)	\$68,875,934	1.9%

<sup>5</sup> This is calculated using the industry average value added in forest product industries (34%), based on the ABS Input-Output tables. These are described in further detail in Appendix A.

<sup>6</sup> Total VicForests revenue for 2013-14 financial year was \$104.3 million, as reported in the VicForests Annual Report 2014.

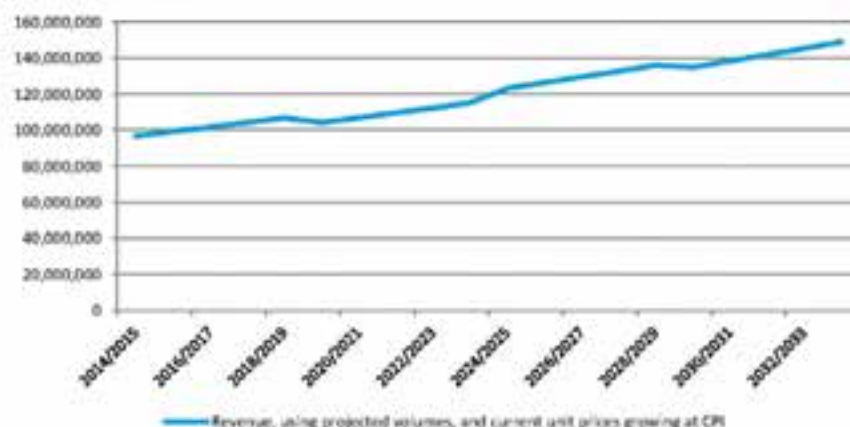
Item	Central Highlands RFA Area (2013-14)	Central Highlands RFA Average annual growth rate (2008-09 to 2013-14)
Fixed assets expenditure	\$273,530	-
Volume sold	823,203 m <sup>3</sup>	9.1%

Source: VicForests.

#### 4.1.1.2 VicForests' revenue projections

Future VicForests revenue was projected using the data provided by VicForests and the assumptions made about the likely future scenario of the industry (as described in Appendix B), and is presented in Chart 4.1.

Chart 4.1: Projected revenue (from projected volumes, nominal dollars)



Source: VicForests. Note: CPI is assumed to be 2.5% per annum. There is a large gap between the 2013-14 revenue and the 2014/15 revenue. This is because the 2013-14 revenue figure in the previous section relates to financial statements and actual revenues, whilst the 2014/15 projected revenue is based on budgeted volumes that may or may not be realised, dependent on whether customers are supplied all of their contracted volume.

The analysis estimates that in 2023-24, VicForests revenue from the Central Highlands RFA Area will be \$148.9 million in nominal terms, based on projected volumes.

This revenue projection is illustrative, and is based on projected volumes (as opposed to VicForests financial data). Thus, the starting points for the revenue projection and financial data do not perfectly align, due to differences in the year of analysis (2013-14 for the financial data, and 2014-15 for the projected volumes data), and timing differences in when sales occur, revenue is recognised and timber is harvested. However, these differences will not impact on the total regional economic impact analysis (Chapter 5), which relies on 2013-14 financial data as its starting point. In addition, the projected revenue presented here assumes that the mix of species (Ash and mixed species) and timber grades sold to customers will remain constant over time, and that prices grow at the rate of CPI.

#### 4.1.2 Employment

Native timber harvesting in the Central Highlands RFA Area supports employment both within and outside the Central Highlands RFA Area.

The total number of direct FTE jobs linked to the industry within the Central Highlands RFA Area Community and the Impacted Community including VicForests' staff, contractors and customers is 2,117 (Table 4.2).

**Table 4.2: Total direct employment**

	Employment (FTE)
Employment by SA2s within the Central Highlands RFA Area Community	405
Employment by SA2s within the Impacted Community, excluding the Central Highlands RFA Area Community	1,285
Other directly impacted employment located outside the Impacted Community	427
<b>Total Direct Employment</b>	<b>2,117</b>

Source: VicForests, DEDJTR

#### 4.1.3 VicForests' employment

Of the total VicForests employment, 33 FTE are based in the Central Highlands RFA Area<sup>7</sup>. In addition, 28.6 FTE are head office staff (defined as the executives, senior managers and support staff) have been allocated to the Central Highlands RFA Area on the basis of revenue (the proportion of all VicForests revenue that is Central Highlands RFA Area revenue), as reported in VicForests' 2014 Annual Report.

#### 4.1.4 Direct native timber harvesting industry employment

Beyond the employment that VicForests provides, there is employment by customers and contractors of VicForests. This employment may be located within Central Highlands RFA Area Community or the Impacted Community. The direct impact of employment in these groups and their effect on the community is considered in this section, and the flow-on impacts of direct native timber harvesting industry employment are explored in Chapter 5.

Employment by SA2s within the Central Highlands RFA Area Community (Table 4.3) and within the Impacted Community (Table 4.4) is presented below.

<sup>7</sup> In 2013-14, VicForests employed a total of 98.3 full-time equivalent workers.

Table 4.3: Employment by SA2s within the Central Highlands RFA Area Community

SA2	VicForests/ Contractor Employment (FTE)	Customer Employment (FTE)	Total (FTE)	% of all employment in SA2
Alexandra	80.8	-	80.8	3.3%
Mansfield (Vic.)	2.1	-	2.1	0.1%
Upper Yarra Valley	24.0	-	24.0	119.9% <sup>8</sup>
Yea	24.5	15.0	39.5	3.8%
Mount Baw Baw Region	100.1	53.0	153.1	10.4%
Kinglake	21.8	-	21.8	3.3%
Wallan	11.1	-	11.1	0.7%
Whittlesea	3.2	-	3.2	0.2%
Healesville – Yarra Glen	0.6	-	0.6	0.0%
Yarra Valley	12.7	56.0	68.7	2.3%
Emerald – Cockatoo	0.2	-	0.2	0.0%
Seymour Region <sup>9</sup>	0.0	0.0	0.0	0.0%
<b>Total</b>	<b>281.0</b>	<b>124.0</b>	<b>405.0</b>	<b>1.9%</b>

Source: VicForests, DEDJTR, ABS Census 2011. Note: VicForests/Contractor Employment is based on the distribution of harvesting over the last 10 years, and attributing employment proportionately. Customer Employment is based on the SA2 the customer is located in, rather than harvesting history. No harvesting occurred in the Seymour Region SA2 in the last decade. Percentage of all employment calculated using ABS 2011 Census Place of work data.

The final column, percentage of all employment in the SA2 that is native timber industry employment (as defined in this study) provides an indication of the level of dependence a community (an SA2) has on the native timber industry.

Table 4.4: Direct employment located outside the Central Highlands RFA Area Community

SA2	Customer Employment (FTE)	% of all employment in SA2
Bairnsdale	13	0.2%
Beaufort <sup>10</sup>	N/A	N/A
Benalla	36	0.8%
Bruthen – Ormeo	18	1.2%

<sup>8</sup> This is greater than 100% because VicForests employment has been allocated to SA2s based on harvesting history, whilst total employment in a SA2 is based on ABS 2011 Census Place of work data, which shows only 20 people employed in the Upper Yarra Valley SA2.

<sup>9</sup> No harvesting occurred in the last decade in the Seymour Region SA2, however, it does contain suitable forest area, and hence is included in the Central Highlands RFA Area Community.

<sup>10</sup> There is one customer located in Beaufort SA2, however, no employment data for this customer was available.



SA2	Customer Employment (FTE)	% of all employment in SA2
Drouin	9	0.3%
Maffra	205	6.0%
Morwell	895	10.2%
Orbost	81	3.6%
Towong	16	0.8%
Yarram	12	0.7%
<b>Sub-total</b>	<b>1,285</b>	<b>1.4%</b>
<b>Other directly impacted employment located outside the Impacted Community</b>		
Metropolitan Melbourne	427	Less than 0.1%
<b>Total</b>	<b>1712</b>	<b>Less than 0.1%</b>

Source: VicForests, DED/ITR, ABS Census 2011.

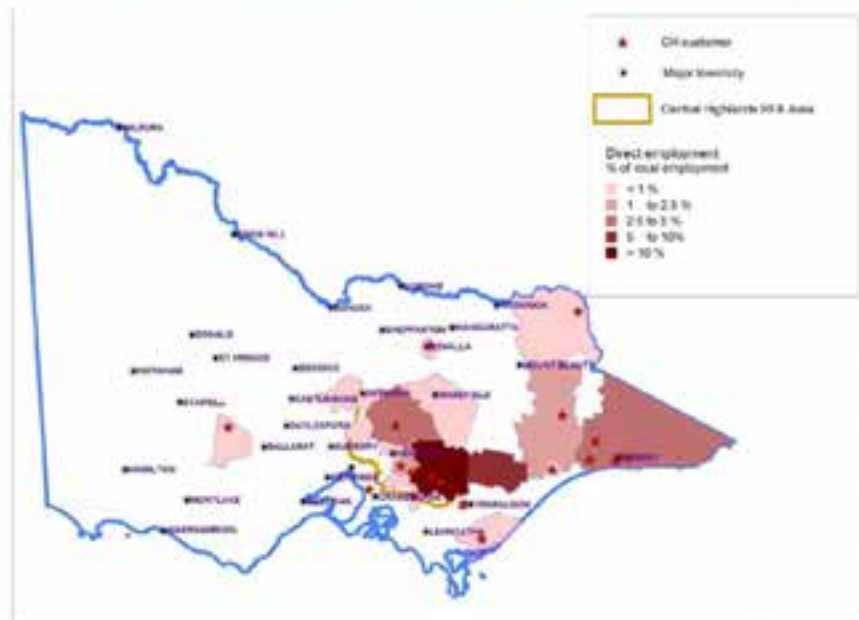
Notes:

1. Customer Employment is based on the SA2 the customer is located in, rather than harvesting history. Percentage of all employment calculated using ABS 2011 Census Place of work data.
2. 895 jobs at the Australian Paper site at Maryvale (Morwell SA2) have been included in the direct employment figures as Poyry (2011) concludes there is no commercially viable replacement for the fibre sourced directly from VicForests. Australian Paper also employs 355 people in metropolitan Melbourne.

Looking at the Impacted Community, Maffra SA2 and Morwell SA2 have the highest dependence on the native timber industry for employment, as measured by the percentage of all employment in the SA2 in the native timber industry. This is the result of two large customers, Australian Sustainable Hardwoods and Australian Paper, being located in these SA2s.

Figure 4.1 illustrates the percentage of SA2 employment that is part of the native timber industry in the Impacted Community, and thus the areas of Victoria that are most reliant on the industry for employment.

Figure 4.1: Reliance on the native timber industry for employment by SA2



Source: VicForests, DEDJTR (2014), Deloitte Access Economics calculations.

This section has shown the reliance of different parts of the Impacted Community on the native timber industry for employment. The level of reliance varies greatly across SA2s, and in part depends on the relative size of a SA2s economy. For instance, the Upper Yarra Valley SA2 has a very high reliance on the industry for employment, driven in part by the very small employment base in that SA2. On the other hand, the Yea SA2 has a similar number of FTEs in the native timber industry, but significantly less reliance on the native timber industry for employment.

## 4.2 Summary of direct benefits and costs

In summary, \$573 million in revenue was generated by VicForests and its contractors (\$76 million) and its direct customers (\$497 million) in the Impacted Community in 2013-14.

This activity resulted in the direct employment of 2,117 full time equivalent workers, including 281 full time equivalent workers directly employed by VicForests and its contractors.

## 5 Total regional economic impacts

This chapter presents the total regional economic impacts of the native timber industry on the Impacted Community over time, through the use of Computable General Equilibrium (CGE) modelling. CGE modelling allows the total regional economic impacts of the native timber industry to the Impacted Community and the rest of Victoria to be quantified.

For the purposes of this study, Deloitte Access Economics' Regional General Equilibrium model (known as DAE-RGEM) was customised to create the Impacted Community region, as described in Section 2.4.2, with each of the 22 SA2 areas as units in the model, in their full state, national and global context.

Technical detail on the DAE-RGEM can be found in Appendix E.

### 5.1 DAE-RGEM inputs

The direct economic impacts presented in Section 4.1, that is, the revenue, expenditure and employment of the native timber industry in the Central Highlands RFA Area and Impacted Community were used as inputs into the DAE-RGEM. The impact associated with those directly employed by the native timber industry in the Central Highlands RFA Area but located in metropolitan Melbourne are included in the Impacted Community results.

Using these inputs, the DAE-RGEM calculates changes in macroeconomic aggregates such as gross regional product (GRP), employment and wages.

The model captures the direct impacts of VicForests' operations and its flow on implications for the rest of the economy as well as the fact that labour and capital resources the native timber operations would not be available for activity elsewhere in the economy.

These macroeconomic outcomes for each scenario were compared to the counterfactual (as outlined in Chapter 3), with deviations from the base case described in the following sections.

### 5.2 Modelling results

#### 5.2.1 Gross Regional Product

In 2014, the Impacted Community's GRP is estimated to be \$327 million higher as a result of having a native timber industry in the Central Highlands RFA Area. The increase in GRP represents a 4.4% increase in the size of the economy in the Impacted Community relative to the counterfactual of not having a native timber industry.<sup>11</sup>

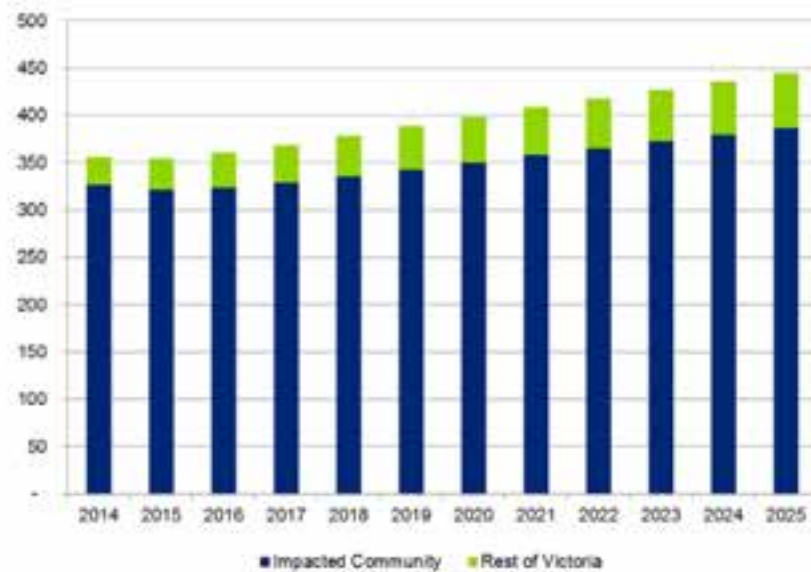
There is an additional impact on the rest of Victoria, in that the Victorian economy (excluding the Impacted Community) GRP is \$30 million higher as a result of having the

<sup>11</sup> In comparison, the Impacted Community's current GRP is approximately \$7.6 billion.

