

Appendix 3 Subsurface Irrigation Concept Design

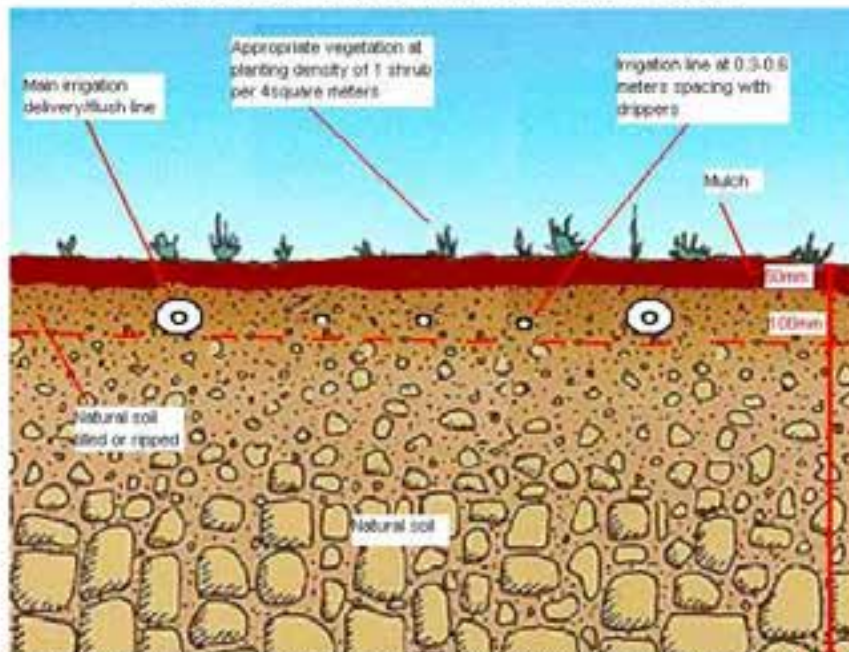


Figure 1 Irrigation cross section showing major delivery/flush lines and irrigation lines.

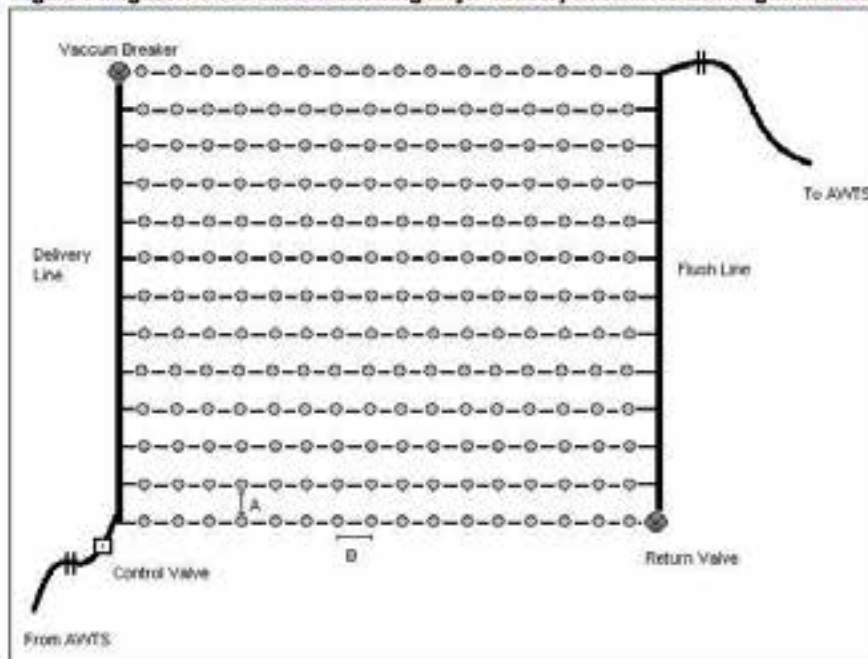


Figure 2 Irrigation Plan View
Land Application Area Design and Construction Notes

1. Delivery/flush line diameter = 25 -30 mm
2. Irrigation line diameter = 12-16mm
3. Irrigation line spacing (A) =300 mm for Sands, Sandy Loams and Loams to 600mm for Clay Loams, Light Clays and Heavy Clays (see the wastewater flow modelling section of this report for soil classification).
4. Dripper/Sprinkler spacing (B) as per manufacturers specifications.
5. A vacuum breaker should be installed at the highest point of the irrigation area (or in the case of multiple irrigation lots at each lot). This breaker should be protected and marked).
6. A flush line should be installed at the lowest point of the irrigation area incorporating a return valve for back flushing of the system back into the treatment chamber.
7. **All lateral lines MUST be installed parallel to the contours of the land. All minimum setbacks MUST be adhered to.**
8. An inline filter must be inserted into the delivery line.
9. The first 100mm of the natural soil below the ground surface should be mechanically tilled to aid line installation and soil permeability
10. Gypsum should be incorporated at the rate of 1kg/5m² in dispersive soils.
11. Selected vegetation should be planted at a density of approx. 1 plant per 4m². Recommendation regarding suitable species is made in this report.
12. Irrigation areas greater than 400 m² should be split into 100 m² cells with effluent flows switched between irrigation lots with an automatic valve system.
13. Where practical a 50% reserve area should be identified on the site to allow movement of the irrigation area if required.
14. In areas of moderate to steep slopes (>10%) then upslope cut off drainage should be installed to minimise shallow ground water recharge of the irrigation area from upslope.

Appendix 4 Extract from EPAV 2013

Code of Practice Onsite Wastewater Management

Table 4: Minimum daily wastewater flow rates and organic loading rates ¹⁻¹⁰

Source	Design hydraulic flow rates for all water supplies ^{1-4, 6} (L/person.day)	Organic material loading design rates (g BOD/person.day) ⁷
Households with extra wastewater producing facilities ⁵	220	60
Households with standard water fixtures	180	60
Households with full water-reduction fixtures ⁸	150	60
Hotels/hotels/guesthouse		
- per bar attendant	1000	120
- bar meals per diner	10	10
- per resident guest and staff with in-house laundry	150	60
- per resident guest and staff with out-sourced laundry	100	60
Restaurants (per potential diner) ⁹		
- premises 150 seats	40	50
- premises 100 seats	30	40
- tearooms, cafés per seat	10	10
- conference facilities per seat	25	30
- function centre per seat	30	35
- take-away food shop per customer	10	40
Public areas (with toilet, but no showers and no café) ¹⁰		
- public toilets	6	3
- theatres, art galleries, museum	3	2
- meeting halls with kitchenette	10	5
Premises with showers and toilets		
- golf clubs, gyms, pools etc. (per person)	50	10
Hospitals - per bed	390	190
Shops/shopping centres		
- per employee	15	10
- public access	5	3
School - child care	20	20
- per day pupil and staff	20	20
- resident staff and boarders	150	80
Factories, offices, day training centres, medical centres	40	15
Camping grounds		
- fully serviced	150	60
- recreation areas with showers and toilets	100	40

1. Based on EPA Code of Practice for Small Wastewater Treatment Plants, Publication 500 (1999).

2. When calculating the flow rate for an existing commercial premise, use this table or metered water usage data from the premises' actual or pro-rata indoor use.

3. WELS-rated water-reduction fixtures and fittings - minimum 4 Stars for dual-flush toilets, shower-flow restrictors, aerator taps, flow/pressure control valves and minimum 3 Stars for all appliances (e.g. water-conserving automatic clothes washing machines).

4. These flow rates take into consideration the likelihood of a reliable water supply being currently provided to a premises or in the future (e.g. from groundwater, surface water or reticulated water supply, or a tankered water supply).

5. Where Council is satisfied a household or premises is unlikely to be provided with a reliable water supply (e.g. a rural farming property where groundwater or surface water is unavailable or used only for stock) the design flow rates for Onsite Roof Water Tank Supply listed in the most current version of AS/NZS 1547 may be used.

6. Extra water producing fixtures include, but are not limited to, spa baths.

7. Based on Crites & Tchobanoglous (1990) and EPA Publication 500 (1997).

8. For premises such as public areas, factories or offices that have showers and toilets, use the flow rates for 'Premises with showers and toilets' in the calculations.

9. Number of seats multiplied by the number of sittings i.e., may include multiple sittings for breakfast, morning and afternoon teas, lunch and/or dinner.

10. The organic loading rate must be considered as well as the hydraulic flow rate when selecting the most suitable treatment system.

Code of Practice Onsite Wastewater Management

Table 5: Setback distances for primary and secondary treatment plants and effluent disposal/irrigation areas ^{1, 2, 3, 4, 5, 6}

Landscape feature or structure	Setback distances (m)		
	Primary treated effluent	Secondary sewage and greywater effluent	Advanced secondary greywater effluent ¹
Buildings			
Wastewater field up-slope of building ¹	6	3	3
Wastewater field down-slope of building	3	1.5	1.5
Wastewater up-slope of cutting/escarpment ²	15	15	15
Adjacent boundary			
Wastewater field up-slope of adjacent lot	6	3	1
Wastewater field down-slope of adjacent lot	3	1.5	0.5
Services			
Water supply pipe	3	1.5	1.5
Wastewater up-slope of potable supply channel	300	150	150
Wastewater field down-slope of potable supply channel	20	10	10
Gas supply pipe	3	1.5	1.5
Inground water tank ³	15	4	3
Stormwater drain	6	3	2
Recreational areas			
Children's grassed playground ⁴	6	3 ⁵	2 ⁵
Inground swimming pool	6	3 ⁵	2 ⁵
Surface waters (see clause 6.2)			
Dam, lake or reservoir (potable water supply) ^{1, 2}	300	150 ⁴	150
Waterways (potable water supply) ^{1, 2}	100	100 ⁴	50
Waterways, wetlands (continuous or ephemeral, non-potable), estuaries, ocean beach at high tide mark, dams, lakes or reservoirs (stock and domestic, non-potable) ^{3, 5}	60	30	30
Groundwater (see clause 6.3)			
Category 1 and 2a soils	N/A ⁶	50 ⁵	20
Category 2b to 6 soils	20	20	20
Vegetation			
Vertical depth from base of trench to the highest seasonal water table ⁶	1.5	1.5	1.5
Vertical depth from irrigation pipes to the highest seasonal water table ⁶	N/A	1.5	1.5

- Distances must be measured horizontally from the external wall of the treatment system and the boundary of the disposal/irrigation area, except for the 'water table' category which is measured vertically through the soil profile. For surface waters, the measuring point shall be from the 'bank full level'.
- Primary water-based sewerage systems must only be installed in unsewered areas; secondary sewerage systems must only be installed and managed in sewerage areas by Water Corporations; secondary greywater systems can be installed in sewerage and unsewered areas (see Section 3.12.2).
- Advanced secondary treated greywater of 10/10/10 standard.
- The setback distances are conditional on the following requirements (otherwise the setback distances for primary effluent apply):
 - effluent is secondary treated to 20/30 standard as a minimum;
 - effluent is applied to land via pressure compensating sub-surface irrigation installed along the contour and
 - a maintenance and service contract, with a service technician accredited by the manufacturer, is in place to ensure the system is regularly serviced in accordance with the relevant CA and Council Septic Tank Permit conditions.

LCA and Onsite System Concept Designs for
1 Cobb Road Longford



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Classification to AS2870-2011

It must be emphasised that the site classification to AS2870-2011 and recommendations referred to in this report are based solely on the observed soil profile at the time of the investigation for this report and account has been taken of Clause 2.5.1 of AS2870 - 2011. Other abnormal moisture conditions as defined in AS2870 - 2011 Clause 1.3.3 (a) (b) (c) and (d) may need to be considered in the design of the structure. Without designing for the possibility of all abnormal moisture conditions as defined in Clause 1.3.3, distresses will occur and may result in non "acceptable probabilities of serviceability and safety of the building during its design life", as defined in AS2870 - 2011, Clause 1.3.1. Furthermore the classification is preliminary in nature and needs verification at the founding surface inspection phase. The classification may be changed at this time based upon the nature of the founding surface over the entire footprint of the project area. Any costs associated with a change in the site classification are to be incurred by the client. Furthermore any costs associated with delayed works associated with a founding surface inspection or a change in classification are to be born by the client. Where founding surface inspections are not commissioned the classifications contained within this report are void.

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- (i) changes to either the project or site conditions that affect the onsite wastewater land application system's ability to safely dispose of modelled wastewater flows; or
- (ii) seepage, pollution or contamination or the cost of removing, nullifying or cleaning up seepage, polluting or contaminating substances; or
- (iii) poor system performance where septic tanks have not been de-sludged at maximum intervals of 3 years or AWTs systems have not been serviced in compliance with the manufacturers recommendations; or
- (iv) failure of the client to commission both interim and final inspections by the designer throughout the system construction; or
- (v) the selection of inappropriate plants for irrigation areas; or
- (vi) damage to any infrastructure including but not limited to foundations, walls, driveways and pavements; or
- (vii) land instability, soil erosion or dispersion; or
- (viii) design changes requested by the Permit Authority.

Furthermore Strata does not guarantee septic trench and bed design life beyond 5 years from installation, given the influence various household chemicals have on soil structural decline and premature trench failure in some soil types.

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LAND SUPPLY & DEMAND ANALYSIS FOR LONGFORD

August 2016

DOCUMENT CONTROL DATA

	Beveridge Williams Sale Office 45 Macalister Street Sale Vic 3850 PO Box 47 Sale Vic 3850 Tel: (03) 5144 3877 Fax: (03) 5144 6591 www.beveridgewilliams.com.au	Title	Land Supply & Demand Analysis for Longford
		Author	CC
		Checked	NS
		Project Manager	CC
		Synopsis	An analysis of existing land supply and prevailing and predicted demand for the Longford area with projections as to how the rezoning of land at 233 & 245 Seaspray Road and 1 Cobb Road, Longford will impact supply.

Reference: 1300213

Client: Ingmar Kappenberger

Revision Table

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APPENDICES

Appendix A	Potential yield from zoned infill sites
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1 KEY FINDINGS

1.1 KEY FINDING

In March 2016 there were 68 residential lots available across Longford, as shown in **Table 1**.

	Available Vacant Lots
Lots in an approved RLZ estate	25
RLZ lots on the market	41
Infill Township Zone lots	3
Total	68

Table 5: Vacant or approved residential across Longford

1.2 DEMAND FOR RESIDENTIAL LAND

Based on the two demand scenarios analysed, i.e. the Sale, Wurruk & Longford Structure Plan and Building Approvals from 2005-2015, future dwelling requirements could range from 8.5 to 9.3 dwellings per annum. This equates to a demand for 127.5 to 139.5 new dwellings over the coming 15 years, i.e. from 2016 to 2030 (**Table 2**).

	Sale, Wurruk & Longford Structure Plan	Building Approvals
Estimated Dwelling Demand per annum 2016-2030	8.5	9.3
Total Estimated Dwelling Demand 2016-2030 (Average)	127.5	139.5

Table 2: Housing demand indicators summary

1.3 ESTIMATED YEARS OF RESIDENTIAL LAND SUPPLY

On a bare reading the current supply of residential land in Longford is 68 lots, as shown in **Figure 1**. This equates to a 7.3 year supply based upon the existing building activity data, which indicates that there are 9.3 dwellings being built in Longford per annum.

However, land supply in Longford has for the last 10 years been heavily impacted by a Council decision to change the schedule to the Rural Living Zoned land across the township to allow a density of 1 lot per 8,000m². This change occurred around 10 years ago and has led to the re-subdivision of a number of infill lots that already had dwellings on them, which, in turn, created additional land supply. For instance, since the Structure Plan was completed in 2010, this infill subdivision activity has led to the creation of 30 extra vacant lots.

This trend is expected to continue, albeit with tapering off to zero by 2030, as the amount of easily subdivide-able infill land is gradually exhausted.

So, it is considered that an accurate estimate of the number of years of residential land supply in Longford over the study period, i.e. 2016-2030, must factor in an additional 2.5 lots per annum to account for an ordered tapering of infill supply from 5 lots per annum to 0 lots per annum by 2030.

This will mean that the demand for lots will catch up to supply in 10 years, i.e. 68 current lots + (2.5 x 10 =) infill 25 lots = 93 lots overall / 9.3 dwellings needed per annum.

So, by including this underlying supply from infill subdivisions, Longford more realistically could last another 10 years without needing any further residential rezoning, provided the housing demand figure of 9.3 dwellings per annum did not change.

1.4 LAND SUPPLY AND DEMAND – A COMPARISON WITH 2010

1.4.1 Land Supply

Upon its publication in August 2010, the Sale, Warrak & Longford Structure Plan estimated that the remaining residential land supply in Longford was 25 lots, i.e. 15 in the Rural Living Zone and 10 in the Township Zone.

This compares to a supply figure arrived at in the current study of 68 lots, which has increased due to the rezoning of two lots on Andrews Road from Farming Zone to Rural Living Zone, yielding an extra 58 lots, of which 33 have already been created.

This increase has offset a diminishment in the number of available Township and existing Rural Living Zoned lots through dwelling development.

1.4.2 Demand for Rural Residential land

The Structure Plan relied upon Building Activity Data from 2005-2010, which revealed that there had been 41 dwellings constructed on land in the Rural Living Zone and 3 on land in the Township Zone over the previous 5 year period.

This led to a demand figure of 8.5 dwellings per annum.

Building activity data from 2005-2015 reveals that 98 dwellings were constructed on land in the Rural Living Zone and 4 dwellings were constructed on land in the Township Zone within Longford over the past 10 years.

This equates to a dwelling demand of 9.3 dwellings per annum, which is an increase of 0.8 dwellings per annum relative to the figures used in the Structure Plan.

As shown in **Table 3**, by extrapolating these demand figures out across the next 15 years, i.e. 2016-2030, the Structure Plan would have estimated that there would need to be 127.5 new dwellings constructed, while this study estimates that there would need to be 139.5 new dwellings constructed, or an extra 12.

	Longford Structure Plan figure + 30 new lots created since 2010	2016 estimate	Deficit/Increase from 2010 projections
Estimated Residential Land Supply	55	68	+13
Estimated Dwelling Demand per annum 2016-2025	8.5	9.3	+0.8
Total Estimated Dwelling Demand 2016-2030 (Average)	127.5	139.5	+12

Table 3: A comparison of dwelling supply and demand – 2010 to 2016

1.4.3 Estimated years of residential land supply

The Structure Plan estimated that there was a 2.9 year supply of vacant land in Longford, based upon there being 25 vacant lots available for development in 2010 and a demand for 8.5 new dwellings per year.

This compares to a supply figure arrived at in the current study of 7.3 years (= 68 lots / 9.3 dwellings per annum).

However, to get an accurate projection for Longford, it is necessary to include the yield from infill subdivisional activity, which is predicted to lead to an additional 2.5 lots being created per annum over the next 15 years. The Structure Plan figures did not include this factor.

So, if the assumptions about base and underlying land supply used in the current study were applied to the building activity data used in the Structure Plan, i.e. 8.5 dwellings per annum, supply would have been predicted to run out in 11.5 years (= 98 lots / 8.5 dwellings per annum).

This compares with 10 years for a demand of 9.3 dwellings per annum as found in the current study. These comparisons are shown in **Table 4**.

	Lots required per annum	Years Supply*
Sal, Warrak & Longford Structure Plan	8.5	11.5
Building approvals in Longford	9.3	10
Change	+0.8	-1.5

* Based upon the addition of 2.5 lots per annum to a base supply of 60 lots

Table 4 Estimated Years Supply

It is interesting to note that there have been 60 dwellings constructed in Longford over the period 2010-2015 (see **Table 6**). So, the supply that was estimated as being available in 2010 coupled with the additional lots that have been created through subsequent infill subdivisions (25 lots + 30 lots = 55 lots) would have been completely exhausted 1 year ago and there would have been a shortfall that grew by 6.8 lots (= 9.3 lots – 2.5 lots) per annum, if it had not been for the rezoning and subdivision of land in Andrews Road.

It is also interesting to note that construction on Rural Living Zoned lots in Longford peaked in 2010 (see **Table 6** & **Figure 3**), at which point the number of developable lots had fallen to 25, of which only a handful would have been on the market.

So, one of the key factors in the drop in required dwellings that ensued could quite likely be as a result of the exhaustion of supply of Rural Living Zoned land, which was only alleviated in 2015 by the rezoning of land in Andrews Road.

One of the main purposes of this report is to ascertain the impact of rezoning 2677 Rosedale-Longford Road and 41 Brennans Road, Longford from Farming Zone to Township Zone on land supply in Longford. Based upon the evidence gathered, it would appear that this rezoning will be necessary to maintain supply at between 10-15 years.

2 INTRODUCTION

This report has been prepared by Beveridge Williams & Co. Pty. Ltd. provides an assessment of residential land supply in Longford, as at March 2016 as background detail for a planning scheme amendment seeking the rezoning of 233 & 245 Seaspray Road and 1 Cobb Road, Longford, which is collectively recognized as Precinct 11 in the Longford Development Plan and.

The report builds on the *Sale, Warruk and Longford Structure Plan (August 2010)* and provides updated information about the availability of residential land, projected demand and the estimated number of years of supply that current supply represents.

2.1 Methodology

Land supply in Longford was considered to be made up of vacant lots within the township boundaries that in zones that allow use and development of a dwelling without the need for a planning permit or rezoning. In Longford this includes land in the Rural Living Zone and Township Zone.

Information about land supply across the study area was captured through zoning maps and in consultation with Council's strategic planning team. A map showing vacant lots in Longford is provided at **Appendix A**.

Three sources of information were used to predict residential growth/demand for new dwellings over the 15 year period from 2016 to 2030. These were:

- The projections in the Sale, Warruk & Longford Structure Plan; and
- Building approvals for new dwellings in Longford, as listed in the Sale, Warruk and Longford Structure Plan for the 5 year period between (January, 2005 to 2008);
- Data held by Beveridge Williams & Co. Pty. Ltd. in relation to subdivision across Longford over the period 2010-2016; and,
- Victorian Building Association Data for the period 2009-2015.

2.2 Findings

This report has found that that:

- There is presently 7.3 years of land supply across Longford (See **Table 4**); however, if re-subdivision of existing infill land persists, the available supply will stretch out to 10 years, provided demand remains static at 9.3 dwellings per annum; and,
- The rezoning of 233 & 245 Seaspray Road and 1 Cobb Road, Longford will be necessary to help maintain supply at between 10-15 years over the study period, i.e. 2016-2030.

3 POLICY CONTEXT

The State Planning Policy Framework

The following State Planning Policies within the Wellington Planning Scheme are pertinent to issues of land supply and rezoning of land in Precinct 11 for residential purposes:

- **Clause 11.02** (Urban Growth)

Response:

This Clause emphasises the need for all municipal Councils to assess and monitor residential land supply across their cities, suburbs and townships and ensure that it does not begin to influence the property market in a negative fashion, either through an undersupply or oversupply of developable land. To achieve this, the State Government recommends that where growth is possible, the land supply across a city, suburb or township should remain at least 15 years, based upon the most up to date demand figures.

The proposed rezoning of precinct 11 is predicted to elevate land supply within Longford to around 12 years based upon current figures, but should be around 11 years once the likely time lag between authorisation and the actual rezoning occurring, i.e. 18 months, is taken into account.

Hence, the conclusions reached in this analysis accord with the land supply expectations set out in this Clause.

- **Clause 12.01** (Biodiversity)

Response:

This Clause emphasises the need for all municipal Councils to protect significant habitats and flora communities within threatened and endangered ecological vegetation classes to foster broad biodiversity across the State. The calculation of available land factored into the land supply analysis for precinct 11 excludes any areas within the site that will require protection due to their threatened or endangered nature.

Hence, the density projections for the land being examined in this report present an accurate portrayal of supply once the provisions of this clause are taken into account.

- **Clause 13.05** (Bushfire)

Response:

This Clause discourages the consideration of land that is prone to bushfire risk for development. Precinct 11 is not affected in a Bushfire Management Overlay and is not understood to be under consideration for inclusion by the Country Fire Authority due to its generally cleared nature and extensive setbacks from any forested land.

Nonetheless, it is in an area that could potentially be susceptible to impacts from a bushfire elsewhere and, hence, like the rest of Longford, is considered to be in a "Bushfire Prone area" under the Building Code of Australia. As such, all buildings constructed on the site will need to consider what risks may arise from a bushfire elsewhere and how they can best be

managed. To that end, the consideration of road structure and the accessibility of the various estates to the CFA appliances has been taken into account in the density projections used.

Hence, the figures used in this study are accurate in light of the provisions of this Clause.

- **Clause 15.01 (Urban Environment)**

Response:

This Clause encourages the use of best practice urban design in consideration of the optimal layout for a residential subdivision. Consideration must be given to the context of the site and how best to make any new development blend in with what surrounds it whilst also overcoming existing shortfalls in community infrastructure, where appropriate. It also suggests that residential development should be designed with a focus on allowing future residents to pursue healthy, active lifestyles and gain access to internal and external facilities on foot or bicycle.

Precinct 11 has not been designated as a preferred location for an open space reserve as part of the Longford Development Plan; so, no land will be lost to recreation reserves and the predicted yield, i.e. 16 lots, can be met.

Hence, the land supply scenario considered in this report is in accordance with this Clause.

- **Clause 15.02 (Sustainable Development)**

Response:

This Clause encourages the use of best practice urban and architectural design to achieve the optimal outcome for energy efficiency and easy non-motorised vehicle transport in a residential development. The density factors used in the Longford Development Plan incorporated the desired outcomes and predicted a yield of 16 lots from precinct 11.

Hence, the land supply figures reached in this report reflect the intent of this Clause.

- **Clause 15.03 (Heritage)**

Response:

This Clause emphasises the need for development to only occur in circumstances where the historically relevant vestiges of pre and post European Settlement activity are either preserved or recorded, as appropriate. Precinct 11 is not recognized as having any recorded or likely sensitivity to pre or post-European settlement history.

Hence, the land supply figures reached in this report reflect the intent of this Clause.

- **Clause 16.01 (Residential Development)**

Response:

This Clause encourages consideration of issues relating to the integration of housing with the market demand, the appropriate location of new housing, diversity of housing choice and housing affordability in any new residential development. The land supply figures used in this report are based upon an outcome whereby these matters are incorporated in any new development layout through the use of a variety of lot sizes within any new estate.

Hence, the conclusions reached in this report are accurate in light of the objectives and strategies within this Clause.

- **Clause 18.01 (Integrated Transport)**

Response:

This Clause encourages the integration of various transport modes with land use outcomes in order to provide multiple safe and efficient options for travelling within residential estates and to key external sites. The figures used in this analysis take into account the provision of transport options that will achieve these objectives.

Hence, the conclusions reached in this report are accurate in light of the objectives and strategies within this Clause.

- **Clause 18.02 (Movement Networks)**

Response:

This Clause promotes sustainable personal transport, with an emphasis on providing future residents of any residential estate with the option of walking, cycling, driving or taking public transport to and from all key destinations within a reasonable distance from the development site. These outcomes have been incorporated in the land supply calculations set out in this analysis.

Hence, the conclusions reached in this report are accurate in light of the objectives and strategies within this Clause.

- **Clause 19.02 (Community Infrastructure)**

Response:

This Clause promotes the integration of health, education and cultural facilities with new development. The Longford Development Plan has not designated any areas within Precinct 11 as being appropriate for community infrastructure.

Hence, the conclusions reached in this report are accurate in light of the objectives and strategies within this Clause.

- **Clause 19.03 (Development Infrastructure)**

Response:

This Clause promotes the timely provision of all available reticulated infrastructure. The density outcomes considered in this analysis take the provision of the road network, reticulated electricity and land capability for on-site wastewater management account into account.

Hence, the conclusions reached in this report are accurate in light of the objectives and strategies within this Clause.

Local Planning Policy Framework

The following Local Planning Policies within the Wellington Planning Scheme are pertinent to issues of land supply and rezoning of land in precinct 11 for rural residential purposes:

- **Clause 21.02-1 (Settlement and Housing)**

Response:

The land that is being considered for rezoning is within the Longford township boundary as designated through the Structure Plan and the Longford Development Plan. It is also flanked by existing residential development on its north and west sides.

Hence, this Clause is supportive of the rezoning of the entirety of the land in accordance with the Structure Plan and the supply figures will not be impacted by its objectives.

- **Clause 21.02-7 (Transport)**

Response:

The Seaspray Road provides a 'C Class' rural road in excellent condition, from which access can be made to the land with compliant sightlines in both directions.

Hence, the rezoning of Precinct 11 can be achieved in line with the objective of this Clause.

- **Clause 21.02-8 (Infrastructure)**

Response:

Precinct 11 has access to a reticulated electricity supply and a high-quality bitumen road network via the Seaspray Road. Furthermore, the land has been deemed capable of managing domestic wastewater on-site at the density proposed. So, the area that is being considered for rezoning can be fully serviced for an economical price. Facilities of this nature are considered ample for a Rural Living Zone subdivision.

Hence, the potential servicing delays foreshadowed in this clause will not constrain the provision of land supply across Precinct 11.

- **Clause 21.03-1 (Vision)**

Response:

This Clause encourages ongoing population growth within designated growth corridors across the Shire, of which Longford is a major one and supports the creation of land supply that delivers a safe, well-serviced and generally liveable environment.

Hence, as the land supply figures used in this report, are geared to achieving these ends in Longford, they are supported by this Clause.

- **Clause 21.03-2 (Strategic Framework Land Use Plan)**

Response:

The land supply figures used in this report are based upon the projections and expectations expressed in the Sale, Warruk & Longford Structure Plan, which is referenced in this Clause.

- **Clause 21.04-2 (Settlement Objectives)**

Response:

All land considered in this analysis of land supply is within the Longford township boundaries designated through the Sale, Wurruk & Longford Structure Plan mapping and is able to connect with the existing road and reticulated services.

Hence, it will be able to achieve the supply figures that are forecast while remaining in compliance with the objectives of this Clause.

- **Clause 21.04-3 (Settlement Strategies)**

Response:

The supply figures outlined in this analysis predict that there is presently 10 years of supply available and the rezoning of precinct 11 will increase this to 12 years. So, the proposal will maintain supply between 10-15 years in accordance with the strategies set out in this Clause. Moreover, the Clause encourages the use of the Sale, Wurruk & Longford Structure Plan in determining supply and demand figures, as has also been done. The yield figures are based upon a density that will allow the creation of estates that:

- are within the designated township boundaries;
- encourage healthy lifestyles;
- will not detrimentally affect high quality agricultural land or significant environmental assets;
- encourages diversity of housing choice;
- avoids creating new lots on flood-prone land;
- are able to provide appropriate community infrastructure to support active lifestyles through the integration of walking/cycling facilities to key sites;
- can accommodate appropriate effluent and stormwater discharge systems; and,
- can utilise existing urban infrastructure.

- **Clause 21.05-1 (Vision)**

Response:

The land supply figures used in this report are based upon the densities that will ensue from development of the land in line with the mapping in the Sale, Wurruk and Longford Structure Plan and Longford Development Plan, while taking into account the following principles:

- Formation of a sustainable community that integrates with existing adjoining developments;
- Easy accessibility by car, cycle, or on foot; and,
- Creation of inclusive neighbourhoods.

- **Clause 21.05-2 (Township Roles)**

Response:

The figures used in the calculation of potential supply are based upon the creation of estates that will foster a diversity of housing choice.

This outcome is foreshadowed in this Clause and, hence, the figures can be relied upon.

- **Clause 21.05-3 (Regional City)**

Response:

The figures in this analysis are based upon the rezoning of land for rural residential use in Longford to support Sale in its role as a regional centre as suggested in the Sale, Warrak & Longford Structure Plan, and can be delivered in a timely and sequential manner.

Hence, the findings in this report remain in accordance with the objective and strategies in this clause.

- **Clause 21.05-4 (Housing Choice and Diversity)**

Response:

The supply figures used in this report are based upon the creation of a good range of lot sizes above 6,000m² in area across the precinct.

Hence, they accord with the strategy and objectives outlined in this clause.

- **Clause 21.05-5 (Residential Development)**

Response:

The land supply figures are based upon a development density in Longford that can incorporate walkable neighbourhoods, water sensitive urban design, energy efficiency/sustainability measures, staged reticulated infrastructure delivery, access to community facilities, a range of lot sizes and appropriate sequencing.

Hence, the figures arrived at accord with the objective and strategies of this clause.

- **Clause 21.05-7 (Design Excellence)**

Response:

The figures used in this report factor in a development density across precinct 11 that will allow development to occur in a manner that is consistent with the character of the area.

Hence, the conclusions accord with the objective and strategies of this clause.

- **Clause 21.05-9 (Movement Network)**

Response:

The figures used in this report accommodate the creation of a road network that is appropriate for a rural residential land use and able to provide a safe connection between future lots and the balance of facilities across Longford.

Hence, the supply figures used in this document meet the requirements set out in this clause and can be relied upon.

- **Clause 21.05-11 (Sensitive Assets)**

Response:

The supply figures used to predict yields from the rezoning of the precinct 11 factor in the need to incorporate water sensitive urban design methods.

Hence, the supply figures used in this document meet the requirements set out in this clause and can be relied upon.

- **Clause 21.05-12 (Implementation)**

Response:

The density calculation method used in this report takes into account the need to create a road structure that meets CFA requirements, drainage reserves that meet best practice guidelines and reticulated electricity infrastructure across estates with lots of above 6,000m².

Hence, the supply figures that have been relied upon are sensitive to the requirements set out in the objective and strategies of this clause.

- **Clause 21.13-2 (Biodiversity)**

Response:

The subject sites were not recognized as containing significant trees or other sensitive environmental assets, such as indigenous vegetation and waterbodies and watercourses.

