



Council Meeting Agenda

Meeting to be held at

Port Of Sale Business Centre

Foster Street, Sale

Tuesday 4 August 2015, commencing at 1pm

**or join Wellington on the Web:
www.wellington.vic.gov.au**

ORDINARY MEETING OF COUNCIL – 4 AUGUST 2015

AGENDA & TABLE OF CONTENTS

	ITEM	PAGE NUMBER
A	PROCEDURAL	
A1	STATEMENT OF ACKNOWLEDGEMENT AND PRAYER	
A2	APOLOGIES	
A3	DECLARATION OF CONFLICT/S OF INTEREST	
A4	CONFIRMATION OF MINUTES OF PREVIOUS COUNCIL MEETING	7
A5	BUSINESS ARISING FROM PREVIOUS MEETING/S	9
A6	ACCEPTANCE OF LATE ITEMS	10
A7	NOTICES OF MOTION	11
A8	RECEIVING OF PETITIONS OR JOINT LETTERS	12
	Item A8(1) Outstanding Petitions	13
	Item A8(2) Response to petition: Withdrawal of funding to the program of monitoring of mosquitoes and spraying of their larvae.	14
A9	INVITED ADDRESSES, PRESENTATIONS OR ACKNOWLEDGEMENTS	17
A10	QUESTIONS ON NOTICE	18
	Item 10(1) Outstanding Questions on Notice	19
A11	MAYOR'S REPORT	20
A12	YOUTH COUNCIL REPORT	21
B	REPORT OF DELEGATES	22
C	OFFICERS' REPORT	
	C1 CHIEF EXECUTIVE OFFICER	23
	C2 GENERAL MANAGER CORPORATE SERVICES	24
	ITEM C2.1 ASSEMBLY OF COUNCILLORS	25

	C3 GENERAL MANAGER DEVELOPMENT	31
	ITEM C3.1 PLANNING DECISIONS – JUNE 2015	32
	ITEM C3.2 WOOD ENCOURAGEMENT POLICY	41
	ITEM C3.3 SUBMISSION TO FEDERAL FOREST INDUSTRY ADVISORY COUNCIL	48
	ITEM C3.4 LONGFORD OUTLINE DEVELOPMENT PLAN – ADOPTION	58
	C4 GENERAL MANAGER BUILT & NATURAL ENVIRONMENT	161
	C5 GENERAL MANAGER COMMUNITY AND CULTURE	162
	ITEM C5.1 ROSEDALE COMMUNITY CENTRE COMMITTEE TERMS OF REFERENCE AND APPOINTMENT OF MEMBERS	163
	ITEM C5.2 CAMERON SPORTING COMPLEX MEMBERSHIP	166
	ITEM C5.3 BRIAGOLONG RECREATION RESERVE MEMBERSHIP	168
	ITEM C5.4 MAFFRA RECREATION RESERVE COMMITTEE OF MANAGEMENT MINUTES	170
	ITEM C5.5 BRIAGOLONG RECREATION RESERVE COMMITTEE OF MANAGEMENT MINUTES	179
D	URGENT BUSINESS	188
E	FURTHER GALLERY AND CHAT ROOM COMMENTS	188
F	CONFIDENTIAL ATTACHMENTS	189
	ITEM F1.1 ROSEDALE COMMUNITY CENTRE TERMS OF REFERENCE AND APPOINTMENT OF MEMBERS (REFER TO ITEM C5.1 OF THIS AGENDA)	190
	ITEM F1.2 CAMERON SPORTING COMPLEX COMMITTEE OF MANAGEMENT MEMBERSHIP (REFER TO ITEM C5.2 OF THIS AGENDA)	191
	ITEM F1.3 BRIAGOLONG RECREATION RESERVE COMMITTEE OF MANAGEMENT MEMBERSHIP (REFER TO ITEM C5.3 OF THIS AGENDA)	192
G	IN CLOSED SESSION	193



Council Meeting Information

Members of the Public Gallery should note that the Council records and publishes Council meetings via Webcast to enhance the accessibility of Council meetings to the broader Wellington community. These recordings are also archived and may be published on Council's Website for viewing by the public or used for publicity or information purposes. At the appropriate times during the meeting, members of the gallery may address the Council at which time their image, comments or submissions will be recorded.

Members of the public who are not in attendance at the Council meeting but who wish to communicate with the Council via the webcasting chat room should lodge their questions or comments early in the meeting to ensure that their submissions can be dealt with at the end of the meeting.

Please could gallery visitors and Councillors ensure that mobile phones and other electronic devices are turned off or in silent mode for the duration of the meeting.



A - PROCEDURAL



STATEMENT OF ACKNOWLEDGEMENT

***“We acknowledge the traditional custodians
of this land the Gunaikurnai people,
and pay respects to their elders past and present”***



PRAYER

***“Almighty God, we ask your blessing upon the Wellington
Shire Council, its Councillors, officers, staff and their families.
We pray for your guidance in our decisions so that the
true good of the Wellington Shire Council may result to
the benefit of all residents and community groups.”***
Amen



A - PROCEDURAL

A4 CONFIRMATION OF MINUTES OF PREVIOUS COUNCIL MEETING/S

ITEM A4**ADOPTION OF MINUTES OF PREVIOUS MEETING/S**

ACTION OFFICER:

GENERAL MANAGER CORPORATE SERVICES

DATE:

4 AUGUST 2015

OBJECTIVE

To adopt the minutes of the Ordinary Council Meeting of 21 July 2015 as tabled.

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

That Council adopt the minutes and resolutions of the Ordinary Council Meeting of 21 July 2015 as tabled.

CONFLICT OF INTEREST

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



A - PROCEDURAL

A5 BUSINESS ARISING FROM PREVIOUS MEETING/S

ITEM A5**BUSINESS ARISING FROM PREVIOUS MEETING/S**

ACTION OFFICER

CHIEF EXECUTIVE OFFICER

DATE:

4 AUGUST 2015

ITEM	FROM MEETING	COMMENTS	ACTION BY
Nil			



A - PROCEDURAL

A6 ACCEPTANCE OF LATE ITEMS



A - PROCEDURAL

A7 NOTICE/S OF MOTION



A - PROCEDURAL

A8 RECEIVING OF PETITIONS OR JOINT LETTERS

ITEM A8(1)**OUTSTANDING PETITIONS**

ACTION OFFICER

GOVERNANCE OFFICER

DATE:

4 AUGUST 2015

ITEM	FROM MEETING	COMMENTS	ACTION BY
Drumming from 132 The Boulevard, Paradise Beach	19 May 2015	That the motion lay on the table until the meeting of July 21 or until mediation can take place	Manager Municipal Services
Withdrawal of funding to the continued program on monitoring of mosquitoes and spraying of their larvae	7 July 2015	Report to Council 4 August 2015	Manager Municipal Services
Objection to the proposed Wellington Shire Council tree planting scheme for Powerscourt Street Maffra	7 July 2015	Report to Council 18 August 2015	Manager Natural Environment and Parks
Provision of a public toilet facility in the Sale CBD	7 July 2015	Report to Council 18 August 2015	Manager Natural Environment & Parks
Exclusion of properties from garbage collection Anderson Court Myrtlebank	21 July 2015	Report to Council 1 September 2015	Manager Natural Environment & Parks

ITEM A8(2)**RESPONSE TO PETITION: PROPOSED WITHDRAWAL OF FUNDING FOR MONITORING AND SPRAYING OF MOSQUITOS**

DIVISION: DEVELOPMENT
ACTION OFFICER: MANAGER MUNICIPAL SERVICES
DATE: 4 AUGUST 2015

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

OBJECTIVE

To consider and respond to the petition received by Council at its meeting of 7 July 2015, in relation to the proposed withdrawal of funding for the monitoring and spraying of mosquitos in the Wellington Shire.

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

That Council write to the head petitioner advising that on 16 June 2015 Council resolved to:

- 1. Defer funding of the program in 2015/16 and develop an education program for the local communities affected; and***
- 2. Conduct a review of the DHHS's revised program once released and consider funding options for 2016/17 and beyond.***

BACKGROUND

The Department of Health and Human Services (DHHS) has responsibility for public health in Victoria and as such, oversees a number of vector related health initiatives with the objective to manage public health risks of endemic and exotic vector borne diseases that are transmitted by mosquitoes. To support this objective, the DHHS has, for a number of years, funded a number of Councils throughout Victoria to implement management programs.

This funding program was originally developed on the basis that Councils contributed 50% of the overall costs. However in recent years, the DHHS has frozen its funding with Councils having to bear increasing costs. With ratepayers having to fund a greater percentage of the overall program, a preliminary review was undertaken to understand the extent of the management program and the associated areas where larvae is sprayed. Whilst it is recognised that the spraying program reduces the number of mosquitoes in the areas being sprayed there are also significant breeding areas in the region that are not spayed.

Council, in undertaking a review of the state government initiated mosquito management program noted the net cost to the ratepayer of delivering this service had been increasing since 2011.

Council was also aware that should the program have continued, in addition to increasing operational cost, ratepayers would have been required to fund additional capital expenditure to ensure the equipment used to deliver the program was housed in a safe and functional area.

Council also recognized that mosquitos have an impact on tourism experiences, however this is not unique to Wellington Shire. In all coastal regions there are significant areas of land where mosquito breeding occurs, with only a small percentage of this land being sprayed or managed. It is therefore Council's view that no matter how big an investment Council makes in this area, locals and tourist alike will still be impacted by, and frustrated with the impact mosquitoes have on their outdoors experience.

Given these cost pressures and concerns over the ability of the current program to significantly reduce overall mosquito numbers across the municipality, Council resolved to defer funding of the program in the 2015/16 Budget and develop an education program for the local communities affected and to conduct a review of the DHHS's revised program once released and consider funding options for 2016/17 and beyond.

OPTIONS

Council has the following options available to them:

1. Council write to the head petitioner advising that on 16 June 2015 Council resolved to:
 - a. Defer funding of the program in 2015/16 and develop an education program for the local communities affected; and
 - b. Conduct a review of the DHHS's revised program once released and consider funding options for 2016/17 and beyond.
2. Seek further information before undertaking a further investigation.

CONFLICT OF INTEREST

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

PROPOSAL

That Council write to the head petitioner advising that on 16 June 2015 Council resolved to defer funding of the program in 2015/16 and develop an education program for the local communities affected and to conduct a review of the DHHS's revised program once released and consider funding options for 2016/17 and beyond.

COMMUNITY IMPACT

Whilst Council recognises the deferral of the program will impact on residents and visitors of the Wellington Shire it is impossible to eradicate mosquitoes and self-governed protection and preventative measures such as the use of insect repellents and the wearing of protective clothing will always be the most effective way of preventing mosquito bites.

166

166

166

PETITION TO THE SHIRE OF WELLINGTON

WE THE UNDERSIGNED
draw the attention of the Shire to the following: -

THAT,



The Shire of Wellington is proposing to withdraw funding to the continued program of monitoring of mosquitoes and spraying of their larvae. This program is co-funded by the State Government of Victoria on a dollar-for-dollar basis to minimise the risk of people contracting Ross River Virus & Barmah Virus in and around the above communities.

THEREFORE

Your petitioners wish this program and your funding input to continue ongoing and unimpeded.

NAME	ADDRESS	SIGNATURE
SARFIELD		
BIRGIT		
CHRIS		
SARFIELD		
Celia		
Johnston		
STEWART		
COURTNEY		
Kim		
Courtney		
GARY		
TAIT		
JAMES		
KOPP		
David		
George		
Charles		
meat		



A - PROCEDURAL

A9 INVITED ADDRESSES, PRESENTATIONS OR ACKNOWLEDGEMENTS



A - PROCEDURAL

A10 QUESTIONS ON NOTICE

ITEM A10(1)

ACTION OFFICER

DATE:

OUTSTANDING QUESTIONS ON NOTICE

CHIEF EXECUTIVE OFFICER

4 AUGUST 2015

ITEM	FROM MEETING	COMMENTS	ACTION BY
NIL			



A - PROCEDURAL

A11 MAYOR'S REPORT

A Mayor's Report is due to be presented on 18 August 2015.



A - PROCEDURAL

A12 YOUTH COUNCIL REPORT

Youth Council will present a report to Council 17 November 2015



B –REPORT

DELEGATES



C1 - REPORT

CHIEF EXECUTIVE OFFICER



C2 - REPORT

GENERAL MANAGER CORPORATE SERVICES

ITEM C2.1**ASSEMBLY OF COUNCILLORS**

DIVISION: CORPORATE SERVICES

ACTION OFFICER: GENERAL MANAGER CORPORATE SERVICES

DATE: 4 AUGUST 2015

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

OBJECTIVE

To report on all assembly of Councillor records received 13 July 2015 and during the period 15 July to 28 July 2015.

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

That Council note and receive the attached Assembly of Councillors records received for 13 July 2015 and during the period 15 July 2015 to 28 July 2015.

BACKGROUND

Section 80A of the *Local Government Act 1989* requires a written record to be kept of all assemblies of Councillors, stating the names of all Councillors and Council staff attending, the matters considered and any conflict of interest disclosures made by a Councillor. These records must be reported, as soon as practicable, at an ordinary meeting of the Council and recorded in the minutes.

Below is a summary of all assembly of Councillors records received for 13 July 2015 during the period 15 July 2015 to 28 July 2015.

Assembly of Councillors summary of reports received for 13 July 2015 and during the period 15 July 2015 to 28 July 2015		
Date	Matters considered	Councillors and officers in attendance
13 July 2015	New Gallery/Library Development Art Acquisitions	Councillors Davine Glenys Butler, General Community & Culture John Websdale, General Manager Development Anton Vardy, Director, Gippsland Art Gallery Sale Simon Gregg, Curator Gippsland Art Gallery Sale
21 July 2015	Pre Council Agenda Public Toilet Provision – Sale CBD New Technology Rollout	Councillor Crossley, Rossetti, Cleary, Davine, McCubbin, McIvor, Wenger, Hole, Duncan (Item 6 to 11 only) David Morcom, Chief Executive Officer

Assembly of Councillors summary of reports received for 13 July 2015 and during the period 15 July 2015 to 28 July 2015

Date	Matters considered	Councillors and officers in attendance
21 July 2015	<p>June 2015 – Quarterly Performance Report Sale Botanical Gardens & Fauna Park Victoria Police Electoral Representation Review Broiler Farm Update Powerscourt Street Maffra Update Youth Liaison in Wellington Council Plan/Business Unit Performance Indicators Community Satisfaction Survey</p> <p>Councillor's Diary Meeting</p>	<p>Arthur Skipitaris, General Manager Corporate Services Chris Hastie, General Manager Built and Natural Environment Glenys Butler, General Manager Community and Culture John Websdale, General Manager Development Tim Rowe, Manager Natural Environment and Parks (Item 2, 5 & 9) Phillip Phillipou, Manager Information Services (Item 3) Trish Dean, Governance Officer (Item 1) Darren Randle, Coordinator Parks Services (Item 5) Joshua Clydesdale, Manager Land Use Planning (Item 8) Karen McLennan, Coordinator Social Planning & Policy (Item 10 & 12) Councillor Crossley, Rossetti, Cleary, Davine, McCubbin, McIvor, Wenger & Hole David Morcom, Chief Executive Officer Sharon Willison, Mayoral & Council Support Officer</p>

OPTIONS

Council has the following options:

1. Note and receive the attached assembly of Councillors records; or
2. Not receive the attached assembly of Councillors records and seek further information for consideration of a future Council meeting.

PROPOSAL

That Council note and receive the attached assembly of Councillors records received for 13 July 2015 and during the period 15 July 2015 to 28 July 2015.

CONFLICT OF INTEREST

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

LEGISLATIVE IMPACT

The reporting of written records of assemblies of Councillors to the Council in the prescribed format complies with Section 80A of the *Local Government Act 1989*.

COUNCIL PLAN IMPACT

The Council Plan 2013-17 Theme 2 Organisational states the following strategic objective and related strategy:

Strategic Objective

"An organisation that is responsive, flexible, honest, accountable and consistent."

Strategy 2.3

"Ensure sound governance processes that result in responsive, ethical, transparent and accountable decision making."

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

ASSEMBLY OF COUNCILLORS

1. DATE OF MEETING:

13 July 2015

2. ATTENDEES

Councillors

Name	In attendance (tick)		Name	In attendance (tick)	
	Yes	No		Yes	No
Cr Crossley			Cr McCubbin		
Cr Rossetti			Cr McIvor		
Cr Cleary			Cr Wenger		
Cr Davine	✓		Cr Hole		
Cr Duncan					

Officers In Attendance

Name	In attendance (tick)		Name	In attendance (tick)	
	Yes	No		Yes	No
D Morcom, CEO		✓	G Butler, GML	✓	
V Ebsworth AGMG		✓	J Websdale, GMD	✓	
C Hastie, GMB&NE		✓			

Others in attendance (list names and item in attendance for)

Name	Item No.	Name	Item No.
Anton Vardy – Gallery Director	1-2	Clive Murray-White	
Sarah Atkinson – Minute Secretary		Brian Castles	
Brian Cantwell		Bianca Taylor	
Dr Rob Ziffer		Simon Gregg - Curator	2

3. Matters/Items considered at the meeting (list):

1. New Gallery/Library development
2. Art Acquisitions

4. Conflict of Interest disclosures made by Councillors:

No Conflict of Interests declared.