## Economic assessment of the native timber industry in the Central Highlands RFA Area

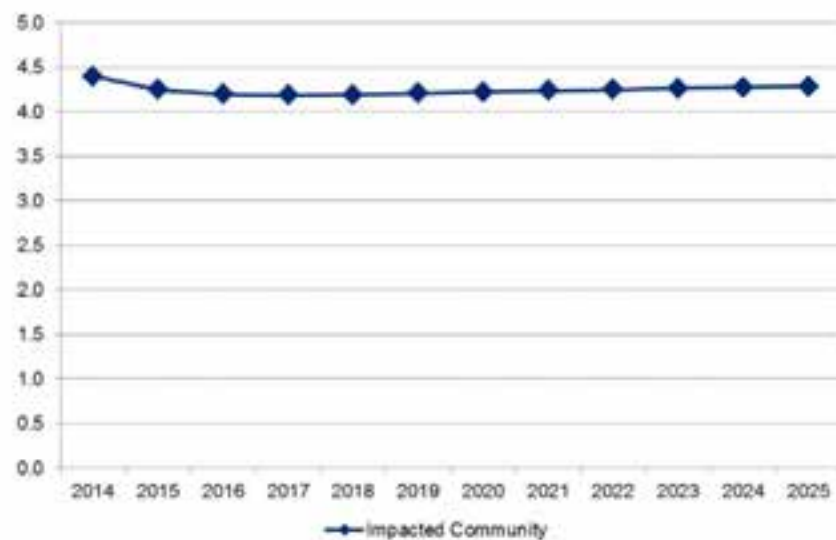
native timber industry in the Central Highlands RFA Area, i.e. the total impact of the native timber industry in the Central Highlands RFA Area on the Victorian economy is \$357 million in 2014.

Chart 5.1: GRP deviations (in \$2014-15) million



Source: Deloitte Access Economics

Chart 5.2: GRP (% increase relative to the counterfactual)



Deloitte Access Economics

19



Source: Deloitte Access Economics

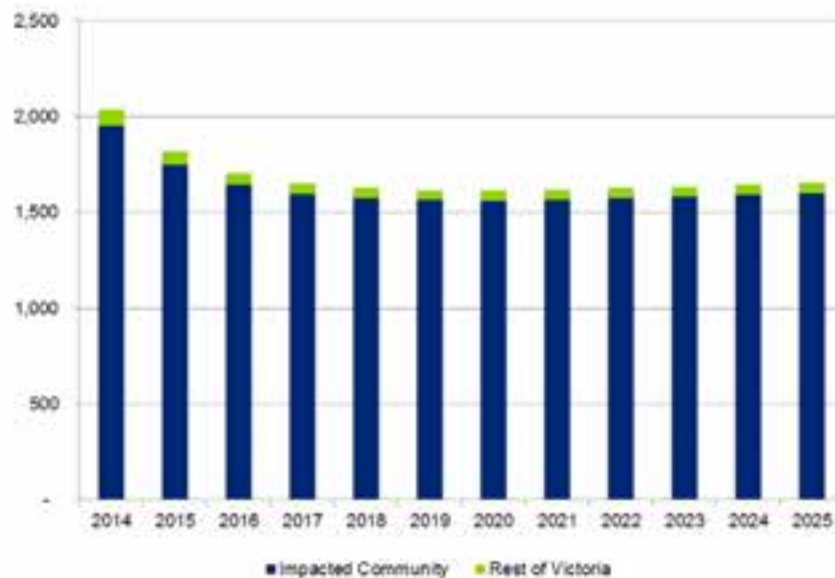
### 5.2.2 Employment and wages

The native timber industry is also estimated to have an impact on employment. In 2014, the Impacted Community is estimated to employ an additional 1,953 FTEs (full time equivalent) as a result of the presence of the native timber industry in the Central Highlands RFA Area. This represents 3.5% of regional employment, where there are 56,000 FTEs in total. It results in a further 83 FTEs in the rest of Victoria. Thus, a total of 2,036 FTEs are added to the Victorian economy. The impact of the industry on employment, relative to the counterfactual, decreases over time, because the economy as a whole adjusts. Workers who would initially be unemployed in the counterfactual will find other employment opportunities over time.

The Study has not considered employment in manufacturing and downstream processing which is linked to the native timber industry in the Central Highlands RFA Area. There is potential for this additional employment to be the focus of future studies.

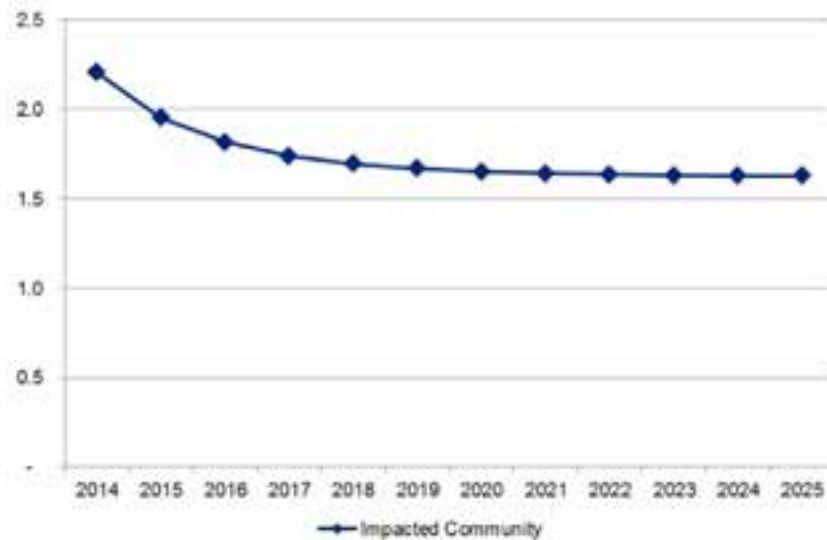
It is noted, that the presence of the industry also results in a higher wage level across the regional communities, with overall wages in the Impacted Community being 2.2% higher as a result of the native timber industry in the Central Highlands RFA Area.

Chart 5.3: Employment (FTE) deviations



Source: Deloitte Access Economics

Chart 5.4: Wage rate deviation (% increase relative to the counterfactual)



Source: Deloitte Access Economics

### 5.2.3 Comparison with direct impacts

Table 5.1 illustrates how the direct impacts compare to the DAE-RGEM results. A \$196 million value add shock to the native timber industry in the Impacted Community results in a whole of economy GRP impact of \$357 million across Victoria in 2014. This is equivalent to a multiplier of 1.82.

Table 5.1: DAE-RGEM inputs

	Revenue	Value add	Employment (FTE)
VicForests (including contractors)	\$76 million	\$26 million <sup>12</sup>	281
VicForests' customers	\$497 million <sup>13</sup>	\$170 million <sup>14</sup>	1,836
Total (direct impact)	\$573 million	\$196 million	2,117
<b>DAE-RGEM results (whole of economy)</b>	-	<b>\$357 million</b>	<b>2,036</b>

<sup>12</sup> Estimated using the ABS Input-Output tables, see Section 4.1.

<sup>13</sup> Estimated using the same output to FTE and value-add to FTE ratio as for VicForests. This is done as customers' revenue figures are commercially confidential. The ratio has been calculated using the industry average value added in forest product industries (34%), based on the ABS Input-Output tables. These are described in further detail in Appendix A.

<sup>14</sup> Ibid.

## References

- ABARES. (2014). *Australian forest and wood products statistics, March and June quarters 2014*. Australian Bureau of Agriculture and Resource Economics and Sciences, Canberra, November.
- Allen Consulting Group. (2006). *Victoria's Forest Industries – An Economic Impact Assessment*.
- Australian Bureau of Statistics (ABS) (2013a) *Australian National Accounts: Input-Output Tables 2009-10*, Cat No. 5209.0.55.001
- Australian Bureau of Statistics (ABS) (2013b) *Population Projections, Australia, 2012 (base) to 2101*, Cat No. 3222.0
- Department of Economic Development, Jobs, Transport and Resources. (2015). *Eastern Victoria showing mill locations, VicForests' contracted supply (3/12/2014) and direct mill employment*.
- Department of Employment. (2015). *SA2 Data tables – Small Area Labour Markets – December quarter 2014*. Retrieved from: <https://docs.employment.gov.au/node/34691>
- Poyry. (2011). *Review of the Issues affecting the Transition of Victoria's Hardwood Processing Industry from Native Forest to Plantations*.
- Schirmer, J., Mylek, M., Marison, J. (2013). *Socio-economic Characteristics of Victoria's forestry industries, 2009-2012*. Department of Primary Industries.
- VAFI/VicForests. (2010) in VicForests. (2013). *Victoria's Native Timber Industry*. Retrieved from: <http://www.vicforests.com.au/files/civixvffzn/Victoria%27s-Native-Timber-Industry-%28Jan-%2713%29.pdf>
- VicForests. (2014). *VicForests Annual Report 2014*.
- Victorian Auditor-General's Report. (2013). *Managing Victoria's Native Forest Timber Resources*

## Appendix A: Forestry products industries

### Industry value added in forest product industries

To put this study on the native timber industry in the Central Highlands RFA Area into context, it is worth examining the size and structure of the national forestry sector.

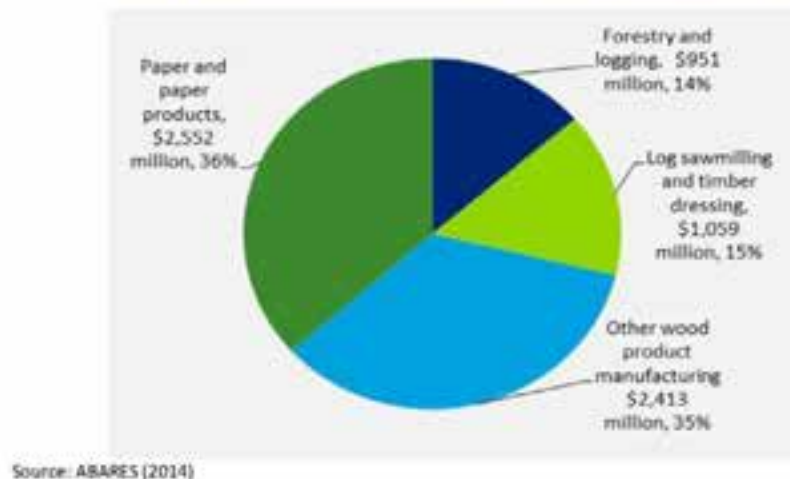
In 2012-13, Victoria accounted for 30% of Australia's forestry industry in terms of volume and 31% in terms of value, with a log production volume 6.9 million m<sup>3</sup> and a value of \$463 million.

The Australian native timber industry accounts for around 22% of Australia's forestry industry. In 2012-13, Victoria accounted for 35% of Australia's native timber industry in terms of volume and 32% in terms of value, with a log production volume of 1.3 million m<sup>3</sup> and a value of \$109 million.

According to ABARES (2014), forestry contributed 0.5% to Australia's GDP in 2012-13, with a total value of \$7.0 billion. Based on ABS (2013a) Input-Output tables 2009-10, value add is 34% of the industry's Australian production value.

Forestry and logging contributes \$1.0 billion (14%); log sawmilling and timber dressing \$1.1 billion (15%); other wood product manufacturing \$2.4 billion (35%); and paper and paper products \$2.6 billion (36%), to total forestry industry value add, as shown in Figure A.1.

Figure A.1: Contribution to the forestry industry value add (2012-13)





## Forestry supply chain

### Inputs into the industry

Forestry and logging sources most of its inputs (by value) from within the industry; forestry support services and fuel are other major inputs.

The main inputs into sawmill product manufacturing, wood product manufacturing and pulp, paper and paperboard manufacturing are forestry and logging and road transport, with sawmill product manufacturing also being a key input source for wood product and pulp, paper and paperboard manufacturing.

Table A.2: Inputs into the industry

Forestry and logging	% of all inputs	Sawmill Product Manufacturing	% of all inputs	Other Wood Product Manufacturing	% of all inputs	Pulp, Paper and Paperboard Manufacturing	% of all inputs
Forestry and logging	57%	Forestry and logging	20%	Sawmill Product Manufacturing	15%	Sawmill Product Manufacturing	17%
Agriculture, Forestry and Fishing Support Services	10%	Road Transport	13%	Forestry and logging	8%	Road Transport	8%
Wholesale Trade	8%	Wholesale Trade	8%	Road Transport	3%	Forestry and logging	8%
Electricity	2%	Transport Support services (Hire, Rep, Rep)	7%	Wholesale Trade	8%	Structural Metal Product Manufacturing	7%
Automotive Repair and Maintenance	2%	Sawmill Product Manufacturing	1%	Other Wood Product Manufacturing	8%	Wholesale Trade	7%
Hotel Trade	1%	Nonresidential Property Operators and Real Estate Services	4%	Structural Metal Product Manufacturing	1%	Transport Support services and storage	4%
Road Transport	1%	Employment, Travel Agency and Other Administrative Services	2%	Nonresidential Property Operators and Real Estate Services	4%	Nonresidential Property Operators and Real Estate Services	4%
Operated with other Machinery and Equipment Manufacturing	1%	Professional, Scientific and Technical Services	2%	Transport Support services and storage	4%	Professional, Scientific and Technical Services	4%
Other Repair and Maintenance	1%	Construction Services	2%	Employment, Travel Agency and Other Administrative Services	4%	Sawmill Product Manufacturing	3%
				Other Wood Product Manufacturing	3%	Oil and gas extraction	2%
<b>Total Top 10</b>	<b>96%</b>	<b>Total Top 10</b>	<b>80%</b>	<b>Total Top 10</b>	<b>68%</b>	<b>Total Top 10</b>	<b>80%</b>

Source: ABS (2013a)

### Downstream Industries

The main user of forestry and logging is the industry itself; sawmill manufacturing and other wood product manufacturing are the other main downstream industries.

Sawmill product manufacturing and other wood product manufacturing sell the majority of their outputs to the construction industry; a smaller share goes to furniture manufacturing. Pulp, paper and paperboard manufacturing sells 80% of its outputs to the printing industry.