Hence, the figures arrived at in this report can be relied upon for an accurate analysis of land supply as a result of a rezoning precinct 11.

- **Clause 21.16-1 (Built Environment)**

Response:

The assumptions made about the density that will be achievable across precinct 11 have taken into account best practice theories about the creation of sustainable residential estates, such as the need to orient housing to take best advantage of solar rays.

Hence, the supply figures anticipated for precinct 11 are sensitive to the objectives and strategies outlined in this clause.

- **Clause 21.18-2 (Road Infrastructure)**

Response:

Precinct 11 enjoys access to an excellent road network externally and the density figures that are used in this study anticipate the creation of an appropriately scaled and aligned road network within the site.

Hence, the land supply figures used in this report provide an accurate portrayal of the likely outcomes from the rezoning of precinct 11.

- **Clause 21.19-1 (Physical Infrastructure)**

Response:

Precinct 11 is surrounded by low density residential development on its north and west sides; so, its development could not be considered leap-frogging.

Hence, the supply figures in this study are considered accurate as regards the objective and strategies of this clause.

4 RESIDENTIAL LAND SUPPLY

Residential land supply was calculated by adding existing vacant lots in the Rural Living Zone and Township Zone, Rural Living Zoned lots that have been approved for subdivision and historical trends for the amount of re-subdivision of developed Rural Living Zoned lots that occurs each year within Longford's settlement boundaries, as defined in **Clause 21.05**.

4.1 Existing Land Supply

Information about existing vacant lots, as at August 2016, was captured using real estate websites (e.g. realestate.com.au), site inspection, a review of aerial photography in conjunction with zoning maps. A figure for the number of lots created through re-subdivision annually was arrived at by interrogating Beveridge Williams' database and examining the change in subdivisional patterns across the township between 2010 and 2016.

Only lots that met the following criteria were captured:

- All available vacant lots in the Rural Living Zone and Township Zone; and,
- All lots in the settlement boundary adopted in the Wellington Planning Scheme.

The outcomes of this search are displayed in **Table 5**.

	Available Vacant Lots
Grandview Estate	24
69 Andrews Road	25
21 Boggy Creek Road	4
Infill RLZ lots on the market	13
Infill Township Zone sites	3
Total:	68

Table 5: Vacant or approved Lots in existing estates sites across Longford

As discussed previously an additional 5 lots (on average) have been created per annum through the subdivision of existing Rural Living Zoned lots every year since 2010. However, the amount of easily subdividable land across Longford is expected to completely exhaust over the coming 15 years. So, as shown in **Table 6**, the anticipated number of lots that will be available within Longford based upon current zonings from 2016-2030 will increase by 38 lots (2.5 extra lots per annum) to 106.

Available Vacant Lots in March 2016	68
Additional lots expected to be created by re-subdivision (2016-2030)	38
Total:	106

Table 6: Anticipated number of vacant lots available in Longford by 2030 without further rezoning

5 DEMAND FOR HOUSING

5.1 Components of Housing Demand

In locations such as Longford, demand for housing is driven by two main factors:

- Gradual growth in permanent population due to the ageing of Australia's population, decreased household sizes, international immigration and general depopulation of traditional farming areas into urban centres; and
- Growth in key local industries, such as resource exploitation (Oil and Natural Gas refinement at Longford and offshore in Bass Strait), Defence (expansion of the RAAF Base – East Sale), Corrections (expansion of Fulham Prison), Agriculture (Ongoing intensification of irrigated dairying and vegetable growing and usual activity in agroforestry and dryland grazing).

Figures 1 & 2, which includes excerpts from a newspaper article in the Gippsland Times dated Tuesday, 29th of December, 2015, provides evidence of the economic impetus that Sale is presently experiencing and provides some background to the factors referenced above.



Figure 1: Excerpt from "Million dollar boom time" article, Page 1 of the Gippsland Times, 29/12/2015

Million dollar boom time

from page 1

BLA had also bought stages five and six of the Riverside Estate and was planning to develop the land, providing some of the blocks for itself and selling the balance to the open market.

As the BLA project started up, Mr Chaloner said extra pressure may be placed on the local rental market, and he also predicted house prices would increase.

"I think house prices here will be sure for some length of time," Mr Chaloner said.

"I don't want to say and buy a house rather than rent."

"Yes, I would think that house prices have to go up, but you would still hope that they're

affordable," he said.

Mr Chaloner said there was probably not enough time to see rising in the new housing estate demand, but there was land available in the Glenelg, Gipps and Globe areas, with house lots and parks still available, although for some of these projects.

"I think the long term will be good for housing development," he said.

Mr Chaloner said he had seen a slight increase in the number of properties bought by investors following the BLA's development, adding many were a part of other projects coming up.

"I think probably less than 20 per cent of our total are investors, the rest are owner-occupiers."

he said.

Mr Chaloner said while new people who worked in the area there, nothing near was as likely to benefit from developments on the border, particularly places like Stratford and Longford where people lived but commuted in each day.

"While all these jobs are generated, it creates new jobs as well."

"It is really good news for residents who have been doing it tough," he said.

Mr Chaloner said with excellent educational facilities and affordable housing nearby as well as low land prices to help attract new people, the future was bright for Longford.

Figure 1: Excerpt from "Million dollar boom time" article, Page 3 of the Gippsland Times, 29/12/2015

These factors will influence the number of dwellings that are needed within the municipality over time, and therefore the number of lots that will be required to support this growth.

This section provides a review of these growth factors, augmented by analysis of historical data such as dwelling approvals and property values. This additional analysis provides further evidence relating to the future demand for dwellings in the municipality.

5.2 The Sale Wurruk & Longford Structure Plan

Clause 11.02.1 of the SPFF states that planning must give consideration to official population projections for Longford. The Sale, Wurruk and Longford Structure Plan provides the most recent official housing demand projections for Longford and is Council's officially adopted document in relation to the area, as well as a reference document at Clause 21.20.

The Structure Plan was released in 2010 and is the most up to date set of projections for Longford.

The plan estimated that Longford had a land supply of 2.9 years in 2010 and would require an additional 8.5 dwellings per annum over the period 2010 - 2025.

5.3 Building Approvals

Historical building approval data for residential development has been analysed to show historical trends in new housing development and activity that will indicate future likely rates. Building approvals at the municipal level provide a useful alternative or comparison to broad population projections when estimating future housing demand.

Table 6 provides the total building approvals for new dwellings across Longford over the period 2005-2015, while **Figure 3** represents this data in a column graph format to more clearly demonstrate the trends over the study period.

Year	Building Permits Issued	
	RUE	T2
2005	7	0
2006	7	1
2007	6	1
2008	6	0
2009	12	1
2010	15	1
2011	10	0
2012	10	0
2013	9	0
2014	8	0
2015	7	0
Totals	98	4
Annual Averages	8.9	0.4

Table 6: New dwelling approvals data 2005-2015

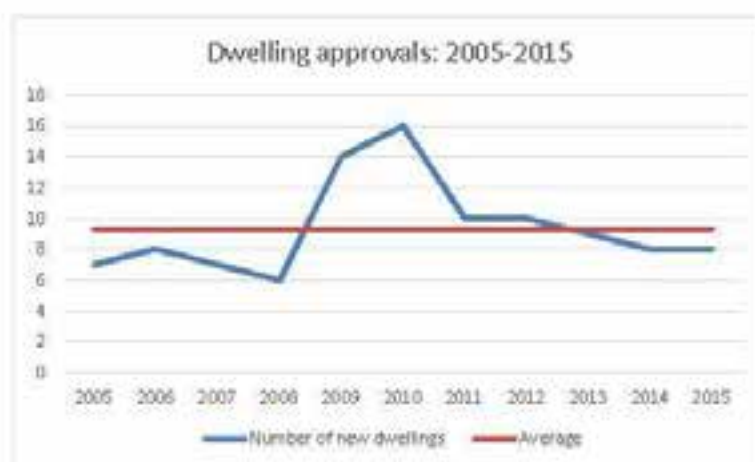


Figure 3: Line chart of dwelling approvals from 2005-2015

Building approvals data from 2005-2015 shows that construction of new dwellings in the Longford peaked in 2010, but has remained fairly static at a little over 9 dwellings per year otherwise.

5.4 Estimated Demand for Housing

Figure 3 shows a stabilising of building activity and, hence, the demand figure of 9.3 dwellings per year that was arrived at from historical data sourced between 2005 – 2015 is expected to provide a relatively accurate measure for Longford over the next 15 years.

This will mean that there is likely to be an additional 148.4 houses constructed in Longford by 2030, provided there is adequate land supply.

5.5 Estimated years of supply

Based upon a demand of 9.3 dwellings per annum and a supply of 68 lots + 2.5 lots per year, it is estimated that supply will be exhausted within 10 years, i.e. $68 \text{ lots} + 25 \text{ lots} / 9.3 \text{ lots per annum} = 10 \text{ years}$.

6 LIKELY IMPACTS OF FURTHER REZONING ON SUPPLY

The eventual impact of rezoning 233 & 245 Seaspray Road and 1 Cobb Road, Longford from Farming Zone to Rural Living Zone (Schedule 5) will be the addition of 13 new vacant, developable lots to the supply of potential Rural Living Zone lots.

If this rezoning and subdivision occurred immediately, there would be 26 infill Rural Living Zone lots available in Longford and 81 available vacant lots overall. In other words, the rezoning proposed would have the effect of increasing the available land supply to 12 years in the current setting, factoring in an increase of 2.5 lots per annum from ongoing infill subdivisions and a consistent 9.3 annual dwelling demand.

However, given the likely 2 year lag period between the lodging of an application to amend the Wellington Planning Scheme and the eventual delivery of new vacant lots to the market as a result of the rezoning, it is considered unlikely that the actual available land supply in Longford would ever exceed 11 years even after the rezoning of 233 & 245 Seaspray Road and 1 Cobb Road, Longford.

WELLINGTON PLANNING SCHEME

AMENDMENT C90

DRAFT EXPLANATORY REPORT

Who is the planning authority?

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

The amendment has been made at the request of Beveridge Williams & Co. Pty. Ltd. on behalf of Ingmar Kappenberger.

Land affected by the amendment

The amendment applies to Lot 1 on Lodged Plan No. 97183 (233 Seaspray Road, Longford), Lot 2 on Lodged Plan No. 97183 (245 Seaspray Road, Longford) and Crown Allotment 56, Parish of Glencoe (1 Cobb Road, Longford).

What the amendment does

The amendment rezones the land at 233 & 245 Seaspray Road and 1 Cobb Road, Longford, from Farming Zone to Rural Living Zone (Schedule 5) and applies a Development Plan Overlay over it.

Strategic assessment of the amendment

- **Why is the amendment required?**

The amendment is required to allow the land to be developed for residential purposes. To achieve this, the amendment seeks the rezoning of the land from Farming Zone to Rural Living Zone with a Development Plan Overlay to ensure that all necessary information is provided prior to the approval of a layout. The amendment is supported by the Sale, Wurruk and Longford Structure Plan and the change of zoning will facilitate the identified development outcome.

- **How does the amendment implement the objectives of planning in Victoria?**

The amendment supports the key objectives of planning in Victoria by providing for and facilitating the fair, orderly, economic and sustainable use and development of the land within Longford. The amendment will implement the recommendations of the Sale, Wurruk and Longford Structure Plan and the Longford Outline Development Plan, both of which seek to facilitate residential growth within expanded urban boundaries in Longford at an appropriate density.

- **How does the amendment address the environmental effects and any relevant social and economic effects?**

- **Environment**

The land at 233 & 245 Seaspray Road and 1 Cobb Road, Longford was previously cleared for agricultural purposes thus, is devoid of significant environmental assets that will require protection through the development process. An assessment of the remaining and regrowth

trees has been carried out and identified that there are no remaining items that require protection as part of the planning permit process.

- **Social and Economic**

Given lots to the immediate north and west are already located in the Rural Living Zone and developed in a similar manner to that which would eventuate from the proposed rezoning, it is submitted that the inclusion of an extra 13 new houses within this part of Longford will not have a significant social impact.

The subsequent subdivision of the site will have a positive economic effect for the landholders in terms of an increase in the value of their land, and any infrastructure providers or builders that obtain work from the project. On top of this, there will likely be a boost in patronage to the general store/service station, primary school, kindergarten and bowls club, which will improve the viability of these facilities.

- **Does the amendment address relevant bushfire risk?**

The subject land is itself mostly cleared of vegetation apart from pasture grass and some small scattered copses of trees. It abuts a largely cleared residential development to the north and roads on its south, east and west sides, with cleared grazing and residential land on the other sides of the roads. Although the subject site is not recognised as having any bushfire risk through the planning scheme, it is within a bushfire prone area under the building code and, hence, buildings will still need to be constructed to a minimum standard to provide protection from bushfire events. There is a pine plantation approximately one kilometre to the south of the subject site and another 1.5 kilometres to the west; however, the cleared nature of the land in between and the separation distance will provide a significant buffer considering buildings must be constructed to take ember attack into consideration.

Development can be achieved in accordance with the relevant State and Local Planning Policies and in a manner that will not increase risk to life or property from a bushfire, or the need for any ongoing land management controls.

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

The Longford Development Plan provides some guidance for how the land could be developed, but further detail in relation to an overall lot layout and drainage requirements associated with it will be required to ensure that development across the three subject sites occurs in an appropriate fashion. Hence, it will be necessary to apply a development plan overlay over the subject sites with a precinct specific schedule. Otherwise, the proposed rezoning complies with all other scheme policies and documents; so, no further amendments to the policies or zone within the Wellington Planning Scheme are required. In light of this, the amendment meets the requirements of Ministerial Direction 11 regarding Strategic Assessment of Amendments.

- **How does the amendment support or implement the State Planning Policy Framework and any adopted State policy?**

The amendment is consistent with Clause 11.05-1 Regional settlement networks, which identifies Sale as a regional centre that should support sustainable development. This amendment assists with the provision of an alternative form of living within Longford, which will support the Sale township, while offering future residents access to a wide range of facilities and services.

It is recognised that the subject site will be removed from any possibility of agricultural production; however, it is not considered to be of strategic agricultural significance due to its size, soil type, i.e. Stradbroke classification, and proximity to rural residential development

on its north and west sides. It's rezoning is therefore not considered to be inconsistent with the objectives of Clause 14.01-1 Protection of agricultural land.

As the amendment proposes only to rezone land to the Rural Living Zone it is expected that the objectives and strategies of Clause 15 will be considered and applied during the planning permit process. It is noted that the subject site is not within an area of cultural heritage significance.

Amendment C90 supports the objective of Clause 16.01-4 Housing diversity, by respecting the rural character and providing opportunities for a diverse housing choice.

This amendment supports Clause 16.02-1 Rural residential development by identifying land suitable for rural living development. This land has been identified in the Sale, Wurruk and Longford Structure Plan and the Longford Development Plan to provide a rural residential living option for people who wish to use Sale as their service/retail centre.

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

The proposed amendment is strongly supported by the Local Planning Policy Framework.

Clause 21.04-1 (Settlement & Housing – Rural Lifestyle) provides that:

“There are numerous low density residential and rural living areas in the Shire. They are predominantly located in attractive rural or natural settings accessible to township services but beyond the urban fringe and away from urban growth corridors. Key characteristics of these areas include a clustering of lots between 4,000 square metres and 8 hectares, a lack of reticulated services and limited drainage. Longford is well positioned to cater for a significant proportion of the demand for rural living in the Sale area, in accordance with the Sale, Wurruk and Longford Structure Plan, 2010.”

Similarly, Clause 21.05 (Sale, Wurruk & Longford Strategic Framework) has several objectives and strategies which support the rezoning of the subject site.

Clause 21.04-2 provides the following objectives for settlement and rural lifestyle:

- “To accommodate future population growth over the next fifteen years in those settlements that can accommodate change and are expected to grow.
- To provide rural lifestyle opportunities in appropriate locations
- Ensure that development occurs in accordance with the town strategy plans and other relevant plans included in Clauses 21.05 – 21.12.
- Ensure that rezonings to residential zones only occur when it is demonstrated as necessary to satisfy housing needs within 10 – 15 years or to provide a choice of residential locations.
- Locate rural living areas in close proximity to developed settlements, to utilise existing social, cultural, and infrastructure facilities.
- Encourage rural living proposals to have regard to environmental features and constraints, in particular wastewater and effluent disposal.
- Ensure rural living activities do not reduce or adversely impact on the productive capacity of high quality agricultural land.”

Under Clause 21.05-2 Township Roles, it is stated that “Longford will be a key focus for rural residential growth and will also provide opportunities for further residential intensification within its core and in close proximity to recreation and education facilities and the redeveloped golf course. As growth occurs, Longford will see its identity as a desirable rural lifestyle area protected and enhanced.”

The amendment proposes no changes to the Local Planning Policy Framework. .

- **Does the amendment make proper use of the Victoria Planning Provisions?**

The amendment seeks to use the Rural Living Zone to facilitate the residential development of the subject site. The density proposed by Schedule 5 to the Rural Living Zone sought to be created through this amendment would allow development of the land at a density that is deemed appropriate to facilitate appropriate use of the land.

The application of the Development Plan Overlay with a new schedule prepared specifically for the subject sites is proposed to manage future development in an orderly and considered manner, taking into account all relevant land development issues.

- **How does the amendment address the views of any relevant agency?**

The preliminary views of VicRoads have already been sought with no objections raised. Their comments will be sought again during the public exhibition process.

- **Does the amendment address relevant requirements of the Transport Integration Act 2010?**

The Longford Development Plan recommends upgrading Cobb Road to provide access to the three new estates that will result from the rezoning. Hence, all traffic from the development will access Seaspray Road at the intersection with Boundary Creek Road. This outcome is not likely to have a significant impact on the transport system, as recognized in Section 3 of the *Transport Integration Act 2010*.

Resource and administrative costs

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

The amendment will entitle the individual owners of each of the three properties to lodge an application for approval of a development plan and planning permit that will allow the subdivision of their land in accordance with the zone and the Longford Development Plan. Given each new lot will need to have a minimum area of 6,000m² to comply with the provisions of the Development Plan Overlay and no permit is required to construct a dwelling on a lot of greater than 4,000m² in the Rural Living Zone (Schedule 5), no further planning permits should need to be issued. Otherwise, Council will become responsible for the maintenance of all new public infrastructure. However, when balanced against the likely increase in rates revenue from an additional 13 new dwellings, the resource and administrative costs will easily be outweighed.

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: [insert directions hearing date]
- panel hearing: [insert panel hearing date]

Where you may inspect this Amendment

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

Sale Service Centre
70 Foster Street
SALE VIC 3850

Yarram Service Centre
156 Grant Street
YARRAM VIC 3971

The amendment can also be inspected free of charge at the Department of Planning and Community Development website at www.dpcd.vic.gov.au/planning/publicinspection.

xx/xx/2017
C...

SCHEDULE X TO THE DEVELOPMENT PLAN OVERLAY

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

233 & 245 Seaspray Road and 1 Cobb Road, Longford

1.0 Requirement before a permit is granted

xx/xx/2017
C...

A permit may be granted before a development plan has been prepared to the satisfaction of the Responsible Authority for the following:

- A minor extension, minor addition or minor modification to an existing development that does not prejudice the future, orderly development of the general area affected by the Development Plan Overlay.
- Any development that would only otherwise require permission under the Heritage Overlay.

2.0 Conditions and requirements for permits

xx/xx/2017
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Before deciding on an application to subdivide land, construct buildings, or carry out works, the responsible authority must consider, as appropriate:

- Whether the development of the land is occurring in an orderly manner having regard to essential services, drainage infrastructure, community facilities and roads.
- The relationship of proposed and existing nearby developments, to reduce the chance of conflicting developments.
- Safe and efficient vehicle access to Cobb Road from lots within the plan area.
- The adequacy of walk/cycle facilities within the plan area and its external connections.
- The timing of the development of the land.
- The consistency of the proposed development with the approved development plan.

3.0 Requirements for development plan

xx/xx/2017
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A development plan must be prepared to the satisfaction of the responsible authority.

The plan must show:

Land use and Subdivision

- The proposed boundaries of the development plan area and provide justification for those boundaries.
- The layout of all allotments within the development plan area.
- The overall pattern of development within the immediate surrounding area.
- The proposed use and development of each part of the plan area.
- Street networks that provide direct, safe and convenient pedestrian and cycle access to all lots with the plan area from external connection points.

Infrastructure Services

- Cobb Road upgraded to a bitumen standard with intersections into the Development Plan area to provide primary road access to all lots.
- A pedestrian path running along the west side of Cobb Road where it abuts the development plan area.
- The provision of an integrated drainage strategy that provides guidance for how stormwater outfall should be managed as part of the development within each of the land parcels in the development plan area.
- The pattern and location of any internal road system based on a safe and practical hierarchy of roads.

Open Space Network and General Amenity

- Appropriate natural surveillance from private lots to provide a sense of safety and security along all internal roads as well as integration with the surrounding neighbourhood, where appropriate.

Process and Outcomes

The development plan should be prepared with an appropriate level of community consultation as determined by the Responsible Authority.

An implementation plan must be submitted as part of the development plan, indicating the proposed staging of the development.

The approved Development Plan can be amended by the Responsible Authority upon request by the owner of land with the plan area.

4.0

Decision guidelines for development plan

4.0/2017
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Before deciding on a development plan, the responsible authority must be satisfied that the plan has regard to the following information:

- Longford Development Plan (November 2015).
- Wellington Shire Built Environment Strategy 2011-2015
- Wellington Shire Walking and Cycling Strategic Plan 2012-16
- Wellington Shire Public Open Space Plan 2014-2024

ATTACHMENT 3

Planning and Environment Act 1987

WELLINGTON PLANNING SCHEME

AMENDMENT C90

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.

Land affected by the Amendment

The Amendment applies to Precincts 3 and 11 as identified in the Longford Development Plan (November 2015) with the specific land parcels proposed for rezoning listed below.

Title Details	Property Address	Proposed
Lot: 2 PS: 66556	2677 -2679 Rosedale- Longford Road, Longford	Rezone from FZ to TZ, apply DPO10
CA:20 Parish of Longford	41 Brennans Road, Longford	Rezone from FZ to TZ, apply DPO10
Lot: 1 PS: 97183	233 Seaspray Road, Longford	Rezone from FZ to RLZ5, apply DPO10
Lot:2 PS: 97183	245 Seaspray Road, Longford	Rezone from FZ to RLZ5, apply DPO10
CA: 56 Parish of Glencoe	1 Cobb Road, Longford	Rezone from FZ to RLZ5, apply DPO10

What the amendment does

The Amendment proposes to rezone Precincts 3 and 11 as identified in the Longford Development Plan, November 2015 to the Township Zone and Rural Living Zone – Schedule 5 including the application of the Development Plan Overlay – Schedule 10.

The Amendment:

- Rezones land at 2677-2679 Rosedale-Longford Road and 41 Brennans Road, Longford being Lot: 2 PS: 66556 and CA: 20, Parish of Longford from Farming Zone to Township Zone.
- Rezones land at 233 and 245 Seaspray Road and 1 Cobb Road, Longford being Lots: 1 and 2 PS: 97183 and CA: 56, Parish of Glencoe from Farming Zone to Rural Living Zone - Schedule 5.
- Inserts a new Schedule 10 to Clause 43.04 – Development Plan Overlay for land at 2677-2679 Rosedale-Longford Road being Lot: 2 PS: 66556, 41 Brennans Road, Longford being CA: 20, Parish of Longford, 233 and 245 Seaspray Road being Lots: 1 and 2 PS: 97183 and 1 Cobb Road being CA: 56, Parish of Glencoe.
- Amends the Schedule to Clause 61.03 to include a new Planning Scheme map in the Wellington Planning Scheme.
- Amends Planning Scheme Maps 135, 135DPO and 136.

- Inserts new Planning Scheme map 136DPO.

Strategic assessment of the Amendment

Why is the Amendment required?

The Amendment is required to allow the land, within the Longford Development Plan Area, to be developed for rural lifestyle purposes. This Amendment is consistent with the Sale, Wurruk & Longford Structure Plan (2010) and the Longford Development Plan (2015).

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.

The rezoning of the identified land will make provision for the rural residential development of well-located land at a range of densities within the identified growth area in Longford.

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

Although the land is currently zoned Farming Zone the existing use can already be considered as rural lifestyle living. The rezoning of the precincts to Township Zone and Rural Living Zone - Schedule 5 will facilitate the future subdivision of the land.

The Longford Development Plan was prepared in order to allow for the orderly and sustainable development of the Longford growth area. During the preparation of the Longford Development Plan the community consultation exercises did not raise any concerns in relation to the creation of further rural residential land.

A number of assessments have already been undertaken to the proposed rezoning's within each of the two Precincts. For Precinct 3, assessments have been undertaken in relation to land capability and drainage. For Precinct 11, assessments have been undertaken in relation to native vegetation and land capability for two of the three affected lots. The assessments have not identified any environmental constraints which would potentially prohibit the long-term development of the land.

The proposed new Schedule to the Development Plan Overlay has been prepared to reflect the objectives of the Longford Development Plan and as such, requires the preparation of individual Precinct Plans.

The Precinct Plans will be required to take into account the design requirements as set out in the Longford Development Plan and will address any impacts or constraints identified as part of further specialist reports that will also be required.

The potential environmental, social and economic impacts have been and will be considered with a best practice planning outcome in mind.

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 site is not recognised as having any bushfire risk within the provisions of the Wellington Planning Scheme, it is located within a Designated Bushfire Prone

Area and, hence, 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 as part of 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 Section 7(5) of the *Planning and Environment Act 1987* (the Act).

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

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

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

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

The Amendment supports the State Planning Policy Framework as follows:

Clause 11- Settlement: The proposed Amendment will accommodate growth for rural living lifestyle in an existing settlement in close proximity to Sale.

Clause 12 – Environmental and landscape values: The proposed Amendment will protect site of features of environmental or landscape value with the application of the new Schedule to the Development Plan Overlay, which requires further specialist studies to be undertaken.

Clause 15 – Built Environment and Heritage: The Schedule to the Development Plan Overlay requires the preparation of a Precinct Plan, which takes into account the existing rural character of Longford when future development takes place.

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 facilitate development within an identified growth area, which will support and reinforce the regional role of Sale. The requirements for the Longford Development Plan will ensure appropriate urban design that will provide a permeable movement network and development in keeping with the existing rural character.

Clause 21.05 – Sale Wurruk and Longford Strategic Framework: Within this Clause, Longford's role as a township is described as follows: 'Longford will be a key focus for rural residential growth and will also provide opportunities for further residential intensification within its core and in close proximity to recreation and education facilities and the redeveloped golf course. As growth occurs, Longford will see its identity as a desirable rural lifestyle area protected and enhanced.'

This Clause identifies the subject land as land located within the Longford Development Plan area. The proposed rezoning will enable the land to be developed as envisioned in the Clause.

Clause 21.16 – Built Environment and Heritage: The Schedule to the Development Plan requires the preparation of a Precinct Plan which addresses the design requirements of the Longford Development Plan - including the retention of native vegetation and creation of shared path linkages that encourage physical activity.

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

The Amendment uses the most appropriate tools from within the Victorian Planning Provisions 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 Longford growth area. Specific development controls are required to achieve the objectives of the Longford Development Plan, the provisions for which are specified in the new schedule to the Development Plan Overlay.

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

The views of agencies were sought during the Longford Development Plan process. The issues identified will be the subject of further specialist reports that will be required as part of the preparation of a future Precinct Plan or subdivision application.

The 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 recognized 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 proposals will, in the long term, be followed by applications for the approval of associated Precinct Plans 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.

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].

Any submissions 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 C90

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 4 attached map sheets.

Zoning Maps

1. Amend Planning Scheme Map Nos. 135 and 136 in the manner shown on the 2 attached maps marked "Wellington Planning Scheme, Amendment C90".

Overlay Maps

2. Amend Planning Scheme Map No. 135DPO in the manner shown on the attached map marked "Wellington Planning Scheme, Amendment C90".
3. Insert new Planning Scheme Map No. 136DPO in the manner shown on the attached map marked "Wellington Planning Scheme, Amendment C90".

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

4. In Overlays – Clause 43.04, insert a new Schedule 10 in the form of the attached document.
5. In General Provisions – Clause 61.03, replace the Schedule with a new Schedule in the form of the attached document.

End of document

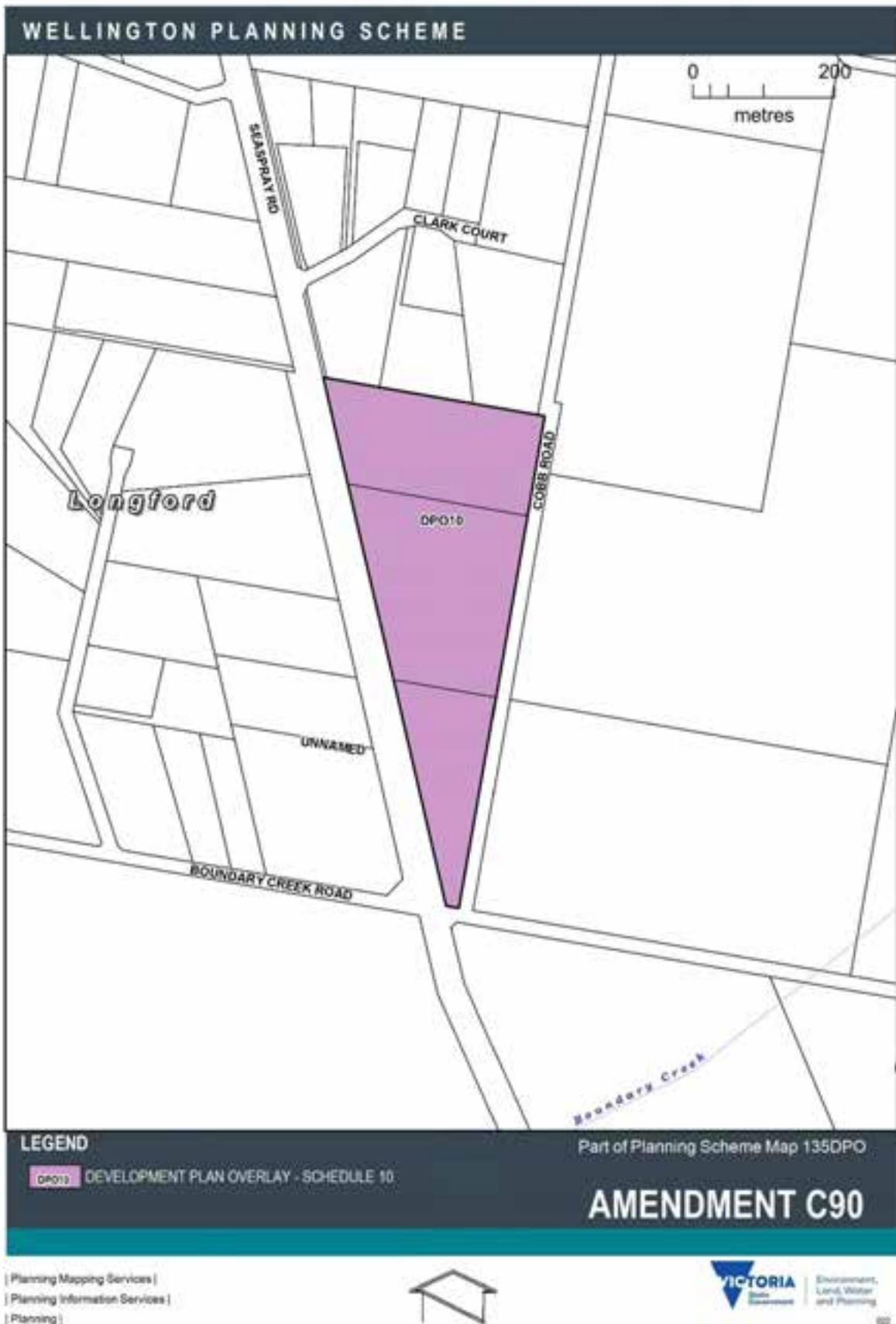


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Environment,
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and Planning

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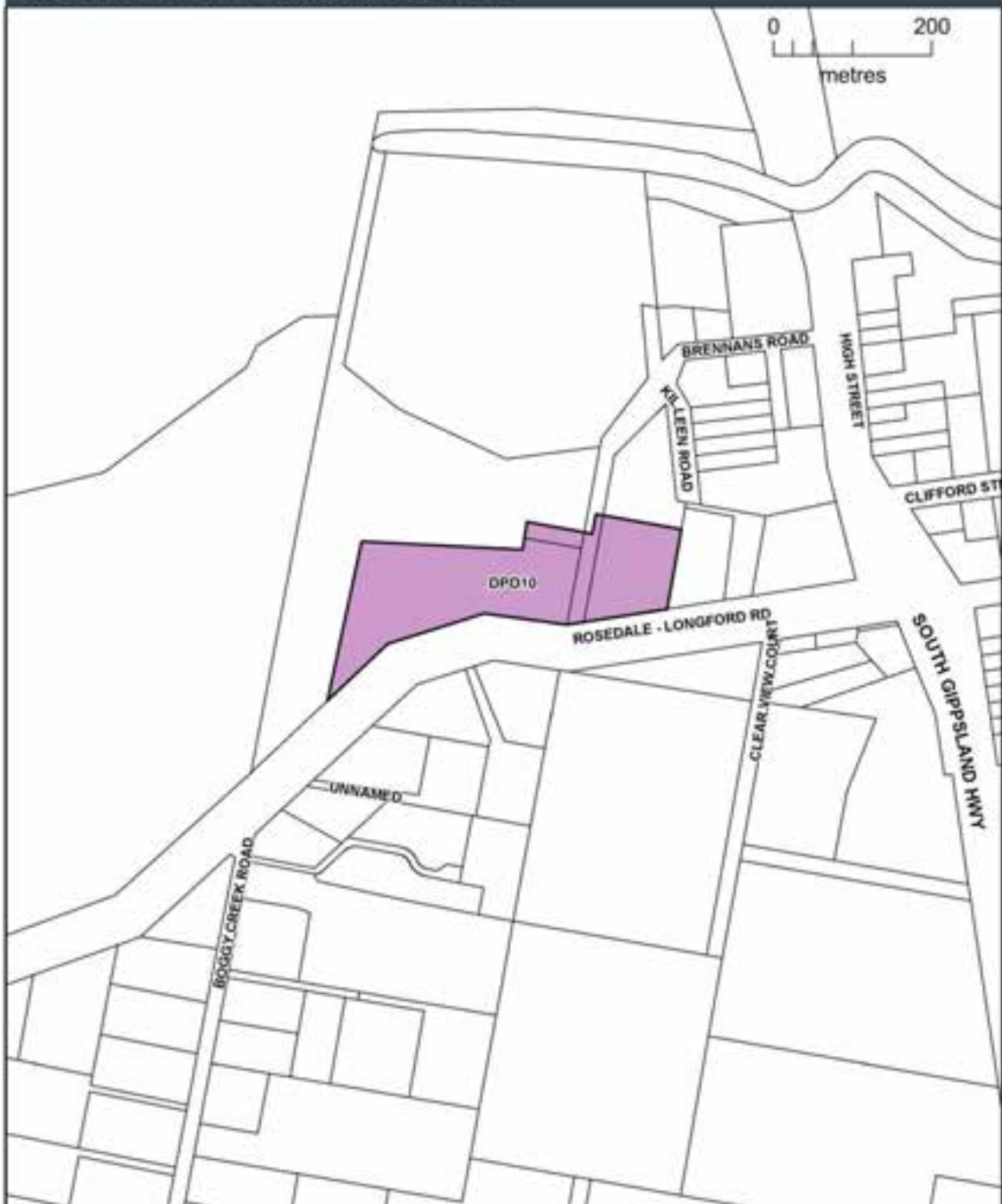
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Environment,
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and Planning

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WELLINGTON PLANNING SCHEME



LEGEND

DPO10 DEVELOPMENT PLAN OVERLAY - SCHEDULE 10

Part of Planning Scheme Map 136DPO

AMENDMENT C90

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Environment,
Land, Water
and Planning

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—(25)—
Proposed C90

SCHEDULE 10 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO10**

LONGFORD DEVELOPMENT PLAN AREA

DRAFT

1.0 Requirement before a permit is granted

—(25)—
Proposed C90

A permit may be granted to construct or carry out minor works to existing buildings or works prior to the approval of a Precinct Plan if the responsible authority is satisfied that the granting of a permit does not prejudice the intended outcomes of the *Longford Development Plan, 17 November 2015*.