ASSEMBLY OF COUNCILLORS

1. DATE OF MEETING:

21 July 2015

2. ATTENDEES:

Councillors:

Name	In attendance (tick)		Name	In attendance (tick)	
	Yes	No		Yes	No
Cr Crossley	✓		Cr McCubbin	✓	
Cr Rossetti	✓		Cr Mclvor	✓	
Cr Cleary	✓		Cr Wenger	✓	
Cr Davine	✓		Cr Hole	✓	
Cr Duncan (items 6 to 11 only)	✓				

Officers in Attendance:

Name	In attendance (tick)		Name	In attendance (tick)	
	Yes	No		Yes	No
D Morcom, CEO	✓		G Butler, GMCC	✓	
A Skipitaris, GMCS	✓		J Websdale, GMD	✓	
C Hastie, GMBNE	✓				

Others in attendance: (list names and item in attendance for)

Name	Item No.
Trish Dean	1
Tim Rowe	2
Phillip Phillipou	3
Arthur Skipitaris	4
Tim Rowe, Darren Randle	5
Rob Wallace	6
Trish Dean	7
Joshua Clydesdale	8
Tim Rowe	9
Karen McLennan	10
John Websdale	11
Karen McLennan	12

3. Matters / Items considered at the meeting (list):

- | | |
|---|---|
| 1.)Pre-Council Agenda | 7. Electoral Representation Review |
| 2. Public Toilet Provision – Sale CBD | 8. Broiler Farm Update |
| 3. New Technology Rollout | 9. Powerscourt Street Maffra Update |
| 4. June 2015 – Quarterly Performance Report | 10. Youth Liaison in Wellington |
| 5. Sale Botanical Gardens & Fauna Park | 11. Council Plan/Business Unit Performance Indicators |
| 6. Victoria Police Update | 12. Community Satisfaction Survey |

4. Conflict of Interest disclosures made by Councillors:

ASSEMBLY OF COUNCILLORS

1. DATE OF MEETING:

21 July 2015

ATTENDEES:

2. Councillors:

Name	In attendance (tick)		Name	In attendance (tick)	
	Yes	No		Yes	No
Cr Crossley	✓		Cr McCubbin	✓	
Cr Rossetti	✓		Cr Mclvor	✓	
Cr Cleary	✓		Cr Wenger	✓	
Cr Davine	✓		Cr Hole	✓	
Cr Duncan		✓			

Officers In Attendance:

Name	In attendance (tick)		Name	In attendance (tick)	
	Yes	No		Yes	No
D Morcom, CEO	✓		G Butler, GML		✓
C Hastie, GMB&NE		✓	J Websdale , GMD		✓
A Skipitaris, GMCS		✓			

Others in attendance: (list names and item in attendance for)

Name	Item No.	Name	Item No.
Sharon Willison	1		

3. Matters/Items considered at the meeting (list):

1. Councillors' Diary Meeting

4. Conflict of Interest disclosures made by Councillors:



C3 - REPORT

GENERAL MANAGER DEVELOPMENT

ITEM C3.1**PLANNING DECISIONS**

DIVISION:

DEVELOPMENT

ACTION OFFICER:

MANAGER LAND USE PLANNING

DATE:

4 AUGUST 2015

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 June 2015 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 June and 30 June 2015.

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 June and 30 June 2015 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 on recent planning permit trends and planning application determinations between 1 June and 30 June 2015.

CONFLICT OF INTEREST

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

COMMUNICATION IMPACT

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

LEGISLATIVE IMPACT

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

COUNCIL POLICY IMPACT

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

COUNCIL PLAN

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

Strategic Objective

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

Strategy 5.2

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

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

ENVIRONMENTAL IMPACT

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

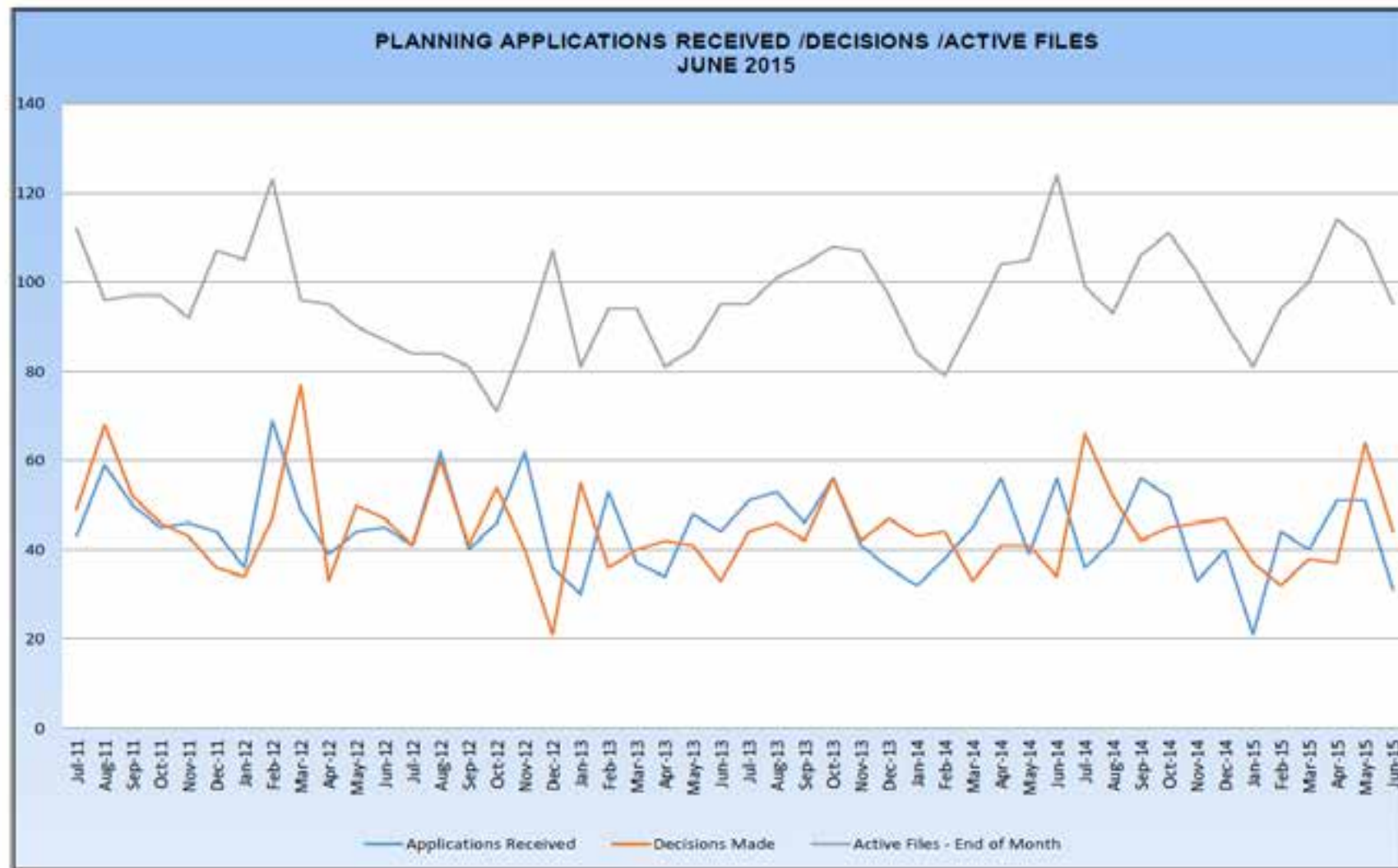
**PLANNING APPLICATION DETERMINATIONS
BETWEEN 1/06/2015 AND 30/06/2015**

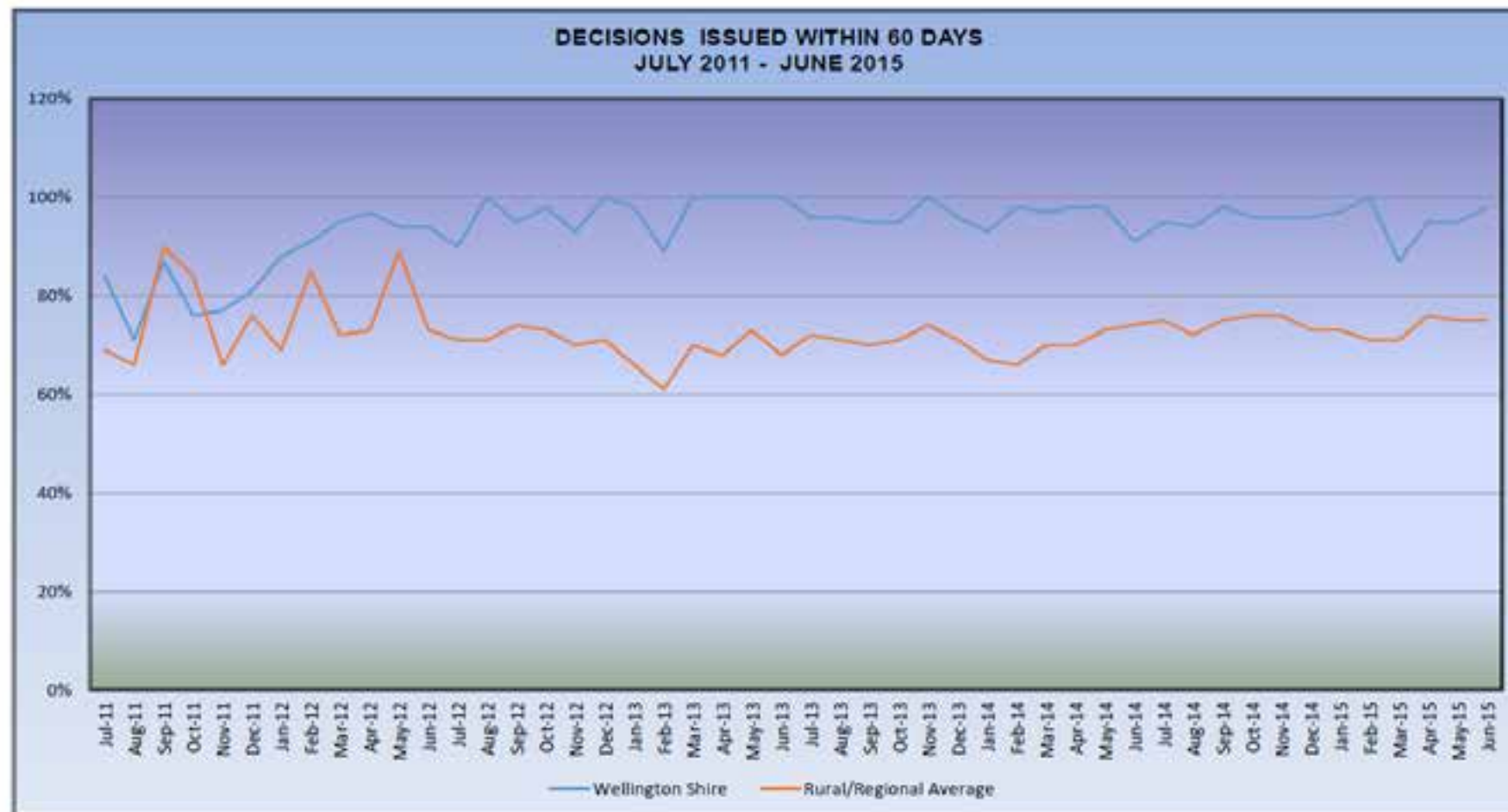
Application No/Year	Date Received	Property Title & Address	Proposal	Status
83-3/2012	5/06/2015	Assessment No. 40964 LOT: 2 PS: 130957 26 INGLIS ST SALE	Buildings and works associated with extension to an existing dwelling.	Permit Issued by Delegate of Resp/Auth 19/06/2015
100-4/2013	17/12/2014	Assessment No. 430751 LOT: 1 PS: 713885T 174 POWERS COURT ST MAFFRA	Amendment to permit for a GRZ1 staged subdivision of the land.	Permit Issued by Delegate of Resp/Auth 4/06/2015
195-2/2014	25/05/2015	Assessment No. 106328 CA: 3 SEC: C 1,854 SALE-JEYFIELD DENISON	Amendment to permit for development of a dwelling.	Permit Issued by Delegate of Resp/Auth 5/06/2015
220-1/2014	7/07/2014	Assessment No. 105916 PCA: 43 SEC: 9 29 SALE-COWWARR RD FULHAM	Subdivision of the land into 2 lots to excise an existing dwelling.	Permit Issued by Delegate of Resp/Auth 19/06/2015
255-2/2014	1/06/2015	Assessment No. 386284 LOT: 907 PS: 40160 7 TWENTY FIFTH ST PARADISE BEACH	Amendment to permit for use and development of a dwelling.	Permit Issued by Delegate of Resp/Auth 19/06/2015
288-1/2014	2/09/2014	Assessment No. 408328 LOT: 4 PS: 602217T 49 PRINCES HWY SALE	Use and development of the land/warehouses/setback reduction.	Permit Issued by Delegate of Resp/Auth 5/06/2015
318-1/2014	26/09/2014	Assessment No. 44966 LOT: 7 PS: 10183 33 PALMERSTON ST SALE	GRZ1 subdivision of the land into 2 lots.	Permit Issued by Delegate of Resp/Auth 29/06/2015
327-1/2014	1/10/2014	Assessment No. 106146 CA: 3 SEC: E 1,328 SALE-JEYFIELD DENISON	FZ subdivision of the land into 2 lots.	Permit Issued by Delegate of Resp/Auth 11/06/2015
336-1/2014	8/10/2014	Assessment No. 218776 LOT: 819 PS: 52648 194 SHORELINE DVE GOLDEN BEACH	Buildings and works in association with construction of a dwelling.	Permit Issued by Delegate of Resp/Auth 15/06/2015
340-1/2014	14/10/2014	Assessment No. 384339 LOT: 1 PS: 110403 200 BRIAGOLONG RD STRATFORD	Subdivision of the land into 16 lots & new access to RZ C1.	Permit Issued by Delegate of Resp/Auth 4/06/2015
355-2/2014	11/05/2015	Assessment No. 35527 LOT: 2 TP: 854915K 10 BOND ST SALE	Use and development for a place of assembly.	Permit Issued by Delegate of Resp/Auth 5/06/2015

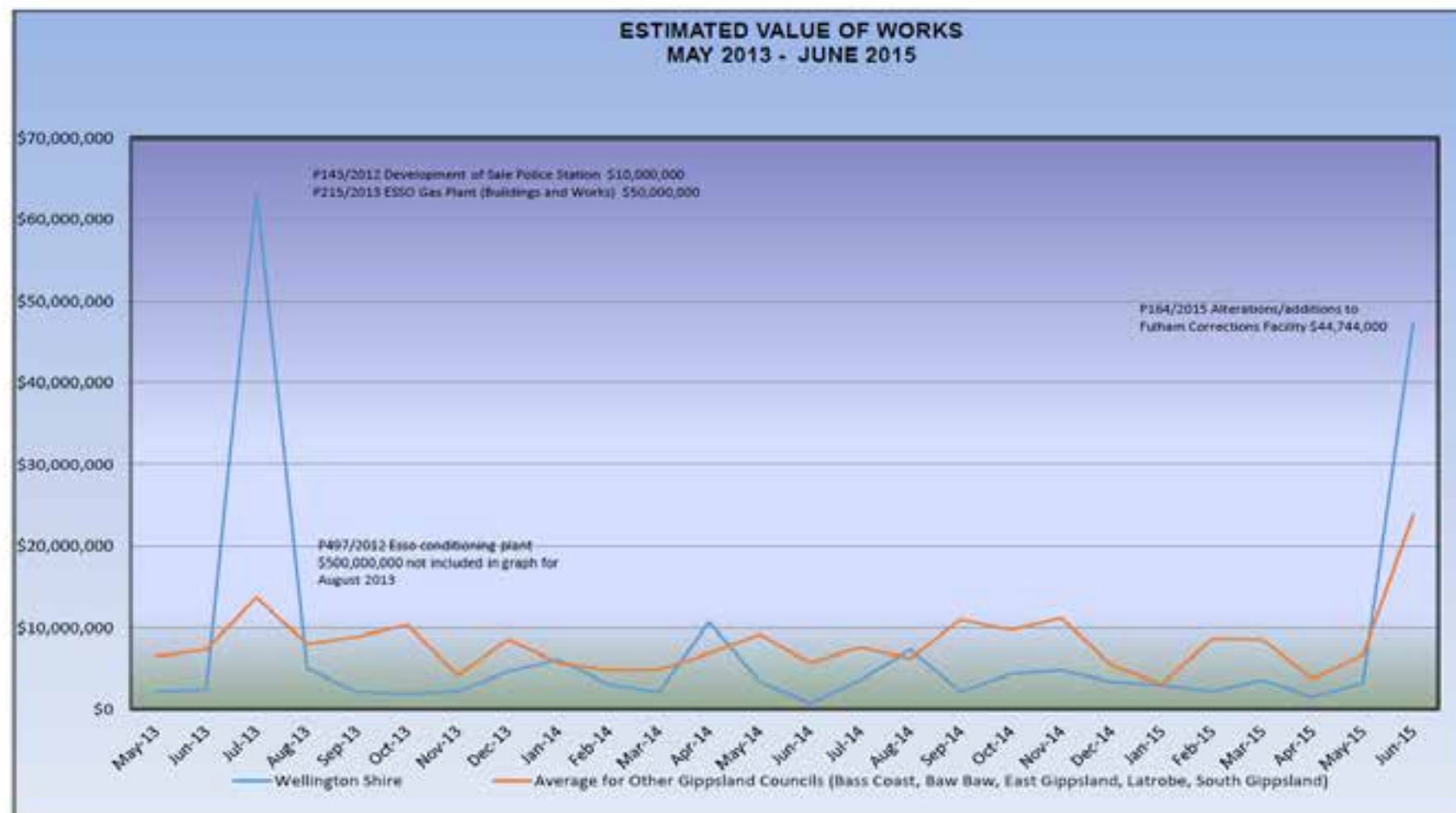
Application No/Year	Date Received	Property Title & Address	Proposal	Status
410-2/2014	27/05/2015	Assessment No. 368977 CA: 9 SEC: 2 15 ALBANY ST PORT ALBERT	Amendment to permit for buildings and works with a dwelling.	Permit Issued by Delegate of Resp/Auth 5/06/2015
5-1/2015	8/01/2015	Assessment No. 429852 LOT: 1 TP: 824651Y 17 JACOBSONS ST ROBERTSONS BEACH	Buildings and works associated with construction of a shed.	Permit Issued by Delegate of Resp/Auth 5/06/2015
37-1/2015	13/02/2015	Assessment No. 222075 LOT: 1188 PS: 52648 68 SUNBURST AVE GOLDEN BEACH	Buildings and works associated with development of a single dwelling.	Permit Issued by Delegate of Resp/Auth 16/06/2015
42-1/2015	19/02/2015	Assessment No. 369546 PLANNING & BUILDING WELLINGTON	Subdivide closed road creating private lot and road.	Permit Issued by Delegate of Resp/Auth 19/06/2015
61-1/2015	5/03/2015	Assessment No. 256438 PC: 369791T 6-8 THIRTEENTH ST PARADISE BEACH	Buildings and works associated with construction of a single dwelling.	Permit Issued by Delegate of Resp/Auth 3/06/2015
62-1/2015	10/03/2015	Assessment No. 29793 LOT: 1 PS: 141605 331-335 BAGLAN ST SALE	Buildings and works associated with development of 13 storage units.	Permit Issued by Delegate of Resp/Auth 16/06/2015
86-1/2015	24/03/2015	Assessment No. 83790 LOT: 2 TP: 89918D HARKNESS LANE STRATFORD	Subdivision creating two lots from an original five lots.	Permit Issued by Delegate of Resp/Auth 3/06/2015
92-1/2015	26/03/2015	Assessment No. 260380 LOT: 1349 PS: 40160 16 THE BOULEVARD PARADISE BEACH	Buildings and works associated with extension to a dwelling.	Permit Issued by Delegate of Resp/Auth 5/06/2015
98-1/2015	1/04/2015	Assessment No. 240135 LOT: 1 TP: 198015Q 70 SANCTUARY RD LOCH SPORT	Buildings/works associated with development of an outbuilding.	NOD issued by Delegate of Respon/Auth 29/06/2015
101-1/2015	2/04/2015	Assessment No. 191395 CA: 1 SEC: 13 29-31 MACKAY ST ROSEDALE	Buildings and works associated with construction of a storage shed.	Permit Issued by Delegate of Resp/Auth 15/06/2015
103-1/2015	7/04/2015	Assessment No. 45286 LOT: 2 PS: 736772 86A PATTEN ST SALE	Re-subdivision of 3 lots to create access to Joseph Street.	Permit Issued by Delegate of Resp/Auth 19/06/2015
108-1/2015	8/04/2015	Assessment No. 27276 LOT: 176 PS: 50235 32 MCCOLE ST SALE	Development of a second dwelling and subdivision.	Permit Issued by Delegate of Resp/Auth 5/06/2015