Economic assessment of the native timber industry in the Central Highlands RFA Area

Table A.3: Downstream industries

Forestry and logging	% of all sales	Timber Product Manufacturing	% of all sales	Other Wood Product Manufacturing	% of all sales	Pulp, Paper and Paper Product Manufacturing	% of all sales
Timber and logging	50%	Construction Services	20%	Construction Services	50%	Papering	50%
Wood Product Manufacturing	20%	Residential Building Construction	10%	Residential Building Construction	25%	Paper, Stationery and other Computed Paper Product Manufacturing	5%
Other Wood Product Manufacturing	10%	Other Wood Product Manufacturing	10%	Non-Residential Building Construction	5%	Papering	5%
Pulp, Paper and Paper Product Manufacturing	5%	Furniture Manufacturing	10%	Heavy and Civil Engineering Construction	5%	Wool, Spins and Textiles	1%
Other Chemical Manufacturing	5%	Non-Residential Building Construction	5%	Other Wood Product Manufacturing	5%	Food and Beverage Services	5%
Other Chemical Manufacturing	5%	Other Wood Product Manufacturing	5%	Furniture Manufacturing	5%	Wholesale Trade	5%
Furniture Manufacturing	5%	Pulp, Paper and Paper Product Manufacturing	5%	Wholesale Trade	5%	Hotel, Restaurant, and Temporary Accommodation	5%
Printing, Publishing and Reproduction	5%	Heavy and Civil Engineering Construction	5%	Construction of Buildings	5%	Food and Drink Manufacturing	5%
Agriculture, Forestry and Fishing Support Services	1%	Wholesale Trade	5%	Other and Other Manufacturing	5%	Food, Chemical Manufacturing	5%
Other Wood Product Manufacturing	5%	Wholesale Trade	5%	Food, Chemical and Textile Manufacturing	5%	Non-Ferrous Metal Manufacturing	5%
Total Top 10	90%	Total Top 10	80%	Total Top 10	80%	Total Top 10	80%

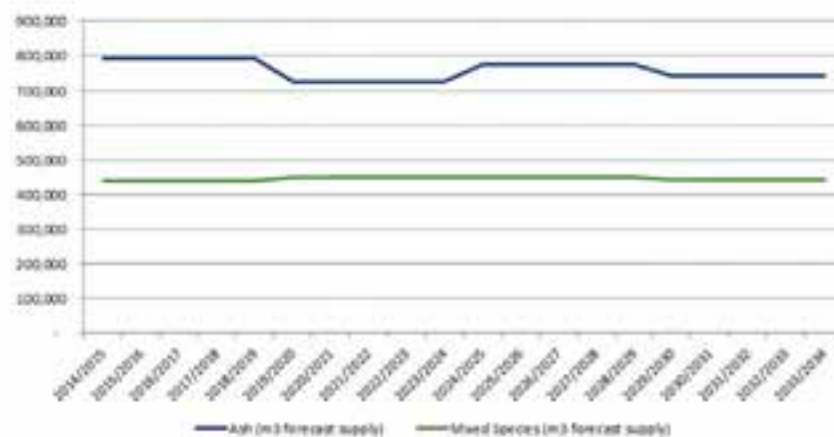
Source: ABS (2013a)

## Appendix B: Likely scenario of the industry in the future

The analysis in this study has focused primarily on the annual benefits and costs (both direct and indirect) of the native timber industry in the Central Highlands RFA Area. In order to gain a broad understanding of the likely future scenario of the industry, projections of supply volumes and unit prices have been made, based on VicForests data.

Chart B.1 illustrates the forecast supply volumes from the Central Highlands RFA Area. These forecasts are from VicForests' Block Volume Supply model, which show that volumes are expected to be relatively flat over the next 20 years.

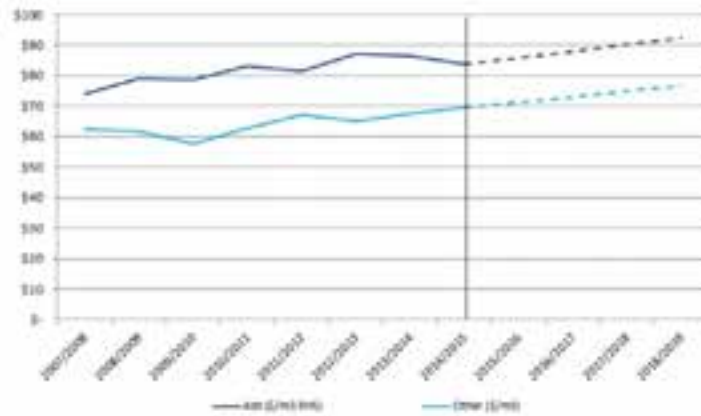
Chart B.1: Forecast supply volumes (m<sup>3</sup>)



Source: VicForests.

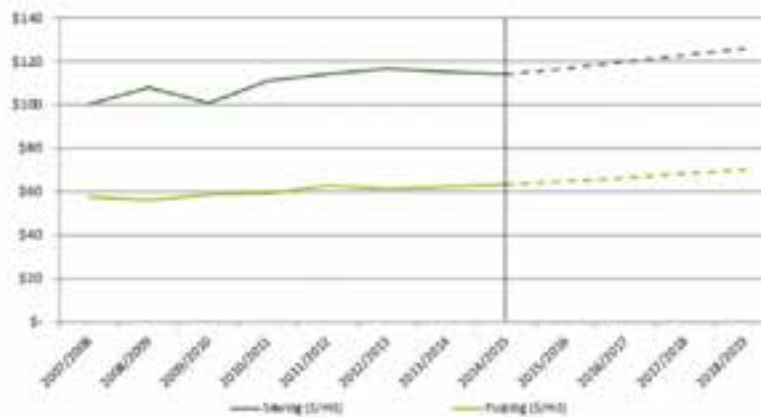
Projected unit prices by species and product type are illustrated in Chart B.2 and Chart B.3. The projections are based on historical unit prices (derived from VicForests historical sales revenue and harvesting and haulage costs), and assume that unit prices will grow by CPI (2.5%, in line with Victorian DTF 2014-15 State Budget CPI forecast for 2015-16 to 2017-18).

**Chart B.2: Price by species (historical and projected, nominal dollars)**



Source: VicForests, Historical average sale price per unit, excluding salvage. Future unit prices projected assuming growth in line with CPI.

**Chart B.3: Price by product type (historical and projected, nominal dollars)**



Source: VicForests, Historical average sale price per unit, excluding salvage. Future unit prices projected assuming growth in line with CPI.



## Appendix C: Counterfactual and Substitution

### Counterfactual

Under the counterfactual the following activities will cease in the Central Highlands RFA Area:

- Native timber harvesting
  - Substitutes for the native timber currently harvested are likely to be imported from outside Victoria (see the following section on Substitution for greater detail). In summary, this is because:
    - Native timber harvesting may not be practical to a meaningful extent in any other areas of Victoria
    - If native timber harvesting were permitted in other parts of Victoria, these areas would be located too far from mills to harvest and haul, and relocating mills would not be financially feasible
    - Plantation timber is only suitable for paper and low grade pallets, and therefore not a perfect substitute for native timber.
- Native forest management undertaken by VicForests
  - Timber resources would be transferred back from VicForests to DELWP (reversing the Allocation Order 2013 which transfers the timber resources from DELWP to VicForests).
- Maintenance of access roads to a standard suitable for use by heavy vehicles
  - Ownership and management of timber haulage roads would be transferred to DELWP. As a result, access roads may not close, but the standard to which they are being maintained would diminish, as there is no longer a requirement to maintain them for heavy vehicles.
- Supply of machinery, personnel and skills for bushfire management
  - Without the native timber industry, timber harvesting businesses may not maintain machinery capable of fighting fires.
- Access to the knowledge base on the forests currently managed by VicForests, through VicForests staff and forest contractors working regularly in the Central Highlands RFA Area

### Substitution (Poyry, 2011)

Poyry (2011) analysed the proposition of substituting logs from hardwood plantations established in Western Victoria for native forest hardwood logs used by existing forest industry processors, mostly based in Eastern Victoria. They noted the following challenges:

#### Hardwood plantations for use as pulpwood

- Hardwood plantations were established to support the pulpwood markets in Asia-Pacific, mainly Japan, with their locations, species and management regimes optimised to suit that market. With declining volumes forecast for the mid-term, supply from that source is tight.
- It is technically feasible for processors (such as Australian Paper) to transition to pulpwood from Western Victoria - if it pays an export parity parity, or slightly higher price, for the pulpwood. However, there are significant economic and logistics impacts as well as supply risks. Furthermore, Australian Paper would have to compete directly with exports, for which significant investments have already been made.

#### Hardwood plantations for use as sawlogs

- Plantation wood is not a direct substitute for native forest wood; and the difference between the two types of wood is significant. While it is possible to process plantation-grown eucalypts to sawn timber and veneer products, this is usually done in regions with higher plantation growth rates, lower labour costs and strong markets for the residue material from the sawmills. Even so, less than 1% of global eucalypt plantations is managed for high-value sawlogs.
- Australia has so far been unable to establish a sustainable industry based on plantation-grown eucalypts. This is partly due to high labour costs and partly because plantation-grown eucalypts have different properties to native forest timber (such as relatively smaller dimensions, higher inherent growth stress and shrinkage, lower density and lighter colour) resulting in lower productivity in the sawmill and lower-value products in the market.
- It is technically possible to convert pulpwood plantations to a sawlog regime when the plantations are less than three to four years old. However, the majority of pulpwood plantations in Western Victoria are too old to be converted into sawlog plantations. Furthermore, there is no established market for the sawlogs today, so convincing any existing pulpwood estates to convert to a sawlog regime would be difficult.
- The majority of hardwood plantations in Western Victoria are *Eucalyptus globulus*, which is an excellent pulpwood species but not a premium sawlog species. Better sawlog species, such as *Corymbia maculata* and *Eucalyptus cladocalyx*, would require longer rotations of at least 25-30 years. However, these species are not valued as pulpwood species, so residues from thinning and sawmilling operations would be of low value, impacting the economics of processing these species.

#### Substitutes in the absence of native timber harvesting

- If native forest sawlogs are not available, it is likely that appearance grade timber would be replaced by imports, which are unlikely to have better environmental credentials than the Victorian product it would replace. For structural grades, product from pine plantations will supply the market.

## Appendix D: Forestry industry employment

### Estimates from various data sources

Different data sources have different in employment numbers for the Victorian forestry industry. This could be the result of differences in reporting, timing, and industry or geography definitions.

Table D.1 presents the estimates of forestry industry employment in Victoria, and they are broadly consistent. The analysis in this study has relied on the numbers provided by VicForests for the purposes of this study, supplemented by DEDJTR (2014) where additional data on VicForests customers was available.

Table D.1: Victorian forestry industry employment estimates

Data source	Employment	Region/Victoria	Note
VicForests	281	Central Highlands RFA Area	FTE, inside Central Highlands RFA, VicForests contractors and VicForests employees
DEDJTR	124	Central Highlands RFA Area	FTE, inside Central Highlands RFA, VicForests customer employees
	1,712	Impacted Community and other directly impacted employment outside the Impacted Community (excluding the Central Highlands RFA Area)	FTE, outside Central Highlands RFA, VicForests customer employees (including all Australian Paper employees) – includes list updated in 2015 of customers supplied from the Central Highlands RFA Area
Auditor General (VAGO, 2013)	519	Victoria total	Victoria total, directly employed by VicForests or harvest and haulage contractors between 2004 and 2013
Allen Consulting (2006)	1,200	Victoria total	Victoria total, estimated by 2020
Schirmer (2013)	2,855	Goulburn and Gippsland (larger than the Central Highlands RFA Area)	Goulburn and Gippsland areas (which cover an area larger than the Central Highlands RFA Area) in 2012
VAFI/VicForests Survey of Victorian Sawmills (2010)	3,000	Victoria total	Victoria total, directly employed by native timber industry

## Appendix E: DAE-RGEM

### Overview

The Deloitte Access Economics – Regional General Equilibrium Model (DAE-RGEM) is a large scale, dynamic, multi-region, multi-commodity computable general equilibrium model of the world economy. The model allows policy analysis in a single, robust, integrated economic framework. This model projects changes in macroeconomic aggregates such as GDP, employment, export volumes, investment and private consumption. At the sectoral level, detailed results such as output, exports, imports and employment are also produced.

The model is based upon a set of key underlying relationships between the various components of the model, each which represent a different group of agents in the economy. These relationships are solved simultaneously, and so there is no logical start or end point for describing how the model actually works.

Figure E.1 shows the key components of the model for an individual region. The components include a representative household, producers, investors and international (or linkages with the other regions in the model, including other Australian States and foreign regions). Below is a description of each component of the model and key linkages between components. Some additional, somewhat technical, detail is also provided.

Figure E.1: Key components of DAE-RGEM



DAE-RGEM is based on a substantial body of accepted microeconomic theory. Key assumptions underpinning the model are:



- The model contains a 'regional consumer' that receives all income from factor payments (labour, capital, land and natural resources), taxes and net foreign income from borrowing (lending).
- Income is allocated across household consumption, government consumption and savings so as to maximise a Cobb-Douglas (C-D) utility function.
- Household consumption for composite goods is determined by minimising expenditure via a CDE (Constant Differences of Elasticities) expenditure function. For most regions, households can source consumption goods only from domestic and imported sources. In the Australian regions, households can also source goods from interstate. In all cases, the choice of commodities by source is determined by a CRESH (Constant Ratios of Elasticities Substitution, Homothetic) utility function.
- Government consumption for composite goods, and goods from different sources (domestic, imported and interstate), is determined by maximising utility via a C-D utility function.
- All savings generated in each region are used to purchase bonds whose price movements reflect movements in the price of creating capital.
- Producers supply goods by combining aggregate intermediate inputs and primary factors in fixed proportions (the Leontief assumption). Composite intermediate inputs are also combined in fixed proportions, whereas individual primary factors are combined using a CES production function.
- Producers are cost minimisers, and in doing so, choose between domestic, imported and interstate intermediate inputs via a CRESH production function.
  - The model contains a more detailed treatment of the electricity sector that is based on the 'technology bundle' approach for general equilibrium modelling developed by ABARE (1996).<sup>15</sup>
- The supply of labour is positively influenced by movements in the real wage rate governed by an elasticity of supply.
- Investment takes place in a global market and allows for different regions to have different rates of return that reflect different risk profiles and policy impediments to investment. A global investor ranks countries as investment destinations based on two factors: global investment and rates of return in a given region compared with global rates of return. Once the aggregate investment has been determined for Australia, aggregate investment in each Australian sub-region is determined by an Australian investor based on: Australian investment and rates of return in a given sub-region compared with the national rate of return.
- Once aggregate investment is determined in each region, the regional investor constructs capital goods by combining composite investment goods in fixed proportions, and minimises costs by choosing between domestic, imported and interstate sources for these goods via a CRESH production function.
- Prices are determined via market-clearing conditions that require sectoral output (supply) to equal the amount sold (demand) to final users (households and government), intermediate users (firms and investors), foreigners (international exports), and other Australian regions (interstate exports).

<sup>15</sup> Australian Bureau of Agricultural and Resource Economics (ABARE), 1996, MEGABARE: Interim Documentation, Canberra.

- For internationally-traded goods (imports and exports), the Armington assumption is applied whereby the same goods produced in different countries are treated as imperfect substitutes. But, in relative terms, imported goods from different regions are treated as closer substitutes than domestically-produced goods and imported composites. Goods traded interstate within the Australian regions are assumed to be closer substitutes again.
- The model accounts for greenhouse gas emissions from fossil fuel combustion. Taxes can be applied to emissions, which are converted to good-specific sales taxes that impact on demand. Emission quotas can be set by region and these can be traded, at a value equal to the carbon tax avoided, where a region's emissions fall below or exceed their quota.