A permit for subdivision must demonstrate that the proposed subdivision will not prejudice other properties from subdividing efficiently and safe access can be achieved or maintained to the site and other properties within the precinct.

A permit for subdivision which progresses development to a subsequent stage within a precinct must be considered against the existing residential land supply within Longford and a demonstrated demand for further development.

2.0 Conditions and requirements for permits

—(25)—
Proposed C90

A permit application for subdivision must provide:

- A site description and plans demonstrating how the proposed subdivision design will conserve and contribute to the overall character of the precinct and more generally, Longford.
- A graphical and written assessment demonstrating compliance with the approved Precinct Plan and the *Longford Development Plan 17 November 2015*.

A permit application for subdivision within Precincts 2,3,4 and 6 must also include a subdivision plan showing indicatively how lots can be re-subdivided if reticulated sewerage can be provided.

A permit for subdivision and development must include conditions which reflect the urban design principles, guidelines, requirements and conditions stated in the adopted *Longford Development Plan, 17 November 2015* and the approved Precinct Plan.

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

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

3.0 Requirements for development plan

—(25)—
Proposed C90

A Precinct Plan must be prepared prior to the commencement of subdivision or development.

There must be a single Precinct Plan for each precinct as shown in Figure 1.

The Precinct Plan must be in general accordance with the Longford Development Plan Map as shown in Figure 2 and address the design requirements as stated in the adopted *Longford Development Plan, 17 November 2015*, together with the following design principles:

- A site responsive design reflective of the Longford character of quiet meandering roads, rural living lifestyle and a green, leafy character.
- Enhancing connectivity, both pedestrian and vehicular movement, through Longford by:

- Linking precincts together;
- Ensure connectivity to key destination points such as the Longford Primary School, town core and open space areas is maintained.
- Develop concentric loops which ultimately connect to the existing movement network to Sale.
- Further intensification of the town core area (Precincts 2,3,4 and part of 6), subject to availability of services (particularly reticulated sewer).
- Independent development of each precinct.

The Precinct Plan must contain:

- A Drainage Assessment, which should also have regard to stormwater and potential environmental impact on the Ramsar wetland area;
- A Staging Plan showing the sequence of development and infrastructure delivery which will require construction or upgrade; and
- A Public Infrastructure Plan for the delivery and funding of infrastructure items associated with the proposed development, including potential interim and ultimate infrastructure requirements.

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

- Achieving the design principles specified in this Clause and the *Longford Development Plan, 17 November 2015*.
- Prepared to the satisfaction of the relevant external authorities including: Country Fire Authority, VicRoads, West Gippsland Catchment Management Authority, Gippsland Water, Aboriginal Victoria, Department of Environment Land Water and Planning, APA Group and other relevant service authorities;
- Developed with the appropriate level of community participation as determined by the responsible authority;
- In accordance with any relevant Agreement prepared under Section 173 of the *Planning and Environment Act 1987*;
- Implementing the requirements of the Infrastructure Design Manual (IDM) and other requirements as determined by other relevant authorities;
- Supporting design and development principles as set out in:
 - Supportive Environments for Physical Activity (SEPA) principles of healthy urban design - refer to Healthy by Design guidelines;
 - Water Sensitive Urban Design (WSUD), including recycling infrastructure and use of treated water;
 - Crime Prevention Through Environmental Design (CPTED).

Figure 1: Longford Precinct Identification Plan (Source: Longford Development Plan, 17 November 2015)

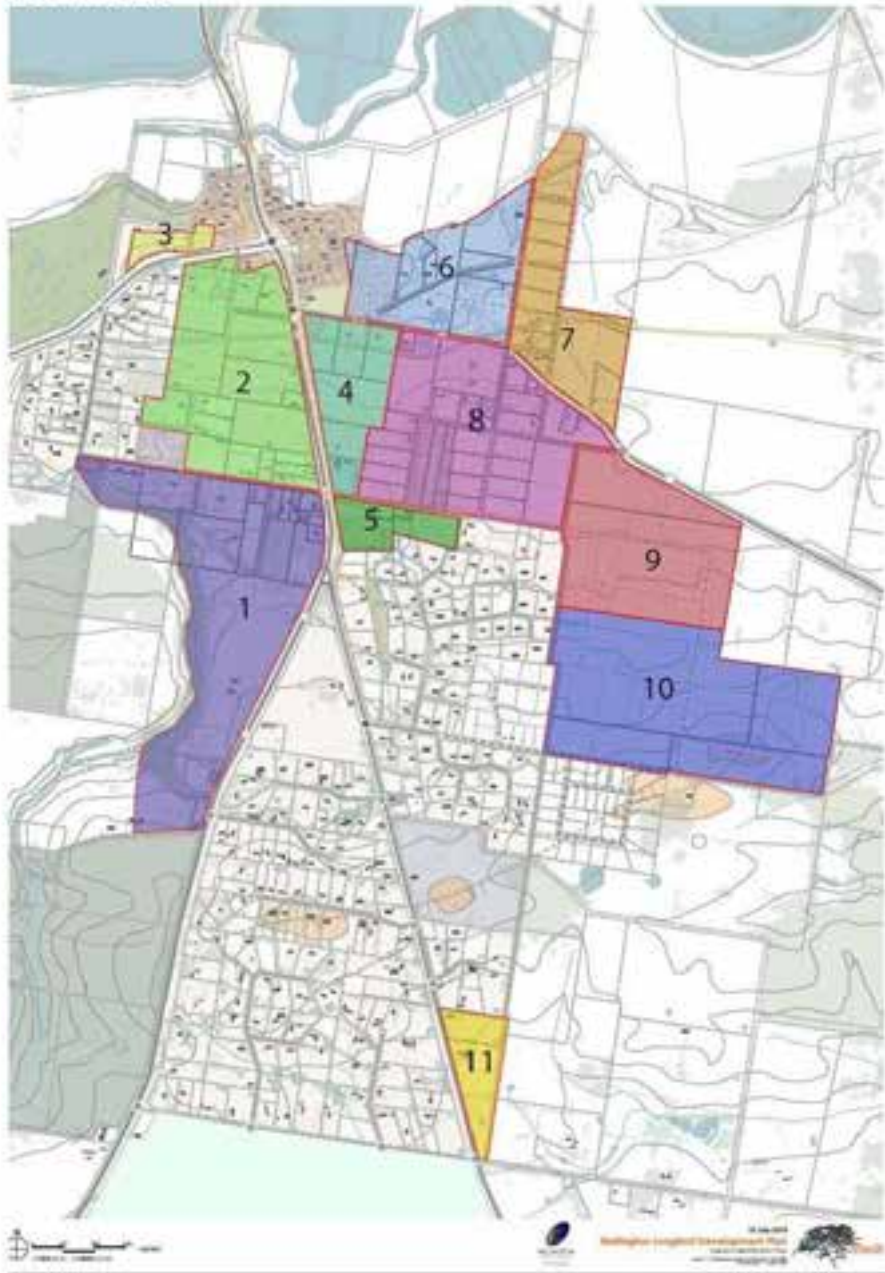


Figure 2: Longford Development Plan Map (Source: Longford Development Plan, 17 November 2015)



SCHEDULE TO CLAUSE 61.03

Maps comprising part of this scheme:

- 1, 1HO, 1WMO
- 2, 2WMO
- 3, 3HO, 3WMO
- 4, 4WMO
- 5, 5HO, 5WMO
- 6, 6WMO
- 7, 7HO, 7WMO
- 8, 8WMO
- 9, 9HO, 9WMO
- 10, 10WMO
- 11, 11WMO
- 12, 12ESO8, 12HO, 12WMO,
- 13, 13WMO
- 14, 14ESO8, 14WMO
- 15, 15DPO, 15HO, 15WMO
- 16, 16ESO8, 16WMO
- 17, 17HO, 17WMO
- 18, 18WMO
- 19, 19WMO
- 20, 20WMO
- 21, 21WMO
- 22, 22WMO
- 23, 23WMO
- 24, 24HO, 24LSIO-FO, 24WMO
- 25, 25ESO2, 25LSIO-FO, 25WMO
- 26, 26DPO, 26HO, 26LSIO-FO,
- 27, 27DPO, 27WMO
- 28, 28DPO
- 29, 29DPO, 29WMO
- 30, 30WMO
- 31, 31EAO, 31WMO
- 32, 32WMO
- 33, 33DPO, 33PAO, 33LSIO-FO, 33WMO
- 34, 34WMO

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- 35, 35LSIO-FO, 35WMO
- 36, 36LSIO-FO, 36WMO
- 37, 37ESO2, 37LSIO-FO, 37WMO
- 38, 38DPO, 38LSIO-FO, 38WMO
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- 41, 41LSIO-FO
- 42, 42LSIO-FO
- 43, 43LSIO-FO
- 44, 44WMO
- 45, 45DDO, 45EAO, 45DPO, 45ESO7, 45LSIO-FO, 45WMO
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- 71, 71DDO
- 72, 72LSIO-FO

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ITEM C3.2**JULY 2016 PLANNING DECISIONS**

DIVISION: DEVELOPMENT

ACTION OFFICER: MANAGER LAND USE PLANNING

DATE: 20 SEPTEMBER 2016

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

OBJECTIVE

To provide a report to Council on recent planning permit trends and planning decisions, made under delegation by Statutory Planners during the month of July 2016, for information.

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

That Council note the report on recent Planning Permit trends and Planning Application determinations between 1 July and 31 July 2016.

BACKGROUND

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

A copy of planning permit decisions made between 1 July and 31 July 2016 is included in Attachment 1.

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

OPTIONS

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

PROPOSAL

That Council note the report of recent planning permit trends and planning application determinations between 1 July and 31 July 2016.

CONFLICT OF INTEREST

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

COMMUNICATION IMPACT

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

LEGISLATIVE IMPACT

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

COUNCIL POLICY IMPACT

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

COUNCIL PLAN

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

Strategic Objective

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

Strategy 5.2

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

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

ENVIRONMENTAL IMPACT

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

ATTACHMENT 1

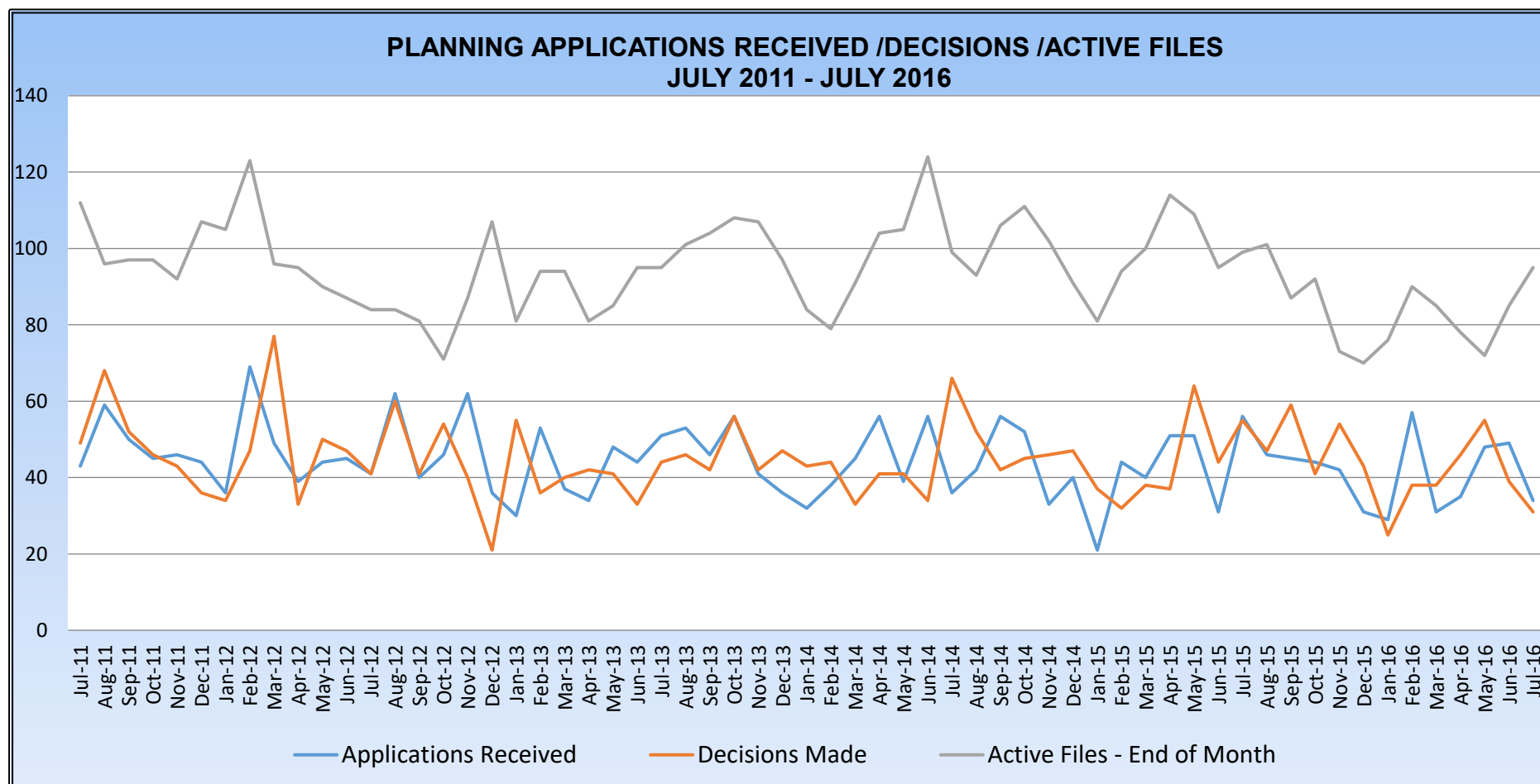
PLANNING APPLICATION DETERMINATIONS BETWEEN 1/07/2016 AND 31/07/2016

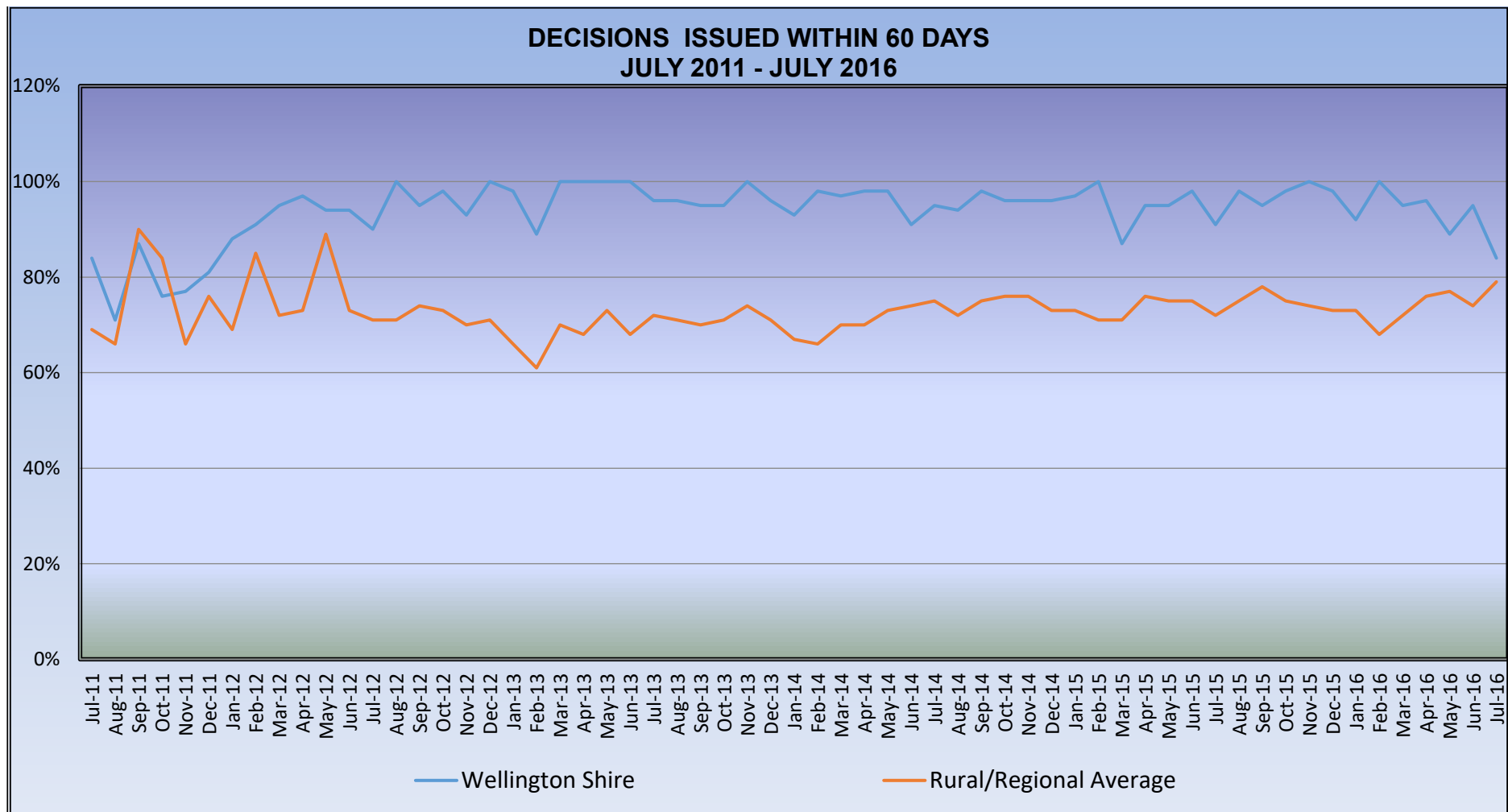
Application No/Year	Date Received	Property Title & Address	Proposal	Status
112-4/2009	2/12/2015	Assessment No. 40881 LOT: 2 PS: 525749L 12 INGLIS ST SALE	Amendment to permit for development of a medical centre.	Permit Issued by Delegate of Resp/Auth 6/07/2016
108-2/2012	4/05/2015	Assessment No. 68353 LOT: 3 PS: 635550W 166 PATTEN ST SALE	Use of the land for heavy plant & machinery training.	Permit Issued by Delegate of Resp/Auth 7/07/2016
184-2/2015	13/07/2016	Assessment No. 209858 PC: 357368X 27 ARMSTRONG AVE PARADISE BEACH	Buildings and works associated with development of a single dwelling.	Permit Issued by Delegate of Resp/Auth 22/07/2016
321-2/2015	29/06/2016	Assessment No. 402826 LOT: 14 PS: 536611F 2 RIVERSIDE DVE WURRUK	Use and development of a concrete batching plant.	Permit Issued by Delegate of Resp/Auth 14/07/2016
4-1/2016	7/01/2016	Assessment No. 287847 LOT: 1 TP: 948912E 115 LANGS RD ROBERTSONS BEACH	Buildings and works associated with construction of a farm shed.	Withdrawn 11/07/2016
6-1/2016	8/01/2016	Assessment No. 90274 CA: 55A SEC: B BLUES RD STOCKDALE	Subdivision of the land into 3 lots.	Permit Issued by Delegate of Resp/Auth 6/07/2016
66-2/2016	3/06/2016	Assessment No. 436220 LOT: 5 PS: 736786C 22-24 WELLINGTON SALE	Buildings/works associated with construction of a warehouse.	Permit Issued by Delegate of Resp/Auth 7/07/2016
72-1/2016	8/03/2016	Assessment No. 41764 LOT: 1 PS: 736775 34 LANSLOWNE ST SALE	2 lot subdivision of the land.	Permit Issued by Delegate of Resp/Auth 22/07/2016
85-1/2016	18/03/2016	Assessment No. 399600 LOT: 1068 PS: 55692 3 DAVIES ST LOCH SPORT	Buildings and works associated with development of an outbuilding.	Permit Issued by Delegate of Resp/Auth 4/07/2016
97-1/2016	5/04/2016	Assessment No. 363127 PC: 174040 MEWBURN PARK RD TINAMBA	Use/development of the land for a dwelling on a lot less than 25 ha.	Permit Issued by Delegate of Resp/Auth 22/07/2016
104-1/2016	12/04/2016	Assessment No. 25361 LOT: 13 PS: 88521 4 INVICTUS CRT SALE	Use of the land for animal short term boarding (day care).	Permit Issued by Delegate of Resp/Auth 4/07/2016

Application No/Year	Date Received	Property Title & Address	Proposal	Status
111-1/2016	15/04/2016	Assessment No. 350363 LOT: 10 PS: 54201 21 BEN CRUACHAN PDE COONGULLA	Buildings and works associated with construction of a single dwelling.	Permit Issued by Delegate of Resp/Auth 14/07/2016
120-1/2016	26/04/2016	Assessment No. 85621 LOT: 1 TP: 820515E 1,110 PRINCES HWY STRATFORD	Resubdivision of 2 existing lots to excise an existing dwelling.	Permit Issued by Delegate of Resp/Auth 21/07/2016
134-1/2016	10/05/2016	Assessment No. 369108 LOT: 3 PS: 322701X MERRICKS RD LONGFORD	Use & development of the land for a dwelling on a lot less than 40 ha.	Permit Issued by Delegate of Resp/Auth 14/07/2016
158-1/2016	26/05/2016	Assessment No. 245035 PC: 365045D 24 VICTORIA ST LOCH SPORT	Buildings and works associated with development of an outbuilding.	NOD issued by Delegate of Respon/Auth 27/07/2016
159-1/2016	27/05/2016	Assessment No. 427617 LOT: 2 PS: 637636A CHERRY TREE RD WOODSIDE	Creation of new access to a road zone.	Permit Issued by Delegate of Resp/Auth 20/07/2016
168-1/2016	6/06/2016	Assessment No. 82818 LOT: B PS: 649543Q 21 COBAINS RD SALE	Use and development of the land for 8 display homes.	Permit Issued by Delegate of Resp/Auth 19/07/2016
170-1/2016	8/06/2016	Assessment No. 270876 LOT: 1 PS: 127887 265 POWERS HILL RD WILLUNG SOUTH	Buildings and works associated with construction of an outbuilding.	Permit Issued by Delegate of Resp/Auth 20/07/2016
171-1/2016	8/06/2016	Assessment No. 376194 LOT: 8 PS: 317421J 15 GOWRIE RISE WOODSIDE BEACH	Buildings and works associated with construction of an outbuilding.	Permit Issued by Delegate of Resp/Auth 1/07/2016
172-1/2016	8/06/2016	Assessment No. 401265 LOT: 2 PS: 537585X STOCKDALE RD STOCKDALE	Subdivision of the land into 2 rural lots.	Permit Issued by Delegate of Resp/Auth 19/07/2016
173-1/2016	9/06/2016	Assessment No. 205765 CA: 23 901 ROSEDALE	Buildings and works associated with a roof over stockyards.	Permit Issued by Delegate of Resp/Auth 5/07/2016
174-1/2016	10/06/2016	Assessment No. 234294 LOT: 1171 PS: 54791 14 LE GRAND CRT LOCH SPORT	Buildings and works associated with extension to a dwelling.	Permit Issued by Delegate of Resp/Auth 25/07/2016
181-1/2016	16/06/2016	Assessment No. 38117 LOT: 1 TP: 922630L 145 FOSTER ST SALE	Buildings and works associated with construction of a dwelling.	Permit Issued by Delegate of Resp/Auth 14/07/2016

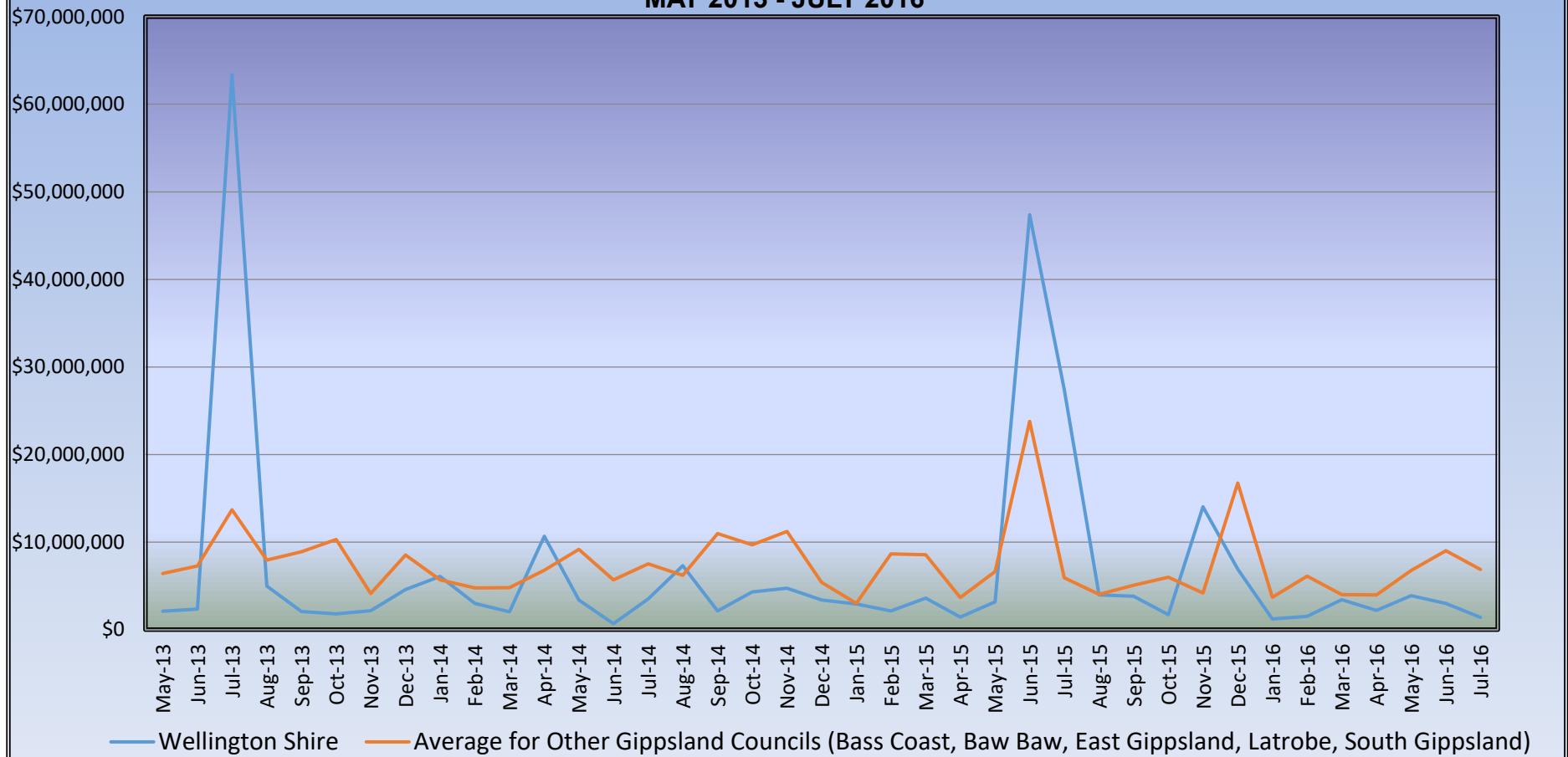
Application No/Year	Date Received	Property Title & Address	Proposal	Status
189-1/2016	21/06/2016	Assessment No. 78766 PCA: 10 SEC: 7 78 TYERS ST STRATFORD	Restricted club liquor licence.	Permit Issued by Delegate of Resp/Auth 7/07/2016
192-1/2016	23/06/2016	Assessment No. 303529 LOT: 1 TP: 671126T 37 CHURCH ST MAFFRA	Re-subdivision of 2 lots.	Permit Issued by Delegate of Resp/Auth 5/07/2016
195-1/2016	27/06/2016	Assessment No. 376244 LOT: 2 PS: 317421J 3 GOWRIE RISE WOODSIDE BEACH	Buildings and works associated with construction of 2 sheds.	Permit Issued by Delegate of Resp/Auth 14/07/2016
197-1/2016	27/06/2016	Assessment No. 31849 LOT: 1 TP: 249823B 161 STAWELL ST SALE	Demolition of a dwelling contributing to a heritage precinct.	Permit Issued by Delegate of Resp/Auth 5/07/2016
209-1/2016	11/07/2016	Assessment No. 264671 CA: 41 2,254 WOODSIDE	Buildings and works associated with development of a garage.	Permit Issued by Delegate of Resp/Auth 21/07/2016
212-1/2016	12/07/2016	Assessment No. 315473 LOT: 1 LP: 25129 1 BOLTON ST HEYFIELD	Buildings and works associated with construction of a carport.	Permit Issued by Delegate of Resp/Auth 26/07/2016
214-1/2016	13/07/2016	Assessment No. 436683 LOT: 1 TP: 164780P 98 SANCTUARY RD LOCH SPORT	Buildings and works/construction of a dwelling and outbuilding.	Permit Issued by Delegate of Resp/Auth 22/07/2016

Total No of Decisions Made: 30





ESTIMATED VALUE OF WORKS MAY 2013 - JULY 2016



ITEM C3.3**NORTH SALE GROWTH AREA: DRAFT DESIGN RESPONSE PLAN**

DIVISION: DEVELOPMENT
ACTION OFFICER: MANAGER LAND USE PLANNING
DATE: 20 SEPTEMBER 2016

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

OBJECTIVE

To seek endorsement of the draft North Sale Design Response Plan and to proceed to a period of general public exhibition.

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

That Council endorse the draft North Sale Design Response Plan (refer to Attachment 1) and proceed to a period of general public exhibition.

BACKGROUND

In order to provide sufficient land supply to meet the future demand for urban living, and provide housing opportunities in a variety of locations that function as sustainable neighbourhoods, Council formally adopted the Sale, Wurruk, and Longford Structure Plan (the Structure Plan) in 2010.

The Structure Plan identified three key development growth fronts around Sale: the North Sale Growth Area, the Wurruk (Western) Growth Area, and the Longford (Southern) Growth Area.

The Structure Plan was formally embedded within the Local Planning Policy Framework of the Wellington Planning Scheme by the (then) Minister for Planning on 8 November 2012.

The North Sale Growth Area (refer to map extract on the following page) will be designed to provide a range of residential, commercial, and leisure activities and provide for the logical expansion of the City in a northward direction, forming 'complete neighbourhoods' to the east and west of the Princes Highway.

The first of these neighbourhoods, Area A, comprises land bound to the west by the Princes Highway with the eastern boundary being Gibsons Road. The second, Area B comprises land bound to the east by the Princes Highway and the railway line to the west. The third – Area C, comprising land to the north of the Sale–Maffra Road.

Areas A – C, which collectively comprise the Growth Area, are illustrated in the draft Design Response Plan in **Attachment 1** to this report.