Application No/Year	Date Received	Property Title & Address	Proposal	Status
109-1/2015	8/04/2015	Assessment No. 364638 PC: 162117 234 RYANS RD COONGULLA	Buildings and works associated with extension to existing shed.	Permit Issued by Delegate of Resp/Auth 23/06/2015
123-1/2015	16/04/2015	Assessment No. 108324 LOT: 1 PS: 521412V 360 TYLERS RD PEARSONDALE	Re-subdivision of the land into 2 lots.	Permit Issued by Delegate of Resp/Auth 30/06/2015
126-1/2015	17/04/2015	Assessment No. 116103 PC: 353079 1-5 TI-TREE DVE GOLDEN BEACH	Buildings and works associated with development of a single dwelling.	Permit Issued by Delegate of Resp/Auth 4/06/2015
127-1/2015	20/04/2015	Assessment No. 188052 CA: 9 SEC: 6 37-39 ALBERT ST ROSEDALE	Three lot residential subdivision.	Permit Issued by Delegate of Resp/Auth 15/06/2015
130-1/2015	20/04/2015	Assessment No. 241851 LOT: 1187 PS: 38872 64 SEAGULL DVE LOCH SPORT	Buildings and works associated with extension to existing dwelling.	Permit Issued by Delegate of Resp/Auth 15/06/2015
132-1/2015	21/04/2015	Assessment No. 352088 LOT: 208 PS: 54201 8 TAMBORITHA TCE COONGULLA	Buildings and works associated with development of dwelling.	Permit Issued by Delegate of Resp/Auth 19/06/2015
135-1/2015	23/04/2015	Assessment No. 106138 LOT: 2 PS: 314083 1,156 SALE-HEYFIELD DENISON	Building and works associated with development of a farm shed.	Permit Issued by Delegate of Resp/Auth 12/06/2015
140-1/2015	30/04/2015	Assessment No. 83287 LOT: 1 TP: 6166225 90 FOSTERTON RD EAST SALE	Building and works associated with development of an outbuilding.	Permit Issued by Delegate of Resp/Auth 4/06/2015
143-1/2015	1/05/2015	Assessment No. 310896 LOT: 1 TP: 369083V 12 PRINCESS ST MAFFRA	Subdivision of the land into 2 GRZ1 lots.	Permit Issued by Delegate of Resp/Auth 9/06/2015
144-1/2015	1/05/2015	Assessment No. 356485 CA: 40A1 SALE RD MAFFRA	Construction of access to a road zone.	Withdrawn 4/06/2015
147-1/2015	4/05/2015	Assessment No. 363143 PTL: 1 PS: 140344 215 MEWBURN PARK TINAMBA	Buildings and works/development of an outbuilding.	Permit Issued by Delegate of Resp/Auth 10/06/2015
148-1/2015	5/05/2015	Assessment No. 357723 PCA: 71B 5,288 TINAMBA	Buildings and works/construction of an outbuilding (carport).	Permit Issued by Delegate of Resp/Auth 4/06/2015

Application No/Year	Date Received	Property Title & Address	Proposal	Status
149-1/2015	6/05/2015	Assessment No. 369546 PLANNING & BUILDING WELLINGTON	Removal of native vegetation	Permit Issued by Delegate of Resp/Auth 29/06/2015
151-1/2015	8/05/2015	Assessment No. 110577 LOT: 4 PS: 4161 729A HEYFIELD	Building and works associated with construction of a message.	Permit Issued by Delegate of Resp/Auth 19/06/2015
163-1/2015	14/05/2015	Assessment No. 111799 LOT: 1 TP: 665786R 173 MORGANS RD DAWSON	Buildings and works associated with development of a farm shed.	Permit Issued by Delegate of Resp/Auth 9/06/2015
164-1/2015	14/05/2015	Assessment No. 102582 CA: 26C SEC: B 110 HOPKINS RD FULHAM	Buildings and works associated with a Corrective Facility.	Permit Issued by Delegate of Resp/Auth 3/06/2015
165-1/2015	15/05/2015	Assessment No. 228940 LOT: 1086 PS: 55692 44 DAVIES ST LOCH SPORT	Buildings and works associated with alterations to a dwelling.	Permit Issued by Delegate of Resp/Auth 11/06/2015
170-1/2015	20/05/2015	Assessment No. 304832 CA: 5 127 MAFFRA-NEWRY MAFFRA	Buildings and works associated with construction of a pool.	Permit Issued by Delegate of Resp/Auth 9/06/2015
176-1/2015	26/05/2015	Assessment No. 401547 LOT: 17 PS: 542967D 119 VICTORIA ST BRLAGOLONG	Buildings and works associated with development of a dwelling.	Permit Issued by Delegate of Resp/Auth 23/06/2015
188-1/2015	4/06/2015	Assessment No. 10868 LOT: 13 PS: 524075V 3-5 NORTHLAND DVE SALE	Buildings and works associated with a restricted retail premise.	Permit Issued by Delegate of Resp/Auth 19/06/2015
191-1/2015	5/06/2015	Assessment No. 349209 LOT: 1 PS: 537841G 33 GRAYS RD BRLAGOLONG	Buildings and works associated with construction of an outbuilding.	Permit Issued by Delegate of Resp/Auth 15/06/2015
Total No of Decisions Made: 44				







ITEM C3.2**WOOD ENCOURAGEMENT POLICY**

DIVISION:

DEVELOPMENT

ACTION OFFICER:

MANAGER ECONOMIC DEVELOPMENT

DATE:

4 AUGUST 2015

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

OBJECTIVE

For Council to adopt a Wood Encouragement Policy to encourage the use of wood in the construction and fit out of Council buildings and infrastructure.

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

That Council note the significant economic benefit that the timber and forestry industry brings to the region and adopt the Wood Encouragement Policy (refer to Attachment 1).

BACKGROUND

Council has been a strong advocate of the forest and wood products industry over many years as indicated by membership of both the National Timber Councils Taskforce and Timber Towns Victoria. Council has provided ongoing support to local businesses in Wellington, such as Australian Sustainable Hardwood (ASH) in Heyfield, Hancock Victorian Plantations (HVP) in Gelliondale; and Carter Holt Harvey and Radial Timber in Yarram.

In December 2014, Latrobe City Council adopted a Wood Encouragement Policy, after the potential need was discussed at an Industry Roundtable in June 2014. Wellington Shire Council and Wellington forest and wood products businesses were represented at this Roundtable.

Latrobe City Council's policy submission was widely supported by local Gippsland industry, as well as industry groups such as Australian Forest Products Association (AFPA), the Australian Forest Contractors Association, the Frame and Truss Manufacturers Association Australia, Wood Products Victoria Ltd, Timber Merchants Association, Master Builders Association of Victoria, Planet Ark, Forest and Wood Products Australia, Victorian Association of Forest Industries, Timber Towns Victoria, and Forestworks Ltd.

The May 2015 Municipal Association of Victoria (MAV) State Council meeting endorsed Latrobe City Council's Wood Encouragement Policy and adopted it as an MAV policy. It was also discussed and supported at the Gippsland Local Government Network (GLGN) Group Forum in May this year.

Draft Policy

The Policy (enclosed at Attachment 1) seeks to encourage the use of wood as the preferred material for construction purposes in both the construction and fit out of Council buildings and infrastructure, where appropriate to do so. The focus of the policy is ensuring that wood is considered at the initial stages of a project, specifically when the brief for a project is developed.

Goals of the Policy are to:

- stimulate sustainable economic development within the Gippsland timber and wood products industry and encourage value adding products;
- encourage the use of wood in the construction and fit out of Council buildings and infrastructure;
- recognise all of the benefits that make wood a smart choice for Council buildings and infrastructure;
- share information and encourage education regarding the benefits of using wood in construction and fit out of buildings and infrastructure;
- demonstrate local and national leadership by enacting the Wood Encouragement Policy on Council buildings and infrastructure;
- align with opportunities for state and federal funding;
- reinforce Council's preference for quality wood buildings in the development of briefs for projects; and
- promote the industry as a renewable resource, capturing the environmental benefits of the resource.

Economic Value

From economic data readily available to Council, the Sawmill Product and Other Wood Product Manufacturing industry sector within Wellington Shire generates \$88.597 M gross revenue or 1.7% of total output. Forestry and Logging represents \$44.301M or 0.9% of total output.

Gippsland has 1.1 million hectares of native state forests which are managed by Department of Environment, Land, Water and Planning (DELWP). Timber harvest and regeneration is managed by Vic Forests. There are 100, 000 hectares of private plantation of which 52% is in Wellington Shire, followed by 30% in Latrobe City.

Examples of Existing Infrastructure Project Approach

There are a number of examples where Council has used or considered wood in Council infrastructure projects. However, by formalising this into a formal Council policy, Council is acknowledging the significant economic benefit that the timber and forestry industry brings to this region.

The Rosedale Multipurpose Community Centre was completed in 2006, with steel frame but timber façade as a main feature.



The design for the Heyfield Recreation Reserve has been selected with wood as a major feature.



Architects for the design of construction of the Port of Sale Cultural Hub were also selected with consideration of previous works, including the Melton Library and Learning Hub, which was awarded the Australian Timber Design Award for Sustainability in 2013.



Melton Library and Learning Hub by Trevor Mein Photography

OPTIONS

Council has the following options:

1. Note the significant economic benefit the timber and forestry industry brings to the region and adopt the Wood Encouragement Policy; or
2. Request amendment to the Wood Encouragement Policy; or
3. Not adopt the Wood Encouragement Policy.

PROPOSAL

That Council note the significant economic benefit the timber and forestry industry brings to the region and adopt the Wood Encouragement Policy.

CONFLICT OF INTEREST

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

FINANCIAL IMPACT

This policy is not expected to have a major negative financial impact as the policy recommends that comparisons to the cost of building with materials other than wood will take into account all long-term and life cycle benefits of using wood and that wood will only be selected when it is the right material for the selected application.

COUNCIL POLICY IMPACT

This recommendation will result in the adoption of a new Council Policy.

COUNCIL PLAN IMPACT

The Council Plan 2013–17 Themes Leadership and Engagement and Economy state the following strategic objectives 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.

Strategic Objective

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

Strategy 6.1

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

Strategy 6.2

Encourage infrastructure planning and delivery to support economic growth.

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

CONSULTATION IMPACT

Considerable consultation was undertaken at a Gippsland and State Level by Latrobe City Council in the adoption of their Wood Encouragement Policy.

WOOD ENCOURAGEMENT POLICY

Policy Number:	<i>The next number in the index of entries (to be determined after adoption/endorsement).</i>
Approved by:	Council
Date Approved:	<i>Original Approval Date</i>
Date Effective:	Immediately
Date of Next Review:	Yearly
Related Policies:	Nil
Applicable to Unit(s):	Organisation
Responsible Officer:	Manager Economic Development
Statutory Reference:	

OVERVIEW

Wellington Shire Council recognises the importance of the forest and wood products industry to both Wellington and the broader Gippsland region. Central to Council's commitment to job retention and creation is supporting significant local industry in order to secure jobs and leverage

THE POLICY

Policy Goals

- To stimulate sustainable economic development within the Gippsland timber and wood products industry and encourage value adding products within the timber industry.
- To encourage the use of wood in the construction and fit out of Council buildings and infrastructure.
- To recognise all of the benefits that make wood a smart choice for Council buildings and infrastructure.
- To share information and encourage education regarding the benefits of using wood in construction and fit out of buildings and infrastructure.
- To demonstrate local and national leadership by enacting the Wood Encouragement Policy on Council buildings and infrastructure.
- To align with opportunities for state and federal funding.
- To reinforce Council's preference for quality wood buildings in the development of briefs for projects.
- To promote the industry as a renewable resource, capturing the environmental benefits of the resource.

Council will encourage the increased utilisation of wood in Council assets by:

1. Ensuring that all briefs for new Council projects incorporate the requirement to use wood as the preferred material for both construction and fit out purposes, where wood is deemed a suitable material for the proposed application;
2. Seeking those who can find practical, efficient, versatile and cost-effective building and design solutions using wood when sourcing design and architectural expertise;
3. Ensuring that all comparison to the cost of building with other materials will take into account all long-term and life cycle benefits of using wood;
4. Where possible, sourcing locally produced wood products for construction and fit out purposes;
5. Being a champion of the forest and wood products industry, by establishing this policy and demonstrating commitment to the further development of the local forest and wood products industry;
6. Actively working to attract new, innovative wood products manufacturers to Wellington Shire.

In using wood as a preferred construction material for Council infrastructure, Council will have regard to:

1. The utilisation of wood products that meet the Australian Forest Standard, Program for the Endorsement of Forest Certification and/or Forest Stewardship Council certifications.
2. Maintenance required throughout the life of the project;
3. Pest and fungus protection; and
4. Using wood only when it is the right material for the selected application.

HUMAN RIGHTS

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

Modification History

Date:

Details:

ITEM C3.3**SUBMISSION TO FEDERAL FOREST INDUSTRY ADVISORY COUNCIL**

DIVISION: DEVELOPMENT

ACTION OFFICER: MANAGER ECONOMIC DEVELOPMENT

DATE: 4 AUGUST 2015

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

OBJECTIVE

For Council to note the submission made to the Forest Industry Advisory Council (FIAC) Strategic Directions Issues Paper.

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

That Council notes the submission made to the Forest Industry Advisory Council (FIA) Strategic Directions Issues Paper (refer to Attachment 1)

BACKGROUND

In April 2014, Council provided a formal submission to the Council Federal Government Agricultural Competitiveness Issues Paper and as part of the commentary in that submission, noted that the forestry industry had been excluded from that Paper, and recommended consideration be given to the development of a separate taskforce to investigate issues and opportunities for the timber and forestry industry.

Council officers were then made aware through a media release issued by the Parliamentary Secretary to the Minister for Agriculture in May 2015 – *Help Shape the Future of Australia's Forest Industry* that comment had been sought on a Strategic Directions Issues Paper for Australia's Forest Products and Forest Industry. Given the importance of the forestry industry to Wellington Shire, officers prepared a submission however as the closing date was 5 June 2015, it was not possible to seek Council's formal endorsement before it had to be submitted.

The launch of the FIAC Paper is to be commended and, on review, it was found to be comprehensive and reflective of the majority of issues impacting the forest products and forest industry in Wellington Shire. In preparing our response, Council utilised background information derived from issues raised in the FIAC Paper and previous discussions with Wellington based timber industry or industry groups.

Advocacy Role

Council has been a strong advocate of the forest and wood products industry over many years as indicated by membership of both the National Timber Councils Taskforce and Timber Towns Victoria. Council has provided ongoing support to local businesses in Wellington, such as Australian Sustainable Hardwood (ASH) in Heyfield, Hancock Victorian Plantations (HVP) in Gelliondale; and Carter Holt Harvey and Radial Timber in Yarram.

Economic Value

From economic statistical information readily available to Council, via the REMPLAN modelling tool, the Sawmill Product and Other Wood Product Manufacturing industry sector within Wellington Shire generates \$88.597 M gross revenue or 1.7% of total output. Forestry and Logging represents \$44.301M or 0.9% of total output.

Gippsland has 1.1 million hectares of native state forests which are managed by Department of Environment, Land, Water and Planning (DELWP). Timber harvest and regeneration is managed by Vic Forests. There are 100,000 hectares of private plantation of which 52% is in Wellington Shire, followed by 30% in Latrobe City.

OPTIONS

Council has the following options:

1. Note the submission made to the Forest Industry Advisory Committee (FIAC) Strategy Directions Issues Paper; or
2. Seek additional information before considering the paper.

PROPOSAL

That Council note the submission made to the Forest Industry Advisory Committee (FIAC) Strategy Directions Issues Paper.