### The representative household

Each region in the model has a so-called *representative household* that receives and spends all income. The *representative household* allocates income across three different *expenditure areas*: private household consumption; government consumption; and savings.

Going clockwise around Figure E.1, the representative household interacts with producers in two ways. First, in allocating expenditure across household and government consumption, this sustains demand for production. Second, the representative household owns and receives all income from factor payments (labour, capital, land and natural resources) as well as net taxes. Factors of production are used by producers as *inputs into production* along with intermediate inputs. The level of production, as well as supply of factors, determines the amount of income generated in each region.

The *representative household's* relationship with investors is through the supply of investable funds – savings. The relationship between the *representative household* and the international sector is twofold. First, importers compete with domestic producers in consumption markets. Second, other regions in the model can lend (borrow) money from each other.

#### *Some detail*

- The representative household allocates income across three different expenditure areas – private household consumption; government consumption; and savings – to maximise a Cobb-Douglas utility function.
- Private household consumption on composite goods is determined by minimising a CDE (Constant Differences of Elasticities) expenditure function. Private household consumption on composite goods from different sources is determined by a CRESH (Constant Ratios of Elasticities Substitution, Homothetic) utility function.
- Government consumption on composite goods, and composite goods from different sources, is determined by maximising a Cobb-Douglas utility function.
- All savings generated in each region is used to purchase bonds whose price movements reflect movements in the price of generating capital.

## Producers

Apart from selling goods and services to households and government, producers sell products to each other (intermediate usage) and to investors. Intermediate usage is where one producer supplies inputs to another's production. For example, coal producers supply inputs to the electricity sector.

Capital is an input into production. Investors react to the conditions facing producers in a region to determine the amount of investment. Generally, increases in production are accompanied by increased investment. In addition, the production of machinery, construction of buildings and the like that forms the basis of a region's capital stock, is undertaken by producers. In other words, investment demand adds to household and government expenditure from the representative household, to determine the demand for goods and services in a region.

Producers interact with international markets in two main ways. First, they compete with producers in overseas regions for export markets, as well as in their own region. Second, they use inputs from overseas in their production.

### *Some detail*

- Sectoral output equals the amount demanded by consumers (households and government) and intermediate users (firms and investors) as well as exports.
- Intermediate inputs are assumed to be combined in fixed proportions at the composite level. As mentioned above, the exception to this is the electricity sector that is able to substitute different technologies (brown coal, black coal, oil, gas, hydropower and other renewables) using the 'technology bundle' approach developed by ABARE (1996).
- To minimise costs, producers substitute between domestic and imported intermediate inputs is governed by the Armington assumption as well as between primary factors of production (through a CES aggregator). Substitution between skilled and unskilled labour is also allowed (again via a CES function).
- The supply of labour is positively influenced by movements in the wage rate governed by an elasticity of supply is (assumed to be 0.2). This implies that changes influencing the demand for labour, positively or negatively, will impact both the level of employment and the wage rate. This is a typical labour market specification for a dynamic model such as DAE-RGEM. There are other labour market 'settings' that can be used. First, the labour market could take on long-run characteristics with aggregate employment being fixed and any changes to labour demand changes being absorbed through movements in the wage rate. Second, the labour market could take on short-run characteristics with fixed wages and flexible employment levels.

## Investors

Investment takes place in a global market and allows for different regions to have different rates of return that reflect different risk profiles and policy impediments to investment. The global investor ranks countries as investment destination based on two factors: current economic growth and rates of return in a given region compared with global rates of return.

*Some detail*

- Once aggregate investment is determined in each region, the regional investor constructs capital goods by combining composite investment goods in fixed proportions, and minimises costs by choosing between domestic, imported and interstate sources for these goods via a CRESH production function.

**International**

Each of the components outlined above operate, simultaneously, in each region of the model. That is, for any simulation the model forecasts changes to trade and investment flows within, and between, regions subject to optimising behaviour by producers, consumers and investors. Of course, this implies some global conditions must be met such as global exports and global imports are the same and that global debt repayments equal global debt receipts each year.



## Limitation of our work

### General use restriction

This report is prepared solely for the use of VicForests. This report is not intended to and should not be used or relied upon by anyone else and we accept no duty of care to any other person or entity. The report has been prepared for the purpose of assessing the economic sustainability of the native timber industry in the Central Highlands RFA Area of Victoria. You should not refer to or use our name or the advice for any other purpose.

### Contact us

Deloitte Access Economics  
ACN: 149 633 116

550 Bourke Street  
Melbourne VIC 3000  
GPO Box 78  
Melbourne VIC 3001

Tel: +61 3 9671 7000  
Fax: +61 3 9671 7001

[www.deloitteaccessseconomics.com.au](http://www.deloitteaccessseconomics.com.au)

Deloitte Access Economics is Australia's pre-eminent economics advisory practice and a member of Deloitte's global economics group. For more information, please visit our website [www.deloitteaccessseconomics.com.au](http://www.deloitteaccessseconomics.com.au)

### About Deloitte

Deloitte refers to one or more of Deloitte Touche Tohmatsu Limited, a UK private company limited by guarantee, and its network of member firms, each of which is a legally separate and independent entity. Please see [www.deloitte.com/au/about](http://www.deloitte.com/au/about) for a detailed description of the legal structure of Deloitte Touche Tohmatsu Limited and its member firms.

Deloitte provides audit, tax, consulting, and financial advisory services to public and private clients spanning multiple industries. With a globally connected network of member firms in more than 150 countries, Deloitte brings world-class capabilities and deep local expertise to help clients succeed wherever they operate. Deloitte's approximately 200,000 professionals are committed to becoming the standard of excellence.

### About Deloitte Australia

In Australia, the member firm is the Australian partnership of Deloitte Touche Tohmatsu. As one of Australia's leading professional services firms, Deloitte Touche Tohmatsu and its affiliates provide audit, tax, consulting, and financial advisory services through approximately 6,000 people across the country. Focused on the creation of value and growth, and known as an employer of choice for innovative human resources programs, we are dedicated to helping our clients and our people excel. For more information, please visit our web site at [www.deloitte.com.au](http://www.deloitte.com.au).

Liability limited by a scheme approved under Professional Standards Legislation.

Member of Deloitte Touche Tohmatsu Limited

© 2015 Deloitte Access Economics Pty Ltd

## ATTACHMENT 3

### Terms of Reference

#### Purpose

The Victorian Government is supporting an Industry Taskforce (Appendix 1), to provide a forum and process for dialogue and leadership amongst the major stakeholders in the forest, fibre and wood products industry, unions and forest conservation groups.

The purpose of the Industry Taskforce is for the major stakeholders to reach common ground on a durable, long-term set of recommendations and proposals to government, about future issues facing the industry, job protection, economic activity, protection of our unique native flora and fauna and threatened species, such as the Leadbeater's possum.

The outcomes will be reached by consensus, and involve robust dialogue and considered negotiation. The process will rely on expert evidence, analysis and facilitation, and the engagement of relevant other affected groups and interests, and the broader Victorian community.

The Industry Taskforce will aim for recommendations that will enable us to successfully create and sustain jobs and industry growth in a changing economic environment, to conserve high value ecological assets, to protect key species such as the Leadbeater's possum and to implement a durable plan for the good stewardship of Victoria's forests that can be embraced by the Victorian community.

#### Outcome

The Taskforce will provide to the Victorian Government, recommendations about how best to ensure that Victoria conserves high value ecological assets, maintains healthy forests and builds and maintains a vibrant world-leading forest, fibre and wood products industry, based on:

- secure fibre and wood supplies including from native forests and existing and new plantations,
- jobs maintenance and growth,
- protection of unique native flora and fauna and threatened species, specifically including the Leadbeater's possum,
- new conservation reserves and national parks, and
- forest management which maintains forest health and supports the full range of economic, social and environmental values and benefits at state, regional and local levels.

The Industry Taskforce will seek to jointly achieve broad community and cross-parliamentary support to adopt and implement the agreed outcomes.

In recognition of Traditional Owners, strategies and actions should, with the support of government, support the determination, recognition, consideration and acknowledgement of Traditional Owner rights, interests and aspirations in relation to public forest areas and related industries.

#### Scope and Guiding Considerations

The focus will be on future use and management of Regional Forest Agreement (RFA) state forests east of the Hume Highway and will be informed by consideration of:

- whole of community benefits including the full range of economic, social and environmental values
- existing plantations and development of new private and/or public plantations
- wood resource on private property
- state-wide supply chain
- industry economics and the competitive environment it operates in
- conservation values in RFA areas, and in existing and new national parks, and other reserves
- landscape-wide biodiversity, and
- fire and climate change impacts.

Some primary questions for consideration will be

1. What would the scope and scale of any new national parks and reserves in eastern Victoria be?
2. What would be required to ensure the viability of threatened species and forest health across the broader forest ecosystem?
3. Where would any fibre and wood come from to provide a secure, sustainable resource for industry and enable opportunities for future industry growth?
4. Where would any jobs maintenance and growth be?
5. What other economic, forest use and recreational activities, if any, ought to be taken into account in future state forest use and management decisions?
6. How would any public forest areas outside of the protected area estate be robustly managed in the future?
7. What funding, management and review mechanisms, if any, would be required for the care and management of any new protected areas?
8. What role could any new plantations provide in future wood supply for industry, and how could government(s) facilitate this?
9. How would any outcomes relating to all of the above be delivered in a robust manner and for long-term durability?

### Structure and Process

Stakeholders have diverse perspectives and interests. Reaching common ground amongst a multi-stakeholder group around issues of high complexity is challenging: there is no precedent solution to draw from, addressing the problems piece by piece is not enough to deliver long-term solutions. In recognising that one stakeholder or organisation alone cannot solve the challenges, stakeholders are committed to work together, and have co-designed the process to enable this.

The structure will be based around:

1. The Planning Group to provide consistent leadership and to facilitate regular reporting to government via the Premier's office, and to work with the chair to drive the process.
2. The Core Group of negotiators, representing key stakeholder sectors and with a responsibility to engage and involve others.
3. A series of Working Groups to undertake more detailed consideration and report back to the Core Group. The Working Groups will, as required, comprise relevant expertise, including scientists and other experts.
4. An independent chair whose role includes overseeing a fair and robust process and, together with the Planning Group, being the interface with government and the Victorian public.



5. Independent Facilitator/s to assist working through contentious discussion around problems and differences.
6. A secretariat to support administrative tasks, communication, policy development and access to information and expertise.

This structure is indicated in Appendix 2; Appendix 3 shows the range of constituents and affected groups.

The process will be three broad phases:

Phase One: Scoping

1. Develop a shared information and understanding of the challenges and concerns.

Phase Two: Deliberating

2. Co-develop a range of options and possible solutions.

Phase Three: Deciding

3. Make decisions and reach a set of agreed and durable solutions and recommendations.

The Taskforce will make agreements by consensus, which means decision-making will be inclusive, participatory and collaborative, and a process through which stakeholders seek and reach consent, as described in Appendix 4.

The Core Group of stakeholders recognises that a durable outcome will only emerge from a process that recognises the complexity of the situation and builds a broad-based community consensus. That is why the Core Group is willing to participate directly and in good faith, with the support of the government.

#### **Membership**

The Planning Group comprises Jane Calvert (CFMEU - Construction Forestry Mining and Energy), Tim Johnston (VAFI - Victorian Association of Forest Industries), Amelia Young (TWS Victoria - The Wilderness Society Victoria).

The Core Group comprises the Planning group plus Vince Hurley (ASH - Australian Sustainable Hardwoods), Julian Mathers (AP - Australian Paper), John McConachy (harvest and haulage contractors), Alex Millar (CFMEU - Construction Forestry Mining and Energy), Sarah Rees (MyEnvironment), Matt Ruchel (VNPA - Victorian National Parks Association), and Jess Abrahams (ACF - Australian Conservation Foundation).

#### **Timeframe**

The Taskforce will deliver a set of agreed recommendations to Government by the end of June 2016, unless extension is formally and jointly agreed by Government and Taskforce members.

#### **Communication**

The Taskforce, including the Chair, will:

- make use of a variety of means of communications, including a website
- jointly make all statements and media comment about the work of the Taskforce
- prepare communication and engagement plans, with assistance from the secretariat.

## Resources

The Taskforce seeks ongoing financial support from Government for the chair, facilitators and for the Planning and Core Groups to undertake engagement and communication activity as well as for expert advice, science and data.

Key data to inform this task may include but might not be limited to:

- current and future projected resource requirements of the Victorian forest, fibre and wood products industry
- volumes, condition, cost and utility of available and projected resources and services, and the capacity of forests to continue to provide these
- current and projected employment
- ecological values and ecosystem services
- protected area and off-reserve management requirements.

## Appendices

### Appendix 1

Policy context: "Labor strongly supports a consensus approach in the establishment of any new national parks. We will facilitate and support the establishment of an Industry Taskforce to provide leadership to reach common ground on the future issues facing the industry, job protection, economic activity, protection of our unique native flora and fauna and threatened species, such as the Leadbeater's possum. The taskforce will have members from the forestry and forest products industry, unions, environmental groups and scientists, threatened species experts, land owners, timber communities and other relevant stakeholders. A Labor Government will consider any reasonable recommendations and proposals reached by consensus of the major stakeholders through the Industry Task Force, but will not impose solutions."

<http://www.danielandrews.com.au/wp-content/uploads/2014/11/Our-Environment-Our-Future.pdf>

### Appendix 2

Structure Diagram - attached.

### Appendix 3

Engagement Diagram - attached.

### Appendix 4

Consensus Decision-Making - attached.

## ORDINARY COUNCIL MEETING AGENDA 22 AUGUST 2016 (CM488)

### 14.2 GREAT FOREST NATIONAL PARK

General Manager

City Development

For Decision

#### PURPOSE

This report provides Council with details of the potential economic impact of the proposed Great Forest National Park (the proposed park) and an update on the progress of the Ministerial Taskforce.

#### EXECUTIVE SUMMARY

A proposal has been developed to establish a new national park in Victoria. The impetus for the proposed park has been the discovery of colonies of the Leadbeater's Possum in the Central Highlands Forest.

The proposed park, to be known as the Great Forest National Park will encompass much of the Central Highlands Regional Forest Area (RFA). Native Hardwood Timber from this RFA supplies many timber processors and users throughout Victoria.

Latrobe City's largest private sector employer, Australian Paper, sources wood fibre from the Central Highlands RFA. The company advises that if the proposed park proceeds Australian Paper will lose access to 34 percent of its wood fibre supply. The company has further advised that currently there are no alternative commercially available sources of supply.

Deloitte Access Economics advise that 895 jobs in Morwell (i.e. Australian Paper) are impacted by timber derived from the Central Highlands RFA. Australian Paper have advised that the company contributes \$750 million in Gross Regional Product to the local economy and has a direct and indirect impact on more than 6,000 jobs, most of which are in regional Victoria.

In 2015, the Victorian State Government established an industry taskforce to examine the potential for the new park. The Terms of Reference require that the Taskforce will deliver a set of agreed recommendations to the Government by the end of June 2016.