Whilst the Structure Plan identifies areas where future growth is expected to occur, it does not provide an overall framework to identify the potential opportunities and constraints to development. Similarly, it does not provide more detailed development requirements to assist and guide landowners wanting to develop their land.



Map Extract: North Sale Growth Area (Sale, Wurruk and Longford Structure Plan (2010))

The Development Plan process consists of two distinct components, the preparation of the Development Plan itself, and the subsequent preparation of an associated Developer Contributions Plan.

The Development Plan

Development Plans (DP's) are a useful and important tool for landowners, developers, Council and the community to assist in ensuring that a coordinated approach is taken to planning for new communities within the Shire. With the benefit of assessing an urban growth area on a more holistic level, DP's can unlock the potential of a site based on its context and relationship with adjoining land uses, rather than creating development through a piecemeal and ad-hoc approach. As such, when worked through logically, the DP process can ensure a smooth transition to the planning permit and implementation phases, and ensure the development of integrated, safe, attractive and sustainable communities. The DP consists of both written and plan based components.

A draft Design Response Plan has been prepared for North Sale by Mesh planning consultants (refer **Attachment 1**), which is now proposed to be released for public comment.

Part of the process involved early consultation with landowners, developers, real estate agents and other statutory government agencies. An outcome of this research stage was the preparation of an Analysis Plan for the Growth Area (refer **Attachment 2**).

The Analysis Plan identified a number of notable changes that have influenced and impacted on the strategic direction of the Structure Plan since its formal introduction into the Wellington Planning Scheme in 2012, including:

- the relocation of the Sale Specialist School;
- the proposed relocation of the Sale Greyhounds;
- revised Education allocation requirements; and
- the ability to provide a new railway vehicle crossing.

The draft Design Response Plan demonstrates a transparent transition from the Site and Context Analysis to the Development Plan itself, in the form of a structural layout. The Design Response stage will resolve the location of residential and non-residential land uses, and key connections, with the benefit of all of the Site and Context Analysis information.

OPTIONS

1. That Council endorse the draft North Sale Design Response Plan and proceed to a period of general public exhibition; or
2. That Council not endorse the draft North Sale Design Response Plan and seek further information for consideration at a future meeting.

PROPOSAL

That Council endorse the draft North Sale Design Response Plan (refer to **Attachment 1**) and proceed to a period of general public exhibition.

CONFLICT OF INTEREST

No conflicts of interest have been declared in the preparation of the draft North Sale Design Response Plan.

FINANCIAL IMPACT

The resources associated with this project have been accounted for in the Council budget for the 2016/2017 financial year.

COMMUNICATION IMPACT

Should Council endorse the draft North Sale Design Response Plan, members of the community who have a formal interest in the Development Plan process, will be directly notified of the general public exhibition, which is expected to commence in October 2016 for a minimum period of 6 weeks. The Council website will also be updated accordingly.

It is also proposed to facilitate a number of stakeholder workshops during the exhibition stage with invites extended to key statutory stakeholders, landowners, local estate agents and local developers.

Following exhibition, submissions will be considered and workshopped with Council, prior to a final Development Plan being prepared.

LEGISLATIVE IMPACT

The draft North Sale Design Response Plan has been prepared having regard to the *Planning and Environment Act 1987*; the provisions of the Wellington Planning Scheme - including the relevant state and local planning policy; and the *Sale, Wurruk and Longford Structure Plan (2010)*.

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 draft North Sale Design Response Plan supports the above Council Plan strategic objective and strategy.

PLANNING POLICY IMPACT

The draft North Sale Design Response Plan has been prepared having regard to the *Sale, Wurruk and Longford Structure Plan (2010)* and the Local Planning Policy Framework (Clause 21.05) of the Wellington Planning Scheme.

ENVIRONMENTAL IMPACT

The draft North Sale Design Response Plan has been prepared on the basis of initial feedback from a number of statutory agencies with responsibilities for environmental protection. The general period of public exhibition will afford an opportunity for further comment and input to ensure that environmental impacts are adequately identified and appropriately addressed.

CONSULTATION IMPACT

Consultation with interested parties will be conducted through a number of mechanisms during the exhibition stage, which is expected to commence in October 2016 and will include:

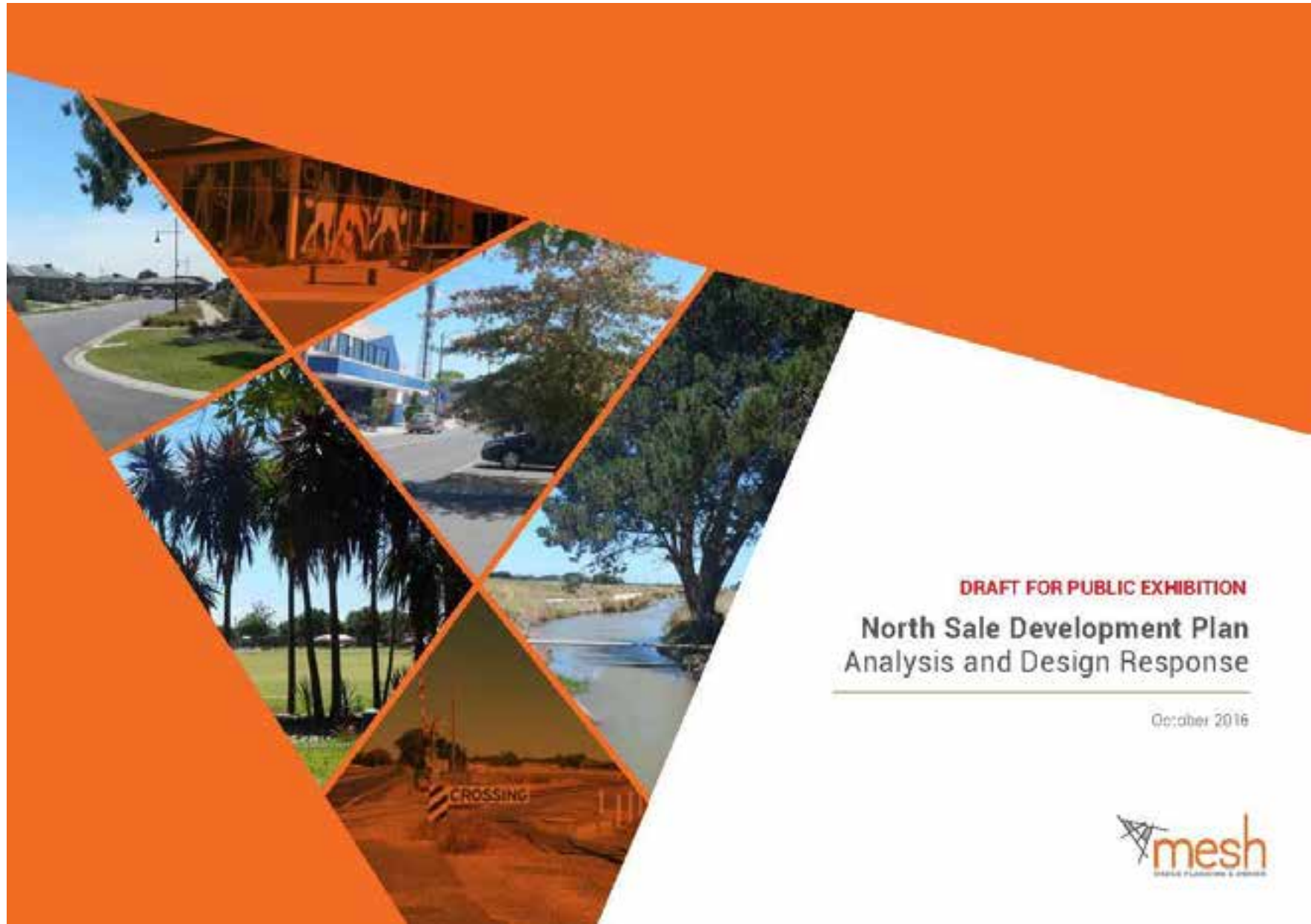
- Meetings/workshops with Council Officers and other external statutory stakeholders
- Meetings with external stakeholders – including landowners and real estate agents
- If required, opportunities for one-on-one meetings with landowners
- focussed meetings with targeted interests.

On the basis that the release of the draft Design Response Plan will be the first opportunity that landowners within the North Sale Growth Area will have had to see a higher level of detail, it is likely that it will generate a significant degree of discussion.

The exhibition period is an opportunity for interested parties to submit their comments and concerns for consideration.

On completion of the exhibition period, all submissions received will be collated and where considered appropriate to do so, used to inform changes to the Plan, which will be presented to Council at a future meeting.

ATTACHMENT 1



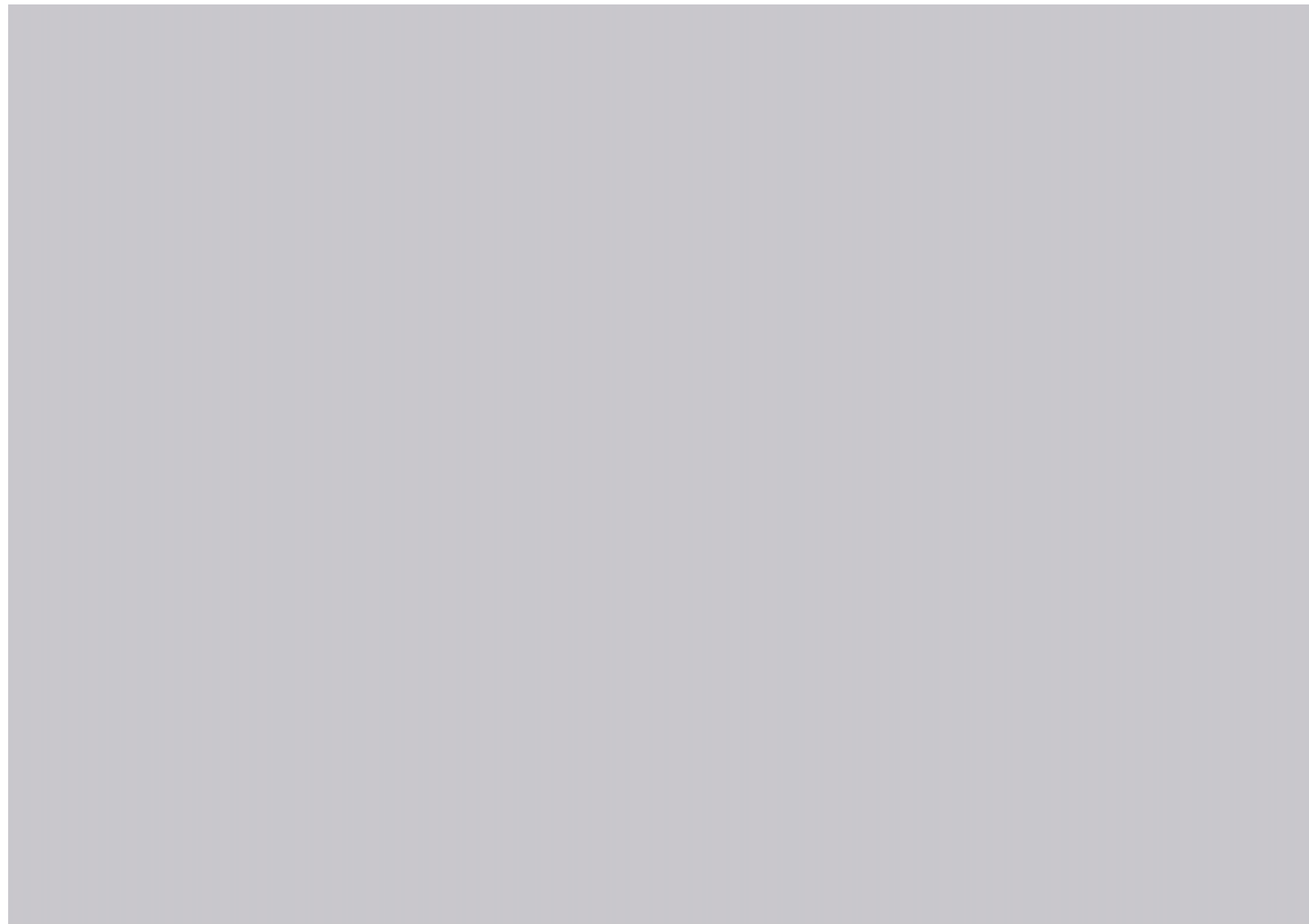


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INTRODUCTION & BACKGROUND

In 2007 Wellington Shire Council prepared the **Sale, Wurruk and Longford Structure Plan**. The Structure Plan provides the important high level land use and planning framework which identifies the future growth locations of these towns.

In order to ensure future development in the new growth area designated in North Sale makes a positive and logical extension to the existing area of Sale, a Development Plan is required to be prepared.

In preparing the North Sale Development Plan information gathering has been undertaken to understand the site, its opportunities and its constraints. This step provides an opportunity for your review and response that will contribute to the preparation of a **final version of the North Sale Development Plan**.

01 Summary

PURPOSE

The draft **North Sale Development Plan – Analysis and Design Response** sets out a layered analysis of the revised conditions and design response which will form the basis for preparation of a **final version of the North Sale Development Plan**.

The analysis and design response have been structured to provide information and direction in relation to:

- Existing Site Conditions
- Land Ownership
- Structural Movement Challenges
- Movement Network
- Drainage
- Open Space
- Land Use Precincts
- Sensitive Interfaces
- Consolidated Draft Development Plan
- Indicative Masterplan

Whilst the analysis and draft design response has had specific regard to each of these important considerations, it is important to highlight that the role of the North Sale Development Plan is to:

- Co-ordinate the orderly and efficient development of land in the North Sale Growth Area in accordance with the general directions of the SWLSP;
- Provide certainty and clarity regarding development expectations within the North Sale Growth Area;
- Provide a basis for developer led rezoning requests within the North Sale Growth Area;
- Provide guidance for the lodgement and assessment of planning permit applications for subdivision and development; and
- Establish a transparent basis for the identification and equitable apportionment of the cost of infrastructure.

As part of Council's commitment to engagement with landowners, servicing authorities and the broader community, the draft **North Sale Development Plan Analysis and Design Response** document will be placed on public exhibition in October 2016.



LIST OF PLANS

Sale, Wurruk and Longford Structure Plan

The Site Plan

Existing Conditions Plan

Land Ownership and Titles Plan

Drainage Plan

Structure Movement Plan

Movement Network Plan

Open Space Plan

Land Use Precincts and Density Plan

Sensitive Interfaces Plan

Draft Development Plan

Indicative Masterplan

02 Plans

SALE, WURRUK AND LONGFORD STRUCTURE PLAN

The Sale, Wurruk and Longford Structure Plan (SWLSP) (see **Page 5**) was adopted by the Wellington Shire Council on 7 September 2010.

The SWLSP was developed to:

- Ensure that future growth and infrastructure are appropriately located and planned for in a coordinated and integrated way;
- Respond to the key land use planning challenges facing the community and to shape the vision for the future of the area;
- Contribute to the creation of more prosperous and attractive places;
- Promote better connected and sustainable communities.

The SWLSP identifies growth potential to the west and north of Sale. Land to the north of Sale (the Northern Growth Area) is described as being:

designed to provide a range of residential (approximately 1500 lots), commercial, educational, sporting and leisure activities. The growth area provides for the logical expansion in a northward direction of the existing urban area of Sale, forming 'complete neighbourhoods' to the east and west of the Princes Highway that are able to sustain local facilities.

In recognition of the land use, transport and other challenges within the Northern Growth Area and the need for co-ordination, the SWLSP recommended that:

a precinct plan be developed which indicates the layout of these neighbourhoods and ensures the development of attractive and sustainable communities.

The Shire incorporated the SWLSP into the Wellington Shire Planning Scheme on 8 November 2012 via Amendment C67 and subsequently updated via Amendment C89*.

The SWLSP identifies the following guiding principles and Structure Plan themes:

Guiding Principles:

- Neighbourhood Creation
- Healthy and Sustainable Futures
- Community Development
- Employment and Prosperity
- Access and Linkages

Structure Plan Themes:

- Residential Neighbourhoods and Homes
- Retail and Commercial
- Industry
- Community Services and Facilities
- The Built Environment and Amenity
- Natural Environment and Agriculture
- Access and Movement
- To facilitate relocation of the greyhounds site

THE SITE

The site forming the NSDP area is shown by a red boundary.

Generally speaking, the NSDP is bounded by:

- Main Sale Channel to the north
- Gibsons Road to the east
- Cobains Road to the south and existing low density development and Maffra-Sale Road
- Existing low density development and the Sale Racecourse to the west



The Site

North Sale Development Plan - Analysis and Design Response - Oct 2016

DRAFT FOR CONSULTATION



EXISTING CONDITIONS – SITE ANALYSIS

The analysis plans maps the site's existing conditions which has informed preparation of the draft NSDR.

These are explained in a series of layers:



Existing Conditions

North Sale Development Plan - Analysis and Design Response - Oct 2016

DRAFT FOR CONSULTATION



LAND OWNERSHIP AND TITLES

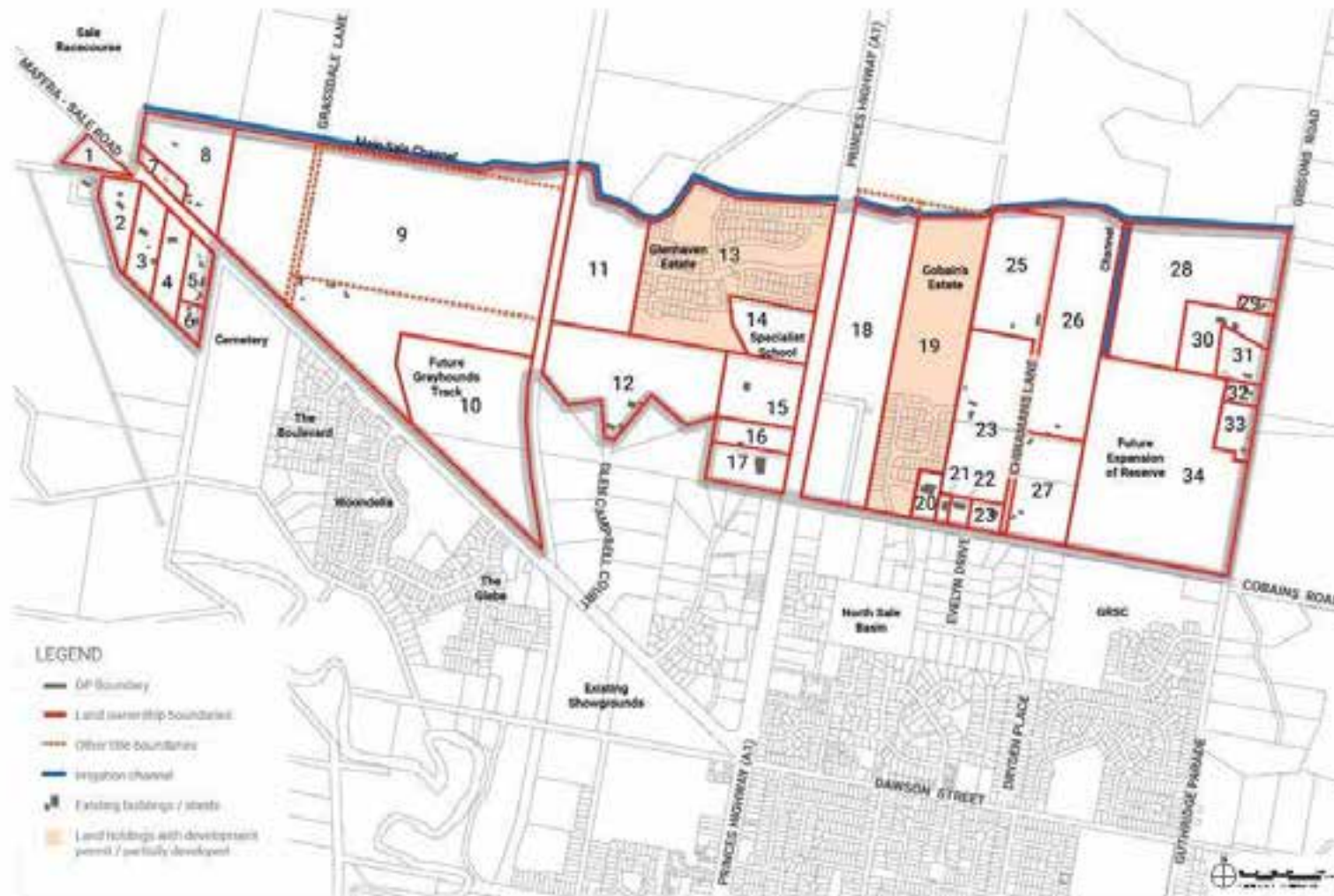
Summary

- The overall NSDP area is 287ha and comprises 34 titles varying in size and ownership.
- The NSDP is characterised by some smaller fragmented parcels, particularly clustered to the east and west of the site, and also along the Princes Highway and Cobains Road.
- Elongated parcels that span between the Princes Highway and the Future Gippsland Regional Sports Complex (GRSC) expansion present challenges for development, particularly the parcels currently accessing Chinamans Lane.
- Parcels 13 and 19 (Glenhaven Estate and Cobains Estate) are partially developed and have approved permits for subdivision.
- Dwellings and buildings are present across the parcels.
- The Main Sale Channel forms the northern extent of titles, and has severed some titles to the north.
- Parcel 10 is the site for the future Greyhounds Track.
- Parcel 33 is the proposed site for the future expansion of the GRSC.
- The DP boundary has been modified to include the full extent of Parcel 12.

Design Response

The NSDP seeks to:

- *Facilitate a holistic co-ordinated masterplan across the DP area whilst respecting title boundaries and ownership patterns to allow properties to be developed independently where possible.*
- *Acknowledge the status and staging of the Glenhaven and Cobains Estate, and to incorporate these developments as part of the overall masterplan, within the limitations presented by these developments.*
- *Incorporate existing dwellings where possible within an overall coordinated masterplan, whilst acknowledging that in some cases the position of existing dwellings may compromise the overall masterplan outcome.*
- *Respond to the irregular shaped Future Greyhounds Track Parcel.*
- *Recognise Grassdale and Chinamans Lanes as key linkage opportunities within the overall masterplan.*



Land Ownership and Titles

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DRAINAGE

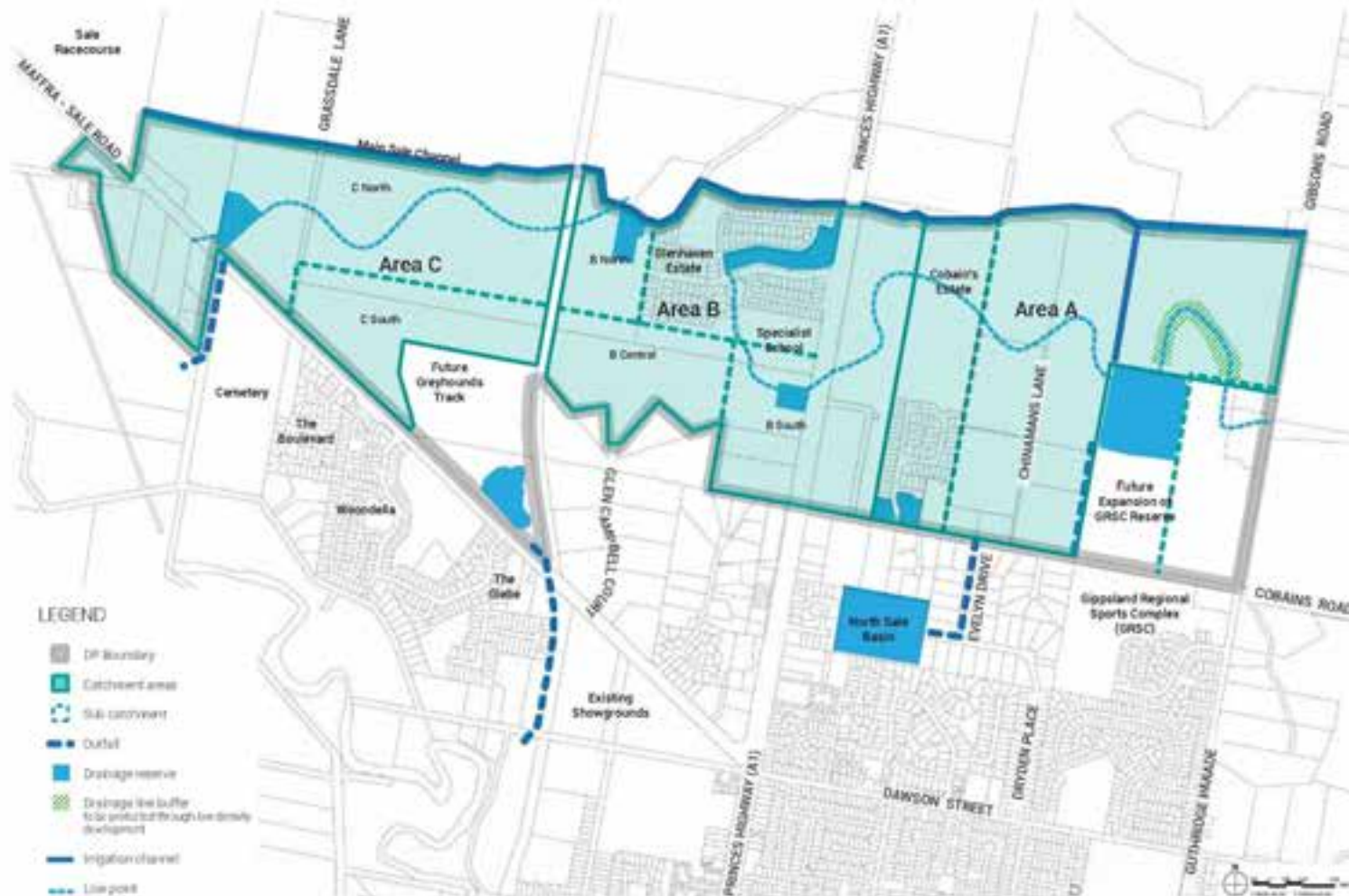
Summary

- The site is extremely flat and as such presents drainage challenges associated with the future development of the NSDP area.
- The site comprises three drainage catchments A, B and C.
- There are significant and complex issues associated with the drainage of the NSDP area – and in particular Area A.
- Drainage will require upgrades to existing infrastructures and inclusion of new infrastructure and reserves to accommodate retarding basins, sedimentation ponds and wetlands to support development of the NSDP.
- There are likely to be significant cost implications associated with the provision of the key drainage infrastructure requirements across all areas and particularly in Area A.
- Area A is proposed to drain to a centralised drainage reserve to be located within Council land (future GRSC expansion site), with an outfall to the North Sale Basin.
- A section of drainage reserve following the low point will either require retention within a reservation with a residential context or within an easement in allotments within a low density context.
- Area B is proposed to be split into two independent drainage systems (north and south), to respond to the existing (Glenhaven Estate) and future subdivision. Flows from Area B North is proposed to connect to the Glenhaven drainage reserve, and will also require an additional drainage reserve.
- Area B South is proposed to flow back to the North Sale Basin via a pipe along the Princes Highway, and will also require an additional drainage reserve.
- Area C is proposed to be split into two sub-catchments (north and south). Area C North is proposed to drain to a new drainage reserve west of Grassdale Lane. Area C South is proposed to drain to a new drainage reserve at the south east corner of the catchment.

Design Response

The NSDP seeks to:

- Facilitate a holistic co-ordinated and equitable drainage scheme for the NSDP area.
- Utilise existing infrastructure where possible and provide additional new infrastructure and upgrades to existing as required.
- Maintain the function and integrity of the Main Sale Channel and the north-south irrigation channel through Area A.
- Align roads where possible to facilitate drainage.
- Recognise drainage reserves as part of the overall open space network within the NSDP area, and to locate them in low points within the site and in areas that contribute to the amenity of neighbourhoods.
- Locate a larger basin within Council land (future GRSC expansion area).
- Recognise the drainage constraints associated with Area A and how the land use outcomes including densities across the Area can respond to these constraints.



Drainage

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STRUCTURE NETWORK AND MOVEMENT

Summary

- The NSDP has frontage to two arterial roads being the Princes Highway and Maffra-Sale Road. Both these roads have limitations regarding access given their regional transport role and function.
- The NSDP has frontage to two secondary roads being Cobains Road and Gibsons Road.
- The Bairnsdale-Melbourne railway line compromises east-west connectivity across the site and severs the NSDP area into two precincts.
- The existing north-south Southern Rural Water irrigation channel limits east-west connectivity.
- Existing development to the south of the NSDP area limits north-south connectivity between the NSDP area and these existing areas of Sale.
- Neighbourhood A has three external road frontages (Princes Highway, Cobains Road and Gibsons Road), therefore development can be directed east, west and south.
- Neighbourhood B only has one external road frontage (Princes Highway), therefore development in this area will be directed east.
- Neighbourhood C has only one external road frontage (Maffra-Sale Road) therefore development in this area will be directed south.



Structure Movement

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Design Response

The NSDP seeks to:

- Recognise the structural movement limitations of the existing network and where possible compensate via an interconnected, distributed and diverse proposed integral road network.
- Provide an opportunity for a future pedestrian link across the railway line to compensate for a lack of road based connectivity.
- Provide equally spaced intersections along the arterial roads primary road network (Mafra-Sale Road and Princes Highway) that align with existing and planned development where possible.
- Create an identifiable network of looped connector streets that connect to the existing Primary Road network (arterial roads and highway).
- Provide a secondary network of key local streets that link neighborhoods to the connector road network and to one another.
- Promote a contiguous primary streetscape/ boulevard link that connects all neighbourhoods across the NSDP.
- Reimagine Grassdale Lane as a linear open space link that forms a key role in the structural movement network.
- Integrate Chinamans Lane as part of the overall proposed local road network, and provide additional widening to the east and west as required.
- Provide an edge road to open space areas and the Main Sale Channel to allow these spaces to become part of the movement experience.
- Provide a connected pathway network connecting neighbourhoods via streetscapes, linear open spaces, parks, the Main Sale Channel and along the Future expansion of the GRSC.
- Provide appropriate interfaces along the primary road network including service roads, loop roads and landscape buffers where appropriate.
- Maximise pedestrian and road connections to the existing Glenhaven and Cobain Estates.



Movement Network

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OPEN SPACE

Summary

- The NSDP directly abuts the existing Gippsland Regional Sports Complex on Cobains Road and makes allowance for the future expansion of this reserve north of Cobains Road. The reserve will cater for the growing recreation needs of Sale and the broader region over time.
- The majority of the land within the NSDP area is used for farming purposes and as such limited public open space is currently present.
- Existing open space has been created as part of both the Cobains and Glenhaven developments for both drainage and passive open space functions to support these new communities.
- The future Greyhound Track will form an 'activity node' within the area.
- Existing roads including Grassdale Lane and a section of Maffra-Sale Road contains dense vegetation and provide opportunities to retain this vegetation to reinforce these for either their biodiversity value or landscape value.
- Scattered trees are present across the site, mainly along property boundaries, road reserves or in clusters.

Design Response

The NSDP seeks to:

- Provide a connected network of open spaces comprising neighbourhood and pocket parks, conservation reserves, linear parks, active open space reserves, drainage reserves and channels.
- Recognise key streetscapes and boulevard as important components in a connected open space network.
- Position open spaces at the centre of neighbourhoods where possible.
- Retain significant trees and other natural features in open space where possible.
- Reimagine Grassdale Lane as a 20m wide linear open space link that serves as a pedestrian link that retains and protects the existing canopy trees.
- Provide connections and extension to the existing and planned open space network within the Glenhaven and Cobains Estates.
- Provide an identifiable east-west movement spine across the broader NSDP area that includes a combinations of both vehicle and pedestrian links, and contributes to the amenity of the neighborhoods it connects.
- Strategically position parks to respond to key view lines, natural features and trees, land ownership boundaries, low points and drainage, whilst providing an equitably spaced and accessible open space network.
- Locate parks within an easy walking distance of all residents.