CONFLICT OF INTEREST

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

COUNCIL PLAN IMPACT

The Council Plan 2013–17 Themes Leadership and Engagement and Economy state the following strategic objectives and related strategies:

Strategic Objective

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

Strategy 1.5

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

Strategic Objective

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

Strategy 6.1

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

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



5 June 2015

FIAC Secretariat, Forestry Branch
 Department of Agriculture
 GPO Box 858
 CANBERRA ACT 2601

MEETING FUTURE MARKET DEMAND: AUSTRALIA'S FOREST PRODUCTS AND FOREST INDUSTRY – A STRATEGIC DIRECTIONS ISSUES PAPER

Thank you for the opportunity to provide a submission to the Forest Industry Advisory Council (FIAC) Strategic Directions Issues Paper.

Wellington Shire Council is located in Gippsland, Victoria, with the main town centre of Sale, 220 km east of Melbourne. Wellington Shire Council has taken an active role in the timber and forestry industry over many years as indicated by active membership of both the National Timber Councils Association (NCTA) and Timber Towns Victoria (TTV).

Councillors and Council Officers also maintain strong relationships with key industry organisations such as Australian Sustainable Hardwoods (ASH) in Heyfield; Hancock Victorian Plantations (HVP) in Gelliondale; and Carter Holt Harvey and Radial Timber in Yarram. ASH Timber operations in Heyfield, is the largest hardwood sawmill in Australia, and has over 200 employees. HVP has 100 000 hectares of private plantation, of which 52% is in Wellington Shire and 30% in neighbouring Latrobe City. This makes HVP Wellington Shire's biggest landholder.

These four companies, along with the associated logging industry, represent the main employment opportunity and economic drivers for the small regional towns of Heyfield, Yarram and Gelliondale. From REMPLAN data available March 2015, the Sawmill Product and Other Wood Product manufacturing industry sector within Wellington Shire generates \$88.597M or 1.7% of total shire output. Forestry and Logging represents \$42.676M or 0.9% of total output.

Given the importance of this sector to the Shire, Council would like to congratulate the Council and Federal government on this initiative, and the depth of work already covered since the inception of FIAC in October 2014. When Council responded to the Federal Government Agricultural Competitiveness Issues Paper in April 2014, Council noted the exclusion of forestry from that Paper, and recommended that *"consideration of a separate taskforce to investigate issues and opportunities for the timber and forestry industry would have significant potential for the economic development of regional Australian communities"*.

The strategic directions issues paper is comprehensive and reflective of the majority of issues impacting the forest products and forest industry in Wellington Shire. In forming

.../2

Sale Service Centre
 18 Deasilly Street (PO Box 506), Sale Victoria 3850
 Telephone 1300 368 344

Yarram Service Centre
 150 Grant Street, Yarram Victoria 3871
 Telephone 03 5182 5100

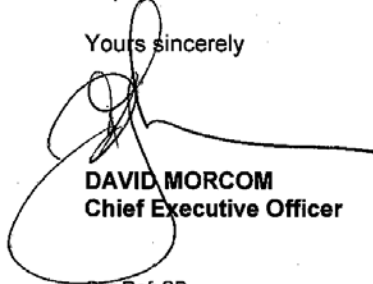
Contact Us Online
 Web www.wellington.vic.gov.au
 Email enquiries@wellington.vic.gov.au

The Heart of Gippsland

the enclosed responses to the Paper's Questions for Consideration, Wellington Shire has drawn on its own stakeholder engagement with industry, including comments drawn from a Timber and Forestry Education Precinct Roundtable held on 11 June 2014.

Staff would be more than willing to provide further comment or arrange industry and community consultation sessions to more fully address the Council's terms of reference. Please feel free to contact Mrs Sharyn Bolitho, Manager Economic Development on (03) 5142 3027 or email at sharyn.bolitho@wellington.vic.gov.au as required.

Yours sincerely

A handwritten signature in black ink, appearing to read 'David Morcom', is written over the typed name and title. The signature is fluid and cursive, with a large loop at the end.

DAVID MORCOM
Chief Executive Officer

Our Ref: SB
ECM:

Submission cover sheet

Meeting future market demand: Australia's forest products and forest industry — a strategic directions issues paper

Submissions must be received by the Forest Industry Advisory Council (FIAC) by 5 pm Australian Eastern Standard Time on 5 June 2015 and should address the questions raised in the issues paper. Your submission and completed cover sheet should be submitted by post or email to:

FIAC Secretariat, Forestry Branch
Department of Agriculture
GPO Box 858
CANBERRA ACT 2601

or email fiacsecretariat@agriculture.gov.au

The Department of Agriculture, as the FIAC secretariat, will not acknowledge receipt of submissions.

Your details

First name	David
Family name	Morcom
Position/organisation	Chief Executive Officer, Wellington Shire Council
Postal address	PO Box 506 SALE VIC 3850
Phone number or email	David.morcom@wellington.vic.gov.au

In providing a submission, you agree that:

Unless clearly marked 'confidential', the submission may be placed on the Department of Agriculture website. External requests to access submissions marked 'confidential' will be determined in accordance with the provisions of the *Freedom of Information Act 1982*. If a submission is published, it will remain on the department's website indefinitely. The organisation's details or individual's name and state/territory will be made publicly available with the submission if published on the department's website.

The department and/or FIAC members may contact you about the submission. Copyright in submissions resides with the author(s), not with the Department of Agriculture or FIAC.

Privacy notice

'Personal information' means information or an opinion about an identified individual, or an individual who is reasonably identifiable.

The collection of personal information by the Department of Agriculture in relation to submissions to FIAC is required for the purposes of confirming the bona fides of the person/organisation making the submission. If the relevant personal information requested in this submission cover sheet is not provided, the department will be unable to accept the submission.

Personal information may be disclosed to members of FIAC and other Australian government agencies, persons or organisations where necessary for the above purposes, provided the disclosure is consistent with relevant laws, in particular the Privacy Act 1988 (Privacy Act). Personal information will be used and stored in accordance with the Australian Privacy Principles.

See our [Privacy Policy](#) web page to learn more about accessing or correcting personal information or making a complaint. Alternatively, telephone the department on +61 2 6272 3933.

Submission in response to *Meeting future market demand: Australia's forest products and forest industry — a strategic directions issues paper*

Questions for consideration

Vision and objectives

1. What should the vision be for the forest products sector in the coming decades?

A valued and innovative industry where Research and Development, Education and Training are vital components for growth, and where resource supply is supported by strong government policy.

2. What specific objectives should underpin this vision?

Native and plantation forest management practices that provide for sustainable development and guarantee of supply.

Research and Development supported and funded to enable innovation and growth of industry.

Public awareness campaign that demonstrates the value of the timber industry to manufacturing sector and to economic development of Australia.

Established and respected career path from forest floor to manufacturing sector, for skilled and appropriately trained workforce.

Issue 1: Market trends and pressures

3. What forest products does Australia have a local and/or international competitive advantage in producing?

Excellent structural, durability and visual quality of our native timbers: an example is the world-wide recognition of "Tasmanian Oak", locally known as "Victorian Ash".

4. What is the potential demand for forest products in the coming decades?

Timber products are now used in medical, cosmetics, clothing industries and the use of timber in construction can result in an almost carbon neutral multi story building structure. However, a far greater level of research and development will provide potential demand opportunities for use as well as process innovation.

5. How can Australia best position itself for this demand, both nationally and internationally?

Remove barriers to supply and ensure a continual resource allocation protected by State and/or Federal legislation.

6. What are the other drivers or disruptions that will potentially affect supply and/or demand?

Environmental advocacy groups; uncontrolled wild fires; lack of trained/skilled foresters; changes to forest policy that restrict supply.

Issue 2: Emerging uses and markets

7. Which emerging forest products have the greatest potential for Australia?

Timber resource use for bio fuels, future renewable energy and medical products.

8. What are some of the barriers to the development and/or uptake of these emerging forest products in Australia?

Submission in response to Meeting future market demand: Australia's forest products and forest industry — a strategic directions issues paper

Reluctance by potential investors to develop emerging products due to lack of guarantee of supply of resource. Lack of impetus to educate the general public and construction industry, and to promote timber and timber products, as a sustainable, renewable and alternative resource.

9. What opportunities exist to better utilise wood resources?

Wellington businesses such as ASH Timber and Radial Timbers are continually improving their ability to utilise a greater proportion of the resource, through improved processes and technology.

Use of bio fuels/bio energy to power and heat government buildings as a viable and sustainable alternative to fossil fuels.

Issue 3: Forest resources

10. What is required to ensure the plantation estate is able to meet future demand for forest products?

Public awareness campaign and promotion of the life cycle of plantation forests to provide a viable and sustainable, carbon neutral/positive resource.

Industry, State and Federal governments to develop a framework for future and sustainable growth, to provide certainty for industry to stimulate long term investment.

11. What is required to ensure the native forest estate is able to meet future demand for forest products?

Education that trees are a resource that have a life cycle/life span that allows for harvesting, utilisation and regeneration.

12. What opportunities are there to increase wood supply from farm forestry, private native forestry and Indigenous owned and managed lands?

Within Wellington Shire there are vast areas for potential farm forestry but significant red and green tape renders farm forestry difficult to utilise and harvest farm forestry at maturity.

Issue 4: Innovation, research and development

13. What are the future research and development needs for Australia's forest products sector, and which of these needs are specific to strengths and opportunities in the Australian context?

Value add of timber products including timber bi-products such as wood pellets and wood briquettes for the use in domestic and industrial heating, as well as for export potential.

Within the existing industry, development activities, focussed on process innovation, improvements and implementation of new technologies and solutions are a priority.

14. What are the current inhibitors to private sector investment in research, development and extension and what role, if any, does the Australian Government potentially have in addressing these?

Lack of funds to encourage research and development

15. How can the framework for coordinating Australian forestry research and development be strengthened?

Submission in response to Meeting future market demand: Australia's forest products and forest industry – a strategic directions issues paper

Dedicated timber research and development centres in regional universities, supported by a 'virtual' regional timber precinct.

Issue 5: Consumer and community engagement

16. How can domestic and international consumers be better engaged on the environmental, economic and social credentials of Australian forest products?

A timber and forestry education precinct may be able to assist the need for improved awareness and promotion of the timber and forest industries, by adapting and disseminating material produced by Forest and Wood Products Australia and others.

17. How important are consumer awareness programs to the future prosperity of the sector?

Awareness programs and education are the keys to enable social licence for the timber industry to be able to operate into the future. This will allow consumers to make informed decisions, with access to balanced arguments.

The timber industry is also being affected by a poor perception of career opportunities that are not well supported or informed at school level. In regional areas that depend on the timber industry, this has a great impact on potential employment opportunities. Education needs, linked to further and advanced education, would assist in retaining existing staff and re-establishing the recognition of the sector as a career opportunity.

18. Can forest certification be better leveraged to achieve stronger demand and better prices for Australian forest products and, if so, how?

Utilising the media and State and National exhibitions to a greater extent to promote forest certification of Australian forest products eg Sorbent ,Reflex paper , carton manufacturers.

Issue 6: Strengthened regional approaches

19. How could forestry hubs better utilise resources and promote greater efficiencies and innovation?

The sector in Gippsland represents a 'thin' training market with pockets of individual business need, rather than an obvious and overwhelming single need. The 2014 Wellington Shire timber education precinct roundtable recognised that the region's industry needs can largely be met through a precinct, adopting and delivering existing courses on wood principles, technology, processing etc in a collaborative manner, integrating education and training providers and support agencies with industry .

20. What have been the barriers to the establishment and efficient operation of forestry hubs to date, and what might be the role of the Australian Government in addressing these?

A general lack of momentum and incentive, potentially due to insecurity and competition within the industry. A framework for career paths, education and research and development supported by government could address this. There appears to be a lack of coordination between the timber industry and universities or other higher education facilities.

21. If additional forestry hubs are to be established, where would they best be located?

Forestry hubs should be located in regional, rural areas with representation across all levels of the forestry industry, and where the community accepts timber production and manufacturing.

Submission in response to Meeting future market demand: Australia's forest products and forest industry — a strategic directions issues paper

Issue 7: Infrastructure

22. What infrastructure will be required to respond to future demand for Australian forest products?

Funding support to encourage industry to install equipment and infrastructure essential to manufacture new products including Cross Laminated Timber panels (CLT), and pellet plants to utilize timber by-products.

From a local government perspective, assistance with road and bridge upgrades in line with the evaluation of timber-impacted road works, assessed in Victoria annually through the Timber Industry Road Evaluation Study (TIRES).

23. What can be done to ensure better recognition and understanding of the sector's infrastructure needs?

More regional visits to timber areas by all levels and parties within Government to see first-hand the technology involved in all levels of the forest industry. Wellington Shire Council was represented at the relaunch of the Victorian Forest and Wood Products Support Group at Parliament House in April 2015. This is a group for parliamentarians who support the Victorian forest and wood products industry. This group provides a platform for members of the Victorian State Parliament, to work with industry and learn more about the importance of forest and wood products businesses to their electorates and to the Victorian economy.

Issue 8: Industry skills and training

24. What are the skills and training needs of the sector over the coming decades, and where are the current gaps?

Education needs to start in secondary schools in the use and understanding of the various timbers and their capabilities. This will also to promote the opportunity for a career path and assist to increase level of skilled labour that is required in the industry.

There was recognition at the 2014 Wellington Shire timber education precinct roundtable that industry's needs can largely be met within the region for operator level training and support, but that a potential growth opportunity lies in adding value to generalist under-graduate qualifications, especially those linked to career paths within the sector. This could involve, through a precinct, adopting and delivering existing courses on wood principles, technology, processing etc.

25. Are Vocational Education and Training and university training providers well-positioned to meet the future skills and training needs of the sector?

Education providers need to reconnect with the timber industry, and program courses encompassing other knowledge streams, including Finance, Legal, HR management, Media and Communication. By developing career path opportunities, linked to further and advanced education, this would assist in retention of existing staff and re-establishing the recognition of the sector as a career opportunity.

26. What improvements are required at an enterprise level to support the recruitment, development and retention of the sector's current and future workforce?

Lifting the image of the industry by informing future labour markets early at schools with an awareness of the modern technologies and processes that are utilised within the timber industry, and the potential career paths that exist.

Submission in response to Meeting future market demand: Australia's forest products and forest industry — a strategic directions issues paper

ITEM C3.4**LONGFORD DEVELOPMENT PLAN**

DIVISION: DEVELOPMENT

ACTION OFFICER: GENERAL MANAGER DEVELOPMENT

DATE: 4 AUGUST 2015

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

OBJECTIVE

To seek endorsement of the final draft Longford Development Plan and to proceed to a period of public exhibition.

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

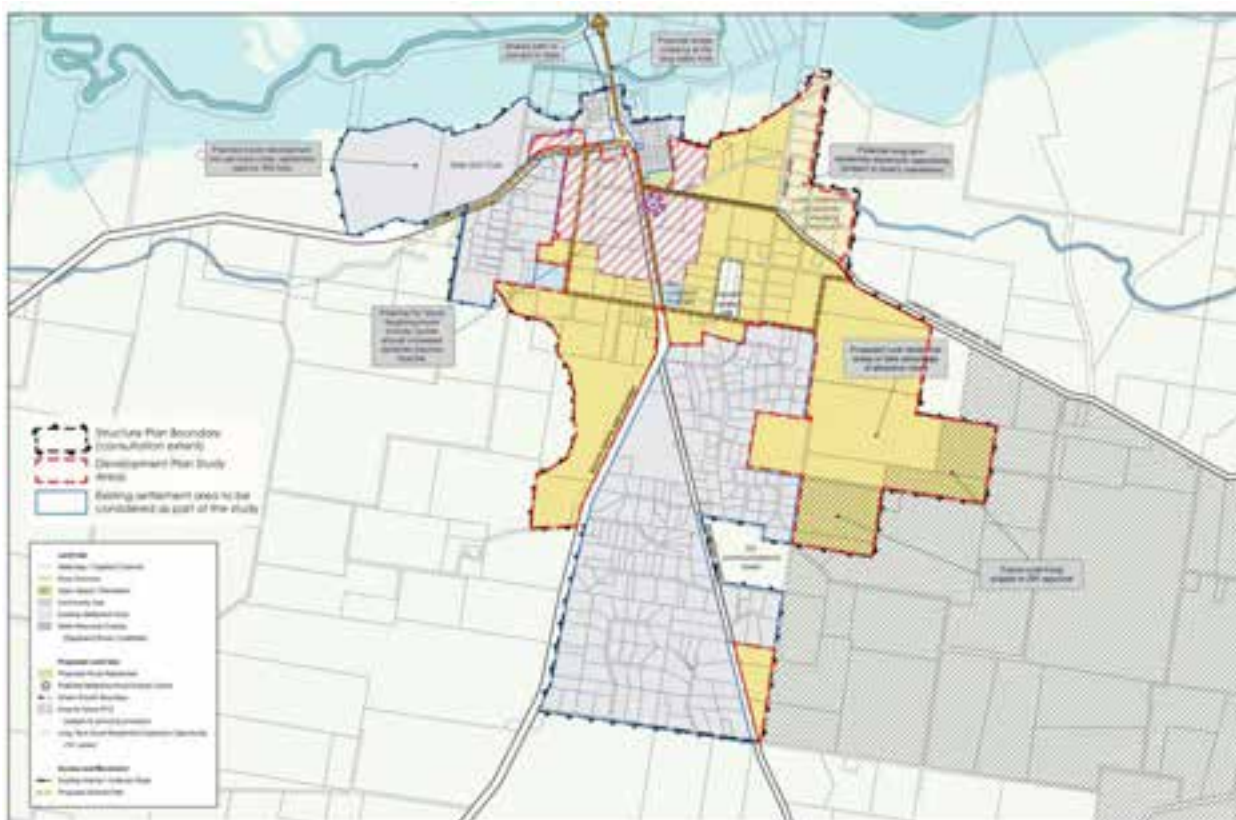
That Council endorse the final draft Longford Development Plan (refer to Attachment 2) and proceed to a period of public exhibition.