Advice has been received that a Statement of Intent has recently been presented to the Premier. When the Statement is accepted by the State Government, a series of recommendations will be drafted. This process will take several months.

## ORDINARY COUNCIL MEETING AGENDA 22 AUGUST 2016 (CM488)

### RECOMMENDATION

That Council:

1. Notes the potential economic impact of the proposed Great Forest National Park on Latrobe City and its industry participants
2. Seeks clarification on the Statement of Intent and recommendations developed by the industry taskforce
3. Issues a media release regarding the importance of industry being able to maintain access to timber from the Central Highlands Forest Management Area.

### DECLARATION OF INTEREST

No officer declared a conflict of interest under the *Local Government Act 1989* in the preparation of this report.

### STRATEGIC FRAMEWORK

This report is consistent with Latrobe 2026: The Community Vision for Latrobe Valley and the Latrobe City Council Plan 2013-2017.

Latrobe 2026: The Community Vision for Latrobe Valley

*Strategic Objectives:*

- *Actively pursue long term economic prosperity for Latrobe City, one of Victoria's four major regional cities.*
- *Actively pursue further diversification of business and industry in the municipality.*
- *Actively pursue and support long term job security and the creation of new employment opportunities in Latrobe City.*

Latrobe City Council Plan 2013 - 2017

Theme and Objectives

*Theme 1: Job creation and economic sustainability*

*Strategic Direction – Work in partnership with business, industry and government to create new jobs and investment in Latrobe City.*

### BACKGROUND

At the Ordinary Council Meeting on the 23 May 2016, Council adopted the following:

That Council:

1. *Requests that the Chief Executive Officer prepares a report on the Assessment of the economic and social impacts of the proposed Great Forest national Park to the Latrobe City municipality;*



## ORDINARY COUNCIL MEETING AGENDA 22 AUGUST 2016 (CM488)

2. *Requests that the Mayor writes to the Premier and the minister for Energy, Environment and Climate Change and to express our disappointment that there is no local government voice on the Taskforce looking at the great Forest National Park. That the Mayor request that either MAV or Timber Towns Victoria are given a position on this Taskforce.*

In accordance with the second part of the motion, a letter was sent to the Premier and the Minister for Energy, Environment and Climate Change on 5 July 2016 expressing Council's concern that there was no Local Government representation on the Taskforce. The letters also detailed Council's concern about the potential impact on the local economy. (See attachment one)

The proposed park area will stretch from Kinglake to Mt Baw Baw and north-east up to Eildon. The proposal will add 355,000 hectares of protected forests to the existing 170,000 hectares of parks and protected areas in the Central Highlands of Victoria. The proposed park will encompass significant areas of the Central Highlands RFA.

### **KEY POINTS/ISSUES**

A collective of environmental groups have proposed the establishment of a new national park, to be known as the Great Forest National Park (attachment two). The impetus for the proposal was the discovery of colonies of Leadbeater's Possums in the Central Highlands Forests.

In 2015, the Federal Government upgraded the status of the Leadbeater's possum from "endangered" to "critically endangered" - the last step before extinction in the wild.

The State Government established an industry taskforce in May 2015 to examine the potential for the new park and 'to come to a "consensus" that would meet conservation needs, as well as protect jobs and the forest industry.' The Terms of Reference for the Taskforce state:

*The process will be three broad phases:*

#### *Phase One: Scoping*

1. *Develop a shared information and understanding of the challenges and concerns.*

#### *Phase Two: Deliberating*

2. *Co-develop a range of options and possible solutions.*

#### *Phase Three: Deciding*

3. *Make decisions and reach a set of agreed and durable solutions and recommendations.*

The Terms of Reference state that the Taskforce will deliver a set of agreed recommendations to Government by the end of June 2016, unless extension is formally and jointly agreed by Government and Taskforce members. Members of the Taskforce are bringing their organisations research and position statements for consideration in developing the Statement of Intent.

## ORDINARY COUNCIL MEETING AGENDA 22 AUGUST 2016 (CM488)

The appointed membership of the industry taskforce comprises two groups:

- The Planning Group comprises Jane Calvert (CFMEU - Construction Forestry Mining and Energy), Tim Johnston (VAFI - Victorian Association of Forest Industries), Amelia Young (TWS Victoria - The Wilderness Society Victoria);
- The Core Group comprises the Planning group plus Vince Hurley (ASH - Australian Sustainable Hardwoods), Peter Williams and Julian Mathers (AP - Australian Paper), John McConachy (harvest and haulage contractors), Alex Millar (CFMEU - Construction Forestry Mining and Energy), Sarah Rees (My Environment), Matt Ruchel (VNPA - Victorian National Parks Association), and Jess Abrahams (ACF - Australian Conservation Foundation).

Advice has been received that the Statement of Intent has recently been presented to the Premier by the Taskforce. After the Government has considered the Statement and agreement is reached, a series of recommendations will be prepared by the Taskforce. It has been advised that this process will take several months to complete.

### Economic Impact

The following economic impact information has been derived from a number of internal sources, i.e. no external consultancy was required to collate this information. However, to determine the social impact of the proposed park a separate study would be required.

The proposed park will impact on the native hardwood supply available in the Central Highlands RFA. The current proposal has no impact on plantation hardwood and softwood so there will be no direct impact on HVP or Carter Holt Harvey at this time.

A recent study conducted by Deloitte Access Economics found that as a result of the VicForests' operations and the native timber harvesting in 2013-14, the Central Highlands RFA Area, \$357 million of Gross Regional Product (GRP) was added to the Victorian economy.

This \$357 million in GRP reflects, amongst other things, \$573 million in revenue earned by VicForests (\$76 million) and its direct customers (\$497 million) in the 'Impacted Communities' - Morwell is listed as an impacted community because of the native hardwood timber fibre provided to Australian Paper.

The Central Highlands RFA operations resulted in the direct employment of 2,117 full time equivalent workers. Beyond the employment that VicForests provides (281 FTE), there is employment by customers and contractors of VicForests.

Deloitte Access Economics estimate that 895 FTE in Morwell are impacted by timber supplied from the Central Highlands RFA. Almost all of these jobs would be at Australian Paper. This figure does not include indirect employment, such as haulage contractors.

## ORDINARY COUNCIL MEETING AGENDA 22 AUGUST 2016 (CM488)

(It is interesting to note that Deloitte Access Economics estimate that 205 FTE are impacted in the Maffra region – these jobs are attributed to Australian Sustainable Hardwoods. The report notes that Morwell and Maffra are the two areas most impacted by the native hardwood supply from the Central Highlands RFA.)

Australian Paper advises that the business currently source 29 percent of its fibre directly from Vic Forests and a further five percent of Mountain Ash chips is sourced from Australian Sustainable Hardwoods. If the proposed park proceeds, Australian paper estimates that it will lose access to 34 percent of its fibre requirements. They further advised that there is currently no commercially viable replacement for this wood.

Australian Paper has previously advised Council that its operations generate in excess of \$750 million of GRP for the economy annually. The flow-on impact of employment is approximately 6,000 FTE across Australia, most of which is in regional Victoria.

The worst case scenario from the proposed park is that Australian Paper cannot source the required volumes of hardwood fibre from alternative sources, therefore impacting on the viability of its operation.

### **RISK IMPLICATIONS**

Risk has been considered as part of this report and it is considered to be consistent with the Risk Management framework.

Should the proposed Park proceed, there is a significant risk that Australian Paper could not source enough wood to service its operations, resulting in closure and the loss of over 1000 jobs in the Latrobe City.

### **FINANCIAL AND RESOURCES IMPLICATIONS**

The potential closure of Australian Paper as a result of the approval of the proposed park would result in the loss of over 1000 direct jobs within the municipality.

Should the proposed Park be approved, there is a risk that Council rate revenue derived from Australian Paper would reduce. This could have flow on effects to businesses serving Australian Paper.

### **INTERNAL/EXTERNAL CONSULTATION**

Officers have been in contact with members of the Taskforce, Industry and Advocacy associations in relation to this issue. Council is also represented on Timber Towns Victoria and the National Timber Councils Taskforce, both of which have represented the interests of Council on this issue.

### **OPTIONS**

Council has the following options:

1. Note the report into the potential economic impact of the proposed Park and take no further action prior to the Taskforce report. This would allow Council the opportunity to understand what is proposed prior to continuing advocacy activities;



**ORDINARY COUNCIL MEETING AGENDA  
22 AUGUST 2016 (CM488)**

2. Note the report into the potential economic impact of the proposed Park and continue advocating the importance of industry being able to maintain access to timber from the Central Highlands Forest Management Area. This would assure that Council continues to represent the interest of the local timber and paper industries; or
3. Take no further action at this time.

**CONCLUSION**

The establishment of the Great Forest National Park would have a major impact on Latrobe City's largest business, Australian Paper, in that it would lose access to 34 percent of the wood fibre it needs to produce its products. Australian Paper advises that there are currently no alternative commercially available sources of wood fibre. As a result, the proposed park provides a serious threat to the company.

The company currently contributes \$750 million to the local economy GRP per annum and employs approximately 1,000 people directly and contributes to indirect employment and other businesses (e.g. HVP) with employment estimated to be 6,000 FTE.

Council needs to advocate strongly to the State Government that the establishment of the Great Forest National Park will have a significant impact on the Latrobe region and beyond.

When the recommendations from the Taskforce are published a further report will be prepared for Council's consideration and guidance.

**SUPPORTING DOCUMENTS**

- Deloitte Access Economics: Economic Assessment of the Native Timber Industry in the Central Highlands RFA Area Report 1: Economic and Financial Impact
- Great Forest National Park Terms of Reference

**Attachments**

1. Letter to Premier and Minister: Proposed Great Forest National Park
2. Great Forest National Park - proposed area





4 July 2016

The Hon Liliana D'Ambrosio MP  
Minister for Energy, Environment and Climate Change  
Level 36, 121 Exhibition Street  
MELBOURNE VIC 3000

Dear Minister

**TIMBER INDUSTRY TASK FORCE AND GREAT FOREST NATIONAL PARK**

Given the integral role the timber industry plays in the social and economic fabric of Wellington Shire, Council is extremely concerned about the proposed creation of the Great Forest National Park. As a result, at the Wellington Shire Council meeting held on 7 June 2016, the following motion was supported:

*That Council:*

1. *Request the CEO to prepare a report on the social and economic impact on Wellington Shire should the Great Forest National Park become a reality;*
2. *Request that the Gippsland Local Government Network (GLGN) make a submission to the Victorian Government and the Opposition to ensure that the protection of regional jobs are not threatened by any further expansion of National Parks;*
3. *That the Mayor write to the relevant Victorian Ministers expressing disappointment that Local Government is not represented on the Taskforce looking at the Great Forest National Park, and that the Municipal Association of Victoria (MAV) and / or Timber Towns Victoria (TTV) be offered the opportunity to be part of this taskforce.*

In relation to items one and two, Wellington Shire Council is currently working with the Gippsland Local Government Network to prepare the required reports.

In relation to item three, Wellington Shire Council understands that the Timber Industry Task Force's Terms of Reference requires the Taskforce to make final recommendations by 30 June 2016. However, should the Victorian Government agree to extend the workings of the Taskforce, Wellington Shire Council strongly requests that the Municipal Association of Victoria and/or Timber Towns Victoria be provided with the opportunity to be an active partner.

If you should have any queries on this matter, please contact General Manager of Development, John Websdale on 5142 3047 or [john.websdale@wellington.vic.gov.au](mailto:john.websdale@wellington.vic.gov.au).

Yours sincerely

**CR DARREN McCUBBIN**  
Mayor

Our ref: DM:IC

Sale Service Centre  
18 Desailly Street (PO Box 505), Sale Victoria 3850  
Telephone 1300 366 244

Yarram Service Centre  
156 Grant Street, Yarram Victoria 3971  
Telephone 03 5182 5100

Contact Us Online  
Web [www.wellington.vic.gov.au](http://www.wellington.vic.gov.au)  
Email [enquiries@wellington.vic.gov.au](mailto:enquiries@wellington.vic.gov.au)



*The Heart of Gippsland*



## C4 - REPORT

# GENERAL MANAGER BUILT AND NATURAL ENVIRONMENT

**ITEM C4.1****PLACE NAMES COMMITTEE - MINUTES**

DIVISION: BUILT &amp; NATURAL ENVIRONMENT

ACTION OFFICER: MANAGER ASSETS &amp; PROJECTS

DATE: 6 SEPTEMBER 2016

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

**OBJECTIVE**

The purpose of this report is for Council to receive the minutes from the Place Names Committee meeting held on 2 August 2016 and to consider the recommendations from that meeting.

**PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY**

## RECOMMENDATION

***That:***

- 1. Council receive and note the minutes of the Place Names Committee meeting held on 2 August 2016;***
- 2. Arising from the Place Names Committee meeting of 2 August 2016, Council adopt the following recommendation;***

***That:***

- a) A letter be sent to all property owners abutting Tip Road that no further action will be taken regarding this matter until an alternate road name is nominated that has been agreed to by all abutting property owners that is acceptable to the Office of Geographic Names; and***
  - b) A letter be sent to all affected property owners that the unnamed road off the Bengworden Road be named Akoonah Lane and that if no negative response is received within 30 days then apply to the Registrar of Geographic Names to formalise the name; and***
  - c) The request to name the unnamed private road off the Seaspray Road, Wattlebird Close be approved and to apply to the Registrar of Geographic Names to formalise the name; and***
  - d) Following confirmation with the Maffra and District Historical Society that the intersection of Tinamba-Newry Road and Tinamba-Glenmaggie Road is known locally as GREENVALE CORNER that this name be registered with the Registrar of Geographic Names; and***
  - e) Following a request to name the York Street entrance to the IGA carpark in Sale that:***
    - (i) A response be sent to thanking people for their submissions; and***
    - (ii) The entrance to the carpark be named Sillett Lane; and***
    - (iii) That the name Grubb be added to the Council Approved Road Names Register for use in the Sale area.***
- 
- 3. The information contained in the attached document and designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the General Manager Built and Natural Environment on 06 September 2016 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 Place Names Committee is an advisory committee that meets quarterly to make recommendations to Council on geographical place name issues.

## OPTIONS

Council have the following options available:

- To receive the minutes of the Place Names Committee; or
- Seek further information and consider at a future meeting.



## PROPOSAL

1. That Council receive and note the minutes of the Place Names Committee meeting held on 2 August 2016.
2. Arising from the Place Names Committee meeting held on 2 August 2016, Council adopt the following recommendation:

That:

- a) A letter be sent to all property owners abutting Tip Road that no further action will be taken regarding this matter until an alternate road name is nominated that has been agreed to by all abutting property owners that is acceptable to the Office of Geographic Names; and
- b) A letter be sent to all affected property owners that the unnamed road off the Bengworden Road be named Akoonah Lane and that if no negative response is received within 30 days then apply to the Registrar of Geographic Names to formalise the name; and
- c) The request to name the unnamed private road off the Seaspray Road, Wattlebird Close be approved and to apply to the Registrar of Geographic Names to formalise the name; and
- d) Following confirmation with the Maffra and District Historical Society that the intersection of Tinamba-Newry Road and Tinamba-Glenmaggie Road is known locally as GREENVALE CORNER that this name be registered with the Registrar of Geographic Names; and
- e) Following a request to name the York Street entrance to the IGA carpark in Sale that:
  - (i) A response be sent to thanking people for their submissions; and
  - (ii) The entrance to the carpark be named Sillett Lane; and
  - (iii) That the name Grubb be added to the Council Approved Road Names Register for use in the Sale area.