Open Space

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18

LAND USES, NEIGHBOURHOODS AND DENSITY

Summary

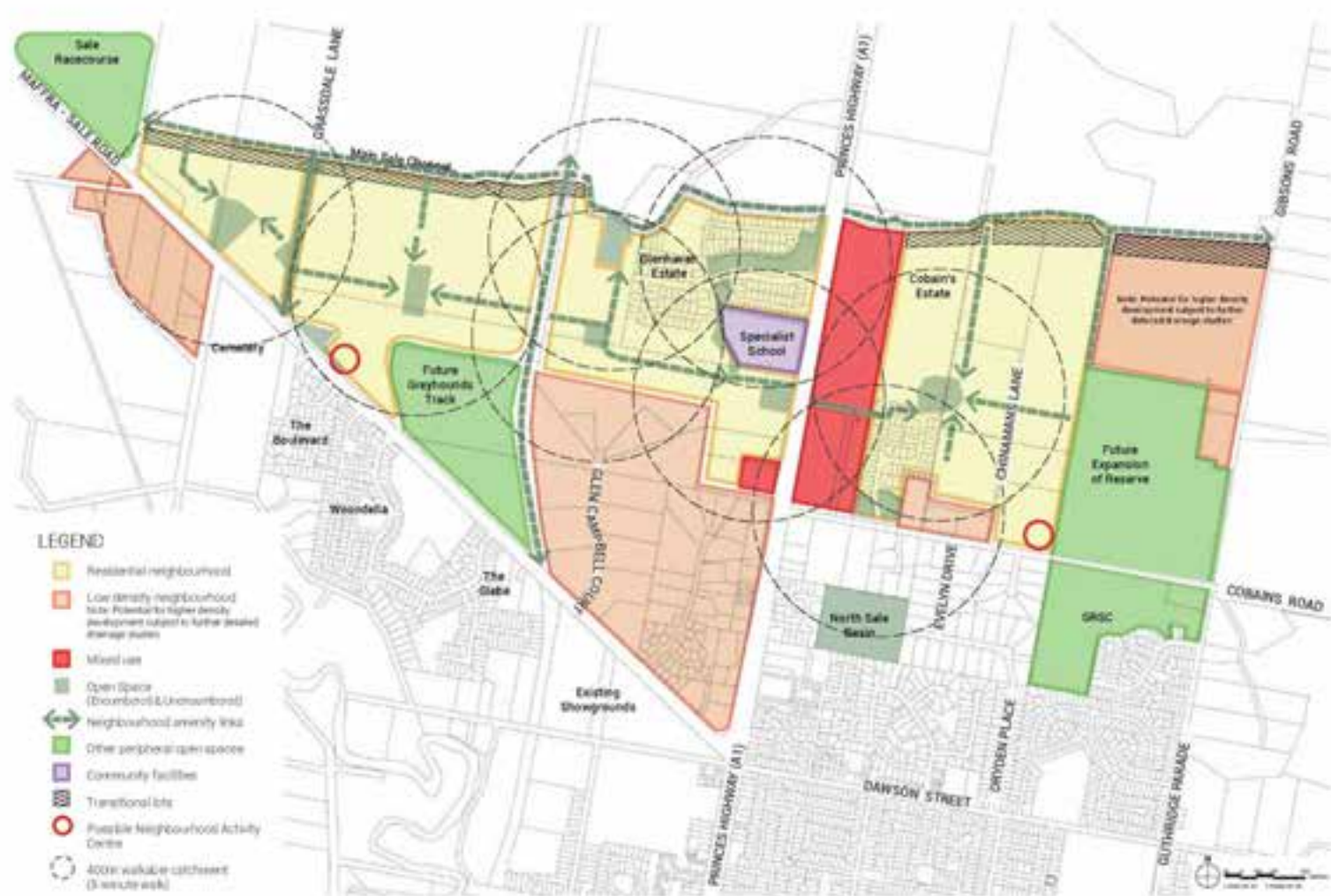
- The majority of the NSDP area is currently used for farming/cropping purposes.
- The east side of the Princes Highway is zoned to accommodate future commercial uses which will characterise the NSDP area.
- Other existing land uses which characterise the NSDP area include the Specialist School, church, GRSC, future Greyhounds Track and Gippsland Technical College.
- Low density residential development generally characterises development between Maffra-Sale Road and Area B.
- Residential development has commenced within the NSDP area as part of the Cobains and Glenhaven developments.

Design Response:

The NSDP seeks to:

- Create distinct residential neighbourhoods each with an identifiable character and central amenity at the core.
- Connect each residential neighbourhood via a network of streetscape and open spaces.
- Allow for low density residential development and subdivision in key areas and in response to drainage, land fragmentation and access limitations.
- Transition density from existing low density development to the south of the NSDP area, and along east and western pockets within the NSDP area.
- Allow for the opportunity to locate small local activity centres on key road links to service the surrounding neighbourhoods with very small retail and provision for private community services.
- Strengthen links between the neighbourhoods and community facilities including the existing specialist school and GRSC.
- Connect the designated commercial precinct with the residential neighbourhoods on either side.

- Provide specific requirements for lots along the Main Sale Channel including increased front and side setbacks and wider frontages to promote a more open character for development along the edge of the growth area.
- Ensure the role of the existing commercial area along Princes Highway integrates and connects with the neighbourhoods.



Land Use Precincts and Density

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SENSITIVE INTERFACES

Summary

- The NSDP area contains diverse interfaces along its external boundaries, each requiring a specific response.
- The Main Sale Channel and the secondary north-south irrigation channel must be protected. The interface condition to the existing farmland/rural areas to the north and west of the NSDP area and how development interfaces with the channels is a key consideration.
- Other external interfaces include the Sale Racecourse, the cemetery, existing low density development and farming to the east of the NSDP area.
- The railway line is a key interface that will require specific development and noise considerations.
- Internal to the NSDP boundary, the future Greyhounds track, commercial area along the Princes Highway, GRCS expansion site and smaller land uses such as the church and specialist school each require specific interface treatments to ensure these are successfully incorporated as part of future development.

Design Response:

The NSDP seeks:

Grassdale Lane Linear Reserve:

- To provide a variety of interfaces to the proposed Grassdale Lane Linear Park that promote passive surveillance and overlooking of the linear space, as well as providing appropriate protection and setback to the existing tree canopy. Interfaces that would be considered appropriate include edge roads, limited lengths of side lot boundary and extended driveways (where edge roads are not possible).

Main Sale Drainage Channel:

- To provide a positive transitional interface to the Main Sale Channel via an edge road where possible to promote development fronting onto the channel and farming land. Transitional lots in this area will have increased setbacks and frontages to create a sense of openness between and in front of the built form.

Railway Reserve:

- To front homes towards the Railway Reserve where possible and align roads on opposite sides of the railway to promote visual connection between neighbourhoods.

Racecourse and race tracks:

- Development to front onto the racecourse and race tracks where possible.

Open Space:

- Development to front onto open space via edge roads as shown on the movement network plan. Alternative interface treatments such as extended driveways, rear loaded product, and limited sideages will also be considered as long as they don't compromise the movement network or the passive surveillance of parkland.

Arterial road / Highway:

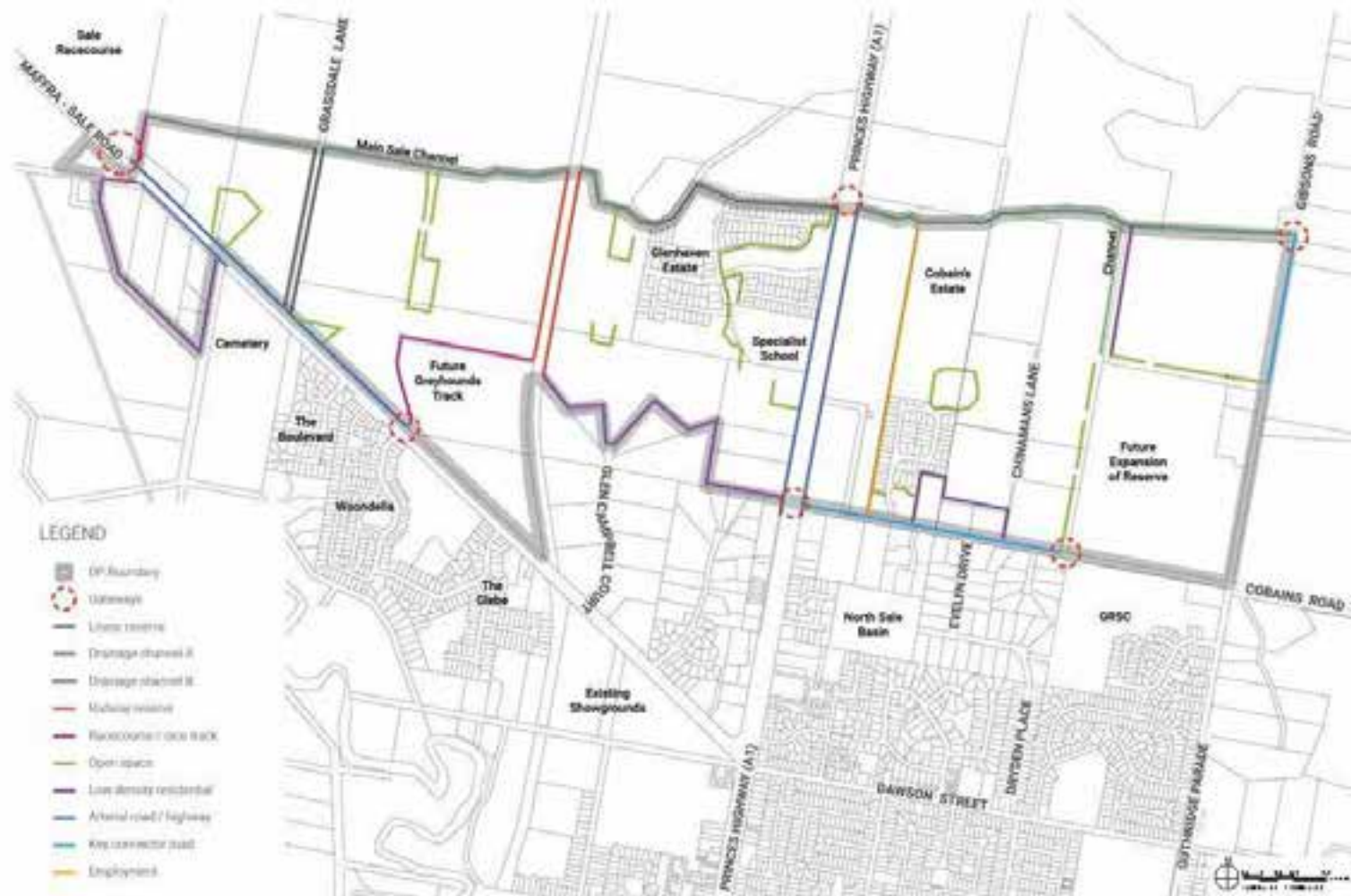
- Provision of a service road, edge road, loop road or landscape buffer to the Princes Highway and Maffra-Sale Road to respond to the access limitation along these primary roads.

Connector road:

- Lots to directly front and gain access from/onto the connector road network where possible.

Commercial area – Princes Highway:

- Lots to back on to the eastern extent of the mixed use precinct, but where possible provide for pedestrian or road connectivity.



Sensitive Interfaces

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CONSOLIDATED DESIGN RESPONSE AND MASTERPLAN

Bringing the layers together, a consolidated draft development plan for North Sale has been prepared (see page 25). This plan demonstrates how the layers relate to each other and presents, in principle, the current vision for North Sale.



Draft Development Plan

North Sale Development Plan - Analysis and Design Response - Oct 2016

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INDICATIVE MASTERPLAN

An illustrative masterplan of the NSDP is provided on **page 27** which demonstrates in more detail how the NSDP area might be developed at a street level. This indicative plan has been prepared to inform the draft development plan only and does not represent a final development pattern.



Indicative Masterplan

North Sale Development Plan - Analysis and Design Response - Oct 2016

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FURTHER INFORMATION AND SUBMISSIONS

If you would like further information regarding the North Sale Development Plan – Analysis and Design Response please contact:

Mr Barry Hearsey

Coordinator Strategic Planning
Wellington Shire Council
Phone: 03 5142 3083

Email: Barry.Hearsey@wellington.vic.gov.au

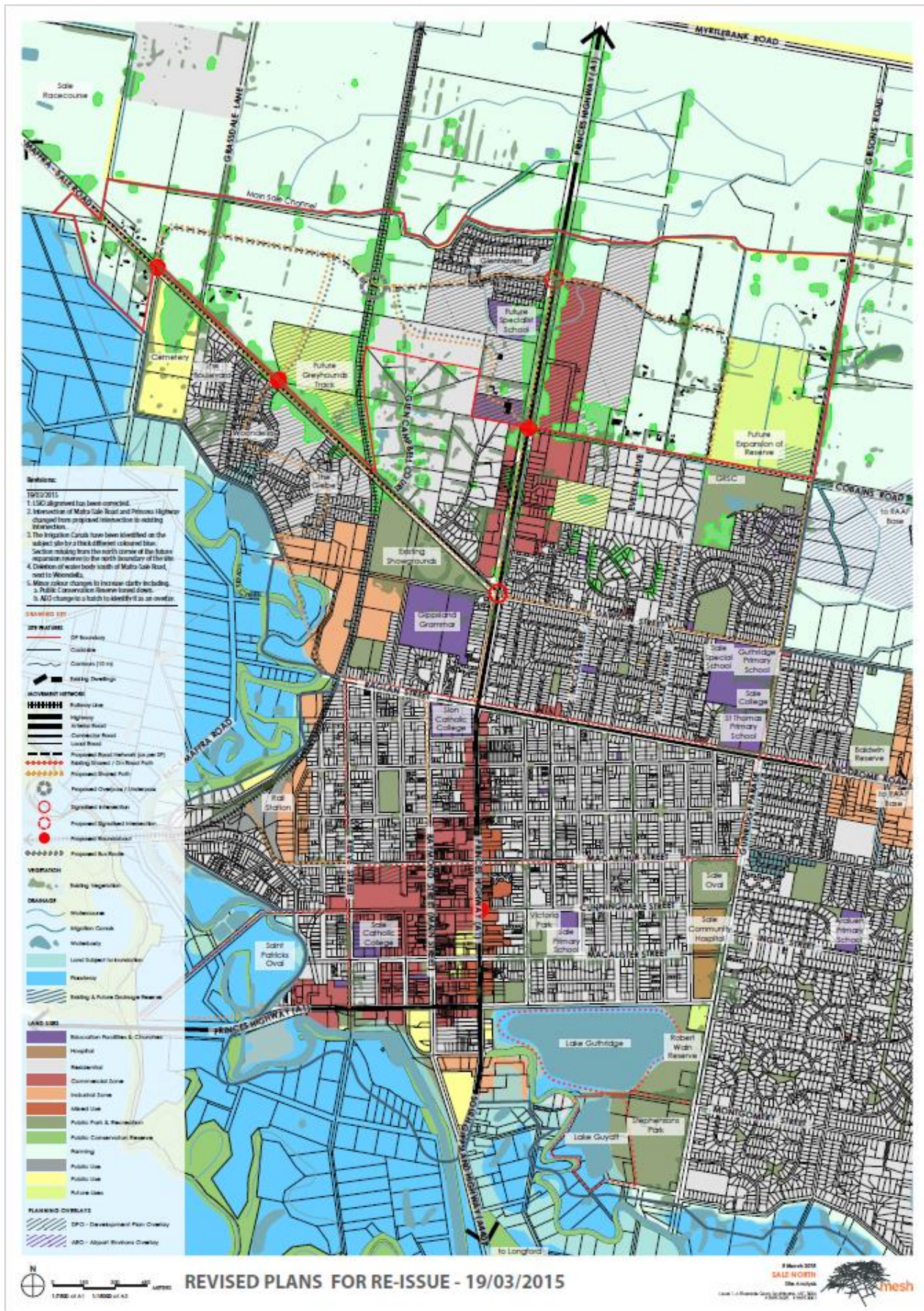
Written submissions will be accepted up until close of business TBC and may be directed to:

Mr Barry Hearsey

Coordinator Strategic Planning
Wellington Shire Council
18 Desailly St, Sale, Victoria 3850

Email: Barry.Hearsey@wellington.vic.gov.au







C4 - REPORT

GENERAL MANAGER BUILT AND NATURAL ENVIRONMENT

ITEM C4.1**WEST SALE AIRPORT LEASE TO OPTUS MOBILE PTY LTD**

DIVISION: BUILT AND NATURAL ENVIRONMENT
ACTION OFFICER: GENERAL MANAGER BUILT AND NATURAL ENVIRONMENT
DATE: 20 SEPTEMBER 2016

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

OBJECTIVE

The objective of this report is to seek Council authorisation to enter into a lease at West Sale Airport (WSA) with Optus Mobile Pty Ltd.

RECOMMENDATION***That***

- 1. Council authorise the Chief Executive Officer to progress the request to lease land to Optus Mobile Pty Ltd.***
- 2. Council advertises its intention to lease land at West Sale Airport at or above market value, subject to the provisions of the Local Government Act 1989 section 190 and 223, including calling for submissions in relation to the proposed lease.***
- 3. Subject to not receiving any submissions, Council authorise the Chief Executive Officer to progress the lease at or above the current market value including executing necessary documents.***
- 4. The information contained in the Confidential Attachment Item F1.2 West Sale – Lease to Optus Mobile Pty Ltd of the Council Meeting Agenda, 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 26 August 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

A request has been received from Optus Mobile Pty Ltd to establish a lease for a new communications tower at West Sale Airport. As the preferred site resides on land currently under lease to Federation Training, agreement has been provided for Council to progress establishing the new lease.

Following discussions with representatives, a Heads of Agreement (HOA) outlining terms for a new lease has been executed. The HOA outlines the following terms:

Lessee: Optus Mobile Pty Ltd

Location: Lockheed Close, West Sale Airport, Fulham 3851
Part Lot 103 Volume 11472 Folio 925

Area: Approx 60m²

Lease Term: 5 years

Option(s): Three (3) x 5 years.

Rental: At or above market value.

Rental Reviews: CPI annually. Market review at time of options.

Commencement Date: proposed 1 July 2016



Location of lease (60m²) at West Sale Airport, Lockheed Close, Fulham.

OPTIONS

Council has the following options:

1. Progress actions as recommended in this report; or
2. Identify alternative actions; or
3. Not progress with recommendations at this time.

PROPOSAL

That:

1. Council authorise the Chief Executive Officer to progress the request to lease land to Optus Mobile Pty Ltd.

2. Council advertises its intention to lease land at West Sale Airport at or above market value, subject to the provisions of the *Local Government Act 1989* section 190 and 223, including calling for submissions in relation to the proposed lease.
3. Subject to not receiving any submissions, Council authorise the Chief Executive Officer to progress the lease at or above the current market value including executing necessary documents.
4. The information contained in the Confidential Attachment 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 26 August 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*.

CONFLICT OF INTEREST

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

FINANCIAL IMPACT

The establishment of a new lease will provide a positive financial impact for Council in the form of additional rental.

COMMUNICATION IMPACT

Communication with regard to the tower installation will be in accordance with the relevant planning permit process.

Communication with regard to the leasing proposal will accord with the requirements of s223 of the *Local Government Act 1989* (Vic).

LEGISLATIVE IMPACT

The requirements of the *Local Government Act 1989* (Vic) (the Act) must be addressed when Council considers entering into any lease as governed by s190.

In the event a lease term of 10 or more years was offered, Council is required to comply with s190 and s223 of the *Local Government Act 1989*. These provisions require Council to notify its intent to enter in to a lease and also to invite and then consider any submissions. As provided for in s190(1) Council's power to lease land is limited to leases of a term of 50 years or less.

A further Council report may be provided following the receipt of any public submissions. This report would be to consider submissions and to seek a further resolution in relation to this matter.

COUNCIL POLICY IMPACT

The recommendations contained in this report are consistent with Council's policy on *Rental and Leasing of Council Owned Properties*.

COUNCIL PLAN IMPACT

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

Strategic Objective

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

Strategy 4.1

"Undertake service delivery planning to provide community assets in response to identified needs."

Strategy 4.2

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

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

PLANNING POLICY IMPACT

Optus Pty Ltd will be required to adhere to any planning requirements including public notice requirements if applicable.

RESOURCES AND STAFF IMPACT

The overall management of the implementation of actions within the recommendations of this report will be provided for within the Built and Natural Environment Division. Specialised advice may be procured from time to time as required.

COMMUNITY IMPACT

No community impacts have been identified related to the leasing proposal.

ENVIRONMENTAL IMPACT

Recommendations contained within this report are not considered to have any negative environmental impacts.

CONSULTATION IMPACT

No consultation impacts have been identified related to this report.

RISK MANAGEMENT IMPACT

Consideration has been given to mitigate any risks to Council in implementing the recommendations of this report.

ITEM C4.2**2016-003 PARK STREET BRIDGE REPLACEMENT**

DIVISION: BUILT AND NATURAL ENVIRONMENT

ACTION OFFICER: MANAGER ASSETS AND PROJECTS

DATE: 20 SEPTEMBER 2016

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

OBJECTIVE

The objective of this report is for Council to enter into a contract for the replacement of the Park Street Bridge, Sale.

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

- 1. Council adopt the recommendations contained in the attached confidential Tender Evaluation Report at Item F1.3 of the Council Meeting Agenda for Contract 2016-003 Park Street Bridge Replacement;***
- 2. The information contained in the confidential document Item F1.3 Contract 2016-003 Park Street Bridge Replacement of this Council Meeting be designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the General Manager Built & Natural Environment on 05 September 2016 because it relates to the following grounds under Section 89(2) of the Local Government Act 1989: c) Contractual matters be designated confidential information under Section 77 Clause (2)(b) of the Local Government Act 1989, except that once this recommendation has been adopted the name of the successful tenderer can be made public***

BACKGROUND

The Park Street Bridge is scheduled for replacement as part of Council's annual bridge replacement program. The current bridge requires frequent maintenance and is load limited to 17 Tonne

The works for this contract are to include the design and construction of Park Street Bridge replacement located in Sale. Work includes design of new realigned dual lane bridge with footpath, provision of temporary detour, demolition of the existing 48m, 4 span concrete, steel and timber single lane bridge, protection and relocation of existing services, construction and commissioning of bridge, road pavement/approaches, barriers & road furniture, and reinstatement works.

OPTIONS

Council has the following options:

1. Adopt the recommendations contained in the attached confidential Tender Evaluation Report for contract 2016-003 Park Street Bridge Replacement; or
2. Not enter into a contract and not proceed with these works at this time.

PROPOSAL

That Council adopt the recommendations contained in the attached confidential Tender Evaluation Report for contract 2016-003 Part Street Bridge Replacement.

CONFLICT OF INTEREST

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

FINANCIAL IMPACT

Funds are available for the works programmed within the current 2016/2017 budget.

COMMUNICATION IMPACT

Residents directly affected by the bridge have been notified of the upcoming bridge replacement. Alternative access will be provided via detour. Relevant statutory authorities have also been consulted.

Project signage will be erected on site before works commence to advise the public of the upcoming bridge closure.

The project provides significant improvements to the connection between both sides of the Port of Sale Precinct including dedicated pedestrian access. It also replaces the existing load limited bridge with a bridge capable of carrying all vehicle loads, including B-doubles if necessary.

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.

COUNCIL PLAN IMPACT

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

Strategic Objective

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

Strategy 4.2

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

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

COMMUNITY IMPACT

Impact on the community will be minimised during the construction phase through use of an alternate route.

ENVIRONMENTAL IMPACT

The proposed construction works will have minimal environmental impact, with the contractors complying with Council’s Guidelines on Environmental Management for Roadwork Projects. As a requirement of the contract the contractor will prepare and follow an approved environmental management plan.

CONSULTATION IMPACT

There will be short term interruptions associated with the construction works. However, there will be positive long term impacts on the community and tourists that use these facilities. Affected residents have been notified months in advance of any works. Council’s standard consultation practices will be implemented on this project.

RISK MANAGEMENT IMPACT

It is considered that the proposed contract works will not expose Council to any significant risks.

All Occupational and Health and Safety and environmental risks will be discussed with the contractor and allocated to the party in the best position to manage each risk.

The completed bridge will provide a safe bridge for motorists, cyclists and pedestrians

ITEM C4.3**2016-019 PORT OF SALE PRECINCT ROADWORKS**

DIVISION: BUILT AND NATURAL ENVIRONMENT

ACTION OFFICER: MANAGER ASSETS AND PROJECTS

DATE: 20 SEPTEMBER 2016 OF COUNCIL MEETING

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

OBJECTIVE

The objective of this report is for Council to enter into a contract for the Port of Sale Precinct Roadworks.

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

- 1. Council adopt the recommendations contained in the attached confidential Tender Evaluation Report at Item F1.4 2016-019 Port of Sale Precinct Roadworks of the Council Meeting Agenda for Contract 2016-019 Port of Sale Precinct Roadworks;***
- 2. The information contained in the confidential document Item F1.4 2016-019 Port of Sale Precinct Roadworks of the Council Meeting Agenda, and designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the General Manager Built & Natural Environment on 31 August 2016 because it relates to the following grounds under Section 89(2) of the Local Government Act 1989: c) Contractual matters be designated confidential information under Section 77 Clause (2)(b) of the Local Government Act 1989, except that once this recommendation has been adopted the name of the successful tenderer can be made public***

BACKGROUND

The Port of Sale Precinct Roadworks are being implemented prior to the completion of the Port of Sale Cultural Hub building works and opening.

The works in this contract are aimed at complimenting the development of the Port of Sale Cultural Hub by the closure of part of Desailly Street to vehicular traffic while providing improved pedestrian access across York Street as well as traffic and parking improvements. The works include construction of new parking spaces, an intersection realignment, kerb and channel renewal, pedestrian crossings, drainage pits, footpaths, asphalt resheeting and installation of signage.

OPTIONS

Council has the following options:

1. Adopt the recommendations contained in the attached confidential Tender Evaluation Report for contract 2016-019 Port of Sale Precinct Roadworks; or
2. Not enter into a contract and not proceed with these works at this time.

PROPOSAL

That Council adopt the recommendations contained in the attached confidential Tender Evaluation Report for contract 2016-019 Port of Sale Precinct Roadworks.

CONFLICT OF INTEREST

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

FINANCIAL IMPACT

The proposed Port of Sale Precinct Roadworks is budgeted for in the 2016/17 Capital Works Program.

COMMUNICATION IMPACT

Extensive consultation with stakeholders has been carried out throughout the preplanning and design process of the entire Port of Sale Precinct.

Project signage has been erected on site to communicate details of upcoming works to the public.

This project is likely to result in positive public relations outcomes for Wellington Shire Council as it provides significant improvements to parking, traffic calming measures, safer pedestrian crossings, better connections of pedestrian and shared paths to and from the Port of Sale Precinct from all directions.

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.

COUNCIL PLAN IMPACT

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

Strategic Objective

"Assets and infrastructure that meet current and future community needs"

Strategy 4.2

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

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

RESOURCES AND STAFF IMPACT

The Assets & Projects Unit will provide the staff and resources to manage this contract.

COMMUNITY IMPACT

The closure of Desailly Street adjacent to the Port of Sale Cultural Hub and the improved pedestrian access across York Street along with the upgraded streetscape when complete will have a positive community impact.

ENVIRONMENTAL IMPACT

The proposed construction works will have minimal environmental impact, with the contractors complying with Council's Guidelines on Environmental Management for Roadwork Projects. As a requirement of the contract the contractor will prepare and follow an approved environmental management plan.

CONSULTATION IMPACT

As part of the overall Port of Sale Cultural Hub and Precinct works a large range of stakeholders have been consulted.

There will be short term interruptions associated with the construction works. However, there will be positive long term impacts on the community and tourists that use these facilities.

RISK MANAGEMENT IMPACT

It is considered that the proposed contract works will not expose Council to any significant risks.

All Occupational and Health and Safety and environmental risks will be discussed with the contractor and allocated to the party in the best position to manage each risk.

The completed roadworks will provide improved and safer pedestrian access around the precinct including improved footpaths, pedestrian crossings and traffic calming measures.

ITEM C4.4**PLACE NAMES COMMITTEE - MINUTES**

DIVISION: BUILT & NATURAL ENVIRONMENT

ACTION OFFICER: MANAGER ASSETS & PROJECTS

DATE: 20 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

Nil staff and/or contractors involved in the compilation of this report have declared a Conflict of Interest in this section

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 business who operate from the carpark entrance will have a more meaningful address.



PLACE NAMES COMMITTEE (PNC) MEETING

2 AUGUST 2016 AT 2:30PM

MACALISTER RIVER ROOM

MINUTES

ATTENDEES:

Councillor Darren McCubbin (Chairperson)
Councillor Emilie Davine
Dean Morahan (Manager Assets & Projects)
Sandra Rech (Coordinator Asset Management)
James Blythe (GIS Officer)

MEETING OPENING

Meeting opened at 2:50pm

APOLOGIES

Councillor Patrick McIvor

CONFLICT OF INTEREST

1. CONFIRMATION OF MINUTES FROM PREVIOUS MEETING

It was moved:

Councillor Davine/ McCubbin

That the minutes of the previous Place Names Committee meetings held on 3 May 2016 be accepted.

Carried

2. CURRENT ISSUES

2.1 Sunday Island

Ambulance Victoria has expressed its concern that Sunday Island is difficult to identify in an emergency response situation. This is on the basis that the island is in the locality of Port Albert and has no named roads or addressing.

Advice received from the Office of Geographic names is that Sunday Island should become its own locality, all tracks be named and all dwellings numbered.

The owners of Sunday Island were contacted several times to ascertain their views and a response was not received. At the 17 November 2015 Place Names Committee meeting it was determined to close this item, however the Office of Geographic Names requested that it remain open. There are several unaddressed islands around the coast of Victoria and the OGN and DELWP are investigating how best to address this issue (refer to attachments). In the meantime, the island property has been re-addressed from Telegraph Road, Port Albert, to 1 Sunday Island, Port Albert to alleviate confusion.

It was resolved at the 9 February 2016 meeting that this item remain open pending further information from the Office of Geographic Names.

It was moved:

Councillor McCubbin/Davine

That this item be closed, pending further information from the Office of Geographic Names.

Carried

2.2 Omeo Road Dargo

Omeo Road in Dargo is currently signposted "Bridge Road" between Lind Avenue and the Dargo River and "Old Omeo Road" on the east side of the river.

A letter has been written to all property owners abutting the road advising that the official road name is Omeo Road and the correct road name signs will be erected.

It was moved:

Councillor Davine/McCubbin

That this item be closed.

Carried

2.3 Tip Road, Seaspray

Council at its meeting of 15 September 2015 following a request from a resident and a recommendation from the Place Names Committee, resolved the following:

That a letter be written to the proponent of the name change of Tip Road, Seaspray explaining that Tip Road was named because it was locally known as the tip of the fertile flats of Merrimans Creek with the land to east considered unproductive. The road was not named after the transfer station and it is appropriate to recognize the history of this name and maintain the existing road name. However if the proponent can demonstrate unanimous support for change, then it will be revisited.

It was moved at the November 2015 Place Names Committee meeting that letters be sent to affected property owners in Tip Road to gauge their support in renaming the road to McKenzie Road and to advertise the proposed road name change locally and report back to the next Committee meeting.

Letters were sent out and various methods were used to advertise the proposed name change and a variety of responses were received with the following result: *For (5); Against (3); Alternative name (1).*

While it was resolved at the 9 February 2016 meeting that Tip Road be renamed McKenzie Road and the name Gaslight be removed from the Approved Road Name

Register as this name refers to William "Gaslight" McKenzie, however at the Council Meeting of 1 March 2016 neither resolution was voted on.

It was moved:

Councillor McCubbin/Davine

That 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.

Carried

2.4 Road extent enquiry, Alberton

Cr Wenger was approached by a resident of Alberton with a query regarding the extents of Johnson Street and Tannery Road. This issue appeared to have been resolved in 2003 (see attached letter).

The extents of the road are correct and it appears that there is one property that is not correctly addressed and the issue has been raised with the Rates Team.

It was moved:

Councillor Davine/McCubbin

That council officers take action to ensure that properties in this section of Tannery Road are correctly addressed and that this item be closed.

Carried

2.5 Street addressing issues, Earl Street, Woodside

There are several issues regarding Earl Street, Woodside (see attached). The street numbering is not consistent and the constructed road segments are not contiguous.

At the May Place Names Committee meeting, it was suggested that a proposal be brought to the next meeting.

It was moved:

Councillor McCubbin/Davine

That further investigation takes place and that this item remains open.

Carried

2.6 Nomination of the names MACLEOD and MALONEY

A request has been received to name future streets in Rosedale after David MCLEOD and Kevin MALONEY.

It was moved at the May Place Names Committee meeting that:

- a) The name MALONEY be added to the Council Approved Road Name Register for Rosedale recognising Sgt Kevin Maloney's brave action in averting a potential disaster by crash landing his aircraft in a paddock and avoiding the township of Rosedale.
- b) The name MACLEOD be added to the Council Approved Road Name Register for the Shire with preference for the Rosedale area bearing in mind the Guidelines for Geographic Names and the proximity rules for existing road names to recognise Sgt David J MacLeod who lost his life when his parachute failed to open in this incident over Rosedale.

These names have been added to the Approved Roads Name Register.

It was moved:

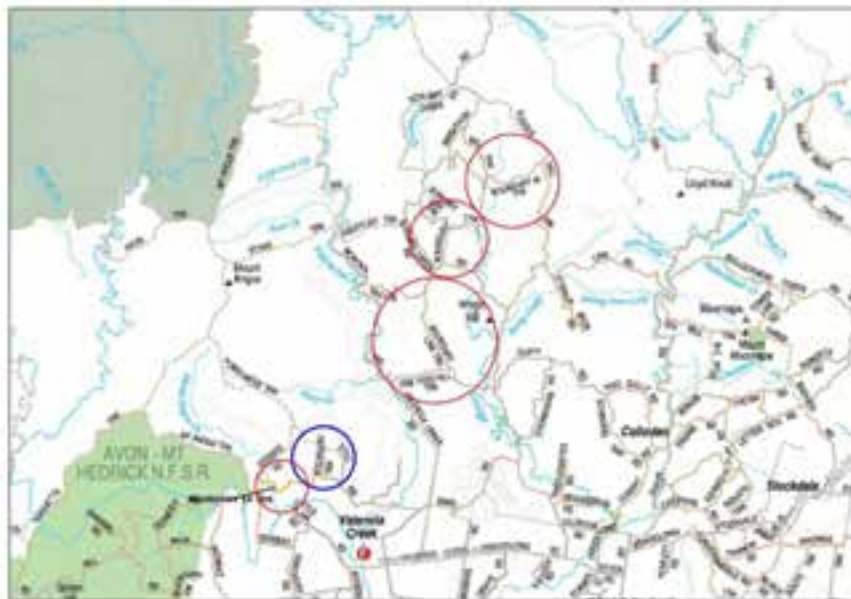
Councillor Davine/McCubbin

That this item be closed.

Carried

2.7 Request to change the name of Boundary Track, Valencia Creek

A request has been received to change the name of Boundary Track, Valencia Creek to WAGTAIL WAY (see attached email) due to the fragmented nature of the track.