BACKGROUND

Council formally adopted the *Sale Wurruk and Longford Structure Plan* in 2010. The Structure Plan introduced three growth fronts; North Sale Growth Area, Wurruk Growth Area and Longford Growth Area and was implemented into the Wellington Planning Scheme within the context of the Local Planning Policy Framework.

The Longford Growth Area (see map extract on the following page) has a focus on rural lifestyle opportunities. The Structure Plan also identified the potential to develop the core area of the town with a neighbourhood activity centre and higher density residential development (i.e. a General Residential Zone) in the event that it is one day connected to reticulated sewerage.

Whilst the *Sale Wurruk and Longford Structure Plan* identifies areas where growth might occur, it does not provide an overall framework to identify the potential opportunities and constraints to development. Similarly, it does not provide development requirements to guide landowners wanting to develop their land. As such, the Development Plan will provide an overall framework and guidance for future development by setting out detailed design principles and requirements that must be responded to in any application for the subdivision of land within the Development Plan area.



Sale, Warrbur and Longford Structure Plan (Figure 3: Southern Growth Area)

With funding from the Department of Environment, Land, Water and Planning (DELWP), Mesh planning consultants were appointed to prepare the Longford Development Plan. Part of the process involved extensive consultation with the community and other relevant government agencies.

During the first community consultation session, which was held in the Longford Hall on 17 December 2014, Mesh presented an initial 'Analysis Plan' for the Development Plan area and requested local feedback from the community. A session with key government agencies (e.g. VicRoads, Gippsland Water) was held on the same day. All of the information gathered was used to inform the preparation of a Design Response plan and 2 draft development options. Option 1 showed a scenario that allowed for rural residential development only, whilst Option 2 advocated an intensified (higher density) town core area based on the availability of reticulated sewerage.

Both of the draft proposals (see Council Website for a copy of the proposals) were placed on formal public exhibition from 11 March until 10 April 2015. At the end of the exhibition period a total of 16 submissions were received (refer to **Attachment 1** for a detailed response to the 16 submissions). Copies of all of the submissions have been made available to Councillors electronically and have been available to view in hard copy at the Council Service Centre in Sale.

Based on the feedback received, a draft Development Plan document has now been finalised (refer to **Attachment 2**). The final draft Development Plan splits the study area into 11 individual precincts. Each precinct contains detailed design and infrastructure requirements to direct development. The final Chapter (6) of the document explains the implementation process and sets out details relating to the level of information that will be required to support future applications from landowners wanting to develop their land.

The final draft Development Plan provides Council with an important tool to assist in effectively coordinating and delivering rural residential development in Longford. In addition, implementing the Development Plan into the Wellington Planning Scheme will give potential developers more guidance and certainty.

Given the level of detail contained within the Development Plan, it is considered important to afford the community an opportunity to view and provide comments on the content of the final draft document.

OPTIONS

1. That Council endorse the final draft Longford Development Plan and proceed to a period of public exhibition; or
2. That Council not endorse the final draft Longford Development Plan and seek further information.

PROPOSAL

Council endorse the final draft Longford Development Plan (refer to **Attachment 2**) and proceed to a period of public exhibition.

CONFLICT OF INTEREST

Manager Land Use Planning, Joshua Clydesdale, has declared a direct interest in the project due to ownership of land in the Longford Development Plan area and has therefore not been involved in the Longford Development Plan process.

FINANCIAL IMPACT

The resources associated with this project have been accounted for in the Council budget for the 2015/2016 financial year.

COMMUNICATION IMPACT

Should Council endorse the final draft Longford Development Plan, those members of the community who have shown a formal interest in the Longford Development Plan process, will be directly notified of the public exhibition. The Council website will also be updated accordingly.

LEGISLATIVE IMPACT

The final draft Longford Development 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 *Salé Wurruk and Longford Structure Plan*.

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

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 final draft Longford Development Plan supports the above Council Plan strategic objective and strategy.

PLANNING POLICY IMPACT

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

Within Clause 21.05 the focus of Longford's growth is based upon on a rural residential scenario. It is also noted that subject to the provision of sewerage and water infrastructure, a residential core at urban densities should be promoted.

During the exhibition period in March 2015, two (2) options were tabled for public comment. Option 1 showed a Rural Living scenario only, whilst Option 2 included Rural Living on the outskirts but proposed a higher density residential town centre core. Based on the submissions and comments received during the March exhibition period (refer to **Attachment 1** – table of responses to submissions) Option 1 was identified as the preferred option as it provides landowners within the town core area with the opportunity to develop land to a rural residential density in the short-term. However, in the longer-term, further intensification would still be possible within the town core (through the provisions of the Development Plan) to strengthen neighbourhood creation and to create a diversity in lot sizes, whilst retaining the rural character.

The Rural Living approach is a minor departure from current local planning policy at Clause 21.05 of the Wellington Planning Scheme and an update would be required.

ENVIRONMENTAL IMPACT

Longford has remnants of native vegetation and the Ramsar wetlands are located to the north of the township. The Longford Development Plan will require application for development to be supported by specific background reports which respond to and propose appropriate controls that will not result in unacceptable environmental impacts.

CONSULTATION IMPACT

During the project the following community consultation took place:

- | | |
|-------------------------|---|
| 17 December 2014 | Community Consultation Session in the Longford Hall presentation of the first 'Analysis Plan' of the area.
Ninety (90) community members attended, all who wished to be kept up-to-date for the duration of the projection could register on the correspondence list.
Stakeholder Information Session with all key government agencies. |
| 11 March -10 April 2014 | Public Exhibition and community 'drop-in' session
The exhibition period started with a community 'drop-in' session on 11 March 2015, which was attended by approximately 20 members of the community. At the end of the exhibition period a total of 16 submissions were received of which 8 came from the community. |

The community was kept up-to-date with newsletters (2) that were sent out as part of the invitation to the community sessions and several updates were placed on the Council website.

If Council decides to proceed with a further period of exhibition, all (formally) interested parties will be directly notified through the distribution of a newsletter. An update will also be placed on the Council website. The exhibition period is proposed to take place from 10 August to 7 September 2015.

Submissions received from Authorities (5)

Sub. No	Authority	Key issues raised	Preliminary response
3.	West Gippsland Catchment Management Authority	<ol style="list-style-type: none"> 1) The Authority is supportive of the creation of the Boggy Creek reserve and use of the reserve as a key pedestrian linkage. 2) Future development needs to carefully consider the impacts of stormwater quality and quantity, given the proximity to the Ramsar Wetlands. Further information needs to be provided showing how storm water will be treated prior to discharge for the development area. 3) A designated waterway is running along the South Gippsland Highway and should be protected and made visible on the plans. 	<ol style="list-style-type: none"> 1) Comment noted. 2) The Development Plan requires, as part of permit applications, site specific background reports including a drainage report at precinct level. The Development Plan also has specific design requirements in relation to drainage. 3) Noted, Plans have been updated accordingly.
5.	Department of Environment Land Water and Planning – environmental	<ol style="list-style-type: none"> 1) Mapping does not; <ul style="list-style-type: none"> o Distinguish between native vegetation and exotic vegetation cover. o Identify where listed species and communities occur. 	The final report has included some overall requirements in relation to flora and fauna. At the planning permit stage developing parties would be required to submit precinct wide assessment reports which address flora and fauna, Land capability, drainage, cultural heritage etc.



Sub. No	Authority	Key Issues raised	Preliminary response
		2) It is not yet clear how the proposal and recommended rezoning will avoid and minimise cumulative impacts from development. 3) Final report should discuss how future change of land use; <ul style="list-style-type: none"> ○ Can impact on the biodiversity of the Ramsar Wetlands. ○ Meets native vegetation requirements. 	
6.	Infrastructure Development	1) There is a need consider existing natural drainage lines as all drainage will be surface orientated. 2) The default speed limit is expected to be 80 km/h while the design target speed limit will be 60 km/ h by using traffic calming treatment.	1. Noted. Each permit application requirement will include the need to lodge a drainage assessment for an entire precinct prior to a rezoning/permit application. 2. Noted. The proposed road network has enough flexibility for a traffic calming design approach.
8.	Department of Environment Land Water and Planning - Planning	1) Supports Council's direction to unify the strategic development of land South and East of Longford with areas of existing rural living zone land. 2) Council should consider the most appropriate areas for urban growth on a municipal basis rather than on a town-by-town basis. Expansion of the town core to urban residential densities may not be efficient due to: <ul style="list-style-type: none"> • Needs of aging demographic that rely on public transport and community services. • High costs per lot for provision of water and sewer infrastructure. 	1. Comment noted. 2. Comment noted, the final Development Plan has been based on Option 1 - Rural Living, but still gives opportunity for further intensification within the town core in the longer-term. It is acknowledged that rural living will remain the key character. 3. Comment noted.


Sub. No	Authority	Key issues raised	Preliminary response
		<ul style="list-style-type: none"> Closeness to Sale might make availability of local shopping development questionable <p>3) Longford has opportunity to provide significant number of affordable rural lifestyle lots.</p>	
11.	Planning- Environmental	<p>1) Native vegetation exists on unconstructed road reserves. There might be requirements for offset of any native vegetation. It should not be assumed that roads can be constructed without the need for native vegetation assessments.</p> <p>2) Land parcels over 4,000m² require planning permit to remove native vegetation. But specific subdivision design lay outs (e.g. building envelope) might be requested earlier in the process.</p>	<p>1) Noted. The Development Plan has been updated for the road reserves known to be heavily constrained. As part of application requirements for development native vegetation assessments will be required.</p> <p>2) Noted, as part of application requirement for development, native vegetation assessments will be required.</p>
12.	CFA	<p>The development area is located within an identifiable bushfire hazard.</p> <p>1) Bushfire should be more explicitly recognised in the Development Plan.</p> <p>2) Current Plan does not show areas of bushfire hazard. Locations of bushfire hazards should be identified in the final plan.</p> <p>3) Areas where a buffer should be applied (e.g. 150 metres from pine plantations) need to be identified.</p> <p>4) Local road network should take into account ease of access and egress.</p>	<p>All comments are noted. Bushfire assessment reports will be required as part of planning permit applications for subdivision.</p>

Sub. No	Authority	Key issues raised	Preliminary response
		5) Further engagement with CFA is encouraged to determine future service delivery for the growing community.	
14.	Gippsland Water	<p>1) For reticulated sewerage to be considered a business case needs to be presented to the Gippsland Water Board which show the public health and /or environmental risks to the township and includes an analysis that identifies the best community whole of life solution that does not unduly burden existing water and wastewater customers. If the board accepts the business case the Minister for Water needs to accept and agree to create a new district.</p> <p>2) The Longford Syphon pipeline easement will need to be converted to a reserve and no driveways will be allowed to cross over.</p>	<p>1) Comments are noted, the Development Plan is based on Option 1: Rural Living scenario, which will not require reticulated sewerage in the short term.</p> <p>2) Comment noted and has been reflected in the Development Plan.</p>
15.	VicRoads	<p>Agrees with the basic principles but the following needs to be considered prior to implementation:</p> <ul style="list-style-type: none"> • A traffic impact study is required based on the principles of safe systems; • Preliminary rules for shared paths are given; • Access to arterial roads need to be limited with minimum distance between intersections of 250 -300 metres. 	Comments noted. As part of implementation, precinct wide traffic impact assessments will be required. The proposed road network has been updated to limit access to arterial roads.


Sub. No	Authority	Key issues raised	Preliminary response
		<ul style="list-style-type: none"> • Pedestrian activity on the arterial roads will need to be considered in relation to the Activity Centre. 	


Submissions received from the community

Sub. No	Area	Key issues raised	Preliminary response
1.		<ol style="list-style-type: none"> 1) The area known as "Former Quarry Site" should be shown as public open space. 2) The East West road reservation from Zachers Road is proposed to go over a house. 3) Proposed road grid is not appropriate, it: <ol style="list-style-type: none"> a. Is not in keeping with Longford Character; b. Through traffic will try to find short cuts through the local road system c. Too many roads to construct and maintain d. Road hierarchy is not shown 4) Connectivity for pedestrians and bicycles is supported to promote healthy lifestyle but keep arterial traffic out of local streets. 	<ol style="list-style-type: none"> 1) Plans have been updated accordingly. 2) Road reservation has been removed from the plan. 3) The proposed road network has regard to land fragmentation, landownership and the potential minimum subdivision size. The road network has been updated to show road hierarchy and some proposed roads have been removed. There is still flexibility in the layout of the road network as long as the design requirements are respected, which refers to Infrastructure Design Manual standards and key access requirements. 4) Comment noted. The Development Plan provides a permeable road network to ensure connectivity (both vehicular and pedestrian/cycle) throughout Longford.
2.		<ol style="list-style-type: none"> 1) Wishes to subdivide their land into 1.5 – 2 acre lots. 2) Due to the location of the area, close to Longford Community Facilities and 6 minutes by car from Sale CBD, it is believed the land should be developed in the short term. 	<ol style="list-style-type: none"> 1) Comment noted. 2) Comment noted, staging of development is not part of this stage but will be further discussed during the implementation stage of the Longford Development Plan. 3) An access road was already accounted for in the draft Plan. 4) Comment noted, the proposed location opposite the Longford Hall is included in the Development Plan. 5) Within the study area provision is made for a path network that connects Rosedale - Longford Road with

Sub. No	Area	Key issues raised	Preliminary response
		3) Could consideration be given to an access road into our property for subdivision? 4) Supportive of the location of proposed activity centre opposite Longford Hall. 5) Suggestion of walking/ cycling track linking the golf club to the South Gippsland Highway and Longford Loch Sport Road.	the South Gippsland Highway and Longford – Loch Sport Road. However the Golf Club was outside the study area.
4.		1) Supportive of Option 1 – Rural Living. Normal residential blocks (1000 sq metre) will ruin the rural living character that Longford provides. 2) The proposed road network is not believed to be viable. <ul style="list-style-type: none"> Proposed crossroads on arterial network are believed to be too close and could create dangerous situations. There are too many roads proposed 3) Invite extended to meet on site. 4) Keen to develop their land between school and hall. 5) What is happening with the old Quarry Site, at this moment it is a fire hazard and rabbit haven. Could it become the Activity Centre? 6) The core of Longford should be developed prior to the outskirts due of its closeness to facilities and	1) Comment noted, the final draft Development Plan has been based on Option 1 - Rural Living scenario, but still provides the opportunity for further intensification within the town core in the longer-term. 2) See preliminary response 1.3 3) Comment noted, at this stage not necessary. 4) Comment noted. 5) The Old Quarry Site has been identified for Public Open Space with conservation values. The Activity Centre is proposed opposite the hall. 6) Comment noted, staging of development is not part of this stage but will be further discussed during the implementation stage of the Longford Development Plan.

Sub. Area No	Key issues raised	Preliminary response
	creating a community atmosphere. It is definitely not viable farming land anymore.	
7.	<ol style="list-style-type: none"> 1) Will new roads be created by compulsory acquisition of landowners' property? 2) At which point will new local road be created and at whose expense will they be developed. 3) Will there be stages of development or can each individual develop when they want. 4) Can people continue their farming business within the study area? 5) What impact does this plan have on rates? 6) Not in support of proposed road along wetlands. 7) There are too many non-through roads that do not allow for fire escape routes in previous subdivisions that are now being further developed. 	<ol style="list-style-type: none"> 1-2) The developing party is responsible for the delivery of infrastructure as explained in Chapter 6 of the Development Plan. Infrastructure will be created when required, once development occurs. 3) Rezoning will take place on precinct-wide basis. Once the zone applies, the precinct's own staging can be set up which would allow for development on individual property basis. 4) Yes, existing use rights apply. A changed zone would not prevent the continuation of existing uses if they were lawfully allowed and established under the provisions of the Wellington Planning Scheme. 5) Rates are based on land value and therefore changes to the potential use of the land could impact on the rates of the property. 6) Noted, road is removed from the plan. 7) Comment noted, for this reason a grid network is an approach which creates a permeable network with multiple access routes.
9.	<ol style="list-style-type: none"> 1) Town was planned between the Longford Hall and the Primary School along east side of High Street. It is understood responsible authorities are refusing to incorporate this in the latest plans. 2) Concern that reticulated sewerage is not seen as a priority (cost prohibitive). 	<ol style="list-style-type: none"> 1) Comment noted. 2) Gippsland Water has indicated that Longford is not seen as a high priority area for the provision of reticulated services. See also Submission 14 from Gippsland Water. 3) Comment noted. Based on Land Capability Assessment minimum lot size and the most appropriate treatment will be determined. 4) The Longford Community has shown strong interest in the plan (especially at the start) and have given valuable

Sub. No	Area	Key issues raised	Preliminary response
		<p>3) Septic tanks could easily be used for 1 acre development within the town, there might be new treating solutions as well.</p> <p>4) Understood that not many submissions are received and only from people who would gain substantially from the land.</p> <p>5) Good farm land should not be cut up into large rural residential 2 – 3 acre lots.</p> <p>6) In short term new development should occur close to the hub of Longford including provision for some commercial facilities (move of existing general store).</p>	<p>feedback that has influenced the final Development Plan as it is now proposed.</p> <p>5) Comment noted.</p> <p>6) Comment noted. The final Development Plan has been based on Option 1- Rural Living, which means development could occur within the town core in the short term (bigger lots without reticulated sewerage only). However, the Development Plan requires to show an intensified subdivision potential within the town core in the longer term. A location for a neighbourhood activity centre is identified opposite the Longford Hall.</p>
10.		<p>1) Property is surrounded by Township Zone but he is still in Farming Zone and further subdivision is not possible.</p> <p>2) Would also like to see inclusion in the sewer zone.</p>	<p>1) Comment noted, land is strategically located and the Development Plan has identified this land for further intensification. Refer to Precinct 3 in the Development Plan.</p> <p>2) Comment noted.</p>

Sub. Area No	Key issues raised	Preliminary response
13. 	1) If reticulated service could be provided: <ul style="list-style-type: none"> • Direct comments are given on the proposal related to the landowners land. Concerns on proposed roads and open space allocation. • Serviced option is believed to be unrealistic due to the long term timeframe. 2) Option 1 Rural Living only is preferred but suggestions are made proposed in relation to the road network.	Comments are noted. The final Development Plan has been based on Option 1- Rural Living, which means development could occur within the town core in the short term (bigger lots without reticulated sewerage only). However, the Development Plan shows an intensified subdivision potential within the town core area in the longer term, which would also apply to this land.
16.	The idea of Longford being developed is exciting but has the following concerns: <ul style="list-style-type: none"> • Small landowners do generally not have the resources and experience for development of their land. It would be beneficial to work together. • Will our rates be impacted • Concerns about what will be required to develop the land without relevance being obvious. 	The aim of the Development Plan is to provide landowners with guidance where there is the potential for the development of land. Chapter 6 – Implementation sets out the requirements for development applications which will provide developers with a better understanding of the process. The Development Plan area is divided into precincts and some supporting documentation will need to be prepared on a precinct wide basis. Rates are based on land value and therefore changes to the potential use of the land could impact on the rates of the property.
Letter received in response to meeting 17 December 2014 on 30 January 2015	Gully on our property which fills up during heavy rainfall and sometimes creates heavy paddocks. Our land would not be suitable to subdivide. Request to take property out of Plan.	The Study Area has not been changed, but the comments are noted. It is acknowledged in the Plan that some areas have limited subdivision capacity which will be more specifically identified in the background reports required as part of any development request.