## CONFLICT OF INTEREST

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

## LEGISLATIVE IMPACT

The *Local Government Act 1989* provides Council the power to approve, assign or change the name of a road. Council in exercising this power must act in accordance with the guidelines provided for under the *Geographical Place Names Act 1998*.

## COMMUNITY IMPACT

The process for the naming or changing of a road name will be followed by contacting the Office of Geographic Names where emergency services are notified and relevant databases are updated. There will be some minor inconvenience to those residents who reside on the affected roads while those businesses who operate from the carpark entrance will have a more meaningful address.

**ITEM C4.2****2016-012 KILMANY LANDFILL WORKS TENDER AWARD**

DIVISION: BUILT & NATURAL ENVIRONMENT  
ACTION OFFICER: MANAGER ASSETS & PROJECTS  
DATE: 6 SEPTEMBER 2016

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

**OBJECTIVE**

Council to consider entering into a contract for the construction of the Kilmany Landfill works.

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

***That:***

- 1. Council adopts the recommendations contained in the attached confidential Tender Evaluation Report for contract 2016 - 012 Kilmany Landfill Works; and***
- 2. That the information contained in the attached document and designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the Chief Executive Officer on 16 August 2016 because it relates to the following grounds under Section 89(2) of the Local Government Act 1989: d) contractual matters;  
be designated confidential information under Section 77 Clause (2)(b) of the Local Government Act 1989.***

**BACKGROUND**

Under the EPA licence conditions Wellington Shire Council is required to progressively rehabilitate old landfill areas as new landfill cells are constructed. This project is for the construction of Landfill Cell 2 to be constructed and Stage 1 of the final capping to the original landfill area. Based on current waste volumes Landfill Cell 2 will provide approximately 4 years of landfill capacity.

Works under this contract are expected to be completed in May 2017.

**OPTIONS**

Council have the following options available:

- To enter into a contract for the Kilmany Landfill construction works as described; or
- To not enter into a contract for the Kilmany Landfill construction works as described.

## **PROPOSAL**

That Council adopts the recommendations contained in the attached confidential Tender Evaluation Report for contract 2016 012 Kilmany Landfill Works.

## **CONFLICT OF INTEREST**

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

## **FINANCIAL IMPACT**

This project is within budget and is funded from the Waste Infrastructure Reserve and is included in the 2016/17 Capital Works Program as adopted by Council.

## **LEGISLATIVE IMPACT**

Wellington Shire Council is committed to ensuring the Contract tendering process complies with the *Victorian Local Government Act 1989* and the Victorian Local Government Code of Tendering.

## **RESOURCES AND STAFF IMPACT**

The Assets & Projects Unit will provide the staff and resources to manage this contract.

## **COMMUNITY IMPACT**

Works will be conducted to the East of the Kilmany Transfer Station with no interruption to the daily running of the facility, thus there is no direct community impact during construction of the cell. Construction of the cell will result in a modern and compliant landfill.

## **ENVIRONMENTAL IMPACT**

The proposed works will have minimal environmental impact, with the contractors complying with Council's Guidelines on Environmental Management for Roadwork Projects.

## **CONSULTATION IMPACT**

The works are located in a non-public accessible area of the Kilmany Landfill and licence conditions are actively managed by the Environmental Protection Authority.

## **RISK MANAGEMENT IMPACT**

It is considered that the proposed contract works will not expose Wellington Shire Council to any significant risks. All OH&S risks will be discussed with the contractor and allocated to the party in the best position to manage each risk.

The rehabilitation of the current landfill and construction of the new cell will ensure Wellington Shire Council remains compliant with EPA licensing requirements.



## C5 - REPORT

# GENERAL MANAGER COMMUNITY AND CULTURE



**ITEM C5.1****MUNICIPAL ASSOCIATION OF VICTORIA AGE FRIENDLY  
VICTORIA DECLARATION**

DIVISION: COMMUNITY AND CULTURE  
ACTION OFFICER: ACTING MANAGER COMMUNITY WELLBEING  
DATE: 6 SEPTEMBER 2016

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

**OBJECTIVE**

The purpose of this report is for Council to formally demonstrate support for 'age-friendly communities' by signing the Victorian Government and Municipal Association of Victoria's Age Friendly Victoria Declaration.

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

***That Council formally demonstrate support for 'age-friendly communities' by signing the Victorian Government and Municipal Association of Victoria's Age Friendly Victoria Declaration.***

**BACKGROUND**

Age-friendly communities encourage active ageing and optimise opportunities for good health, social and economic participation and personal security for older citizens.

Wellington Shire Council, in aspiring to improve the age-friendliness of our community, acknowledges the great diversity of our older population, promotes inclusion of older people and respects their decisions and lifestyle choices.

Local government plays a key role in planning and establishing age-friendly communities and has been assisted in this by the Victorian Government in collaboration with the Municipal Association of Victoria, via the establishment of the Age-Friendly Communities Grant Program.

Wellington Shire Council was successful in their funding application to the Age-Friendly Communities' Grants program for the amount of \$100,000. The grant program will assist Council to develop and deliver on a collaborative plan with measurable outcomes to improve this municipality as an Age Friendly Community. The planning process will include service providers, businesses, community leaders and older people in planning to meet Wellington Shire's ageing-related needs.

A briefing was presented to Council on 5 July 2016.

As part of the Age-Friendly Communities Grant Program, we are seeking Council to formally support the Age-Friendly Victoria Declaration. This declaration highlights a commitment to "promote the inclusion of older people in our thinking and practices to enhance the quality of life for people as they age".

## OPTIONS

Council has the following options:

1. Formally acknowledge at a Council Meeting their support for the Age-Friendly Victoria Declaration; or
2. Decline to formally acknowledge their support for the Age-Friendly Victoria Declaration, and requests further information from officers.

## PROPOSAL

That Council formally demonstrate support for 'age-friendly communities' by signing the Victorian Government and Municipal Association of Victoria's Age Friendly Victoria Declaration.

## CONFLICT OF INTEREST

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

## COUNCIL POLICY IMPACT

Wellington Shire Council, as part of the Age-Friendly Communities Grant Program, will develop an Age Friendly Strategy. Planning for this strategy has commenced, and will be brought to Council for adoption.

## COUNCIL PLAN IMPACT

The Council Plan 2013–17 Theme 1 - Leadership and Engagement states the following strategic objective and related strategies:

Strategic Objective: Our community is informed about Council business and is involved in Council decision making. Council advocates on behalf of the community.

Strategy 1.1: Ensure sound processes are in place to facilitate input into Council deliberations and decision making.

Strategy 1.2: Maintain sound processes to inform the community about Council business.

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

## RESOURCES AND STAFF IMPACT

As part of the Age-Friendly Communities Grant Program, external funding will be used to recruit a Project Officer to assist in developing the strategy. Funds have also been allocated to finance small projects associated with Council's Age Friendly Strategy.

# AGE-FRIENDLY VICTORIA

## DECLARATION

### Vision

The vision of the Victorian Government and the Municipal Association of Victoria in signing this Declaration is for better state and local planning for the creation of age-friendly communities. This is the focus of our shared activities on common goals and directions.

Population ageing is a world-wide phenomenon as a consequence of increasing life expectancy. In Victoria, people are living longer and many of today's young Victorians will live beyond 90, even 100, years. We need to create communities that respond to this significant social change and better support people as they age.

It is vital that governments focus on the opportunities as well as the challenges of an ageing population. While older people contribute significantly to our communities, there is more to be done to support and develop the roles and contributions of older people. Ageing populations require actions that promote quality of life and wellbeing, value the contributions that older people make to their communities, remove barriers to participation, and enable people to 'age in place' and maintain local connections and community belonging.

Age-friendly communities encourage active ageing and optimise opportunities for good health, social and economic participation and personal security. They recognise the great diversity of our older population, promote inclusion of older people and respect their decisions and lifestyle choices. They involve service providers, businesses, community leaders and older people in planning to meet ageing-related needs. They enhance quality of life for people as they age, and benefit the whole community.

Local government plays a key role in planning and establishing age-friendly communities and has been assisted in this by the Victorian Government in collaboration with the Municipal Association of Victoria. The Victorian approach is informed by the World Health Organization's *Age-friendly Cities* framework, and the experience of councils' use of World Health Organization's information and tools.

Experience shows that the best way to strengthen the age-friendly capacity of local communities is through partnerships between seniors, governments, communities, businesses, services and support agencies. In partnership with the Municipal Association of Victoria, the Victorian Government has been supporting local government since 2006 with initiatives aimed at improving their capacity to plan for and support seniors, and to create communities that better accommodate their ageing populations.

This partnership approach has raised the awareness of ageing across both levels of government, improved knowledge and understanding of international age-friendly cities and communities, and created local age-friendly initiatives. This Declaration builds on these strengths and furthers the partnership between state and local government to continue to support and assist Victorian councils to create age-friendly communities.

Martin Foley MP  
Minister for Housing, Disability and Ageing

Date: 14 April 2016

Cr Bill McArthur  
President, Municipal Association of Victoria

### Commitment

The Victorian Government and the Municipal Association of Victoria will build the age-friendly capacity of local communities by:

1. promoting an age-friendly Victoria through the role and achievements of local government in creating age-friendly communities and providing leadership to encourage local councils and stakeholders to develop the principles of the age-friendly cities and community directions
2. supporting state and local planning processes to create age-friendly communities and using the knowledge, information and tools available through the World Health Organization's Global Network of Age-friendly Cities
3. providing local councils with leading advice, expertise, access to networks, policy information and other support to encourage local age-friendly initiatives
4. empowering seniors' involvement in local age-friendly initiatives by assisting councils to develop active engagement structures and models of localised seniors community input
5. encouraging seniors to get involved in areas they see as important such as local community transport, volunteering, community participation, diversity of housing options, seniors safety, technology access and lifelong learning
6. addressing the built environment, transport, housing, social participation, respect and social inclusion, civic participation and employment, communication, and community support and health services for age-friendly communities as listed in the 2008 World Health Organization's *Age-friendly Cities: A Guide*
7. valuing stakeholder engagement and working together to promote and strengthen partnerships with peak bodies, community organisations, businesses, retailers and council-run facilities.



### Statement of Support and Partner Endorsement

#### Vision

The vision of the Victorian Government and the Municipal Association of Victoria in signing this Declaration is for better state and local planning for the creation of age-friendly communities. This is the focus of our shared activities on common goals and directions.

#### Commitment

The Victorian Government and the Municipal Association of Victoria will build the age-friendly capacity of local communities by:

1. promoting an age-friendly Victoria through the role and achievements of local government in creating age-friendly communities and providing leadership to encourage local councils and stakeholders to develop the principles of the age-friendly cities and community directions
2. supporting state and local planning processes to create age-friendly communities and using the knowledge, information and tools available through the World Health Organization's Global Network of Age-friendly Cities
3. providing local councils with leading advice, expertise, access to networks, policy information and other support to encourage local age-friendly initiatives
4. empowering seniors' involvement in local age-friendly initiatives by assisting councils to develop active engagement structures and models of localised seniors community input
5. encouraging seniors to get involved in areas they see as important such as local community transport, volunteering, community participation, diversity of housing options, seniors safety, technology access and lifelong learning
6. addressing the built environment, transport, housing, social participation, respect and social inclusion, civic participation and employment, communication, and community support and health services for age-friendly communities as listed in the 2008 World Health Organization's *Age-friendly Cities: A Guide*
7. valuing stakeholder engagement and working together to promote and strengthen partnerships with peak bodies, community organisations, businesses, retailers and council-run facilities.

The undersigned organisation:

- fully endorses and supports the vision of the Age-Friendly Victoria Declaration for better state and local government planning
- recognises the integral role of older people in achieving an age-friendly Victoria and commits to the ongoing involvement of older people
- endorses the importance of partnerships between government, the community and the business sectors in working together
- agrees to work in partnership with the Victorian Government and/or the Municipal Association of Victoria to achieve an age-friendly Victoria.

Signature

.....

Name

.....

Position

.....

Organisation

.....

Date

.....



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

DIVISION: COMMUNITY AND CULTURE  
ACTION OFFICER: MANAGER HEALTHY LIFESTYLES  
DATE: 6 SEPTEMBER 2016

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 Recreation Reserve Committee of Management's Ordinary Meeting held on 8 August 2016.

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

***That Council receive the minutes from the Briagolong Recreation Reserve Committee of Management's Ordinary Meeting held on 8 August 2016.***

**BACKGROUND**

The Briagolong 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 Briagolong Recreation Reserve for the community in an efficient, effective and practical manner.
- To undertake activities designed to protect, promote, utilise and develop the Briagolong 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.

**OPTIONS**

Council has the following options:

1. Receive the minutes from the Briagolong Recreation Reserve Committee of Management's Ordinary Meetings held on 8 August 2016; or
2. Seek further information to be considered at a future Council Meeting.

## **PROPOSAL**

That Council receive the minutes from the Briagolong Recreation Reserve Committee of Management's Ordinary Meetings held on 8 August 2016.

## **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 Recreation Reserve Committee of Management are open to the public.

**BRIAGOLONG RECREATION RESERVE**  
**Special Committee of Council**

**MINUTES**

**MEETING DATE: 8<sup>th</sup> AUGUST 2016**

**MEETING TIME: 7.30 PM**

**MEETING VENUE: BRIAGOLONG RECREATION RESERVE**

**1. Present/apologies**

<b>Name</b>	<b>Title</b>	<b>Representing</b>	<b>Present/Apolo gy</b>
Peter Cleary	Councillor	Wellington Shire Council	Apology
Jenny Elliot	President	Briagolong & District Pony Club	Present
Kylie Wright	Secretary	Briagolong & District Pony Club	Present
Vanessa Randle	Treasurer	Briagolong Tennis Club	Present
Mick Pleydell		Briagolong Tennis Club	Present
Sean Padman		Briagolong Cricket Club	Present
Denis Murphy		Briagolong Cricket Club	Present
Stephen Noble		Community	Apology
Darren Randle		Community	Present
Josh Harry		Community	Apology
Jess Fry		Briagolong Junior Football	Present
Sharn Anlezark		Briagolong Junior Football	Present

**Quorum achieved: YES**

**2. Declaration of conflicts of interest: NIL**

**3. Confirmation of minutes of previous meeting:**

**Moved:** Jenny

**Seconded:** Vanessa

**4. Business arising from previous meeting:**

- Previous June 2016 minutes re - written were accepted. Moved by Jenny, Seconded by Vanessa.
- Facility Fault report maintenance list has mostly been attended to, many thanks to those present at working bee. Few items left will be completed during Cricket Clubs working bee on the 27<sup>th</sup> August 2016, Sean will let Steve know what these items are as he has offered to complete them.