It was moved at the May Place Names Committee meeting that a letter be sent to all affected property owners that it is proposed to change the name of Boundary Track, Valencia Creek to Wagtail Way and that if no negative response is received within 30 days then apply to the Registrar of Geographic Names to formalise the name. The letter has been sent with no response to date.

It was moved:

Councillor Davine/McCubbin

That if there is no negative response received to the proposed name change then apply to the Registrar of Geographic Names and upon successful registration of Wagtail Way then this item be closed.

Carried

2.8 Request to name an unnamed road off Bengworden Road, Perry Bridge

An unnamed road off the Bengworden Road, Perry Bridge has just been listed on the Wellington Shire Register of Public Roads.



It was moved at the May Place Names Committee meeting that a letter be sent to all affected property owners with the view to select a road name at the next Place Names Committee Meeting.

Several names were suggested by the community; however, none were acceptable to the Office of Geographic Names.

It was moved:

Councillor McCubbin/Davine

That 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.

Carried

2.9 Request to name a private road off the Seaspray Road, Seaspray

A request has been received to name an unnamed private road at 2325 Seaspray Road, Seaspray WATTLEBIRD CLOSE (see attached email).



It was moved at the May Place Names Committee meeting that while it is recognised that Wattlebird Close has been taken from the Approved Road Names Register, the Place Names Committee would like to further investigate local names in naming of this road and a letter be sent to the proponents seeking feedback and report back to the next Place Names Committee Meeting.

A letter was sent and a response received (attached), expressing disappointment that their request was not accepted.

It was moved:

Councillor Davine/McCubbin

That 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.

Carried

2.10 Request to name Greenvale Corner, Tinamba

A request has been received to officially name the intersection of Tinamba-Newry Road and Tinamba-Glenmaggie Road GREENVALE CORNER (see attached email).



It was moved at the May Place Names Committee meeting that this matter be further investigated and reported back to the next Place Names Committee Meeting.

It was moved:

Councillor McCubbin/Davine

That 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.

Carried

2.11 Request to name the entrance to the IGA Carpark in Sale

A request has been received to give a road name to the York Street entrance to the IGA carpark in Sale. The entrance is not a road and is on property owned by Wellington Shire Council.



It was moved at the May Place Names Committee meeting that the York Street entrance to the IGA carpark in Sale be named Sillett Lane and that a letter be sent to all affected property owners and business' and if no negative response is received within 30 days then apply to the Registrar of Geographic Names to formalise the name.

Following a newspaper article advising of this proposed change a submission was received and following the letter being sent out to property owners and occupiers an additional 8 responses were received. In summary:

Proposed Name	Number of Responses
Sillett	2
Grubb	6
Trimble/Grubb/Glover	1

It was moved:

Councillor McCubbin/Davine

1. That a response be sent to thanking people for their submissions; and
2. The entrance to the carpark be named Sillett Lane; and
3. That the name Grubb be added to the Council Approved Road Names Register for use in the Sale area.

Carried

3. GENERAL BUSINESS

3.1 *Request to Stratford Subdivision Road Names*

A request to use two names from the Approved Road Names List has been received for a Stratford Subdivision. The names are Findley and Fleming of which Findley was an ANZAC name recently added to the list.

**It was moved:
Councillor Davine/McCubbin
That the request be approved.**

Carried

4. NEXT MEETING

TBC

5. CLOSE

The meeting closed at 3:50pm

Attachments for Item 2.1

[REDACTED]
Sent: Thursday, 7 January 2016 3:49 PM

[REDACTED]
Subject: Sunday Island addressing

Good afternoon,

On behalf of Council's Place Names Committee, I am responding to an old issue that was raised by Ambulance Victoria in 2014 i.e. Sunday Island addressing.

After contacting the owners on several occasions and not having received a response, the Place Names Committee will not be pursuing this matter any further, particularly since the island and some of its features (including Lipscombe Point, where the island access and cabins are located) are already registered in VicMap.

Please contact me should you wish to discuss this matter further.

[REDACTED]

[REDACTED]
Subject: RE: Sunday Island addressing

[REDACTED]
Thanks for letting us know.

I had raised it initially as I had thought that it should be like other Victorian Islands, eg Elizabeth Island that have been given their own locality boundary, thus their own addressing, so the dispatch address doesn't come up as somewhere else on the main land or another island and also triggers the right type of response resource.

Just rechecked and noted in Vicmap data that Sunday Island still does not have its own locality boundary associated to its namesake and all the allotments on the island are still addressed to TELEGRAPH ROAD PORT ALBERT 3971 which is on the mainland.

I hope we are never dispatched to Telegraph Rd, when in fact we are required to meet at the Port Albert Boat ramp with an ambulance or HEMS (air) response directly to the island.

Without an address on the island there is nothing to trigger a location warning in the computer aided dispatch system, like... " check if meeting at port Albert boat ramp or is HEMS required to attend on the island."

<http://maps.land.vic.gov.au/lasi/LassiUI.jsp>



[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Subject: RE: Sunday Island addressing

[REDACTED]

Thanks for the response.

Following on from [REDACTED] email.

Should Council not want to address features on the island is one thing. I note VICNAMES has a number of the geographic features captured. As Council is the naming authority for localities at the very least you need to articulate in a NES request the extent of the locality, this will distinguish itself from Port Albert on the mainland.

If you wish we can discuss appropriate boundaries. There would need to be an advertisement and

engagement again with the local residents/owners.

This request is being done on the basis of emergency service provision, so objections to the proposal do not necessary need to be considered.

The Guidelines state page 42:

If a request is made in the interest of public safety, the municipal council must respond within 30 days and action the request within one Council meeting of that initial response.

Will a letter from OGN in support of Emergency Services request assist in this matter?

Let me know how you would like to proceed.

Kind regards

[REDACTED]

[REDACTED]

[REDACTED]

Subject: RE: Island addressing

[REDACTED]

I am including some background information for those on the CC list that may not have had much involvement in the "000" Project.

Background.

The "000" project was coordinated by DELWP in collaboration with CFA, Ambulance Victoria, Emergency Services Telecommunications Authority (ESTA), Alpine Resorts and the French Island Community Association. The project aimed to fill the gaps in Vicmap for Emergency management purposes. No money was allocated to it and it was purely a project in collaboration with others.

Vicmap covers most of Victoria and is used by all. The largest user base that I work with would be Local Government who are custodians of address and property data. Their data, under a maintenance agreement, helps us keep Vicmap up to date. Another high volume user would be the ESTA via "000" calls.

Basically the Alpine Resorts (Un-incorporated areas, not managed by Local Government) have been black holes in the State Government mapbase (Vicmap). The Alpine resorts are now completely addressed and loaded into Vicmap and hence the "000" data at ESTA.

French Island was another black hole in Vicmap with missing roads and addresses. If a "000"

call were to be made it would be difficult for the operator to verify where the caller was. Address and road signage not only helps the occupant in the case of an emergency it also aids a visitor to the location. French Island is now complete and in Vicmap data.

It has been the push from ESTA that has driven us to get the Alpine addresses and properties into Vicmap, likewise French Island. The ultimate goal of this project is to have authoritative data for all Victoria, to a national standard. Inclusion in Vicmap ensures that the data is available for use for a range of critical users.

An on-going problem that was communicated by Ambulance Victoria many years ago was the lack of addressing of Islands on our southern coast of Victoria. The non-addressing of these Islands in some cases has resulted in time delays for "000" calls over past years because the caller could not properly describe their address. A good example is on Sunday Island which has an address of Telegraph Road Port Albert in Vicmap on-line which is completely wrong as that road is on the main land, many kilometres away.

Below are my thoughts on actions that will move us forward. The key to all of these is to create new localities. I will talk to the Shire's and Parks Victoria over the next few weeks to formulate a plan to move this forward.

WELLINGTON SHIRE.

1. SUNDAY ISLAND

<https://www.google.com.au/maps/place/38%C2%B042'11.6%22S+146%C2%B039'54.4%22E/@-38.7032278,146.6629103,1060m/data=!3m2!1e3!4b1!4m2!3m1!1s0x0:0x0>

- owned by a shooters club, no access by public, should be addressed.
- currently has one address point at western end of island addressed to Telegraph Road Port Albert which is on the mainland.
- need to add airfield in FOI.
- create new locality, advertise in interest of public safety and create new address as in 2.

2. DOG ISLAND (aka Big Dog Island)

<https://www.google.com.au/maps/place/38%C2%B041'42.0%22S+146%C2%B032'36.7%22E/@-38.6950018,146.5413393,1061m/data=!3m2!1e3!4b1!4m2!3m1!1s0x0:0x0>

- house on Little Dog Island requires addressing
- create 2 new islands and address to island as per guidelines.

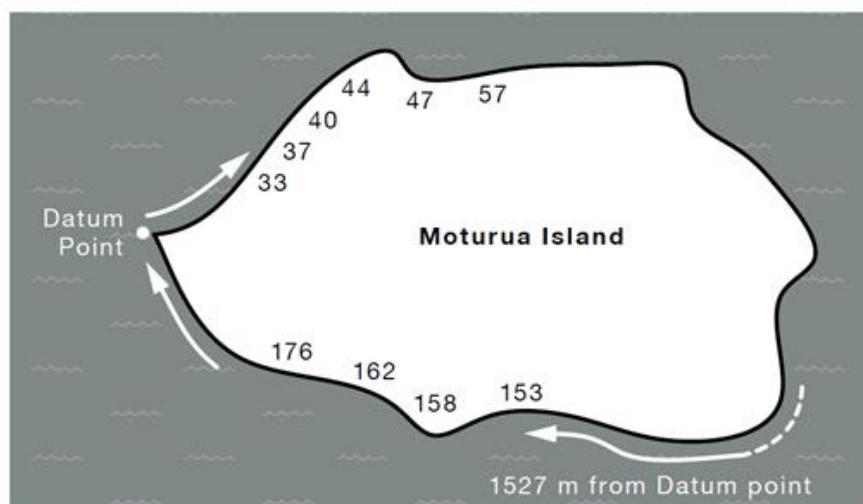


FIGURE 6.2 NUMBERING ON AN ISLAND

Meeting Agenda - Ordinary Meeting 20 September 2016
The following is an example of recording an address number on an island:

Address number: 57



4. BULLOCK ISLAND

<https://www.google.com.au/maps/place/38%C2%B041'37.3%22S+146%C2%B034'59.9%22E/@-38.6936858,146.5811123,1061m/data=!3m2!1e3!4b1!4m2!3m1!1s0x0:0x0>

- may be buildings on southern end, un-sure



SNAKE ISLAND (aka La Trobe Island)

<https://www.google.com.au/maps/place/38%C2%B046'02.5%22S+146%C2%B029'31.9%22E/@-38.7678165,146.4873125,2436m/data=!3m1!1e3!4m2!3m1!1s0x0:0x0>

- 2 buildings, contacted Parks re addressing. Suggest creating a locality and addressing as per 2. Have contacted [REDACTED] of Parks and awaiting a response.
- one on western edge



and one on northern edge



Regards,

[REDACTED]

Attachment for Item 2.4

7 April, 2003

[REDACTED]

Dear [REDACTED]

I wish to advise that Council, via its Place Names Committee, has recently resolved to reinstate a road name of historical importance to the local community.

At its meeting on April 1, 2003 Council adopted a recommendation of the Place Names Committee to reinstate the name Tannery Road for the section of Manns Beach Road between Yarram-Port Albert Road and the bridge at Tarraville. This matter arose as a result of the continued confusion being experienced by visitors to the Tarraville area. Local residents have continued to refer to the section of road as Tannery Road despite it being changed to Manns Beach Road several years ago.

Council sought public comment on the proposal to rename the section of road and received five submissions, all strongly in favour of the change.

I have attached a map detailing the section of road in question.

Please do not hesitate to contact me on [REDACTED] if you have any further queries.

Yours faithfully

[REDACTED]

Encl.

Attachment for Item 2.5

Earl Street, Woodside

History:

- A submission was made to NES on 10th December 2014 to add to VicMap Transport the extra segments of Earl Street to the South-East of High Street.
- DELWP requested further information for Emergency Services and navigation purposes and noted that there are some addresses assigned are on both sides of South Gippsland Hwy.
- The current addressing/naming scenario does not conform to standards.

Options:

- Do nothing, the potential risk to residents and emergency services will remain.
- Rename the segment to the North-West of High Street and designate as Earl Street one of the two identified segments to the South-East of High Street. The other segment would need to be given a different name.
- Rename the two segments to the South-East of High Street and retain the existing Earl Street in VicMap Transport. This option would appear to be minimise confusion resulting from the change. While four properties will require new addresses, the other options would have required five properties to be readdressed.



Attachments for Item 2.6

Proposed Road Names for Rosedale

Dean.Morahan@wellington.vic.gov.au

[REDACTED]

The work of the Place Names Committee never ends. Can you consider the names of Maloney and MacLeod as being potential names (as long as they are not being used). We can talk about this at the next meeting.

Cheers,

[REDACTED]

[REDACTED]

Darren.McCubbin@wellington.vic.gov.au

Subject: FW: Rosedale one for the very important place name committee perhaps

I will email back and say I have passed in on to the Mayor. Glad the trees are staying. Cheers

[REDACTED]

[REDACTED],

I have done some research into the happening at Rosedale on 24//1945 and have discovered that the town has a hero it can claim as its own.

The story attached explains matters and, as you will note, the pilot of AX 225 more or less did for Rosedale what Leonard Fuller did for Brocklesby in 1940 – both events are in my book.

One is remembered and celebrated, the other is forgotten. An appropriate and sizeable memorial in the main street, with an annual service of remembrance could be made to draw a lot of attention to the place.

Your thoughts would be appreciated. You will recall an earlier discussion re the possible future naming of a street in honour of Kevin Maloney and/or David MacLeod.

With thanks

[REDACTED]

Attachment for Item 2.7 Boundary Track

Hello [REDACTED]

Please change the name of the road on my property from "Boundary Track" to "Wagtail Way" (chosen from current Council Approved Road Names Register).

[REDACTED] and [REDACTED] are the owners of the two properties that are accessed solely from this road.

[REDACTED] is the owner of the only other property adjacent to this road but does not use it for main access.

Please keep me informed of your progress via email.

[REDACTED]

Attachment for Item 2.8

Request for a Road Names at Perry Bridge

Hi [REDACTED],

Further to our discussion at the meeting I met with the locals at Perry Bridge who put forward the name "Perry Bridge Road" which apparently is being used by Ausnet as their electricity address already. I promised to put this up the committee and would write to them all in due course to see if this is an appropriate name. I did put in the usual caveats about needing to abide by the Register of Geographic Names guidelines.

On a side issue, [REDACTED] said he had an argument with "someone in Melbourne" about the name on the Bridge being called "Perrys Bridge" with an "s" rather than the proper name, he also mentioned that the name on "Scrubby Creek Bridge" – also on the Bengwarden road – is "Scrubby" on one side and "Scruby" with only one b on the other. By the time I left [REDACTED] and his neighbours were firmly convinced with the power of the place names committee.

I returned to my phone box, removed my cape and blended in as I have been instructed to do.....

Kind regards

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Attachment for Item 2.9
Proposed Name for a Private Road

Hello [REDACTED]

Thank you for all of the information on the naming of our private road.

I have made contact with all parties involved and who reside at 2325 Seaspray Road.

We have come to an agreement, taking into consideration the already approved names for our locality suggested in the list, that we would like to select **Wattlebird Close** as the name for our road.

Hopefully, this can be added to the agenda for the next Place Names Committee meeting on the May 3rd.

We are presently travelling to Broome in the caravan but I have my lap top and can be contacted via email whilst we are away, if necessary. I can also be contacted by mobile phone but sometimes we will be travelling in areas where signal is limited or non existent but, if you left a message, I would contact you as soon as signal resumes.

Thanking you in anticipation,
Yours sincerely

[REDACTED]

[REDACTED]

Date: Fri, 22 Apr 2016 06:21:01 +0000

[REDACTED],

Following our conversation regarding your enquiry about obtaining a road name for your private road servicing properties at 2325 Seaspray Road here are some links that you may find helpful. There is a Council Approved list of road names for various locations that may be selected which will expedite the process of naming your road. There are only three names on the list specifically for Seaspray, however there are some that are approved for the whole shire. The list is at the bottom of the page at:

<http://www.wellington.vic.gov.au/Developing-Wellington/Built-Environment/Roads>

When approving a road name, Council must follow the Guidelines produced by the Office of Geographic Names who ultimately endorse the names that Council approve. As your road is private there is less need for consultation, however selecting a name from the above list would bypass any concerns from Council in any event. These guidelines may be downloaded at:

<http://www.dtpli.vic.gov.au/property-and-land-titles/naming-places-features-and-roads/guidelines-for-naming-or-proposing-to-name-or-rename-a-place>

It is important that if you select another name that you also check that there are no other roads in close proximity (30kms) as these names will be rejected by the Office of Geographic Names.

While it is entirely up to you and your Owners Corporation to nominate a road name, I do know that we have received submissions to rename Tip Road after the McKenzie family who farmed

the land where your road and property is now and while that proposal didn't proceed as the property owners in Tip Road were not unanimous in their decision, I would expect the Place Names Committee to look favourably on naming a road where the McKenzie farm was. The guidelines like to link a name to the place so other options would be indigenous names (these names are often checked with local indigenous groups) or flora or fauna etc.

The next meeting of the Place Names Committee is on 3 May, so I will need a submission by Friday 29 April, to be able to get it into the agenda. As this does not give you much time to meet with other in your group you may like to aim for the next meeting which will be in August.

If you would like any clarifications or wish to discuss any of this then please feel free to call or email.

Regards

A small black rectangular box used to redact a signature.

Warrington Council
Salford

21 APR 2016

RECEIVED

OWNERS CORPORATION BY 11/11/16

2325 A to 2325 D, Seabrook Road Warrington WA9 3BB

15 April 2016

61 Oldington Street, Salford

20 Foster Street

Salford M6 3BB

Dear Sir

There are four properties abutting land at 2325 Seabrook Road Seabrook accessed by one common road. This common road is on the left hand side of Seabrook Road almost opposite Richmond Drive.

Three of the plots, 2325A, 2325B and 2325C have residences. 2325A has two, and 2325C is vacant and

The common road, which allows access to each of these properties, is subject to the rules and regulations of an Owners Corporation, as above.

We have placed two signs on the roadside at the entrance to the common road. One is a sign indicating the street number (2325) and the other is a sign indicating that it is a private road.

We are concerned that for the purpose of emergencies such as 'police', 'fire' or 'ambulance', our particular addresses cannot be found easily by those who are dispatching appropriate emergency personnel.

We are seeking advice on how best to address this problem and am hoping that we might be able to give our private road a name which would be added to the appropriate maps for use by emergency organisations.

We would appreciate your direct consideration and useful suggestions on how to best solve this problem.

18 May 2016

The Chairperson,
Place Names Committee,
Wellington Shire Council

Dear Sir/Madam

Through [REDACTED] I wish to reply to your decision to reject our application to name our Private Road at 2325 Seaspray Road, Seaspray *Wattlebird Close*, which was chosen from your Approved Roads Names List.

Members of the Owners Corporation, which has complete control over the care and maintenance of this road which services four private blocks of land, have been consulted and have rejected your wish to name the road after the McKenzie family who are/were a long time farming family in Seaspray.

I will list the reasons why we have come to our decision:

1. This is a private 'no through' road.
2. This road services four blocks of land only and, at this stage, has three of a possible four residences on it.
3. This road is approximately 150 metres long and ends at the [REDACTED] gate at 2325D; one way in and one way out from and to Seaspray Road. The first 100 metres of the road is gravel, paid for and maintained by the members of the Owners Corporation; the last 50 metres is grass, kept mown by the residents.
4. None of the current residents have any affiliation with the McKenzie family.

To accept your recommendation for naming the road McKenzie Close/Court/Place, would be an insult to the McKenzie family to have such a small 'no through' private road named in its honour and we believe that the name should be saved for a significant road or street in Seaspray at a later time.

The Owners Corporation, respectfully, requests that your committee reconsiders the application to name the road *Wattlebird Close*.

Yours faithfully,

[REDACTED]

**Attachment for Item 2.10
Greenvale Corner**

[REDACTED]

Subject: RE: Greenvale Corner

Good morning [REDACTED],

Thank you for your suggestion and enquiry.

I will submit your request to our place names committee for consideration. It may take some time before you receive a reply, as due diligence needs to be followed.

As to Winkies Corner????? Caught everyone by surprise many years ago. I believe this was an act by the Rosedale council about the same time as they did Kenevans.

I well remember the discussion at a Saturday morning gathering in Dalgetys, as no one appeared to know anything about the Winkie family, except to say that they never lived at the corner. Evidently they lived further down into Denison, and may have contributed to the benefit of the old Rosedale Shire. But it is certainly not a name that has been mentioned in any local discussions.

Maybe our Historical Society or [REDACTED] has more info. Something to follow up

Trusting you are well

[REDACTED]

[REDACTED]

Subject: Greenvale Corner

Good afternoon [REDACTED],

Driving around the district, I notice we have "Kenavan's Corner" and "Winkies Corner" all with signs erected by the Wellington Shire, I presume. Can you please tell me why 'we' cannot have a sign on "Greenvale Corner" on the Tinamba/Glenmaggie road? Greenvale Corner is a well known landmark, known to many, many local residents, the Greenvale farms have had a long association with the (then) Maffra Hospital and a plaque at the front of the Hospital has reference to the Farm.

I look forward to your reply, but more importantly, a sign on Greenvale Corner.

Regards, [REDACTED].

[REDACTED] if you wish to discuss this matter with me further. p.s. who is/was Winkie?

Attachment for Item 2.11
Request to name the entrance to a Carpark, Sale

In Favour of the road name Sillett Lane

As a local business owner directly affected by this decision, I'm writing to confirm my support for the lane to be named 'Sillett Lane'.

Thanks

[REDACTED]

[REDACTED]

RE: CAR PARK ENTRANCE ROAD - YORK STREET SALE

We refer to your letter of 8 July 2016 regarding the naming of the lane from the York Street entrance to the IGA car park in Sale.

We confirm we agreed to the lane being called Sillett Lane.

We would object should the Council decide to amend their propose name to "Grubb Lane".

[REDACTED]

In favour of the road name Grubb Lane

Subject: Re Naming of the Car Park Entrance York Street Sale.

Dear [REDACTED],

In response to the Council's resolution to name the York Street entrance into the IGA car park Sillett Lane, I am proposing that the Council reconsider its decision and name the laneway Grubb Lane. [REDACTED] Ernie and Adelaide were long time residents at the Fire Station residence, and [REDACTED] Bernie and [REDACTED] Jack were both raised at the Station. All three family members were active members of the Sale Fire Brigade and were so for many many years, and I believe their contribution to the Sale Community through their involvement in the running and participation in this vital service is an excellent reason for Council to consider naming the laneway after the Grubb family. I am in my late sixties and I fondly remember as a young child helping [REDACTED] ring the bell at the station when I was in attendance and the occasion arose. I therefore respectfully request that the laneway be named Grubb Lane, and I can assure you that it would be considered a great honour by the Grubb family that are and have been life time residents of Sale. In addition to myself and my wife [REDACTED], these family members include our [REDACTED] children [REDACTED] and [REDACTED] and their respective partners, and their children [REDACTED] and [REDACTED], and [REDACTED], [REDACTED] and [REDACTED]. I trust Council will consider my request and look upon it favourably.

Your Sincerely

[REDACTED]

There were six other respondents who requested the name Grubb including the following who also suggested two other alternative names.

In favour of the road name Grubb Lane and other proposals

Hi [REDACTED],

Thank you for the suggestion. Council has asked local historical societies on several occasions to pass on suitable names – Sillett happens to be one that was passed on previously with strong historical support and is in our recommended road names list. I admit the schools in question are away from the laneway, but I recognise that Sillett has made a substantial contribution to Sale providing education so is worthy of mention. In my view it is not essential within a town for the name to be directly associated with that neighbourhood.

I'll make sure that your views are included in the submissions when we have our next meeting.

I very much appreciate you taking the time to make a submission, I would welcome any other prominent names that you would consider to be worthy of inclusion on our list.

Kind regards

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
To: Dean.Morahan@wellington.vic.gov.au
[REDACTED]

Subject: Submission re IGA Laneway

PLACE NAMES COMMITTEE

Re - proposed name for IGA laneway.

I have concerns about the relevance of the proposal to name this laneway after Robert Sillett. I seem to recall that Sillett lived in Macalister Street, where he had a school, and at some point he also owned a school in Barkley Street. These are nowhere in the vicinity of the IGA laneway.

I think the laneway ought to be given a name that has a strong association with the neighbourhood. For example, it could be named after the Trimble family who were prominent in this section of York Street for much of the twentieth century until the 1980s. They owned several properties on the other side of York Street, including a grain store near the corner with Cunningham Street, and a family home opposite the IGA laneway that was only recently removed.

Another name I would like to suggest is Grubb. The Grubb family were very active in the Sale community, notably in terms of their contribution to the Sale Fire Brigade. They lived in the house behind the fire station, near the IGA laneway. I think the Grubb name is a strong contender, and if you want more information about the family you could contact [REDACTED]
[REDACTED].

I can provide more detailed information about this neighbourhood if you require it. [REDACTED]
[REDACTED] Alexander and Ellen Glover, lived about on the very spot where the laneway exists today.

[REDACTED]
[REDACTED]

ITEM C4.5**DUNDAS STREET SOUTH SPECIAL CHARGE STREET CONSTRUCTION SCHEME – INTENTION TO DECLARE SCHEME**

DIVISION: BUILT & NATURAL ENVIRONMENT

ACTION OFFICER: MANAGER ASSETS & PROJECTS

DATE: 20 SEPTEMBER 2016

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

OBJECTIVE

To consider the proposed Dundas Street Special Charge Street Construction Scheme Number 1601 for declaration as a Special Charge Scheme for the section of Dundas Street between Cunninghame Street and Macarthur Street in Sale.

RECOMMENDATION***That:***

- 1. Council commences the statutory process under the Local Government Act 1989 (the Act) to declare a Special Charge Scheme for the purposes of constructing the section of Dundas Street between Cunninghame Street and Macarthur Street in Sale and providing any ancillary works including drainage and footpaths.***
- 2. Council in accordance with sections 163(1A) and 163B(3) of the Act, directs that a public notice be given in the Gippsland Times newspaper of the intention of Council to declare the scheme at its ordinary meeting to be held on 7 February 2017 in accordance with the proposed declaration of Special Charge Scheme Number 1601 in the form of this resolution for the full construction of the section of Dundas Street between Cunninghame Street and Macarthur Street in the township of Sale.***
- 3. Council directs that in accordance with section 163(1C) of the Act, separate letters enclosing a copy of the public notice be sent to the owners of the properties referred to and set out in the schedule of properties forming a part of the Proposed Declaration of a Special Charge, advising of the intention of Council to declare the Special Charge at its ordinary meeting to be held on 7 February 2017, the basis of the calculation and distribution of the Special Charge and notifying such persons that submissions and/or objections in writing in relation to the Proposed Declaration of Special Charge will be considered and/or taken into account by Council in accordance with sections 163A, 163B and 223 of the Act.***
- 4. If written submissions/objections are received Council form the 'Dundas Streets – South - Special Charge Scheme Submissions Committee' that is established by Council under section 223(1)(b)(i) of the Act, to consider written submissions/objections and to hear any persons who in their written submissions under section 223 of the Act have requested that they be heard in support of their submissions/objections.***

RECOMMENDATION CONTINUED

That:

5. ***That Scheme Number 1601 for construction of the section of Dundas Street between Cunninghame Street and Macarthur Street, Sale as presented to this meeting be adopted and a Special Charge for the scheme commences 7 February 2017 and remain in force for a period of ten years.***
6. ***The Special Charge be declared for the purpose of defraying costs associated with street construction (including drainage) which Council considers will be of benefit to those property owners required to pay the special charge.***
7. ***The following be specified as the land in relation to which the special charges is so declared: All properties abutting the section of Dundas Street between Cunninghame Street and Macarthur Street, within the township of Sale intended to be included in the scheme as defined on the plan attached to this report. (Attachment 1)***
8. ***The following be specified as the criteria which forms the basis of the special charge so declared:-***
 - ***Properties will derive special benefit due to construction of the roads and streets by:-***
 - ***Reduction in dust***
 - ***Enhance the amenity and character of the land and local area***
 - ***Creation of improved riding surfaces for the street***
 - ***Improved access and egress from properties***
 - ***Improved road drainage***
 - ***Improved road safety for motorists, cyclists and pedestrians***
9. ***That pursuant to Clause (2) of Section 163 of the Local Government Act 1989, Council resolves:-***
 - (a) ***The total amount of the special charge to be levied is \$128,000***
 - (b) ***The criteria used as a basis for declaring the special charge are:***
 - ***Improved amenity for properties in the area defined by the scheme boundary.***
 - ***Improved road safety for properties and the community in the area defined by the scheme boundary.***

That for the purposes of Clause (2A) of Section 163 of the Local Government Act 1989 the total amount of the special charge to be levied will not exceed the amount calculated in accordance with the formula $S = R \times C$

Where S = The maximum total amount that may be levied from all persons who are liable to pay the special charges.
R = The Benefit Ratio pursuant to Clause (2B) of Section 163 of the Act
and C = The cost of the scheme

That for the purposes of Clause (2B) of Section 163 of the Local Government Act 1989, the Benefit Ratio R shall have a value of 0.40.

RECOMMENDATION CONTINUED

That:

- (c) One half of the cost is to be apportioned to all properties included in the scheme on the basis of each property having abuttal to the street to be constructed under the scheme will be apportioned one (1) Access Benefit Unit (ABU).***
- (d) One half of the cost will be apportioned on the basis of abuttal length for each property. Abuttal length for the purpose of this scheme is defined as the actual frontage, one third sideage and one half rearage (including any extensions to these dimensions associated with corner splays) for every property in the scheme. The amount to be charged to each property for abuttal will be the product of the abuttal length of the property divided by the total abuttal length for the scheme multiplied by half the cost.***

10. Having regard to the preceding parts of this resolution, it be recorded that:

- 1. The owners of the properties described in the scheme document entitled “Dundas Street – South - Special Charge Street Construction Scheme Number 1601” are liable for the respective amounts set out in the scheme document. Council will be contributing 60% of the scheme costs.***
- 2. Such owners may subject to any further resolution by Council, pay the special charge per property/title in accordance with the following:***
 - a) the full amount within 45 days of invoice or***
 - b) payment may be made over 20 quarterly instalments (5 years) including interest or***
 - c) payment may be made over 40 quarterly instalments (10 years) including interest***
- 11. The Chief Executive Officer or the person for the time being acting in that position, be authorised to give public notice of this declaration in accordance with Sections 163 and 223 of the Local Government Act 1989.***
- 12. The Chief Executive Officer, General Manager Built & Natural Environment and Manager Assets and Projects or the person for the time being acting in that position, be authorised to carry out any and all other administrative procedures necessary to enable Council to carry out its functions under section 163A and sections 163(1A), (1B) and (1C) and sections 163B and 223 of the Act.***

PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY

BACKGROUND

Following the introduction of the Wellington Shire Council 2014 Residential Road and Street Construction Plan, property owners abutting the proposed scheme area expressed interest in a special charge scheme. An informal investigation of a special charge scheme was commenced

which included the preparation of a concept design and cost estimation. The section of Dundas Street is primarily a residential street with access to Cunninghame Street.

Currently there is unsealed road shoulders with only the through lanes sealed and a mixture of open channel drains and old concrete kerb and channel which is in poor condition. The proposed Dundas – South - Street Special Charge Street Construction Scheme would provide for fully constructed section of this street. The work would include a fully sealed road with barrier kerb and channel, improved drainage and stormwater management. This scheme will ensure that the section of Dundas Street will be to a similar standard as other fully constructed sections of Dundas Street.

A public meeting was held on Monday 25 July 2016 and an informal survey, which included an estimated cost, was distributed to all property owners liable to be included in the proposed scheme. The letter included a reply paid questionnaire to assess support for, or objection to, the scheme. Letters were mailed to property owners on the 26 July 2016 returnable by 19 August 2016.

There are 20 owners of 23 properties in the scheme area.

Results of the survey show:

The result of the informal survey was 90% of the property owners replied and 78% of the replies were in favour of the proposed scheme.

	SUPPORT SCHEME		OPPOSE SCHEME		DID NOT REPLY
Property Owners (20)	14	70%	4	20%	10%
Properties (23)	16	70%	5	22%	8%

In the table above, properties votes are a vote for each property and that property owner has replied to the survey. (Three persons own two properties each.)

OPTIONS

- Progress the proposed scheme by advertising the intention to declare the special charge scheme
- To not advertise the intention to declare the Special Charge Scheme.

PROPOSAL

That Council advertise its intention to declare a Special Charge Scheme for the full construction of the section of Dundas Street between Cunninghame Street and Macarthur Street in the township of Sale.

CONFLICT OF INTEREST

Nil Staff and/or Contractors involved in the compilation of this report have declared a Conflict of Interest in this section

FINANCIAL IMPACT

The scheme is estimated to cost \$320,000. The amount to be recovered under the scheme does not include GST.