Longford Development Plan

prepared for _____ v

Wellington Shire Council

July 2015



mesh

mesh

Mesh Pty Ltd
Level 1, 10 Riverside Quay
Geelong VIC 3220
T 03 5266 0000
F 03 5266 3000

LONGFORD DEVELOPMENT PLAN

prepared for: 

Wellington Shire Council

July 2015

TABLE OF CONTENTS

1 Introduction	2	5 Implementation	75
2 Planning Context	4	5.1 Implementation Overview	76
2.1 The Role of Longford	4	5.2 Infrastructure Delivery Methodology	76
2.2 State Planning Policy Framework	5	5.3 Open Space Requirements	78
2.3 Local Planning Policy Framework	8	5.4 Rezoning Methodology and Requirements	76
3 How the Development Plan Was Prepared	10	5.5 Planning Permit requirements	77
3.1 Development Plan Process Summary	10		
3.2 Community + Stakeholder Consultation Findings	12		
4 Longford Site Analysis	16		
4.1 Purpose of the Site Analysis	16		
4.2 Land Uses and Development Pattern	16		
4.3 Road Network + Access	18		
4.4 Zones	20		
4.5 Overlays	21		
4.6 Vegetation + Natural Influences	22		
4.7 Infrastructure + Drainage	23		
4.8 Consolidated Site Analysis	24		
5 The Development Plan	26		
5.1 Introduction	26		
5.2 The Development Plan Vision	26		
5.3 The Development Plan Design Parameters	26		
5.4 The Development Plan Structure and Use of Precincts	27		
5.5 The Development Plan – Overall Requirements	28		
5.6 The Development Plan – Detailed Precinct Design Requirements	30		

mesh

1

INTRODUCTION

Located in the heart of Lifford, Wellington Shire Council is the third largest municipality in Victoria. Boasting a rich and highly varied natural environment, the Shire is balanced with diverse townships and settlements with strong local industries and diverse employment opportunities ranging from forestry, energy production and agriculture, to tourism, aviation, education and professional services. All these elements together make Wellington an attractive place to live, work and do business.

The success in providing the level of diversity and opportunities across the municipality is reflective of Council's acknowledgment of the need to carefully plan for the future growth of its townships over time. Council has therefore engaged Shire, in association with the Department of Transport, Planning and Local Infrastructure's Rural Regional Planning Unit to prepare a Development Plan (DP) for the township of Longford.

Whilst preparation and adoption of the Longford DP without compel landowners to develop their land, it will ensure that co-ordinated outcomes are achieved as and where housing requests and permit applications for development progressively take place, avoiding "piecemeal" outcomes which often leave townships disjointed and under-serviced. Importantly, preparation of the Development Plan does not in itself provide strategic justification for future housing applications within Longford. Future proponents seeking to secure land for residential development will need to demonstrate clear strategic justification (including consideration of relevant background reports and other supporting information). As such, preparation of the Longford

Development Plan is a design for which well-informed development outcomes and necessary infrastructure delivery is a co-ordinated manner, which is required to support the future growth as when land is released.

This report is structured firstly providing an overview of Longford and its planning context, leaving specific regard to the State Planning Policy Framework and the local planning provisions contained within the Wellington Shire Planning Scheme. The Development Plan will build on appreciation of the character of the township through a township-wide site analysis which has formed the basis for the proposed DP. Given the size of the township, its diverse landscape setting and settlement form, and the gradual rate of growth expected to be experienced within Longford compared to other Wellington townships, it is important that this DP provides opportunity for flexibility over time. As such, in order to successfully realise the desired outcomes envisaged by this DP, a "pioneered-based" approach has been adopted, whereby defined areas within the DP can be "pioneered" independently for development, provided the specified planning and development requirements are met.

It is imperative that across this document, Council, development proponents and residents who interact the DP as a guide which sets out the structural conditions and infrastructure requirements that must be delivered with applications for subdivisions by developers within each precinct. The DP is ultimately underpinned by the underlying design principle which seeks to ensure the existing character of the township and elements which make it special place to live is reflected and enhanced as the town is developed over time.

LONGFORD DEVELOPMENT PLAN

Wellington Shire Council



mesh .

2

PLANNING CONTEXT

2.1

The Role of Longford

Longford is highly valued by its community for its rural residential lifestyle offering, within close proximity to the services and facilities of central Sale, located only 5km to the north. Given the town's close proximity and relationship to Sale, the Warrail, Sale North and Longford Structure Plans identifies it as a key growth area of the broader Sale region.

The separation of Sale from Longford via the extensive and internationally protected Hamber lake and wetland system, fed by the Thompson and Latrobe Rivers and other tributaries, provides a natural entrance into the township. Until recently, the South Gippsland Highway which connects Sale and Longford flooded, limiting the development potential of Longford. However, initiatives such as raising the highway above flood levels, construction of a cycle path between Sale and Longford and the removal of the Special Resource Zone from key areas in and around the town have all combined to make Longford a more popular option for settlement.

Comparatively, Longford is expected to grow at a slower pace compared to other areas within proximity, including Sale. This is due to its role as a rural living community which provides an alternative residential offering to the region. The lack of reticulated services (power and water) available to the township has also played an important part in its current development character (including maximum lot size) and subdivision pattern.

Two recent zoning and subdivision applications have been approved within Longford (CZ1 and CZ2). However the town is expected to continue its slow rate of growth.

Figure 1 - Longford Context Plan



LONGFORD DEVELOPMENT PLAN

Wellington Shire Council

Page intentionally left blank.

mesh

2.2

State Planning Policy Framework

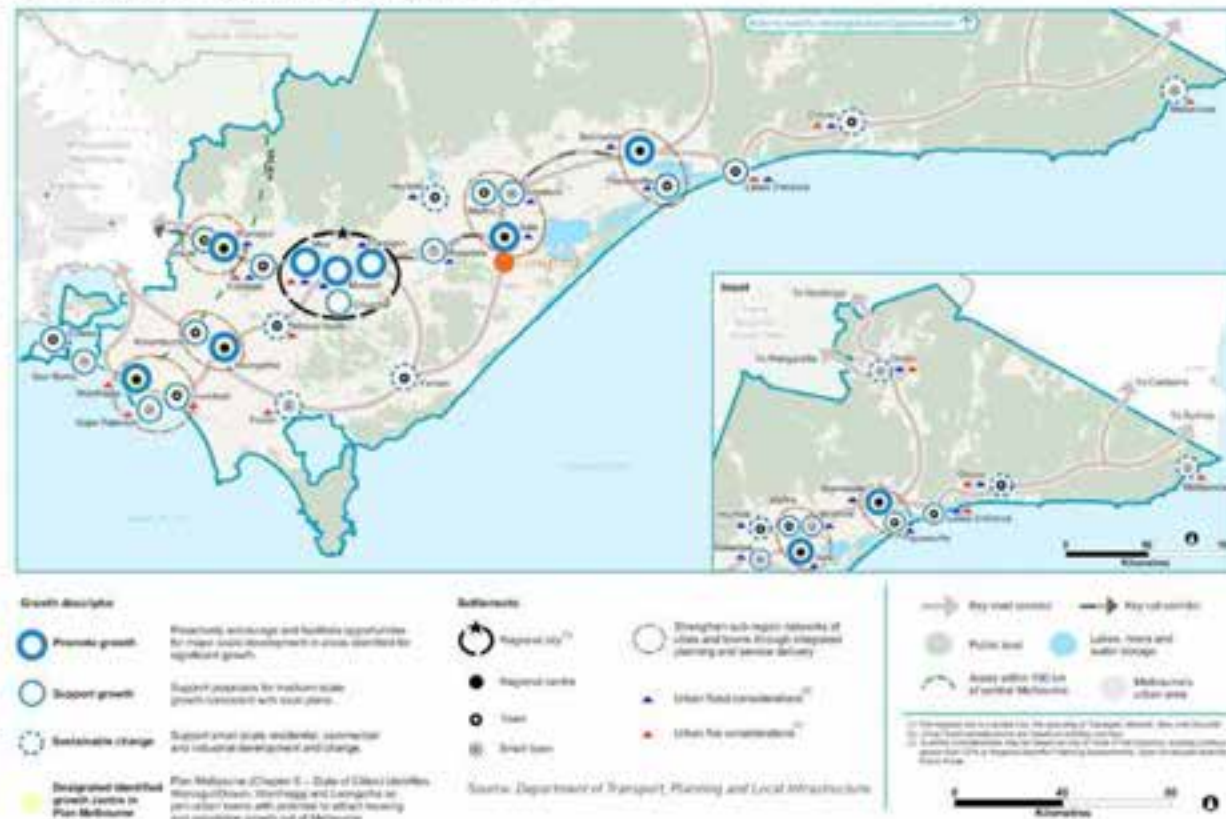
The State Planning Policy Framework (SPPF) seeks to balance the various competing objectives of the planning scheme, to facilitate sustainable development that achieves a net community benefit. State policy seeks to ensure future development is responsive to the features of a site and its local and regional context, and affords an efficient and sustainable provision of infrastructure and services, having regard to the role and function of towns and regional centres.

Gippsland Regional Growth Plan

The Gippsland Regional Growth Plan established a framework for strategic land use and settlement planning that can sustainably accommodate growth whilst protecting and fostering important economic, environment, social and cultural attributes of the region.

Particularly the Gippsland Regional Growth Plan promotes growth for Sale, being an important regional centre. Whilst not specifically nominated on the Regional Growth Plan, there are planning implications on Longford, being located within close proximity to Sale.

Figure 2 - Future Directions for Settlement, Gippsland Regional Growth Plan



mesh

2.3

Local Planning Policy + Strategies

The local planning policies delve into more detail about the settlement patterns, roles and other influences to be experienced across Wellington Shire Council and how to manage these impacts. Longford is identified as a location which will cater for the Shire's demand for rural living given its existing established character and reticulated servicing constraints.

The Bala, Warrak and Longford Structure Plan (2010) provides a vision for each of the settlements which has been carried through preparation of this development.

'High quality open space and built form will characterise Bala, Warrak and Longford areas, contributing to the health, safety and social vibrancy of the three communities. New urban growth areas will form sustainable communities that set new benchmarks in best practice urban development. Accessible and inclusive neighbourhoods will be created which reduce the dependence on car-based travel and encourage walking and cycling. Natural and cultural features will be provided and enhanced to create a distinct character, offering the best of town and country'.

Legend:

- Land Use:**
 - Residential (shaded grey)
 - Commercial (shaded yellow)
 - Industrial (shaded pink)
 - Public (shaded blue)
 - Open Space (shaded green)
 - Water (shaded light blue)
 - Wetlands (shaded dark blue)
- Water and Wetlands:**
 - Missouri River (shaded light blue)
 - St. Louis River (shaded dark blue)
 - Wetlands (shaded dark blue)
- Transportation:**
 - Interstate 64 (shaded orange)
 - Interstate 44 (shaded orange)
 - Interstate 270 (shaded orange)
 - Interstate 70 (shaded orange)
 - Interstate 55 (shaded orange)
 - Interstate 40 (shaded orange)
 - Interstate 30 (shaded orange)
 - Interstate 20 (shaded orange)
 - Interstate 10 (shaded orange)
 - Interstate 5 (shaded orange)
 - Interstate 4 (shaded orange)
 - Interstate 3 (shaded orange)
 - Interstate 2 (shaded orange)
 - Interstate 1 (shaded orange)

Callouts:

- St. Louis Gateway Airport
- Missouri State Fairgrounds
- St. Louis Convention Center
- St. Louis Zoo
- St. Louis Botanical Garden
- St. Louis Museum of Art
- St. Louis Art Museum
- St. Louis Science Center
- St. Louis Children's Hospital
- St. Louis University
- St. Louis University Medical Center
- St. Louis University School of Medicine
- St. Louis University School of Law
- St. Louis University School of Business
- St. Louis University School of Education
- St. Louis University School of Social Work
- St. Louis University School of Nursing
- St. Louis University School of Health Sciences
- St. Louis University School of Public Health
- St. Louis University School of Dentistry
- St. Louis University School of Pharmacy
- St. Louis University School of Optometry
- St. Louis University School of Podiatric Medicine
- St. Louis University School of Chiropractic
- St. Louis University School of Massage Therapy
- St. Louis University School of Acupuncture
- St. Louis University School of Yoga
- St. Louis University School of Pilates
- St. Louis University School of Tai Chi
- St. Louis University School of Martial Arts
- St. Louis University School of Dance
- St. Louis University School of Music
- St. Louis University School of Theater
- St. Louis University School of Film
- St. Louis University School of Journalism
- St. Louis University School of Communications
- St. Louis University School of Public Relations
- St. Louis University School of Marketing
- St. Louis University School of Management
- St. Louis University School of Finance
- St. Louis University School of Economics
- St. Louis University School of Political Science
- St. Louis University School of Sociology
- St. Louis University School of Anthropology
- St. Louis University School of Archaeology
- St. Louis University School of History
- St. Louis University School of Geography
- St. Louis University School of Environmental Studies
- St. Louis University School of International Studies
- St. Louis University School of Global Studies
- St. Louis University School of Peace Studies
- St. Louis University School of Human Rights
- St. Louis University School of Gender Studies
- St. Louis University School of Sexuality Studies
- St. Louis University School of LGBTQ Studies
- St. Louis University School of Disability Studies
- St. Louis University School of Aging Studies
- St. Louis University School of Health Communication
- St. Louis University School of Health Equity
- St. Louis University School of Health Policy
- St. Louis University School of Health Law
- St. Louis University School of Health Ethics
- St. Louis University School of Health Justice
- St. Louis University School of Health Politics
- St. Louis University School of Health Economics
- St. Louis University School of Health Sociology
- St. Louis University School of Health Anthropology
- St. Louis University School of Health Archaeology
- St. Louis University School of Health History
- St. Louis University School of Health Geography
- St. Louis University School of Health Environmental Studies
- St. Louis University School of Health International Studies
- St. Louis University School of Health Global Studies
- St. Louis University School of Health Peace Studies
- St. Louis University School of Health Human Rights
- St. Louis University School of Health Sexuality Studies
- St. Louis University School of Health LGBTQ Studies
- St. Louis University School of Health Disability Studies
- St. Louis University School of Health Aging Studies
- St. Louis University School of Health Communication
- St. Louis University School of Health Equity
- St. Louis University School of Health Policy
- St. Louis University School of Health Law
- St. Louis University School of Health Ethics
- St. Louis University School of Health Justice
- St. Louis University School of Health Politics
- St. Louis University School of Health Economics
- St. Louis University School of Health Sociology
- St. Louis University School of Health Anthropology
- St. Louis University School of Health Archaeology
- St. Louis University School of Health History
- St. Louis University School of Health Geography
- St. Louis University School of Health Environmental Studies
- St. Louis University School of Health International Studies
- St. Louis University School of Health Global Studies
- St. Louis University School of Health Peace Studies
- St. Louis University School of Health Human Rights
- St. Louis University School of Health Sexuality Studies
- St. Louis University School of Health LGBTQ Studies
- St. Louis University School of Health Disability Studies
- St. Louis University School of Health Aging Studies

mesh

3

HOW THE DEVELOPMENT PLAN WAS PREPARED

3.1

Development Plan Process Summary

The Development Plan was prepared through an extensive review of the township of Longford. It involved three key steps which are summarised in the flow chart.