**5. Correspondence in:**

- Email received by Kylie from Briony Padman re: Denis Murphy is new cricket representative for Briagolong Recreation Reserve Committee. Denis has completed paperwork, awaiting shire approval.
- Treasurers report July 2016 received by Kylie via email from Vanessa.

- Emails from and to Marcus Stone by Kylie in regards to draftsperson being contacted re: new facility.
- Letter received from Tracey Binger re: campsite debris (including glass) and grass damage at southern end of tennis courts. Discussion with members present re: possible signage; decision if it continues signage may be necessary, otherwise hopefully a 1 off.

## **6. Correspondence out -**

- As above

## **7. Reports –**

### **7.1 Presidents report –**

- NIL

### **7.2 Treasurers report -**

- Treasurers report for July 2016 tabled by Vanessa, accepted by all present.
- Statement of receipts and expenses for year ending 30<sup>th</sup> June 2016 presented by Vanessa.
- Draft budget presented by Vanessa for 2016/2017, accepted by all present.
- Vanessa informed all books are currently with accountant for end of year balancing.

### **7.3 User group reports –**

#### **Cricket club –**

- Denis Murphy is new member for Briagolong Recreation Reserve committee – Welcome.
- Sean reported club is having pitch work completed mid September.
- 2 English players will be residing in Briagolong for the upcoming season.
- Working bee planned for 27<sup>th</sup> August, everyone welcome to attend and pitch in.

#### **Football club –**

- Round Robin held 7<sup>th</sup> August – HUGE success, many compliments for a smoothly run day – Well done Briagolong Football Club!!!!!!
- Final date for finals if they are held at Briagolong is Sunday 28<sup>th</sup> August.

#### **Pony Club –**

- Rally this coming weekend.
- Gymkhana date planned clashes with other competitions so has been postponed for now.
- Stratford pony club member Darcy Wade who attended Ireland representing Australia in Equestrian Triathlon recently came 4<sup>th</sup> in the world, team came 5<sup>th</sup> Congratulations to all.

#### **Community –**

- CRG have not met since last meeting.
- Discussion regarding market weekends a possibility for Rec Reserve to run.

#### **Tennis Club –**

- Training to commence soon.
- AGM held recently, Tracey: President, Megan: Secretary, Gerard: Treasurer.
- Junior tennis starts in early October.

#### **Shire –**

- NIL representation present.

## **8. Volunteers: NIL this month**



#### **9. OHS/Risk/Facility Fault report:**

- Disability access concerns still being raised by community members.
- Female change rooms – supporting women to participate in sport is of upmost importance, Briagolong Recreation Reserve has no facilities for female players or umpires to change in.
- Facility Faults Report attended to during working bee, some items left will be attended to during Cricket club working bee on 27<sup>th</sup> August.

#### **10. New Rules of the Committee:**

- All members to read.

#### **General Business –**

- Thankyou to Llewyn, Darren and Jake for all the lawn mowing prior to Round Robin, recreation grounds look great.
- Jenny supplied new wall calendar, all clubs to enter their own events please, located on wall upon entry to kitchen.
- Mick moved to open an account for recreation reserve fund, Seconded by Kylie, agreed by all present.
- Vanessa will send invoices to clubs for fundraising amounts of \$5,000 required for new facility, payable by end of June 2017.
- Sealer for roller door very expensive – Sean will look into alternatives.
- Mick can supply a quote for range hood in kitchen.
- Top dressing of top oval prior to Cricket season discussed. Only trouble areas identified during meeting to be worked on. Darren suggested a \$2,000 quote limit, Seconded by Kylie, agreed by all present.
- Darren will organise a dry chemical fire extinguisher for kitchen and attend to mounting all fire extinguishers with John – Briagolong Fire Brigade.
- Mardi Gras entrant discussed. Committee agreed not to pursue this fundraiser this year. Bi-monthly events to be worked upon for fundraising by Committee as a whole.

Mtg closed: 9.30 pm

**8. Next meeting:** 8<sup>th</sup> August 2016 @ 7.30pm

## Treasurers Report for meeting held August 8 2016

Reconciled Statement for July 31 2016

Cash at Bank as at 30/06/2016	13,709.42
-------------------------------	-----------

### Income:

#### July

Bank Interest	0.39	
Briag Tennis Club - Rent	750	
WSC - GST return	123.77	
	874.16	

### Payments:

#### July

Sale & district garage doors	825	
Town and Country Locksmiths - main door lock repair	149.6	
	974.60	

<u>Reconciled Bank Balance to date</u>	13,608.98
--	-----------

#### unpresented chq's & deposits

CFA - Extinguisher inspection	60.5	60.50
-------------------------------	------	-------

<u>closing balance of accounts to date</u>	13,669.48
--	-----------

#### Cheques to be authorised

V Randle - Kitchen floor sealer	220.25
---------------------------------	--------

	220.25
Balance Remaining to date...	13,889.73

#### incoming correspondence:

outgoing correspondence:

Invoice to WSC - \$1,386.00 (Facilities maintenance funds)

**ITEM C5.3****ESSO BHP BILLITON WELLINGTON ENTERTAINMENT CENTRE  
ADVISORY GROUP MINUTES**

DIVISION: COMMUNITY & CULTURE  
ACTION OFFICER: ACTING MANAGER ARTS AND CULTURE  
DATE: 6 SEPTEMBER 2016

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

**OBJECTIVE**

To receive the minutes from the Esso BHP Billiton Wellington Entertainment Centre Advisory Group meeting held on 9 June 2016.

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

***That Council receive the minutes of the Esso BHP Billiton Wellington Entertainment Centre Advisory Group meeting held on 9 June 2016.***

**BACKGROUND**

The Esso BHP Billiton Wellington Entertainment Centre Advisory Group is a Committee of Council that meets on a quarterly basis. The membership of the Esso BHP Billiton Wellington Entertainment Centre Advisory Group includes one Councillor representative, seven community members, and the Entertainment Centre Manager (ex-officio).

As provided under the Committee's Instrument of Delegation approved on 18 February 2014, the objectives and Terms of Reference of the Committee are to provide advice to the Wellington Shire Council representing equally and fairly the views, requirements and aspirations of the Centre in relation to:

- Advise Council on policies for the management and promotion of the performing arts in the Wellington Shire, in particular in relation to the Centre but also on other matters as designated by the Council.
- Develop and encourage community participation in, and utilisation of, the Centre and to assist with promoting the Centre's events and facilities to patrons and hirers.
- Advise the Entertainment Centre Manager of the Centre regarding the engagement of performances and events within the Centre's product mix.
- Liaise with the Council's art gallery and promote cooperation between the Centre and other cultural services of Council.
- Utilise networks to obtain support for the Centre, both financial and non-financial, and to assist with philanthropic support of those activities.

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



## OPTIONS

Council has the following options:

1. Receive the minutes from the Esso BHP Billiton Wellington Entertainment Centre Advisory Group meeting held on 9 June 2016; or
2. Request additional information and receive the minutes from the Esso BHP Billiton Wellington Entertainment Centre Advisory Group meeting held on 9 June 2016 at a future Council meeting.

## PROPOSAL

To receive the minutes from the Esso BHP Billiton Wellington Entertainment Centre Advisory Group meeting held on 9 June 2016.

## 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.



# Advisory Group

**Minutes**  
**Wednesday June 9th 2016 – 6:00 PM**  
**Equus Cafe**  
**Entertainment Centre**

Item	
<b>Open meeting</b>	6:00pm
<b>Present:</b>	Stephen Dwyer, Don Carmichael, Jo Clancy, Cr. Scott Rossetti, Deirdre Relph.
<b>In Attendance:</b>	Sharon Houlihan, Andrew Thomson, Stephen Dempsey, Brendan Peters, Sharon Macgowan.
<b>1. Apologies</b>	Cr. Carolyn Crossley,
<b>2. Conflict of Interest</b>	
<b>3. Approval of Previous Minutes</b>	Motion to accept minutes of previous meeting as true and correct. <i>Moved: Jo Clancy    Seconded: Don Carmichael</i>
<b>4. Business Arising</b>	There was no business arising from the previous minutes.
<b>5. General Business</b>	<p><b>1. Port of Sale Update</b></p> <p>Sharon Houlihan reported that the tender process had begun. A 'latest' concept of the landscape design was presented to the meeting. There is a preference for the outdoor cultural precinct design to create linkages between the numerous spaces. The extension of the café decking will not go ahead to the extent it was originally proposed. The Advisory Group reiterated that the intent for the deck was not to extend the café space, but to create a large open space on Foster Street that would draw visitors to stop and then expose the view and access to the Port. The garden bed and fencing between the Entertainment Centre and Desailly St will be replaced by terraces and seating areas. The Advisory Group again strongly voiced that any changes at Foster Street and the Entertainment Centre should be focused on access to the port, not the restaurant. There was discussion about the need to lift tree canopies to open the view to the port and access requirements for the EBBWEC loading dock.</p> <p><b>Action: Sharon H</b> to pass Advisory Group comments onto design team.  <b>Brendan</b> and <b>Sharon H</b> to meet re loading dock access.</p>

## 2. Golden Moments

Andrew advised that the "Golden Moments" series presented by Gippsland Regional Arts Sale will evolve next year to become the "Silver Sunday Matinee Series". With dwindling numbers for the mid-week morning shows G.R.A.S. has been finding funding the program very difficult. EBBWEC will commit to the new format as a cost neutral exercise to help support G.R.A.S. and their program.

## 3. Naming Rights

With the naming rights agreement with Exxon Mobil due to expire in under 18 months, the Advisory Group agreed that work on a new name and subsequent branding short start as soon as possible. After various suggestions were put forward the group recommended that "The Wedge" would be the most appropriate new name for the centre.

**MOTION:** That "The Wedge" be proposed as the preferred new name for the Esso BHP Billiton Wellington Entertainment Centre.

**Moved:** *Deirdre Relph*

**Seconded:** *Don Carmichael*

## 4. Centre master plan

Discussion took place in regards to the new Gallery / Library building's main entrance being at and focusing on the Port while EBBWEC's main entrance will remain on the highway. The advisory group consider it was an appropriate time to visit the future plans for EBBWEC and how the centre will fit into the new cultural hub.

**MOTION:** The Entertainment Centre Manager begin a process to develop a masterplan for the EBBWEC.

**Moved:** *Deirdre Relph*

**Seconded:** *Don Carmichael*

## 5. Air Conditioning

Deirdre reported that the temperature in the theatre and been very cold for the last few shows. Brendan informed the meeting that the A/C had suffered numerous breakdowns over the last month and believed the problem had been solved for the time being.

Meeting Closed

7.05 PM

Next meeting

Wednesday August 17th 2016 at 6.00pm

Please call 5143 3200 or email [andrew.thomson@wellington.vic.gov.au](mailto:andrew.thomson@wellington.vic.gov.au) to RSVP.

**ITEM C5.4****COMMUNITY ENGAGEMENT STRATEGY 2016-2020**

DIVISION: COMMUNITY AND CULTURE  
ACTION OFFICER: ACTING MANAGER COMMUNITY WELLBEING  
DATE: 6 SEPTEMBER 2016

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

**OBJECTIVE**

To seek Council adoption of the Community Engagement Strategy 2016-2020.

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

***That Council adopt the Community Engagement Strategy 2016-2020 as attached.***

**BACKGROUND**

In 2011 Council's first community engagement strategy was developed by the Media and Public Relations Unit and involved extensive public consultation.

The Community Engagement Strategy 2011-2015 included a detailed action plan. The majority of this action plan was completed with an allocated resource provided to deliver the listed activity.

The current draft Community Engagement Strategy 2016-2020, reflects the intent of the 2011 Strategy and uses plain English to make it easy to understand.

The Community Engagement Strategy was released for public comment through an online survey on 21 June 2016 for a period of five weeks. Two hundred responses were received, all of which supported the intent and content of the 2016-2020 Strategy.

Some concerns were expressed whether the Strategy would be implemented by staff. To address those concerns, an Action Plan will be written to drive implementation of the strategy and allow evaluation and clear reporting of its progress.

The Community Engagement Strategy was presented to a Council Workshop on Tuesday 16 August 2016, with no changes requested.

Community engagement is the responsibility of all Council Business Units. The Community Wellbeing Unit will facilitate building the capacity of staff to engage with their community through the process documented in the strategy. However, managers and leaders will be responsible to ensure consistency in the community engagement process across the organisation.



## OPTIONS

Council have the following options:

1. Adopt the Community Engagement Strategy 2016-2020; or
2. Decline to adopt the Community Engagement Strategy 2016-2020 at this meeting and request further information from officers.

## PROPOSAL

That Council adopt the Community Engagement Strategy 2016-2020 as attached.

## CONFLICT OF INTEREST

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

## COUNCIL POLICY IMPACT

An Action Plan will be developed to drive implementation of the strategy and allow evaluation and clear reporting of its progress.

## COUNCIL PLAN IMPACT

The Council Plan 2013–17 Theme 1 - Leadership and Engagement and Theme 2 – Organisational states the following strategic objective and related strategies:

Strategic Objective: Our community is informed about Council business and is involved in Council decision making. Council advocates on behalf of the community.

Strategy 1.1: Ensure sound processes are in place to facilitate input into Council deliberations and decision making.

Strategy 1.2: Maintain sound processes to inform the community about Council business.

Strategy 1.3: Council Strategies and Plans reflect the aspirations of our diverse communities.

Strategy 1.4: Relationships with key stakeholders are fostered.

Strategy 1.5: Advocate on the community behalf to State and Federal agencies, the private sector and industry on a range of issues relevant to Wellington Shire Council.

Strategic Objective: An organisation that is responsive, flexible, honest, accountable and consistent.

Strategy 2.3: Ensure sound governance processes that result in responsive, ethical, transparent and accountable decision making.

This report supports the above Council Plan strategic objectives and strategies. It is a key document which has impact on the success of all areas of Council business.

## RESOURCES AND STAFF IMPACT

It is the role of the Community Engagement Officer to work with community and Council officers to increase capacity for effective community engagement in all business areas.

A Community Engagement Focus Group will be facilitated by the Community Engagement Officer from 36 public nominations received from the online survey.

An internal Community Engagement Working Group meets periodically to approve the Action Plan and monitor/evaluate progress.



*Tell me, I forget.  
Show me, I remember.  
Involve me, I understand.*  
- Chinese proverb

Wellington Shire Council is committed to genuine and effective community engagement in council planning and decision making. Good engagement allows the Council and those with whom it engages to understand wider perspectives and aspirations of communities and to look at alternative solutions. Community Engagement processes also provide the basis for productive relationships, improved dialogue and deliberation, and ultimately, better democracy.

This Community Engagement Strategy applies to Council Officers and those working within Wellington Shire Council who need to consider community engagement.