Portion to be recovered from property owners \$124,500

Portion to be recovered from Council as a property owner \$3500

Portion of cost to be recovered from Council as direct costs \$192,000

Total estimated cost of scheme \$320,000

1. As only 40% of the cost of this scheme is intended to be recovered from affected property owners, Council will need to provide for the estimated cost within its 2017/2018 Capital Works Program. Council funding is to be allocated from the 2017/2018 Commonwealth Roads to Recovery Program.
2. The method of apportioning the costs for this scheme includes both access benefit and road abuttal. Accordingly, 50% of the estimated cost is to be uniformly apportioned among the properties in the scheme as an access benefit. The remaining 50% is to be apportioned on the basis of full cost for properties fronting the road/streets to be constructed, one half cost for all properties with rearage to a road/street to be constructed and one third cost for all properties with a sideage to a road/street to be constructed. Council will be contributing 60% of the scheme costs.
3. It is proposed under the scheme to invoice property owners for their apportioned project amount after commencement of construction of the scheme. Options for payment per property/parcel/title are, full payment within 45 days or 20 quarterly instalments (5 years) or 40 quarterly instalments (10 years) for all amounts. An interest component will be included where payment is to be made under either of these instalment programs.
4. The average estimated cost per property is \$5,600. The lowest estimated cost is \$3,100. The highest estimated cost is \$9,400.

LEGISLATIVE IMPACT

This scheme has been prepared in accordance with Section 163, 163A, 163B of the Local Government Act 1989. Public notification will be in accordance with Sections 163 and 223 of the Local Government Act 1989. Submissions and objections to the scheme will be considered in accordance with Sections 163A, 163B and 223 of the Local Government Act 1989.

LEGISLATIVE REQUIREMENTS

Clause (2) of Section 163 of the Local Government Act 1989 requires Council to determine:

- (a) The total amount of the special charge to be levied; and
- (b) The criteria to be used as the basis for declaring the special charge.

Clause (2A) of Section 163 of the Local Government Act 1989 provides that for the purpose of Section (2) (a) the total amount of the special charge to be levied must not exceed the amount "S" where $S = R \times C$ and;

S = is the maximum total amount that may be levied from all the persons who are liable to pay the special rates or special charges.

R = is the benefit ratio determined by the Council in accordance with sub-section (2B).

C = is the total cost of the performance of the function or the exercise of the power under sub-section (1).

The Benefit Ratio “R” is calculated by:

$$\frac{TSB(in)}{TSB(in)+TSB(out)+TCB} = R$$

- **TSB(in)** is the estimated total special benefit of those properties that the council has decided to include in the scheme.
- **TSB(out)** is the estimated total special benefit of those properties with an identified special benefit that the Council does not propose to include in the scheme.
- **TCB** is the estimated total community benefit.
- **R** is the benefit ratio.

For the purposes of this scheme:

$$TSB(in) = 23 \text{ (no. of properties in scheme)}$$

$$TSB(out) = 0$$

$$TCB = 34.5$$

$$\text{Therefore:- } R = \frac{23}{23+0+34.5} = 0.40$$

and

$$S = R \times C$$

$$S = 0.40 \times \$320,000$$

$$\text{Therefore:- } S = \$128,000$$

COUNCIL POLICY IMPACT

The scheme has been prepared in accordance with Council’s Special Charge Schemes – Roads, Street & Drainage Development Policy 4.2.4 and 2014 Residential Road and Street Construction Plan.

PLANNING POLICY IMPACT

The proposal has no impact on Planning Policy.

RESOURCES AND STAFF IMPACT

Implementation of the scheme can be undertaken within the resources of the Assets & Projects unit with the assistance of external contract engineering support for the survey and design of the scheme. In the event the scheme is adopted by Council, construction will be carried out by an approved contractor via a tender process.

COMMUNITY IMPACT

Implementation of this scheme will have a significant community impact as it will realize a fully constructed road for a local access B road. Direct benefits will include the elimination of vehicle generated dust, improved through traffic conditions and road safety arising from the defined road location, associated signage and pavement markings and improved drainage.

ENVIRONMENTAL IMPACT

Implementation of this scheme will have a positive environmental impact arising from the reduction of dust generated by vehicles as well as improved quality of stormwater runoff.

CONSULTATION IMPACT

A comprehensive public consultation process has been entered into with affected property owners including:

- Numerous discussions between property owners and Council staff during 2016
- Information letter advising property owners of street works proposal 20 June 2016
- Public meeting held at Sale, 25 July 2016
- Mail out survey of all property owners, 26 July 2016
- Follow up phone calls and door knocking requesting replies to the survey.

Further consultation will be through recommendation 3 &4 of this report. The recommendation is for the notification by public notice of the opportunity to lodge submissions/objections to the proposed special charge street construction scheme.

The creation of a Council Committee made up of three Councillors and an alternative representative, will consider submissions/objections to the scheme and to hear any submitters/objectors who request to be heard in support of their submissions/objections.

RISK MANAGEMENT IMPACT

Implementation of the scheme will produce a substantial reduction in risk to motorists, cyclists and other road users through improved visibility (reduction of dust), properly identified through lanes and new signage and markings.

Attachment 1

DUNDAS STREET – SOUTH - SPECIAL CHARGE STREET CONSTRUCTION SCHEME No 1601

PLAN OF SPECIAL CHARGE SCHEME AREA.

Scheme Boundary _____





C5 - REPORT

GENERAL MANAGER COMMUNITY AND CULTURE

ITEM C5.1**COMMUNITY ASSISTANCE GRANTS – EVENTS, PROJECTS AND FACILITIES AUGUST 2016**

DIVISION: COMMUNITY & CULTURE
ACTION OFFICER: MANAGER HEALTHY LIFESTYLES
DATE: 20 SEPTEMBER 2016

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

OBJECTIVE

That Council adopt the recommendations to allocate Community Assistance Grants – Events, Projects and Facilities August 2016 funds as detailed in Attachment A and that applicants be notified of the outcome of their applications.

RECOMMENDATION

That Council adopt the recommendations to allocate Community Assistance Grants – Events, Projects and Facilities August 2016 funds as detailed in Attachment A and that applicants be notified of the outcome of their applications.

BACKGROUND

The Community Assistance Grants Scheme encourages the development of initiatives in the community in line with Council's vision, Wellington 2030, and the Council Plan. It aims to build on community capacity, encourage participation in cultural development and support community initiatives that promote participation.

Not for profit community groups operating in the Wellington Shire can apply for a Community Assistance Grant of over \$2,001 to \$5,000. There are three funding categories in the August round (Events, Projects and Facilities).

Applications received that successfully meet the criteria are eligible to be prioritised for funding.

Each year there are two funding rounds for Projects and Events and one funding round for Facilities.

The following applications were received for the August 2016 funding round (Attachment B):

- 20 Event applications received totalling \$93,228.00
- 10 Project applications received totalling \$44,032.48
- 14 Facilities application received totalling \$59,928.83

Applications are assessed by the Community Assistance Grants Panel (Panel), which is comprised of staff at a management level. The applications are initially assessed against the guidelines and then prioritised using the assessment criteria.

Each application is assessed on its benefit to the community, ability to fulfil a community need, project planning and the capacity of the applicant to deliver the project. The Panel provides advice and recommendations to Council based on the assessment criteria and funding guidelines.

OPTIONS

Council has the following options:

1. Adopt the recommendations to allocate Community Assistance Grants – Events, Projects and Facilities August 2016 funds as detailed in Attachment A and that applicants be notified of the outcome of their applications; or
2. Seek further information for consideration at a future meeting of Council.

PROPOSAL

That Council adopt the recommendations to allocate Community Assistance Grants – Events, Projects and Facilities August 2016 funds as detailed in Attachment A and that applicants be notified of the outcome of their applications.

CONFLICT OF INTEREST

One panel member (Manager Built Environment) declared a conflict of interest as a member of the Sale Golf Bowls Club. Consequently he did not assess their projects and scores were averaged to obtain a comparative result

FINANCIAL IMPACT

Funding will be through the Community Assistance Grant Scheme within the Healthy Lifestyles budget. The total available budget for the 2016/17 Community Assistance Grant Scheme is \$250,000 and \$144,207.98 will be expended for the August 2016 funding round.

The following applications are recommended for the August 2016 funding round (Attachment A):

- 17 Event applications recommended totalling \$78,280.00
- 7 Project applications recommended totalling \$30,032.48
- 9 Facilities applications recommended totalling \$36,895.50

COMMUNICATION IMPACT

The funding of these events and projects will facilitate positive community relationships for the Wellington Shire, highlighting Council's commitment to supporting not for profit community organisations in the delivery of their activities, projects and events that benefit the wider community.

COUNCIL POLICY IMPACT

This process is in accordance with Council's Events Policy no. 5.1.4 and Community Assistance Grants Strategy adopted on 21 June 2011.

COUNCIL PLAN IMPACT

The Council Plan 2013-17 Theme 7 Community Wellbeing states the following strategic objective and related strategy:

Strategic Objective

"Enhance health and wellbeing for the whole Community".

Strategy 7.1

"Support access to a range of recreational opportunities for all sectors of the community".

COMMUNITY IMPACT

The funding of these events and projects will have a significant positive effect on the community, providing assistance to increase the range of events and activities that the wider Wellington community can access, and be a part of. Successful applicants have demonstrated a community need that will be filled through receiving the funding and show a community benefit through project outcomes.

ENVIRONMENTAL IMPACT

All events and projects are encouraged to consider the waste that will be produced through delivering their grant outcomes and have appropriate measures in place to manage waste. Assistance from Council is offered to all events to minimise landfill waste through the use of recycle bins.

CONSULTATION IMPACT

Council officers were involved in consultation with grant applicants to provide advice and assistance in the completion of event grant applications.

RISK MANAGEMENT IMPACT

The events industry is strongly legislated and all events are encouraged to comply with current OHS and best practice safety standards. It is the responsibility of the applicants to ensure that their project complies with all current rules and regulations.

RECOMMENDED APPLICATIONS FOR CAG AUGUST 2016 FUNDING ROUND – EVENTS

ATTACHMENT A

	Organisation	Title	Project Description	Amount
1	The Sale Music Festival - Picnic on the Green (Auspiced through Rotary Club of Sale Central)	The Sale Music Festival: Picnic on the Green	The Sale Music Festival: Picnic on the Green	\$5,000.00
2	Stratford On Avon Shakespeare Association	Shakespeare on the River Festival	The annual festival has a central focus on all things Shakespeare - performing a community play with local actors, attracting theatre companies to perform, Faire Day, Medieval Banquet and ancillary events including arts and short story competitions.	\$5,000.00
3	Heyfield Vintage Machinery Group	Heyfield Vintage Machinery Rally	Preserving Australian heritage. To exhibit and educate the public on how the country was built and how things worked in the past.	\$5,000.00
4	Wines of Eastern Gippsland Inc	Tinamba Food & Wine Festival	A fantastic day out! Tinamba Food and Wine Festival offers the best local wines, cuisine and produce, with fantastic live music and a great atmosphere.	\$5,000.00
5	Tarra Festival Committee	2017 Tarra Festival	2017 is the 45th year of Yarram's popular Easter Festival, which will have a theme of 'The Dreaming' focusing on the stories of the Gunaikurnai.	\$5,000.00
6	Sale to Sea Inc.	Sale to Sea Disability Challenge	Sale to Sea Disability Kayak Challenge is designed to allow those living with disabilities complete a journey through the Gippsland Lake system.	\$5,000.00
7	Balook and District Residents Association	Rainforest Rhythms	A live music event held in Tarra Bulga National Park showcasing local musicians and promoting the national park as a tourist destination.	\$4,980.00
8	City of Sale Eisteddfod Society Inc	City of Sale Eisteddfod - 70th year celebrations	The Sale Eisteddfod provides the opportunity for performer of all ages to perform on stage to showcase their talents in the arts.	\$5,000.00
9	Woodside & District Football Netball Club	Annual Family Fun Day and Show 'n' Shine	The Woodside & District Football Netball Club will be hosting their annual Family Fun Day and Show and Shine. The Main feature of the day will include a classic Show and Shine, displaying vehicles of all calibre – something for the car lovers to enjoy.	\$2,300.00
10	Port Albert Progress Association	Australia Day Fun Day	A celebration of Australia for community and visitors, enjoying food, music, games, fun activities in a family friendly atmosphere.	\$5,000.00
11	Sale Baptist Church	Free Community Fun Day	A free Family Fun Day hosted at the Sale Baptist Church, where all activities, rides and refreshments are made available free of charge to the community.	\$5,000.00
12	Maffra Neighbourhood House	Maffra Neighbourhood House Family Day	A family fun evening of free entertainment at Victoria Park in Maffra. With a free sausage sizzle, entertainment, face painting, community information stalls followed by a movie in the park on dusk.	\$5,000.00
13	Loch Sport Community House	Loch Sport New Year's Eve Fireworks and Foreshore Carnival	Free event comprises two fireworks displays at 9.30 pm and midnight. It can be observed from vantage points along the Victorian Lake foreshore.	\$5,000.00

14	Golden Paradise Beach Ratepayers & Residents Association Inc	End of Summer Surf Festival	The End of Summer Surf Festival includes a range of activities to suit all ages and is held over the Easter weekend	\$3,500.00
15	Longford Family Fun Day Sub Committee (Auspiced by Longford Recreation Reserve Committee)	Good Friday Family Fun Day	A community family fun day involving different community groups and raising money for the Good Friday Appeal.	\$4,000.00
16	Really Living Committee (Auspiced through Tarra Festival Committee)	2017 Really Living Expo	Promoting the benefits of living a healthy lifestyle, preventative / complimentary health, sustainability and living in harmony with nature	\$5,000.00
17	Devon Welshpool Won Wron Woodside Football Netball Club Inc	Alberton West New Year's Eve Fireworks	The event is held for the whole community to come together and celebrate the New Year in a fun and family environment.	\$3,500.00
TOTAL AMOUNT RECOMMENDED				\$78,280.00

RECOMMENDED APPLICATIONS FOR CAG AUGUST 2016 FUNDING ROUND - PROJECTS

	Organisation	Title	Project Description	Amount
1	Yarram Combined Churches Committee (Auspiced by the Anglican Parish of Yarram)	Yarram Churches & Service Clubs Christmas Hamper 2016 Appeal	To provide Christmas hampers to needy families in Yarram and district.	\$2,500.00
2	Longford Cricket Club	Turf Pitch Covers	Purchase of turf pitch covers at Stephenson Park to ensure a safe and consistent playing surface for all community and Sale Maffra Association cricket players within the Wellington Shire.	\$5,000.00
3	Youth Insearch Foundation (Aust) Inc	Empower Gippsland Youth	Youth Insearch will support vulnerable young people aged 14 to 20 years to overcome disadvantage and trauma and provide them with skills and opportunities. Youth Insearch is empowering and rebuilding young lives one step at a time in Wellington Shire	\$5,000.00
4	Lake Glenmaggie Community Representative Group Inc	Glenmaggie Foreshore Playground - Stage 1	The Lake Glenmaggie CRG Inc will install play equipment on Lake Glenmaggie foreshore to encourage families, local and broader communities to come together.	\$5,000.00
5	Sale City Band Inc.	Sale Brass Academy 2017	Sale Brass Academy 2017 will allow more youth of Wellington Shire to learn a brass instrument and continue the historic Sale City Band for future generations.	\$5,000.00
6	Heyfield Community Resource Centre	Heyfield Kid's House upgrade	Sticky, worn and dull - it's time for a makeover! This project will allow Heyfield Kids' House to purchase equipment for a well overdue furniture upgrade.	\$2,532.48
7	Quantum Support Services	Marley Street Project - Community Open Space Beautification	Engage local artist to work with Marley Street residents to develop a plan and implement the beautification of the community open space in the central area of the Marley Street Complex.	\$5,000.00
TOTAL AMOUNT RECOMMENDED				\$30,032.48

RECOMMENDED APPLICATIONS FOR CAG AUGUST 2016 FUNDING ROUND - FACILITIES

	Organisation	Title	Project Description	Amount
1	Cowwarr Public Hall COM	Kitchen Supper Room Component of the Cowwarr Public Hall Restoration	To refurbish the Cowwarr Public Hall kitchen/supper room so it complies with health and safety standards as it is unusable in its current state.	\$4,490.00
2	Heyfield & District Historical Society	Everything Old is New Again	Quality display cabinets which will be fixed to the wall.	\$5000.00
3	Heyfield Community Resource Centre	Heyfield Kid's House Shade Sail Installation	We've lost our magnificent shade tree! Help us to create shady, safe, summer play area for the kids at Heyfield Kid's House.	\$5,000.00
4	Sale Golf and Bowls Club	Improving the club's accessibility	The Club will create a unisex accessible toilet to improve the dignity of people and their carers and undertake other minor work to improve signage and visibility.	\$5,000.00
5	Gippsland Woodcraft Group Inc Nambrok	Air conditioner installation to workshop	Provide a better and safer way to heat and cool the workshop.	\$2,737.50
6	Yarram & District Health Service	Edgar House DDA accessible, outdoor multipurpose work, deck and garden area	Edgar House hosts the Yarram Planned Activity Program for citizens who are socially isolated and who are older/have a disability. The outdoor area will be used for lots of activities and will provide safe and easy access and better facilities.	\$5,000.00
7	Woodside & District Football Netball Club	Portable grand stand seating	The Woodside and District Football Netball Club are seeking additional funding to aide in the purchase of some portable tiered seating for spectators	\$5,000.00
8	Yarram Community Learning Centre Men's Shed	Yarram Men's Shed - Finishing into the Future	Purchase a drum sander to provide and teach how to have better finishes on timber projects.	\$2,400.00
9	Loch Sport Public Hall COM	Kitchen/meeting room 21 year update	The meeting room & kitchen have been like this for 22 years and are in need of urgent update.	\$2,268.00
TOTAL AMOUNT RECOMMENDED				\$36,895.50

**ALL APPLICATIONS RECEIVED FOR CAG AUGUST 2016 FUNDING ROUND
ATTACHMENT B**

	Organisation	Title	Project Description	Amount	Category
1	Balook and District Residents Association	Rainforest Rhythm	A live music event held in Tarra Bulga National Park showcasing local musicians and promoting the national park as a tourist destination.	\$4980.00	Events
2	Barrier Breakers Inc	Establish Office in Sale	To establish an office of Barrier Breakers in Sale so that local clients do not have to travel to Traralgon to access our services.	\$5000.00	Projects
3	City of Sale Eisteddfod Society Inc	City of Sale Eisteddfod - 70th year celebrations	The Sale Eisteddfod provides the opportunity for performer of all ages to perform on stage to showcase their talents in the arts.	\$5000.00	Events
4	Cowwarr Public Hall COM – auspiced by Cowwarr Arts Network Inc.	Kitchen Supper Room Component of the Cowwarr Public Hall Restoration	To refurbish the Cowwarr Public Hall kitchen/supper room so it complies with health and safety standards as it is unusable in its current state.	\$4490.00	Facilities
5	Devon Welshpool Won Wron Woodside Football Netball Club Inc	Alberton West New Year's Eve Fireworks	The event is held for the whole community to come together and celebrate the New Year in a fun and family environment.	\$5000.00	Events
6	Gippsland Swimming Inc	2017 Swimming Victoria Victorian Country Long Course Swimming Championships	The Country Championships is an event open to Swimming Victoria registered members of affiliated country clubs. The Gippsland region has produced some of Victoria's current day swimming starts and presents an exciting opportunity to showcase Gippsland, to competitors, their families, officials and spectators.	\$5000.00	Events
7	Gippsland Woodcraft Group Inc Nambrok	Air conditioner installation to workshop	Provide a better and safer way to heat and cool the workshop.	\$2737.50	Facilities
8	Glenmaggie Mechanics' Institute (Glenmaggie Hall)	Temporary barrier fencing for community events that are held at Glenmaggie Hall.	The provision of temporary barrier fencing will enhance the committee's ability to hold fund-raising community events at the Hall on an ongoing basis.	\$5000.00	Projects
9	Golden Beach Surf Life Saving Club	Bronze Medallion Qualifiers	The GBSLSC have invited Year 9 students from five local schools to attain the Bronze Medallion and/or Surf Rescue Certificate.	\$4000.00	Projects
10	Golden Paradise Beach Ratepayers & Residents Association Inc	End of Summer Surf Festival	The End of Summer Surf Festival includes a range of activities to suit all ages and is held over the Easter weekend.	\$3500.00	Events

	Organisation	Title	Project Description	Amount	Category
11	Heyfield & District Historical Society	Everything Old is New Again	Quality display cabinets which will be fixed to the wall.	\$5000.00	Facilities
12	Heyfield Community Resource Centre	Heyfield Kid's House upgrade	Sticky, worn and dull - it's time for a makeover! This project will allow Heyfield Kids' House to purchase equipment for a well overdue furniture upgrade.	\$2532.48	Projects
13	Heyfield Community Resource Centre	Heyfield Kid's House Shade Sail Installation	We've lost out magnificent shade tree! Help us to create shady, safe, summer play area for the kids at Heyfield Kid's House.	\$5033.33	Facilities
14	Heyfield Vintage Machinery Group	Heyfield Vintage Machinery Rally	Preserving Australian heritage. To exhibit and educate the public on how the country was built and how things worked in the past.	\$5000.00	Events
15	Lake Glenmaggie Community Representative Group Inc	Glenmaggie Foreshore Playground - Stage 1	The Lake Glenmaggie CRG Inc will install play equipment on Lake Glenmaggie foreshore to encourage families, local and broader communities to come together.	\$5000.00	Projects
16	Loch Sport Community House	Loch Sport New Year's Eve Fireworks and Foreshore Carnival	Free event comprises two fireworks displays at 9.30 pm and midnight. It can be observed from vantage points along the Victorian Lake foreshore.	\$5000.00	Events
17	Loch Sport Public Hall COM	Kitchen/meeting room 21 year update	The meeting room & kitchen have been like this for 22 years and are in need of urgent update.	\$2268.00	Facilities
18	Longford Cricket Club	Turf Pitch Covers	Purchase of turf pitch covers at Stephenson Park to ensure a safe and consistent playing surface for all community and Sale Maffra Association cricket players within the Wellington Shire.	\$5000.00	Projects
19	Longford Family Fun Day Sub Committee – auspiced by Longford Recreation Reserve Committee	Good Friday Family Fun Day	A community family fun day involving different community groups and raising money for the Good Friday Appeal.	\$4000.00	Events
20	Maffra Fire Brigade auspiced by Country Fire Authority - Maffra	Eastern District Fire Brigades Association 84th Annual Competition	The Maffra Fire Brigade will be hosting the 84th Annual Eastern District Fire Brigades Association competition to be held on the weekend of 28 & 29 January 2017.	\$5000.00	Events
21	Maffra Neighbourhood House	Maffra Neighbourhood House Family Day	A family fun evening of free entertainment at Victoria Park in Maffra. With a free sausage sizzle, entertainment, face painting, community information stalls followed by a movie in the park on dusk.	\$5000.00	Events

	Organisation	Title	Project Description	Amount	Category
22	Port Albert Progress Association	Australia Day Fun Day	A celebration of Australia for community and visitors, enjoying food, music, games, fun activities in a family friendly atmosphere.	\$5000.00	Events
23	Quantum Support Services	Marley Street Project - Community Open Space Beautification	Engage local artist to work with Marley Street residents to develop a plan and implement the beautification of the community open space in the central area of the Marley Street Complex.	\$5000.00	Projects
24	Really Living Committee auspiced by Tarra Festival Committee Ltd	2017 Really Living Expo	Promoting the benefits of living a healthy lifestyle, preventative / complimentary health, sustainability and living in harmony with nature	\$5000.00	Events
25	Rosedale Speedway	Corporate Box	Purchase an ex-Melbourne Grand Prix media box, to be converted into corporate box/club rooms.	\$4000.00	Facilities
26	Sale & District Aeromodellers Club (SADAC)	New roller doors for the Sale & District Aeromodeling Club.	SADAC aims to install two new roller doors to replace the old heavy left doors on the clubhouse.	\$4000.00	Facilities
27	Sale Baptist Church	Free Community Fun Day	A free Family Fun Day hosted at the Sale Baptist Church, were all activities, rides and refreshments are made available free of charge to the community.	\$5000.00	Events
28	Sale Bridge Club	Kitchen facilities in proposed new premises of the Sale Bridge Club	New club rooms to be used for members of the Sale Bridge Club promoting the game of bridge across Gippsland.	\$5000.00	Facilities
29	Sale City Band Inc.	Sale Brass Academy 2017	Sale Brass Academy 2017 will allow more youth of Wellington Shire to learn a brass instrument and continue the historic Sale City Band for future generations.	\$5000.00	Projects
30	Sale City Band Inc	Sale City Band heating and cooling project	Provision/upgrade of cooling and heating facilities at the Sale City Band Hall	\$5000.00	Facilities
31	Sale Golf and Bowls Club	Improving the club's accessibility	The Club will create a unisex accessible toilet to improve the dignity of people and their carers and undertake other minor work to improve signage and visibility.	\$5000.00	Facilities
32	Sale Golf and Bowls Club	Sale Golf Club November Golf Tournament	Sale Golf and Bowls Club is a premier Gippsland club of 5700 metres from the white tees and will be holding its Annual Golf Tournament in November 2016. All players with an official handicap are	\$3448.00	Event

	Organisation	Title	Project Description	Amount	Category
			eligible to play. Meet locals and visitors in a friendly environment on a beautiful and challenging course.		
33	Sale Maffra Badminton Association	A Defibrillator for our Stadium	A Defibrillator for our Stadium	\$0.00	Projects
34	Sale to Sea Inc.	Sale to Sea Disability Challenge	Sale to Sea Disability Kayak Challenge is designed to allow those living with disabilities complete a journey through the Gippsland Lake system.	\$5000.00	Event
35	Stratford On Avon Shakespeare Association	Shakespeare on the River Festival	The annual festival has a central focus on all things Shakespeare - performing a community play with local actors, attracting theatre companies to perform, Faire Day, Medieval Banquet and ancillary events including arts and short story competitions.	\$5000.00	Event
36	Tarra Festival Committee	2017 Tarra Festival	2017 is the 45th year of Yarram's popular Easter Festival, which will have a theme of 'The Dreaming' focusing on the stories of the Gunaikurnai.	\$5000.00	Event
37	The Sale Music Festival - Picnic on the Green – auspiced by the Rotary Club of Sale Central	The Sale Music Festival: Picnic on the Green	The Sale Music Festival: Picnic on the Green	\$5000.00	Event
38	Wines of Eastern Gippsland Inc	Tinamba Food & Wine Festival	A fantastic day out! Tinamba Food and Wine Festival offers the vest local wines, cuisine and produce, with fantastic live music and a great atmosphere.	\$5000.00	Event
39	Woodside & District Football Netball Club	Annual Family Fun Day and Show 'n' Shine	The Woodside & District Football Netball Club will be hosting their annual Family Fun Day and Show and Shine. Activities on the day include petting zoo, jumping castle, face painting, zorb balls, mechanical bull, kid's art and craft, colouring competitions, raffle spinning wheel and goal kicking competition. Full canteen available as well as BBQ and football and netball practice matches. The Main feature of the day will include a classic Show and Shine, displaying vehicles of all calibre – something for the car lovers to enjoy.	\$2300.00	Event

	Organisation	Title	Project Description	Amount	Category
40	Woodside & District Football Netball Club	Portable grand stand seating	The Woodside and District Football Netball Club are seeking additional funding to aide in the purchase of some portable tiered seating for spectators	\$5000.00	Facilities
41	Woodside & District Football Netball Club	Safety Net Barrier	The Woodside & District Football Netball Club (WDFNC) are seeking funding options to aide in the purchase and installation of 1 safety barrier net structure for the football goals on the oval at the Woodside Recreation Reserve	\$5000.00	Facilities
42	Yarram & District Health Service	Edgar House DDA accessible, outdoor multipurpose work, deck and garden area	Edgar House hosts the Yarram Planned Activity Program for citizens who are socially isolated and who are older/have a disability. The outdoor area will be used for lots of activities and will provide safe and easy access and better facilities.	\$5000.00	Facilities
43	Yarram Combined Churches Committee – auspiced by the Anglican Parish of Yarram	Yarram Churches & Service Clubs Christmas Hamper 2016 Appeal	To provide Christmas hampers to needy families in Yarram and district.	\$2500.00	Projects
44	Yarram Community Learning Centre Men's Shed	Yarram Men's Shed - Finishing into the Future	Purchase a drum sander to provide and teach how to have better finishes on timber projects.	\$2400.00	Facilities
45	Youth Insearch Foundation (Aust) Inc	Empower Gippsland Youth	Youth Insearch will support vulnerable young people aged 14 to 20 years to overcome disadvantage and trauma and provide them with skills and opportunities. Youth Insearch is empowering and rebuilding young lives one step at a time in Wellington Shire	\$5000.00	Projects
TOTAL OF APPLICATIONS RECEIVED				\$197,189.31	

ITEM C5.2**GIPPSLAND ART GALLERY ADVISORY GROUP MINUTES**

DIVISION: COMMUNITY AND CULTURE
ACTION OFFICER: MANAGER ARTS AND CULTURE
DATE: 20 SEPTEMBER 2016

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

OBJECTIVE

To receive the minutes from the Gippsland Art Gallery Advisory Group meeting held on 1 August 2016.

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

That Council receive the minutes of the Gippsland Art Gallery Advisory Group meeting held on 1 August 2016.

BACKGROUND

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

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

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

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

OPTIONS

Council has the following options:

1. Receive the minutes from the Gippsland Art Gallery Advisory Group meeting held on 1 August 2016; or

2. Request additional information and receive the minutes from the Gippsland Art Gallery Advisory Group meeting held on 1 August 2016 at a future meeting.

PROPOSAL

To receive the minutes from the Gippsland Art Gallery Advisory Group meeting held on 1 August 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 MEETING

Monday 1 August 2016
6.00pm Wellington Room

MINUTES

Present:

Cr Emilie Davine, Brian Cantwell, Brian Castles, Claire Marston (Chair), Clive Murray-White,

In attendance:

Anton Vardy (Director), Simon Gregg (Curator)

Apologies: Rob Ziffer, Robbie Aitken, Bianca Taylor

Absent: No absentees

Assembly of Councillors and Staff Conflict and Staff of Interest Declaration

There were no conflicts of interest. Assembly of Councillors Declaration to be completed by the Director and submitted to the Governance Officer.

1. Opening of meeting

2. Minutes of the previous meeting Monday 7 June 2016

Moved: Clive Murray-White **Seconded:** Brian Castles

3. Business Arising

3.1 Port of Sale Cultural Hub Project Steering Group update

No update

4. Reports

4.1 Director's Report

The Director gave a run-down of the following points:

- a review of the current and upcoming exhibitions
- Speaker for the John Leslie Art Prize opening has been confirmed as Harriet Shing MLC on behalf of the Minister for Creative Industries the Hon Martin Foley MLA.
- The Gallery has attracted lots of new volunteers recently, including Education Coordinator's partner Jet, who assisted with the Beci Orpin installation
- The Gallery had 255 visitors on Sunday for the Beci Orpin workshop
- TV ads for the John Leslie Art Prize have been booked on WIN TV.
- The CEO, Mayor and John Leslie OBE have been in discussion with Richard Owen C.E.O. ExxonMobil Australia, about the possibility of donating the Esso Collection of Australian Art to the Gallery. We are waiting to hear back from Richard about setting up

- a meeting.
- The Gallery had received its Creative Victoria funding of \$285,000 for the 2016/17 to 2018/19 triennium, this equates to \$95,000 per year.
- The Gallery had received 426 entries for the John Leslie Art Prize which is 10 more than for the previous prize.

4.2 Gallery Society Report

Brian Cantwell reported that the Society Fundraising Dinner at EBBWEC on Wednesday 11 July was a great success, however owing to hidden costs, such as venue hire, the event did not make any money for the Society. The only income for the Society was generated through raffle ticket sales. The planned Bus Trip to the NGV was cancelled due to lack of numbers.

4.3 Chair's Report

No report.

5. General Business

There was a discussion among members about the Gallery's preferred operational hours in the new Cultural Hub.

Brian Castles wished to acknowledge the Gallery's recent success with media in The Australian relating to the exhibition 'Timelapse'.

5.1 Accessioning of works of art to the Gippsland Art Gallery Collection

Four artworks were accessioned into the Gallery collection, each receiving unanimous approval from Advisory Group members:

- Mandy Martin, 'Happy Anniversary'
- Mandy Martin, 'Unknown Industrial Prisoner III'
- Vere Moon, 'Untitled'
- Vivian Cooper Smith, 'Vision #2'

Next Meeting

Monday 3 October 2016 6:00pm
Wellington Room
Port of Sale Business Centre
64-66 Foster Street, Sale

Meeting Closed: 7.00pm

ITEM C5.3**COMMUNITY FACILITIES FRAMEWORK 2016**

DIVISION: COMMUNITY AND CULTURE
ACTION OFFICER: ACTING MANAGER HEALTHY LIFESTYLES
DATE: 20 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 Facilities Framework 2016 as attached.

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

That Council adopt the Community Facilities Framework 2016 as attached.

BACKGROUND

The Wellington Community Facilities Framework was developed to ensure that community facilities within the municipality continue to meet the expectations and needs of all current and future residents, both in terms of infrastructure requirements and service provision.

At present Council either directly manages or supports a network of 200 community facilities throughout the Shire for the benefit of the broader community.

While there are several strategic documents currently in place that influence Council decision making in relation to community facilities planning and service delivery, there is no over-arching framework in place that drives a consistent approach to guide Council decision making.

The Community Facilities Framework addresses this gap by providing a series of guiding principles to assist Council decisions involving:

- Council's service level planning
- investment in infrastructure
- maintenance funding
- the ongoing sustainability of facilities
- subsidy and grant funding

The Community Facilities Framework was released for public comment for a period of six weeks. Only one response was received from a crown hall committee who commended the draft framework.

OPTIONS

Council have the following options:

1. That Council adopt the Community Facilities Framework 2016; or
2. That Council does not adopt the Community Facilities Framework 2016 at this meeting and requests further information from officers.