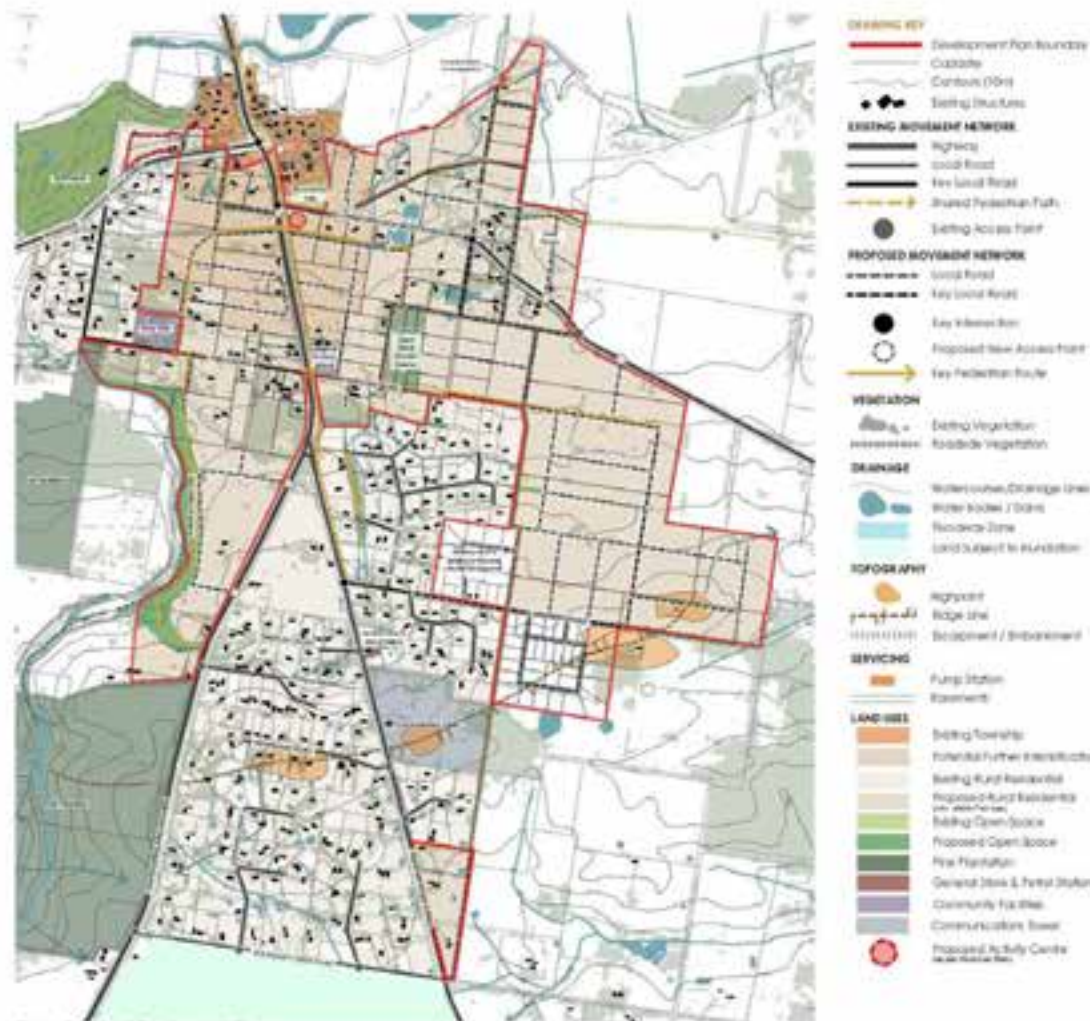


Figure 4 - Overall Development Plan

mesh 11

3.2

Community + Stakeholder Consultation Findings

A key input into the Development Plan process was consultation with the community, authorities and Government Departments at key points in the process.

Through these sessions, it was evident the community valued the following attributes of Longford:

- Low density lifestyle, Longford is clearly different to Sale
 - Proximity to Sale and its services, facilities, retail, employment, etc
 - Community aspect
 - Quiet, safe local streets
 - Impact of heavy vehicles and flow of traffic on the main highways through the town
 - Natural environment and rural setting
 - Concern development will increase traffic volumes through local streets
 - Acknowledgement by the community that limited reticulated services are balanced by the lifestyle opportunities Longford offers
 - Potential for more shops to cater for local convenience needs
- Opportunities which were identified for Longford by the community include:
- Better road and pedestrian connections into the centre of town, including the primary school
 - More local shops to reduce reliance on Sale for every day needs

- Enhance existing facilities and provide for open space within Longford
- Development should manage future bushfire risk
- Concern over maintenance of public open space on Hiltedon Road (former quarry site)
- Manage traffic impact of heavy vehicles through Longford along its highways

Table 1 summarises the comments provided by the authorities and Government Departments on the Longford DP. Where appropriate, these comments have been incorporated into the final adopted DP either represented on the Plan, or listed as a requirement for rezoning or permit applications.

Table 1 - Authority and Community Comments and Feedback

Authority and Community	Comments and Feedback	DP Response/Refer to
Country Fire Authority	The DP area is located within a nominated bushfire risk area.	The DP provides where practicable, edge roads to open space and other areas of bushfire threat.
	CFA supports a 150m buffer between existing pine plantations and residential development.	A bushfire assessment report assessing threats, risks and any required setbacks is required to be submitted as part of planning permit applications to inform road network and development setbacks. (See Section 6.5)
	CFA encourages the use of perimeter roads bushfire hazard areas and access/egress must be considered for the future community	
Department of Land Environment Water and Planning (DELWP - Planning)	Supportive of preparation of Longford Development Plan and application of Rural Living Zone to support low density development to guide minimum subdivision size.	Preparation of the DP does not provide strategic justification to inform future rezoning requests. Preparation of this development plan provides the design framework as and when land is rezoned and developed.
		See Sections 5.3 and 6.4 which outlines the proposed Precinct-based approach to rezoning applications and the necessary information which is required for Council and the Department's consideration of rezoning requests.
		Council will work closely with DELWP (Planning) during consideration of applications of rezoning requests.
Department of Land Environment Water and Planning (DELWP - Environment)	Modelled native vegetation as available on the Native Vegetation Information Management (NVI) System should be used to inform future permit applications. Impact on federally listed species must also be considered.	Section 6.5 lists known background reports which will be required to support future rezoning and permit applications (including flora and fauna report and drainage reports) to manage native vegetation and impact on Ramsar wetlands.
	The DP should highlight importance of protection and consideration of the Ramsar wetland precinct.	The Longford DP has had regard to property boundaries, presence of substantial areas of vegetation and makes reference to the importance these areas contribute to the biodiversity and character of Longford. Future permit applications must demonstrate how they actively respond to these site features.
	Subdivision layouts should have regard to the cumulative impacts on Victoria's biodiversity through clearing of vegetation (due to permitted fence line clearance provision for defensible space).	See Chapter 5 which details the DP vision and Chapter 6 which outlines its implementation.

3.2

Community + Stakeholder Consultation Findings

A key input into the Development Plan process was consultation with the community, authorities and Government Departments at key points in the process.

Through these sessions, it was evident the community valued the following attributes of Longford:

- Low density lifestyle, Longford is clearly different to Sale
- Proximity to Sale and its services, facilities, retail, employment, etc.
- Community aspect
- Quiet, safe local streets
- Impact of heavy vehicles and flow of traffic on the main highways through the town
- Natural environment and rural setting
- Concern development will increase traffic volumes through local streets
- Acknowledgement by the community that limited reticulated services are balanced by the lifestyle opportunities Longford offers
- Potential for more shops to cater for local convenience needs

Opportunities which were identified for Longford by the community include:

- Better road and pedestrian connections into the centre of town, including the primary school
- More local shops to reduce reliance on Sale for every day needs

- Enhance existing facilities and provide for open space within Longford
- Development should manage future bushfire risk
- Concern over maintenance of public open space on Hobstone Road (former quarry site)
- Manage traffic impact of heavy vehicles through Longford along its highways

Table 1 summarises the comments provided by the authorities and Government Departments on the Longford DP. Where appropriate, these comments have been incorporated into the final adopted DP, either represented on the Plan, or listed as a requirement for reasoning or permit applications.

Table 1 – Authority and Community Comments and Feedback

Authority and Community	Comments and Feedback	DP Response/Refer to
Country Fire Authority	The DP area is located within a nominated bushfire risk area.	The DP provides where practicable, edge roads to open space and other areas of bushfire threat.
	CFA supports a 150m buffer between existing pine plantations and residential development.	A bushfire assessment report assessing threats, risks and any required setbacks is required to be submitted as part of planning permit applications to inform road network and development setbacks. (See Section 5.5)
	CFA encourages the use of perimeter roads bushfire hazard areas and access/egress must be considered for the future community	
Department of Land, Environment Water and Planning (DELWP - Planning)	Supportive of preparation of Longford Development Plan and application of Rural Living Zone to support low density development to guide minimum subdivision size.	Preparation of the DP does not provide strategic justification to inform future rezoning requests. Preparation of the development plan provides the design framework as and when land is rezoned and developed.
		See Sections 5.3 and 5.4 which outlines the proposed Precinct-based approach to rezoning applications and the necessary information which is required for Council and the Department's consideration of rezoning requests.
		Council will work closely with DELWP (Planning) during consideration of applications of rezoning requests.
Department of Land, Environment Water and Planning (DELWP - Environment)	Modelled native vegetation as available on the Native Vegetation Information Management (NVIM) System should be used to inform future permit applications. Impact on federally listed species must also be considered.	Section 6.5 lists known background reports which will be required to support future rezoning and permit applications (including flora and fauna report and damage reports) to manage native vegetation and impact on Ramsar wetlands.
	The DP should highlight importance of protection and consideration of the Ramsar wetland precinct.	The Longford DP has had regard to property boundaries, presence of substantial areas of vegetation and makes reference to the importance these areas contribute to the biodiversity and character of Longford. Future permit applications must demonstrate how they actively respond to these site features.
	Subdivision layouts should have regard to the cumulative impacts on Victoria's biodiversity through clearing of vegetation (due to permitted fence line clearance provision for defensible space).	See Chapter 5 which details the DP vision and Chapter 6 which outlines its implementation.

Community + Stakeholder Consultation Findings, Continued

Table 1 Continued - Authority and Community Comments and Feedback

Authority and Community	Comments and Feedback	DP Response/Refer to
Gippsland Water (GW)	The Longford siphon sewer pipeline (east-west easement) traverses the site and is of regional importance and therefore must be considered in future subdivision design.	The DP proposes to use key sections of the east-west Longford sewer pipeline easement as part of the linear pedestrian/shared path link, feeding the DP area into the town core.
	GW supportive of using the sewer easement as part of the public open space link. Development must have regard to construction requirements across the sewer easement.	In other areas, the DP retains the Longford sewer pipeline within private allotments. Applications for subdivision must have regard to GW's construction and access requirements to their easement (See further information at Sections 5.5 and 5.6).
	Providing reticulated sewer to Longford problematic given implementation costs and timeframes.	The DP design requires a minimum lot size of 5,000m ² which will also provide space to accommodate septic sewer. However, as part of future reporting and permit application requests, land capability reports (and other necessary site specific assessments) will be required to confirm appropriate lot sizes.
		The DP (see Section 5.5) separately provides guidance on the "Town Core Precincts", providing opportunity for development intensification, if suitable.
West Gippsland Catchment Management Authority (WCA)	Supportive of creation of linear public open space reserve along Boggy Creek and its use as a key pedestrian link.	See Overall Design Requirements (Section 5.4) and Detailed Precinct 1 Objectives (Section 5.5) regarding creation of the Boggy Creek linear reserve, and treatment of designated waterway along South Gippsland Highway to Longford Loch Sport Road.
	Designated waterway running south to north along South Gippsland Highway to Longford Loch Sport Road will need to be protected.	
	Future development will need to consider stormwater quality in proximity to the Ramsar wetland area.	Chapter 6 details list of background reports required to accompany future planning permit applications, including drainage and environmental studies.

Table 1 Continued - Authority and Community Comments and Feedback

Authority and Community	Comments and Feedback	DP Response/Refer to
VicRoads	<p>Applications must include detailed traffic impact assessment which analyse intersections along arterial roads (RDZ1).</p> <p>Pedestrian paths along RDZ1 should be constructed of solid materials (bitumen or concrete) have a minimum 3m minimum setback to the RDZ1 pavement.</p> <ul style="list-style-type: none"> • If a structure is required as part of the shared path and is located within the clear zone, a roadside safety barrier is required. • Provision for the appropriate drainage must be considered. • Concept, functional and detailed design plans to be submitted to VicRoads for review and approval. <p>Longford Loch Sport Road</p> <ul style="list-style-type: none"> • Access to arterial roads will need to be minimised when possible. • Cross roads on arterial roads must be avoided if possible. 	<p>See Chapter 5 which details a list of background reports required to support any application for subdivision.</p> <p>The Development Plan minimises (where practicable) the number of access points onto RDZ1 through intersection spacing and use of existing paper roads and other road reservations to limit the total number of intersections created.</p> <p>The DP provides overall direction to minimise direct property access to RDZ1. However, some level of direct property access will be required/ necessary given the township context and low density nature of Longford, where the use of service roads and other controlled access points may not be viable. (See Section 5.6)</p>

4

LONGFORD SITE ANALYSIS

4.1

Purpose of the Site Analysis

This Chapter seeks to identify and clearly represent the relevant and overlapping characteristics and features of Longford. Each characteristic or theme is presented on an individual plan and will highlight where relevant opportunities which have informed the design of the DP and the requirements which underpin its implementation.

4.2

Land uses and Development Pattern

A - The historic township subdivision is located just north of the DP boundary and is characterised by smaller allotments (minimum lot size typically around 1000m²). Further intensification and subdivision in the Township Zone is constrained by lack of reticulated services and land capability.

B - Longford Primary School provides an important community focal point and facility.

C - General store and petrol station at key road junction serves community and passing traffic.

D - Existing golf course subject to residential development proposal.

E - Township 'core' area investigated for development intensification as envisaged by the Wairua, Sale North and Longford Structure Plan. DP will stipulate future development intensification potential within the Town Core and specific subdivision requirements for this area having regard to reticulated sewer constraints.

F - Existing development pattern characterised by relaxed road alignments and generally unconnected road network creating long court bowls. This road structure provides linked connectivity through Longford (link road provided to services a community). Opportunity to incorporate the existing developed areas into the DP area through pedestrian and road links wherever possible to enhance the level of connectivity between these areas.

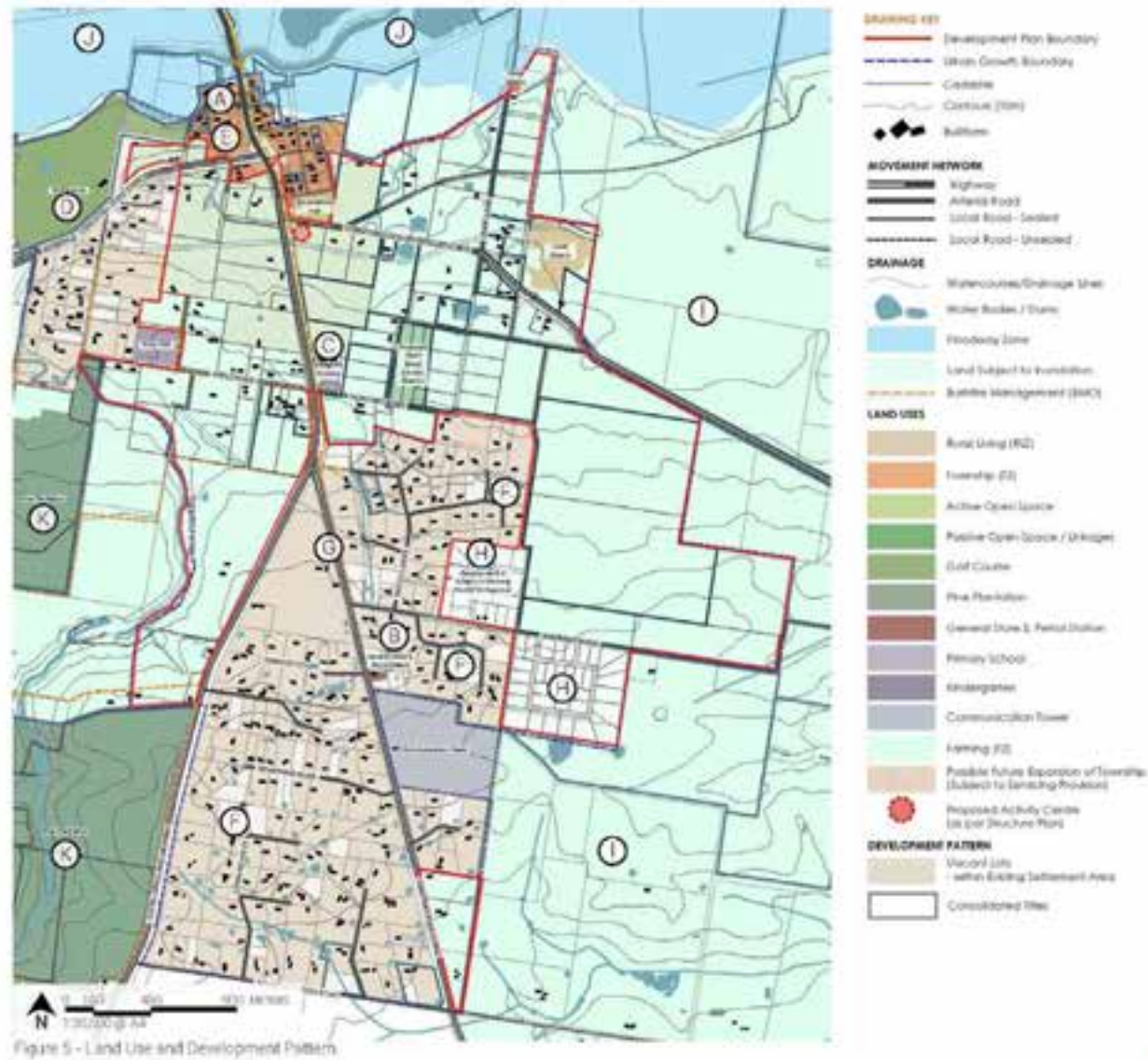
G - Typically, dwelling setbacks from streets are not uniform and neighbourhoods are characterised by the presence of clusters of vegetation both within road reservations and lots. This produces an informal, rural residential character. Opportunity to ensure the DP continues the organic, informal development and subdivision character of Longford.

H - Recent development approvals (CB2 and CB3) provides more linear road network and subdivision pattern with consistent lot sizes. Opportunity for the DP design to connect these newer subdivisions into DP area.

I - DP interfaces with farming land.

J - Ramsar wetlands are of international and regional significance. Future drainage and development implications along the interface must be considered as part of future rezoning and permit applications for subdivision.

K - Pine plantations and significant stands of native trees in and around the DP boundary provide distinct character setting. Future development design and siting of buildings must have regard to potential bushfire risks.



4.3

Road Network + Access

A - South Gippsland Highway forms a key north-south route, linking Longford to Sale in the north. South Gippsland Highway provides a key arterial road connection to Yarram and South Gippsland. Recent upgrade of South Gippsland Highway and provision of a shared path has provided better access into Longford from Sale.

B - Seaspray Road is an arterial road and provides access to the Esso plant.