Alongside this strategy sits a set of tools to assist Council staff in planning, preparing, implementing and reporting on community engagement processes.

Wellington Shire is home to over 40,000 people who live across more than 30 communities that range in size from a handful of people to 14,000 in the major centre of Sale. The needs of all of these people and communities differ.

In 2010, over 1800 Wellington Shire residents and ratepayers provided input into the development of Council's first Community Engagement Strategy 2011-2015. Appendix A - Community Consultation Findings Report contains additional detail on the extensive consultation process undertaken. It was the most comprehensive consultation that Council has carried out and, in reviewing the Strategy for 2015 – 2018, it was recognised that two of the key learnings were still particularly relevant and in need of further work by Council:

1. Closing the feedback loop in community engagement processes, and
2. The development of consistent community engagement practices across the organisation.

DRAFT Community Engagement Strategy 2016- 20 V11

## What is community engagement?

The International Association for Public Participation (IAP2), the recognised international leader in community engagement, provides the following definition: **Community engagement is 'any process that involves the public in problem solving or decision making and uses public input to make decisions'.**

Depending on the situation engagement can be formal or informal, direct or indirect, within the community or within the organisation.

IAP2 has developed *core values* for community engagement, which Council has adopted and are committed to using in the development and implementation of community engagement processes.

### Community engagement does:

1. Assume that the public have a right to be involved in decisions about actions that could affect their lives.
2. Include the promise that the public's contribution will influence the decision.
3. Promote sustainable decisions by recognising and communicating the needs and interests of all participants, including decision makers.
4. Seek out and facilitate the involvement of those potentially affected by or interested in a decision.
5. Seek input from participants in designing how they participate.
6. Provide participants with the information that they need to participate in a meaningful way.
7. Communicate to participants how their input will affect the decision.

DRAFT Community Engagement Strategy 2016- 20 V11



## Community engagement does not:

1. Take away decision making powers from councillors or the organisation. It adds value to the process by increasing the understanding of the issues.
2. Involve gaining community input where a decision has already been made or where the community cannot effectively influence a final decision.
3. Engage on matters that are outside the scope of influence of the community. Constraints, limitations and non negotiables will be made clear from the start.
4. Involve a process that expects participants to agree. Instead, it is an open process that creates opportunities to explore and discuss options, alternatives, needs and requirements, problem solve and reach consensus.
5. Apply a rigid model or approach to every project. Community engagement must be flexible, open and responsive, and should be tailored to each project.

## Why is Community Engagement important for Council?

It is now widely recognised that community engagement is an effective way of doing business, leading to better outcomes for the organisation and community.

As our primary approach in working externally and internally, Council:

- Enables our community to work together and respond on issues that matter to them.
- Provides opportunity to build stronger relationships between Council and the community it serves.
- Builds on the communities understanding of council's role and responsibilities as well as our financial and legislative requirements.
- Improves outcomes through the early identification of issues.
- Improves the quality of service delivery and policy development, to ensure they reflect the needs, interest and values of community.

DRAFT Community Engagement Strategy 2016- 20 V11

## The objectives of the Community Engagement Strategy

The objectives of the Community Engagement Strategy are to:

- Ensure all staff have an understanding and is aware of the commitment by Council to involve the public in the decision making process about issues that affect them.
- Ensure all Wellington Shire Council staff operate under the same code of conduct and set of guiding principles thereby bringing consistency and understanding to any community engagement process.
- Embed a consistent approach to community engagement across the organisation by providing guides, tools and training to all staff.

## Who do we engage with?

To ensure that all voices are heard on a given topic, it is important that Council is mindful of the varying communities of interest that may be impacted by a decision.

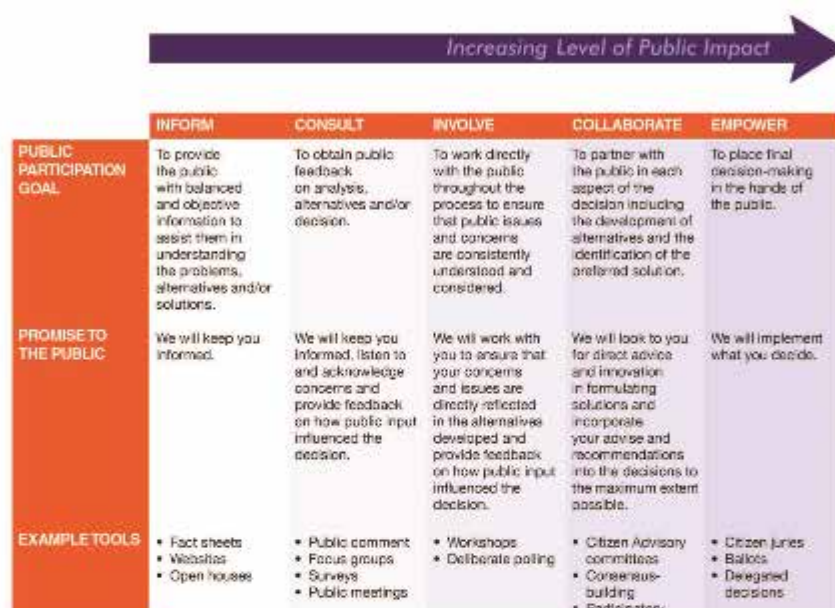
The table below identifies the different subgroups Council engages with:

<b>Community Stakeholders</b>  Those identified as being directly affected by the decision or those with an interest in a plan, project or decision made by Council.	<b>Community Groups and Organisations</b>  Those that provide a local service, work directly with community groups and organisations representing the views of their sector including sporting groups, special interest groups, place based interest groups and Community Planning Groups.	
<b>Council Staff</b>  Anyone who is involved in community engagement activities including Councillors, council management and officers, contractors and consultants associated with Council.	<b>Government and Non Government Agencies</b>  Including health, education, aged care, family services, emergency services, various government departments, youth, disability services, child support services and Aboriginal services.	<b>Funding Partners</b>  Organisations that provide sponsorship or funding to support the delivery of programs, services, capital projects and other initiatives.
<b>Community</b>  The people who live within the shire including individuals that work, visit and invest in the municipality. The general public includes residents, ratepayers, land owners, service users, workplace communities, ethnic and religious communities, Aboriginal communities, age based groups, people with a disability and those who have an interest in Wellington Shire Council.		<b>Industry and Business Stakeholders</b>  Those that are in a business or are involved in an industry which is directly affected or have an interest in Council decisions, projects and plans.

The IAP2 Public Participation Spectrum developed by the International Association for Public Participation gives an indication of the methods and circumstances by which an engagement process with the community will be undertaken.

### iap2 public participation spectrum

developed by the international association for public participation



Role of the Community	Listen	Contribute	Participate	Partner	Decide
-----------------------	--------	------------	-------------	---------	--------

Decision making in local government is the responsibility of elected Councillors. Councillors by the very nature of the Local Government Act 1989 are ultimately responsible for the decisions of Council and to that end are unable to assign full decision making responsibilities to non-elected individuals. Wellington Shire Council believes that our community is able to experience the ultimate level of 'empower' (or empowerment) possible in this context, when it elects Council every four years.

Council engagement will therefore be focussed in four out of the five IAP2 engagement levels – inform, consult, involve and collaborate. In all engagement processes Council will be clear in naming the level of engagement that will be used.

DRAFT Community Engagement Strategy 2016- 20 V11

## Levels of engagement examples

Different issues and situations will call for different engagement methods.

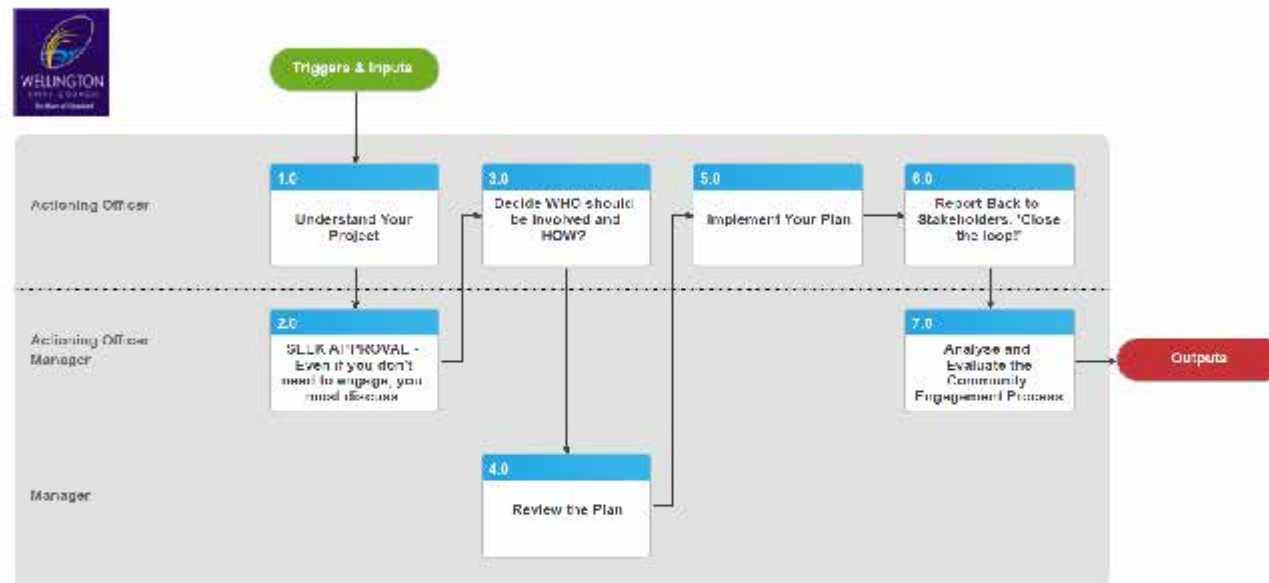
The table below shows examples of the different Levels of Engagement (and associated engagement tools) in past Council projects.

Level of Engagement	Wellington Shire Council Project Examples	Examples of Tools and Techniques
Inform	<ul style="list-style-type: none"> <li>Thomson River Caravan Park</li> <li>Ninety Mile Beach Plan</li> <li>Emergency Events</li> <li>Annual Fire Prevention Inspections</li> <li>Hard waste collection schedule</li> </ul>	<ul style="list-style-type: none"> <li>Wellington Matters</li> <li>Wellington News</li> <li>Council's social media channels; Facebook and YouTube</li> <li>Letters and email</li> <li>Media and community newsletter releases, articles and interviews</li> <li>Council website</li> <li>Public meetings</li> </ul>
Consult	<ul style="list-style-type: none"> <li>Council budget</li> <li>King George V Jubilee Avenue restoration</li> <li>Community Engagement Strategy development</li> <li>Boisdale Sewerage Scheme</li> <li>Open Space Plan</li> </ul>	<ul style="list-style-type: none"> <li>Survey</li> <li>Social media questions</li> <li>Seek public submissions and information</li> <li>Focus groups</li> <li>Have your say online forum</li> <li>Shopping centre displays</li> </ul>
Involve	<ul style="list-style-type: none"> <li>Yarram Hub development</li> <li>Cultural Hub development</li> <li>Agricultural Position Paper</li> <li>Australia Day Awards</li> <li>Port Albert Lifestyle Lots Review</li> </ul>	<ul style="list-style-type: none"> <li>Project steering group</li> <li>One on one information and discussion sessions</li> <li>Round Table discussions</li> <li>Neighbourhood meetings</li> </ul>
Collaborate	<ul style="list-style-type: none"> <li>Briagolong Town Tree Plan</li> <li>Sale Livestock Exchange refurbishment</li> <li>Recreation Reserve Masterplans</li> <li>Community Plans</li> <li>Town entry sign statements</li> <li>Healthy Wellington</li> </ul>	<ul style="list-style-type: none"> <li>Public meetings</li> <li>Project steering groups</li> <li>Working groups/special interest/user groups such as Community Planning Groups</li> </ul>
Empower	<ul style="list-style-type: none"> <li>Council Elections</li> </ul>	<ul style="list-style-type: none"> <li>Democratic Vote</li> </ul>

DRAFT Community Engagement Strategy 2016- 20 V11



## Wellington Shire Council Community Engagement Process



DRAFT Community Engagement Strategy 2016- 20 V11

## **Keeping community engagement at the front of Council activity**

A toolkit and a four year action plan will support the delivery of genuine and effective community engagement across council. The Community Engagement Steering Group, made up of representatives from a range of council business units, community groups and individual community members will meet on a quarterly basis to monitor progress within the action plan and add to the toolkit.

Essential to the successful implementation of the strategy will be the training and development of Council staff in the processes of community involvement.

## **Used in the development of this strategy we recognise the work of:**

- Launceston City Council
- Engaging Canberrans: A guide to community engagement
- Warringah Council Community Engagement Strategy 2011

DRAFT Community Engagement Strategy 2016- 20 V11



## **D. URGENT BUSINESS**



## **E. FURTHER GALLERY AND CHAT ROOM COMMENTS**



**F. CONFIDENTIAL ATTACHMENT/S**

**F. CONFIDENTIAL ATTACHMENT/S**



**ITEM F1.1 DRAFT CONTRACT OF EMPLOYMENT - CHIEF EXECUTIVE OFFICER  
(REFER TO ITEM C2.3)**

---



**ORDINARY COUNCIL MEETING  
6 SEPTEMBER 2016**

On this 29 day of August 2016, in accordance with Section 77 Clause (2)(c) of the *Local Government Act 1989*, I, Arthur Skipitaris declare that the information contained in the attached document **ITEM F1.1 DRAFT CONTRACT OF EMPLOYMENT – CHIEF EXECUTIVE OFFICER** is confidential because it relates to the following grounds under Section 89(2) of the *Local Government Act 1989*:

**d) contractual matters**

.....  
**Arthur Skipitaris General Manager Corporate Services**



**ORDINARY COUNCIL MEETING  
6 SEPTEMBER 2016**

On this 9 day of August 2016, in accordance with Section 77 Clause (2)(c) of the *Local Government Act 1989*; I, Chris Hastie declare that the information contained in the attached document **ITEM F1.2 PLACE NAMES COMMITTEE REPORT** 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;*

.....  
Chris Hastie General Manager Built and Natural Environment

**ITEM F1.3     2016-012 KILMANY LANDFILL WORKS TENDER AWARD (REFER TO  
ITEM C4.2)**

---



**ORDINARY COUNCIL MEETING  
6 SEPTEMBER 2016**

On this 26 day of August 2016, in accordance with Section 77 Clause (2)(c) of the *Local Government Act 1989*; I, Chris Hastie declare that the information contained in the attached document **ITEM F1.3 2016-012 KILMANY LANDFILL WORKS TENDER AWARD** is confidential because it relates to the following grounds under Section 89(2) of the *Local Government Act 1989*:

**d)     contractual matters**



.....  
**Chris Hastie General Manager Built and Natural Environment**

## **G. IN CLOSED SESSION**

### **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:**

---

**That:**

*That Council move into open session and ratify the decision made in closed session.*