PROPOSAL

That Council adopts the Community Facilities Framework 2016 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

The Community Facilities Framework will assist in the provision of community facilities planning and support for Wellington's network of community facilities, as designated in Council Policy 5.3.1 – Council Provision of Recreation/Community Facilities.

COUNCIL PLAN IMPACT

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

Strategic Objective: Assets 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 objectives and strategies. It is a key document which has impact on the success of all areas of Council business.

RESOURCES AND STAFF IMPACT

Council staff will continue to work with the community to identify current and future infrastructure needs based on service requirements.

Application of the Community Facilities Framework will ensure that there is a consistent and transparent approach to providing community facilities planning and support across the organisation.



Wellington Shire Council Community Facilities Framework 2016

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1. Introduction

Wellington Shire Council recognises that community facilities make a fundamental contribution to our communities, enabling a wide range of social connection opportunities. These facilities provide a space for groups to interact, which promotes social cohesion, community connections, participation and ownership. They also provide suitable spaces to deliver services, programs and activities to meet the social needs of the community and build community capacity.

For this reason Council will provide support to community facilities whereby:

- Council owns or controls the land;
- Council owns or controls other assets on the land;
- Council has specific legal agreements;
- Facilities are under control of Committee of Management appointed pursuant to the provisions of the Crown Land Reserves Act 1978;

At present Council either provides or supports, a network of over 200 community facilities throughout the Shire for the benefit of the broader community.

For the purposes of this framework community facilities are defined as venues and spaces for services, activity and action by community-based service providers, groups and individuals to meet the social, cultural, leisure, community wellbeing and developmental needs of the Wellington community and its visitors. The scope of 'community facilities' will be defined as, but not be limited to the following:

- public halls
- galleries
- recreation reserves
- childcare centres
- kindergartens
- senior citizens centres
- libraries
- museums
- neighbourhood/community houses
- playgrounds
- stadiums
- boating facilities
- aquatic centres
- club houses
- other sporting and cultural facilities

As per Council Policy 5.3 (Council Provision of Recreation/Cultural Facilities), Council provision for the support of most community facilities is based on a four tiered hierarchy:

- Level 1 - regional, state significance facilities;
- Level 2 - district significance facilities;
- Level 3 - local significance facilities;
- Level 4 - local facilities.

The concept of a facility hierarchy acknowledges the need for a strategic compromise between infrastructure demand and supply within Wellington. All community facilities throughout the Shire have been categorised accordingly based upon:

- population catchment
- capacity of facility
- level of primary service and/or use.

2. Aim

The Wellington Community Facilities Framework (2016) aims to ensure that community facilities within the municipality continue to meet the expectations and needs of all current and future residents, both in terms of infrastructure requirements and service provision.

The framework also provides an over-arching review and assessment of the current provision of community facilities, whilst identifying a strategic framework to guide decision-making activities regarding the provision of integrated and accessible community facilities that meet the needs of all residents. This includes decisions relating to:

- Council's service level planning
- investment in infrastructure
- maintenance funding
- the ongoing sustainability of facilities
- subsidy and grant funding

3. Guiding Principles

There are a range of Guiding Principles that will be considered to enable consistent Council decision making in relation to community facilities.

The Community Facilities Framework is based upon the concept that equity and transparency are essential components of the administration of support to facilities to achieve the best possible community outcomes.

The following guiding principles will provide key direction to Council's planning activities regarding the timely provision of integrated and accessible community facilities that meet the needs of all residents.

3.1 Community Engagement

A commitment to community engagement will ensure communities are appropriately involved in all aspects of decision making in relation to community facilities. The key elements of this Guiding Principle are defined below.

- The community is to be involved in the planning, design, operation and management of facilities.
- Community engagement is considered a vital component in identification of community aspirations and the clarification of current and future community needs.

3.2 Community Benefit and Wellbeing

Improvements in health and wellbeing can take a long time and involve a complex range of factors. To ensure that the development of community facilities will benefit the community and contribute to residents' quality of life and wellbeing:

- Facilities will address targeted local needs, interests and the desired social outcomes of the community.
- Facilities will be co-located to accommodate diverse groups, maximise activity and integrate service provision where synergies exist.
- Facilities will be flexible to promote multi-use. Traditionally facilities have been purpose built for specific community use or interests. This approach leads to singular use of a facility by a particular group and creates a false sense of ownership.
- To ensure the broadest possible use of community facilities by a range of groups and services, Council will plan for and design facilities that are multipurpose in nature and meet the needs and interests of people across the life-span.

3.3 Access, Inclusion and Equity

During the planning stages of community facility development, there will be a focussed effort to reduce barriers for people with diverse abilities. In order to achieve this, the following principles will be taken into consideration:

- Facilities will be accessible, inclusive and equitable, providing for the whole community.
- Facilities will be developed in alignment with Universal Design Principles to enhance accessibility for the whole community.
- Facilities will be equitably delivered across the municipality based on identified community needs.
- Facilities will be welcoming and inclusive of all people within the community including people of differing ages, abilities, income levels, cultural backgrounds and interests.
- It is imperative to ensure that people of all abilities have equal opportunities to access and utilise community facilities. Where Council directly manages facilities, it will prioritise accessibility improvements into its planning and long term budgeting.

3.4 Planning and Development

Council has a responsibility to ensure that the development or renewal of community facilities will be based on identified community needs. This will be guided by the following principles:

- Council will be committed to the provision of community facilities that meet the communities need for specific services.
- Council's decision to develop new facilities or redevelop existing facilities will always be evidence based.
- Council will give strategic consideration to the development or renewal of facilities in areas identified for future growth.
- Council will plan for community facilities that are:

- Flexible and adaptable to facilitate changing community needs, expectations and use over time.
- Service driven in response to identified community needs.
- Accessible, equitable and inclusive; providing for the whole community.
- Designed incorporating Environmentally Sustainable Design principles and included in the construction of new facilities and major upgrades.
- Given priority in an objective and transparent manner, utilising specific criteria and assessment.

3.5 Heritage

Heritage is important to the community as a whole, in recognising, preserving and enhancing the identity and characteristics of our local area which we value. The key benefit of this Guiding Principle is the protection of the heritage values of the local community and specifically:

- Conservation and enhancement of those places which are of aesthetic, archaeological, architectural, cultural, scientific, or social significance, or otherwise of special cultural value.
- Encouragement of appropriate development that respects places with identified heritage values and creates a worthy legacy for future generations.
- Retention of those elements that contribute to the importance of the heritage place.
- Support for the adaptive reuse of heritage buildings whose use has become redundant.

4. Local Context

Wellington Shire is located in the central Gippsland region (approximately 200 km east of Melbourne), with a population of 41,355 residents (2011 census) spread across 30 different communities. It was formed in 1994 after the amalgamation of the Shire of Alberton, the Shire of Avon, the Shire of Maffra, the City of Sale and parts of the Shire of Rosedale.

In terms of land area, the municipality is the third largest in Victoria covering almost 11,000sq km. It extends from the Great Dividing Range and Victoria's High Country, through rich irrigated flats and some of the most productive grazing land in Australia to the internationally significant Gippsland Lakes and Wetlands and the Ninety Mile Beach and Bass Strait.



Wellington Shire has a strong and diverse local economy boasting oil and gas production industries, manufacturing, government, defence, primary industries, forestry, construction and retail industries. It is home to a major, private prison facility; the Longford gas plant; a RAAF base and the Ninety Mile Beach. The shire shares its municipal boundaries with the shires of South Gippsland, Latrobe, Baw Baw, Mansfield, Wangaratta, Alpine and East Gippsland.

Wellington Shire faces a number of diverse and complex challenges associated with the geography and demography of such a large rural area, where most of its communities have restricted or no access to public transport.

The population forecasts suggest a modest population increase (10%) over the next 15 years. Household numbers however, will increase significantly as the average household size drops and young family households are replaced by older 'empty nesters' and retirees.

Population and households

	2011	2016	2021	2026	2031
Total Population	42,064	42,467	44,057	45,849	47,632
Pop. in private dwellings	40,660	41,061	42,611	44,357	46,052
Households	17,215	17,724	18,878	19,745	20,025
Average household size	2.35	2.32	2.28	2.25	2.21
Household types	2011	2016	2021	2026	2031
Couple-only	5,332	5,621	6,050	6,376	6,622
Family with children	6,458	6,365	6,480	6,710	7,002
One person	4,552	5,169	5,559	6,065	6,616
Other	533	530	556	556	585
	2011-2031	2011-16	2016-21	2021-26	2026-31
Change in population					
Net	5,568	400	1,560	1,792	1,783
Average annual	0.6%	0.2%	0.7%	0.8%	0.8%
Change in households					
Net	3,510	400	952	1,060	1,080
Average annual	0.9%	0.5%	1.1%	1.1%	1.1%

Source: Victoria in Future 2015 (VIF 2015)

5. Strategic context

This section provides an overview of existing Wellington Shire Council strategic documents that influence Council decision making in relation to community facilities planning and service delivery.

The Guiding Principles outlined in section 3 provides a framework for the application of these strategic documents:

5.1 Wellington 2030 Strategic Vision

Wellington Shire Council has consulted broadly with the Wellington community to establish a strategic vision to guide the Shire's development to the year 2030. This vision has been divided into nine themes and the Community Facilities Framework addresses sections from four of these themes namely Development, Liveability, Wellbeing and Safety and Natural Environment.

The sections addressed under each theme by the Community Facilities Framework include:

Development

- Support communities to attain a sustainable level of local infrastructure reflecting the needs of communities.
- Plan growth reflecting values and environmental capacities specific to individual communities.
- Develop strategies to address the potential impacts of climate change.
- Continue to develop Sale as a well-connected regional centre with appropriate transport linkages to the smaller communities across the Shire.

- Promote developments with high standard of design including energy efficiency initiatives.

Liveability

- Improve the quality and accessibility of our open space and community facilities.
- Develop our sports and recreation infrastructure.
- Provide clean and attractive public toilets.

Wellbeing and Safety

- Support community initiatives that promote participation and working together.

Natural Environment

- Restrict development in environmentally sensitive areas.

This document sets the strategic vision for the Wellington Shire, ensuring that Council planning is responsive to community needs now and into the future.

5.2 Council Plan

The Council Plan identifies key themes and strategies which Council will pursue in conjunction with the community over a 4-year period as they work toward the strategic vision of Wellington 2030. It also provides a robust framework that enables Council to respond quickly and appropriately to external funding and regulatory issues. A number of strategies have been identified to meet relevant strategic objectives relating to 'infrastructure' and 'community wellbeing'. An overview of these strategies as they relate to community facilities are outlined below.

Infrastructure

- Undertake service delivery planning to provide community assets in response to identified needs.
- Ensure assets are managed, maintained and renewed to meet service needs.
- Manage Council community facilities planning to ensure that outcomes are based on identified community needs.

Liveability

- Support access to a range of recreational opportunities for all sectors of the community.
- Engage collaboratively with external partners to ensure a best practice approach to all aspects of emergency management.
- Ensure services relating to safety, health and wellbeing are highly effective and valued by the community.

Natural Environment

- Demonstrate leadership in efficient energy use, waste and water management

- Environmentally Sustainable Design principles are incorporated in the construction of new facilities and major upgrades

5.3 Municipal Public Health and Wellbeing Plan 2013-17

'Healthy Wellington' provides the framework for an integrated approach to public health planning for the Wellington Shire. It is a major policy document that aims to improve the health, safety and wellbeing for the people who live, work and play in Wellington Shire.

Improvements in population health and wellbeing can take a long time and involve a complex range of factors. The Plan has a focus on physical, social and mental wellbeing.

Council's role in improving health and wellbeing is also linked to the provision of services and various community facilities (i.e. maternal and child health services, child care services, activities and spaces for young people, services for older residents, ensuring access for people of all abilities, and the provision of parks, libraries, leisure centres and arts and recreational activities). Council works in partnership and enters into joint funding arrangements with other levels of government and local services and agencies to deliver many of these services.

When determining uses for community facilities committees of management, groups, clubs and users are encouraged to refer to the four priority areas of the Healthy Wellington Plan 2013-2017:

- Mental Wellbeing - increasing social connectedness and inclusion
- Mental Wellbeing - preventing violence against women and children
- Healthier living - healthy eating
- Healthier living - increasing physical activity.

These priority areas provide some guidance in activity focus. It is hoped that activities held in these community facilities will enhance at least one of these priority areas.

5.4 Built Environment Strategy

The Wellington Shire Built Environment Strategy provides a framework to enable improved asset management to support Council and community services and to promote sustainable infrastructure. The Strategy guides the development of plans and policies designed to achieve a positive outcome in all aspects of our municipality's built environment, and has identified four broad objectives:

- Structured Asset Management Plans that link with Wellington Shire Council's key strategic documents
- Responsible and sustainable expansion of community infrastructure
- Well informed and engaged communities
- Improved liveability for the residents of Wellington Shire

5.5 Small Cultural Facilities Review

The purpose of the Small Cultural Facilities Review was to explore ways in which Council can better support communities undertaking cultural activities in small cultural facilities.

This report acts as a survey of current local arts and cultural interests and an identification of community needs and aspirations as they relate to small cultural facilities.

It is important to note that the Small Cultural Facilities Review focused on activating community spaces through the service provision aspects of small cultural facilities. The report did not focus on the infrastructure elements of these facilities – for example capital replacement and/or maintenance provision and support.

5.6 Wellington Shire Heritage Study

The Wellington Shire is home to a vast number of potentially significant heritage sites. The Wellington Shire Heritage Study was prepared in 2005 and identified approximately 800 places within the Shire that are of 'high' and 'medium' heritage significance.

A number of community facilities are either protected by the Heritage Overlay or require further investigations. Community facilities protected by a Heritage Overlay need to consider the heritage values of the site when significant maintenance or redevelopment is undertaken.

5.7 Community Engagement Strategy

The Community Engagement Strategy formalises Wellington Shire Council's commitment to community engagement and consultation activities across the Shire. It establishes a framework within which consultation and engagement activities will be developed and recognises that consultation and engagement with the community is a key element in a democratic and representative local government. It acknowledges the desire of community members to have a say in the decisions that affect and influence their daily lives and it further highlights the importance that residents place on being informed about decisions once they have been made by council.

5.8 Wellington Planning Scheme

Within the Wellington Planning Scheme, the Municipal Strategic Statement references strategic policy and guidance at township levels. The statement considers community viability, social interaction and healthy living and how it can be enhanced by a well-designed urban environment, streetscapes and infrastructure to facilitate physical activity and linkages to open space.

5.9 Environmental Sustainability Strategy

This Environmental Sustainability Strategy outlines Wellington Shire Council's commitment to our continuing journey towards environmental sustainability. It is about taking and supporting local action - doing our bit on our patch - living and working mindfully by using resources wisely and reducing our impact on the environment.

The Strategy seeks to develop targets for energy, water and fuel efficiency across Council facilities and fleet and explore additional ways to support community efforts in sustainability education and action.

6. Community Facilities

Appendix 1 provides a detailed list of facilities included in this framework and identifies the level of Council support afforded to each.

Council currently supports 241 community facilities across the Shire, broken down as:

- 6 aquatic facilities
- 1 aquatic and leisure centre
- 8 boating facilities
- 4 childcare centres
- 51 club/group/tenants
- 4 healthcare centres
- 4 indoor recreation stadiums
- 8 kindergartens
- 1 leisure centre
- 3 neighbourhood houses
- 52 playgrounds
- 36 public halls (standalone)
- 39 recreation reserves
- 3 reserves
- 5 senior citizen
- 7 skate parks
- 6 Libraries
- 2 theatre
- 1 Gallery

7. Existing Support for Community Facilities

Wellington Shire Council currently provides support for community facilities through programs and personnel, including the following.

7.1 Council Support for Committees of Management

Council support is vital for these committees and volunteers, and has several designated resources in place to provide support and assistance to the various Community Facilities Committees of Management.

A prime focus of these resources is to provide respective committees with support to ensure appropriate governance, democratic processes and promote the importance of collaborative decision making and equitable use.

Governance

Sound governance is central to ensuring that committees and community groups are effective at leading the organisation they serve while also meeting their legal and compliance responsibilities. It also encourages Committees and community groups to remember that they are acting on behalf of their community and helps them to understand the importance of having open and ethical processes which adhere to the law and stand up to scrutiny.

Collaborative decision making

Engagement and collaborative decision making underpins meaningful outcomes within a local community context. Local input into decision making strengthens communities by expanding the sense of ownership that local residents feel and increases social inclusion. Not only does such engagement contribute to more resilient communities, it also results in more efficient use of resources, more effective focus on local needs and more successful planning outcomes.

Equitable use

Wellington Shire Council is committed to providing access to facilities for communities across the municipality. This will be done in a consistent manner that encourages people of all age groups and abilities to participate in community life.

Community facilities will be established and managed to optimise their use. This will be achieved through multi-purpose, universal design principles and management arrangements that focus on collaboration and cooperation between diverse user groups

Management Support Arrangements

Through a range of different type of leases, agreements and licences Council provides support to committees and user groups. The type of management arrangement in place is determined by a number of factors including:

- who the appointed land manager is
- facility ownership
- activity type (community/retail)

Characteristics of Support Levels

Council Directly Managed:

- Council is either the land owner or the appointed land manager.
- Council is directly responsible for the maintenance and upkeep of community facilities to support the delivery of core services.
- Council promotes equitable use amongst groups/community through effective ongoing engagement of the key users.
- Council managed facilities can include leisure facilities, public space, galleries and libraries.
- Discounted hire fees for community groups.

Licence and Service Agreements:

- Council is the land owner.
- Facility is leased to an incorporated committee of management.
- The ownership of the facility remains vested in the Council as part of the property.
- Council acts in an advocacy and advisory capacity.
- The role of the Committee of Management is to manage, operate and maintain the facility for the community in an efficient, effective and practical manner, without involving Council in day to day management.

- Maintenance responsibilities are shared between the committee and Council.
- An annual operating subsidy is provided to the committee by Council.

Special Committees (Section 86)

- Council is either the land owner or the appointed land manager.
- Lawful actions of the Committee are in effect actions of Council.
- All special committees must comply with the rules for special committees in the *Local Government Act 1989* (the Act). This includes delegation limits, meeting arrangements and conflicts of interest.
- Due to strict governance requirements, there is added risk to Council.
- Includes the provision of an annual operating subsidy.

Site Licence:

- Council is either the land owner or the appointed land manager.
- Facility is licenced to an incorporated community-based committee.
- Peppercorn rental.
- Licence is provided for exclusive community use.
- Involves the delivery of a community service.
- The licensee is required to maintain the site.

Community Lease:

- Council is either the land owner or the appointed land manager.
- Facility is leased to an incorporated body.
- Peppercorn rental or community-based rental.
- Involves user groups who deliver a community service.
- Leases may include an annual operating subsidy.
- Lessee is responsible for general maintenance and upkeep.

Funding Agreements:

- Facility is owned by the Crown.
- Managed by a committee appointed by the Crown.
- Includes the provision of an annual operating subsidy.
- Council has no other responsibilities in relation to the maintenance or operation of the facility.

Shire Retail lease

- Council is the land owner.
- Typically community hubs, kindergartens, senior citizens and health services.
- Peppercorn rental.
- Facility is generally maintained by Council.
- Terms and conditions are governed by an approved Retail Lease.

7.2 Financial Support available for Committees of Management

Council provides operational subsidies to committees of management and/or community groups to subsidise maintenance, upkeep and general operating costs. Operating subsidies are delivered via either a Funding Agreement, Lease Agreement or Licence and Service Agreement.

7.3 Building Audit Program

Under this program funding is allocated on a priority and needs basis for maintenance to Shire facilities. Depending on the facility type and level of use, maintenance audits are carried out on most Crown and Council owned community facilities, including recreation reserves and other facilities not covered by this review. These audits generate a Facility Fault Report with an estimated repair cost. This report is sent to the respective committee along with a letter offering funding according to the type of Agreement held. Funding is offered on a 60/40 basis, with the committee requiring to contribute 40% of the cost. This offer is limited to Council owned facilities and to those facilities where Council is appointed as the land manager.

7.4 Community Assistance Grants Program

The Community Grants Program has three streams: Community Facilities, Community Projects, and Community Events. Funds are provided on a dollar for dollar basis, with the applicants being able to provide in-kind contributions. There is one round from June-August each year, and a separate funding round for the Community Projects and Community Events categories from January-March.

7.5 Quick Response Grants Scheme

Wellington Shire Council offers Quick Response Grants all year round, where community groups can apply for up to \$2,000 to deliver minor community capital works, community projects and events.

8. Community Facilities Hierarchies

The concept of a facility hierarchy acknowledges the need for a strategic compromise between infrastructure demand and supply throughout the Wellington Shire.

A hierarchy is based on a mix of the following components:

- Capacity and quality of the facility's existing infrastructure
- Surrounding population levels
- Level of primary use of the facility

8.1 Recreation Reserves Hierarchy

Level	Type	Description
1	Regional	These facilities are of a regional significance and capable of hosting state and/or national events. 'Regional' facilities service a population catchment above 5,000 people, and receive regular regional level usage. These facilities are professionally managed with Council contributing to all maintenance costs to ensure high standard of service. Council will determine appropriate user group fees to ensure sufficient cost recuperation.
2	District	These facilities are of important district or shire significance. 'District' facilities service a population catchment above 1,000 people, and receive regular usage from users competing in shire-wide competitions. These facilities may be managed directly by council or by committee of management, with Council contributing toward maintenance costs to ensure an appropriate standard of service. Facilities directly managed by Council will have appropriate user group fees determined to ensure sufficient cost recuperation.
3	Significant Local	These facilities are of important local significance. 'Significant Local' facilities service a population catchment of less than 1,000 people, and receive regular usage from users competing in shire-wide competitions. These facilities are managed via a committee of management with Council contributing toward maintenance costs.
4	Local	These facilities provide for casual recreation and lower level or junior competition with limited number of user groups and usage. These facilities are locally managed via a committee of management, with cost of management and maintenance funded by charging fees to users.

8.2 Cultural Facilities Hierarchy

Level	Catchment	Description
1	State	These facilities do or could provide for state, regional or shire wide events on a regular basis and provide a diverse range of cultural opportunities. These facilities have the potential to generate significant revenue and be self-funding.
2	Regional	These facilities provide district and shire wide events on a reasonably regular basis; and provide for a diverse range of cultural facilities. These facilities have the potential to generate revenue and have capacity to play a culturally significant role within the community and wider district.

3	District	<p>These facilities play a significant role in the cultural and liveability of their immediate community. At times these facilities provide cultural opportunities for the wider district.</p> <p>These facilities do not have the capacity to generate significant revenue to be substantially self-funding.</p>
4	Local	<p>Very occasionally these facilities will provide cultural opportunities for the wider district.</p> <p>These facilities do not have the capacity to generate significant revenue to be substantially self-funding; providing a limited range of cultural opportunities for their communities.</p>

8.3 Recreational Boating Facilities Hierarchy

Level	Catchment	Description
1	State	This incorporates facilities of international, national, state, regional and local significance. These include ports, marinas, charter boat facilities, slip facilities, waterfront activities, marine services, piers, jetties and ramps. Such an area would generate major investment and opportunities in a range of facilities, as there are many requirements of a state level precinct.
2	Regional	This accommodates a significant amount of recreational boating in appropriate conditions. These include multiple boat ramps, jetties, substantial car parking, safety measures where required and significant onshore facilities such as fish cleaning facilities, wash down areas and toilets. A site satisfying this level of the hierarchy generates a significant level of boating activity from a wide catchment.
3	District	A district boating facility, while not specifically defined in the Victorian Coastal Strategy, generally caters for one type of boating activity and attracts users from a smaller catchment area. However, in peak seasons the demands on these facilities can be quite high and such a facility should be able to accommodate this by providing of a range of services.
4	Local	A local boating facility requires a good standard that caters for local access and has amenities such as car parking.
5	Basic	A basic boating facility provides boating access with basic infrastructure which generally does not meet current design standards.
6	Informal	An informal boating facility does not involve any built infrastructure and may not be managed or maintained.

8.4 Public Open Space Hierarchy

Level	Catchment	Description
1	Regional Open Space	Regional Open Space should accommodate significant and important recreation, conservation and environmental features. ROS needs to achieve a balance of functions for surrounding districts. The location of ROS is usually determined by resource availability and opportunities to utilise and/or protect the space.
2	District Open Space	District open spaces primarily provide for recreational and social focus for larger communities/populations, neighbouring rural areas and neighbouring smaller communities. These sites should be able to cater for significant community events. They should be located within a 15-minute drive of adjoining rural areas (where possible) and within 1km or 20-minute walk of 85% of an urban population. Typically they would be larger than 2ha although this could vary depending on site needs and population catchment.
3	Neighbourhood Open Space	Neighbourhood open spaces serve as the recreational and social focus of a community. Residents are attracted by the variety of features and facilities, and opportunities to socialise. They should be located within 400m or a 10-minute walk for 85% of the local population (township or part of township). Typically sized 0.5-2ha although specific requirements could vary the size (e.g. conservation needs, local population size).
4	Local Open Space	Local open spaces are small parks that service the recreation needs of the immediate residential population. Typically, these will be within 300m or a 5 minute walk for 90% of the local population (township or part of township). Size 0.1-0.5ha

Appendix 1 – Matrix

As attached

DRAFT

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ITEM C5.4**BRIAGOLONG RECREATION RESERVE COMMITTEE OF MANAGEMENT MEMBERSHIP**

DIVISION: COMMUNITY AND CULTURE
ACTION OFFICER: MANAGER HEALTHY LIFESTYLES
DATE: 20 SEPTEMBER 2016

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

OBJECTIVE

For Council to appoint the nominated Boisdale Briagolong Cricket Club representative to the Briagolong Recreation Reserve Committee of Management, as detailed in the attached confidential report, for the remainder of the 3 year period, ending 18 December 2018.

RECOMMENDATION

That:

- 1. Council adopts the recommendation contained in the confidential report at Item F1. of the Council Meeting Agenda for Briagolong Recreation Reserve Committee of Management Membership; and***
- 2. The information contained in the attached document Item F1. Briagolong Recreation Reserve Committee of Management Membership of this Council Meeting Agenda, be designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the General Manager Community and Culture on 13 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, except that once this recommendation has been adopted the name of the successful member can be made public.***

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.

The Committee operates under a Terms of Reference which provide for the Council appointment of a minimum of 5 members for a 3 year term from 19 December 2015 to 18 December 2018. Committee membership is as follows:

- One Councillor
- Two Representatives from Briagolong Junior Football Netball Club
- Two Representatives from Briagolong Tennis Club
- Two Representatives from Boisdale-Briagolong Cricket Club
- Two Representatives from Briagolong & District Pony Club
- Four Representatives of the community of Briagolong. Expressions of interest shall be sought embracing an agreed range of skills and experience appropriate to the functioning of a public recreation reserve

OPTIONS

Council has the following options:

1. To appoint the nominated Boisdale Briagolong Cricket Club representative to the Briagolong Recreation Reserve Committee of Management, as detailed in the attached confidential report, for the remainder of the 3 year period, ending 18 December 2018; or
2. Seek further information to be considered at a future Council meeting.

PROPOSAL

That Council appoint the nominated Boisdale Briagolong Cricket Club representative to the Briagolong Recreation Reserve Committee of Management, as detailed in the attached confidential report, for the remainder of the 3 year period, ending 18 December 2018.

CONFLICT OF INTEREST

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

LEGISLATIVE IMPACT

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

COUNCIL POLICY IMPACT

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

COUNCIL PLAN IMPACT

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

Strategic Objectives

Asset and infrastructure that meet current and future community needs.

Strategy 4.2

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

ITEM C5.5**MAFFRA RECREATION RESERVE COMMITTEE OF MANAGEMENT MEMBERSHIP**

DIVISION: COMMUNITY AND CULTURE
ACTION OFFICER: MANAGER HEALTHY LIFESTYLES
DATE: 20 SEPTEMBER 2016

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

OBJECTIVE

For Council to appoint the nominated Maffra Football Club representative to the Maffra Recreation Reserve Committee of Management, as detailed in the attached confidential report, for the remainder of the 3 year period, ending 18 December 2018.

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

That

- 1. Council adopts the recommendation contained in the confidential report at Item F1. of the Council Meeting Agenda for Maffra Recreation Reserve Committee of Management Membership; and***
- 2. The information contained in the attached document Item F1. Maffra Recreation Reserve Committee of Management Membership of this Council Meeting Agenda, be designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the General Manager Community and Culture on 13 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, except that once this recommendation has been adopted the name of the successful member can be made public.***

BACKGROUND

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

The Committee operates under a Terms of Reference which provide for the Council appointment of a minimum of five members and a maximum of fourteen members for a 3 year term from 19 December 2015 to 18 December 2018. Committee membership is as follows:

- One Councillor
- Two Representatives from the Maffra Football Club
- Two Representatives from the Maffra & District Agricultural Society
- One Representative from the District Kennel Club
- One Representative from the Poultry Club
- One Representative from the Maffra Municipal Band
- One Representative from the Maffra Rockhounds
- One Representative from the Eastern Victorian Pleasure Harness Club Inc
- Four Representatives of the community of Maffra. Expressions of interest shall be sought embracing an agreed range of skills and experience appropriate to the functioning of a public recreation reserve

OPTIONS

Council has the following options:

3. To appoint the nominated Maffra Football Club representative to the Maffra Recreation Reserve Committee of Management, as detailed in the attached confidential report, for the remainder of the 3 year period, ending 18 December 2018; or
4. Seek further information to be considered at a future Council meeting.

PROPOSAL

That Council appoint the nominated Maffra Football Club representative to the Maffra Recreation Reserve Committee of Management, as detailed in the attached confidential report, for the remainder of the 3 year period, ending 18 December 2018.

CONFLICT OF INTEREST

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

LEGISLATIVE IMPACT

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

COUNCIL POLICY IMPACT

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

COUNCIL PLAN IMPACT

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

Strategic Objectives

Asset and infrastructure that meet current and future community needs.

Strategy 4.2

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



D. URGENT BUSINESS



E. FURTHER GALLERY AND CHAT ROOM COMMENTS



F. CONFIDENTIAL ATTACHMENT/S

F. CONFIDENTIAL ATTACHMENT/S



**ORDINARY COUNCIL MEETING
20 SEPTEMBER 2016**

On this 8 day of September 2016, in accordance with Section 77 Clause (2)(c) of the *Local Government Act 1989*; I, David Morcom declare that the information contained in the attached document **F1.1 AUDIT COMMITTEE MEMBER APPOINTMENT** 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.



.....
Chief Executive Officer

**ITEM F1.2 WEST SALE – LEASE TO OPTUS MOBILE PTY LTD
(REFER TO ITEM C4.1)**



**ORDINARY COUNCIL MEETING
20 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 F1.2 WEST SALE – LEASE TO OPTUS MOBILE PTY LTD** is confidential because it relates to the following grounds under Section 89(2) of the *Local Government Act 1989*:

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



.....
General Manager Built and Natural Environment

**ITEM F1.3 2016-003 PARK STREET BRIDGE REPLACEMENT
(REFER TO ITEM C4.2)**



**ORDINARY COUNCIL MEETING
20 September 2016**

On this day of 5 September 2016, in accordance with Section 77 Clause (2) (c) of *the Local Government Act 1989*; I, Chris Hastie General Manager Built and Natural Environment declare that the information contained in the attached document **ITEM F1.3 2016-003 Park Street Bridge Replacement** is confidential because it relates to the following grounds under Section 89(2) of the *Local Government Act 1989*:

d) Contractual matters



.....
General Manager Built and Natural Environment



ORDINARY COUNCIL MEETING
20 September 2016

On this day of 31 August 2016, in accordance with Section 77 Clause (2) (c) of *the Local Government Act 1989*; I, Chris Hastie General Manager Built and Natural Environment declare that the information contained in the attached document **ITEM F1.4 2016-019 Port of Sale Precinct Roadworks** is confidential because it relates to the following grounds under Section 89(2) of the *Local Government Act 1989*:

d) Contractual matters

.....
General Manager Built and Natural Environment

**ITEM F1.5 BRIAGOLONG RECREATION RESERVE COMMITTEE OF MANAGEMENT
MEMBERSHIP (REFER TO ITEM C5.3)**



**ORDINARY COUNCIL MEETING
20 SEPTEMBER 2016**

On this 13 September 2016, in accordance with Section 77 Clause (2)(c) of the *Local Government Act 1989*; I, Glenys Butler (Delegate) declare that the information contained in the attached document **F1.5 BRIAGOLONG RECREATION RESERVE COMMITTEE OF MANAGEMENT MEMBERSHIP** is confidential because it relates to the following grounds under Section 89(2) of the *Local Government Act 1989*:

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



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

**ITEM F1.6 MAFFRA RECREATION RESERVE COMMITTEE OF MANAGEMENT
MEMBERSHIP (REFER TO ITEM C5.5)**



**ORDINARY COUNCIL MEETING
20 SEPTEMBER 2016**

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



G. IN CLOSED SESSION

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COUNCILLOR

That the meeting be closed to the public pursuant to Section 89(2) of the Local Government Act 1989 to consider:

- a) personnel matters*
- b) the personal hardship of any resident or ratepayer*
- c) industrial matters*
- d) contractual matters*
- e) proposed developments*
- f) legal advice*
- g) matters affecting the security of Council property*
- h) any other matter which the Council or special committee considers would prejudice the Council or any person*

IN CLOSED SESSION

COUNCILLOR

That:

That:

That Council move into open session and ratify the decision made in closed session.