C - Rosedale-Longford Road is an arterial road used as a link to between 90 Mile Beach and Princess Highway.

D - Longford-Losh Sport Road gains access to 90 Mile Beach and Gippsland Lakes and employment opportunities and other land uses such as Cowin's, Gippsland Ground Spread, Dutrons Downs and recreation opportunities such as Bruscia Motorcross Park.

E - The historic township centre is defined by the junction of Rosedale-Longford Road and Longford-Losh Sport Road.

F - The southern extent of Longford sits between the South Gippsland Highway and Seaspray Road.

G - Lots typically gain direct property access from the arterial roads.

H - A number of sealed and unsealed rural standard roads forms internal connections through Longford.

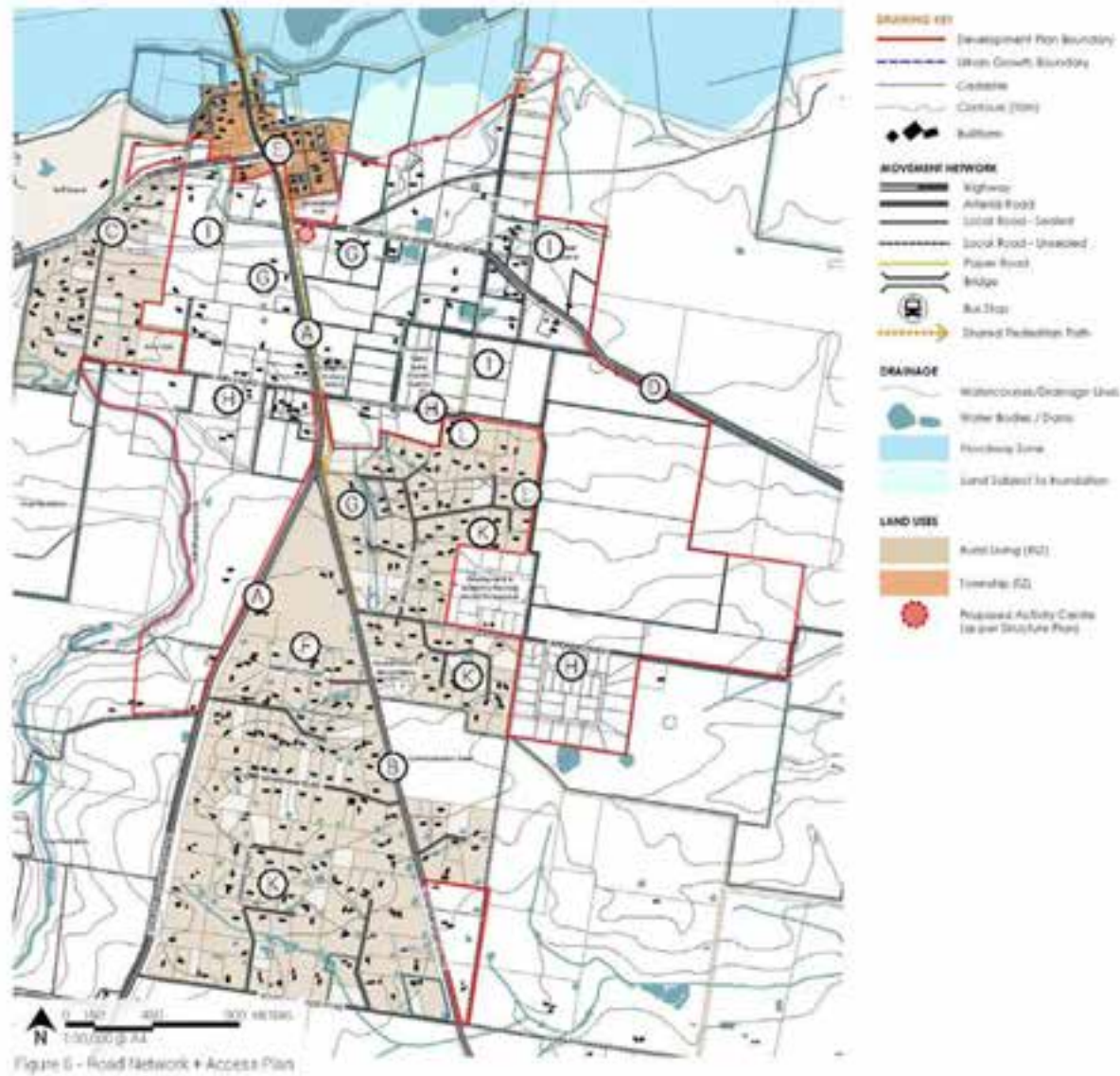
I - Paper roads (unconstructed road reserves) exist throughout Longford and provide opportunity to be used in future DP structure. Native vegetation within paper roads should be retained to ensure existing natural character of Longford is retained in future developed context.

J - Existing footpath connections are inconsistent throughout Longford. Opportunity for future development to connect and expand upon the pedestrian path network and linkages through Longford and as envisaged by the Structure Plan.

K - More recent road network provides an organic, meandering roads/streetscape character which respond to site features and topography. Whilst this is a valued character attribute of Longford, the network lacks connectivity and permeability. The DP recognises the opportunity adapt this valued informal character of streets whilst enhancing pedestrian and vehicle permeability throughout Longford.

L - Opportunity to integrate the existing areas of Longford into DP areas through use of green links and roads where possible.





4.4

Zones

A - DP area generally zoned Farming Zone. It is generally fragmented with small allotments limiting commercial farming opportunities. Anecdotally, it has been confirmed farming within some areas of Longford are not viable given the level of land fragmentation and generally small lot sizes. Chapter 6 and 7 will outline the process and requirements by which the land will be rezoned for rural residential development.

B - Amendments C83 and C84 which rezone land to the Rural Living Zone have been approved within the DP boundary. Regard to how these areas are integrated within the DP area has been considered in the design response.

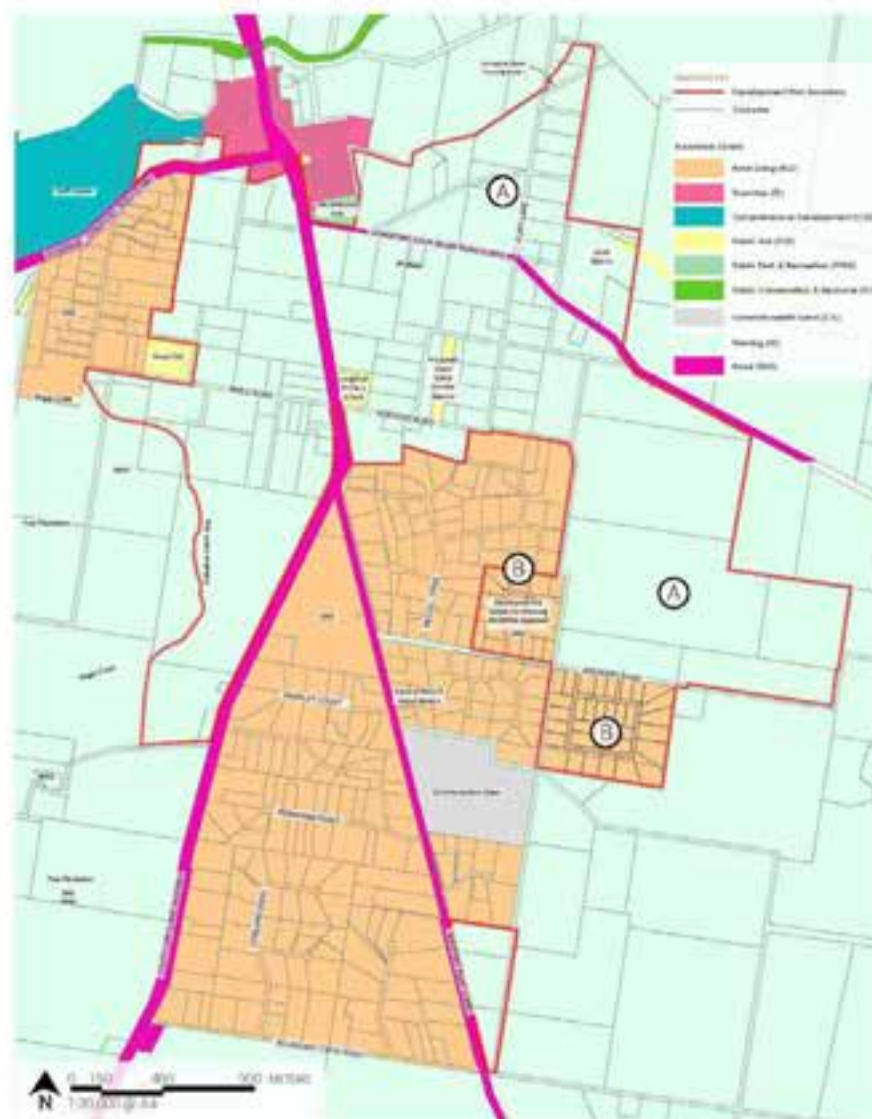


Figure 7 - Planning Zones Plan

4.5

Overlays

A – Floodway Overlay protects the Ramsar wetland system just north of the DP area. Regard to stormwater run-off from future development within the DP area is a key consideration of future development applications.

B – Existing Development Plan Overlays have been prepared both within and adjacent to the DP area, controlling the way in which future Development is to be managed.

C – Bushfire Management Overlay will influence future development requirements such as setbacks to vegetation and other bushfire risks.



Figure B - Planning Overlays Plan

4.6

Vegetation + Natural Influences

A- Exotic and native vegetation characterise Longford. Retention and incorporation of existing vegetation into lots and future road reservations will ensure this valued character attribute which defines Longford is retained as Longford develops.

B- Pine plantations located proximate to DP boundary. Future development and subdivision design to have regard to planted interface and bushfire risk associated with these areas.

C- Former quarry site valued by community for conservation and open space value.

D- Low ridge line is present in the southern extent of Longford, within the existing rural residential areas and forms a defining topographical feature.

E- Entry into Longford from north characterised by bridge connection which passes over Thompsons River and wetland area.

F- Local and internationally significant Ramsar wetland network defines northern extent of Longford and DP area. Future development must have regard to this sensitive interface and water quality from run off.

G- Key view line present along Seaspray Road provides a sense of place and character.



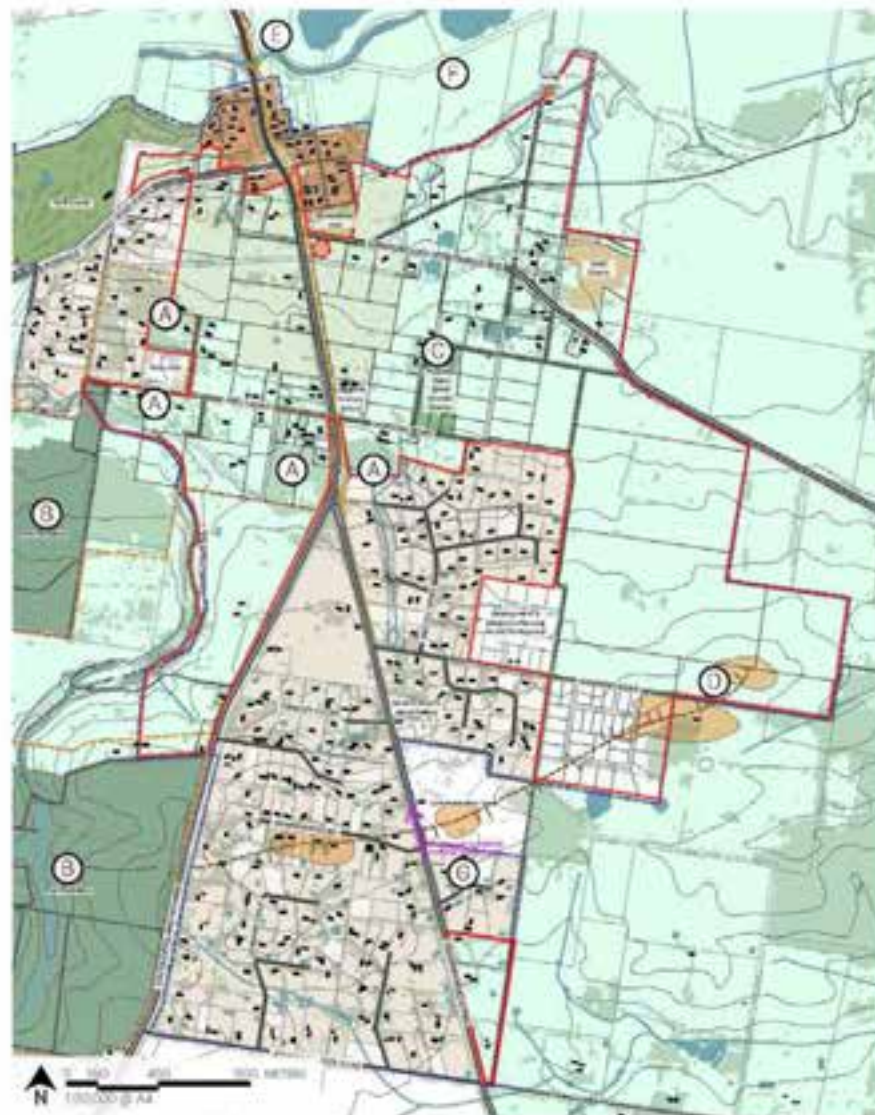


Figure 9 - Vegetation and Natural Influence Plan



4.7

Infrastructure + Drainage

The township is not serviced by reticulated water and sewer. Lots are reliant upon water tanks and septic tank systems.

A- Longford sewer pipeline easement is a regionally significant sewer asset which dissects Longford in an east-west direction. Gippsland Water is the relevant authority. Opportunity to utilise parts of the easement as a linear public open space link with a pedestrian path which connects the future Longford community to the town centre.

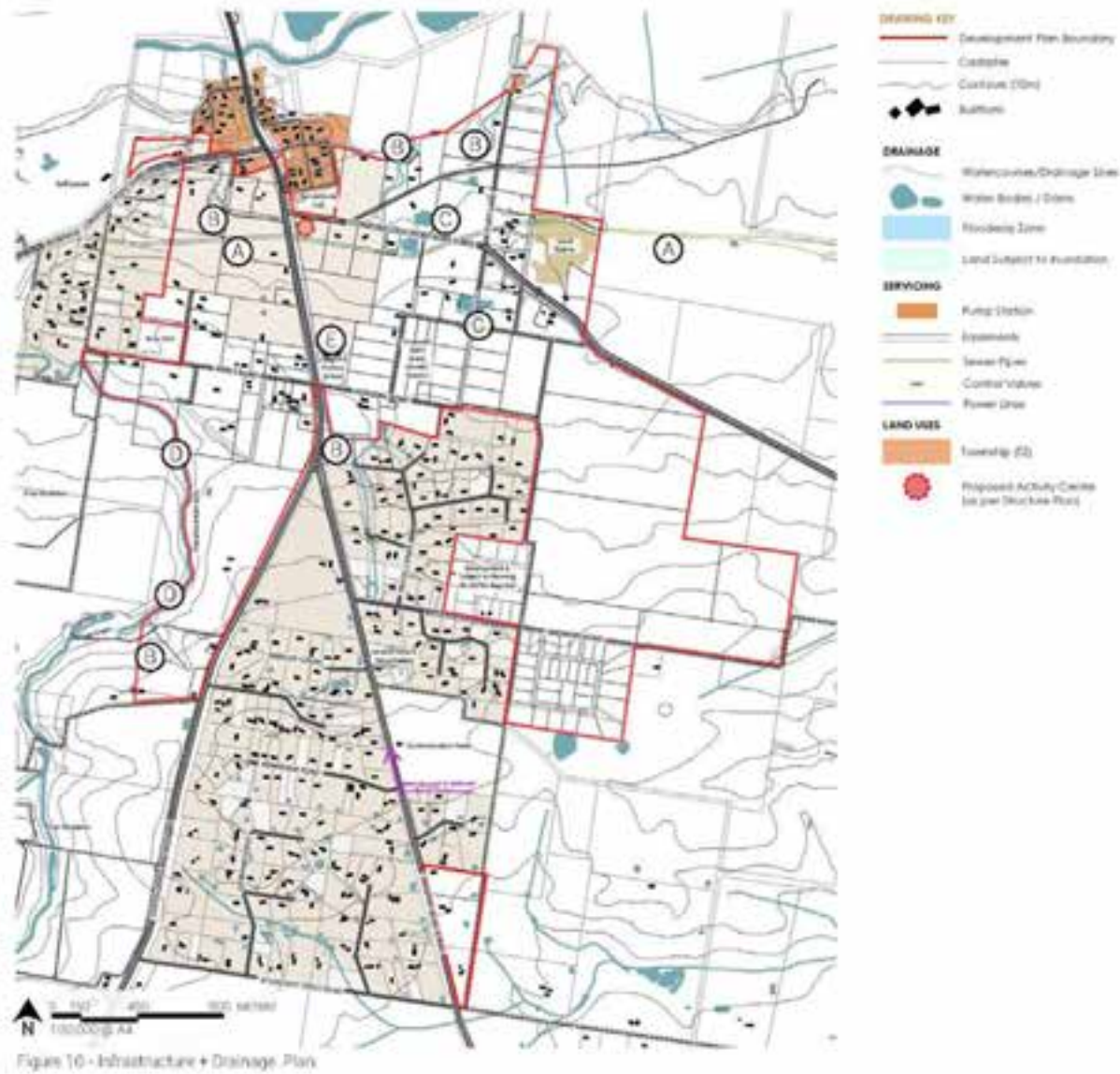
B- A number of undefined and defined drainage lines and waterways dissect the DP area and could be protected within existing road reservations, particularly along South Gippsland Highway.

C - Dams are present on a high proportion of properties.

D - Boggy Creek is currently within private allotments. Opportunity to create a linear open space link which can be used by the community as a walking path.

E - Hall and recreation hub on corner of Longford Loch Sport Road and South Gippsland Highway is another key community facility and passive open space.





4.8

Consolidated Site Analysis

Figure 11 consolidates the site analysis into a single plan.

As demonstrated through the layered site analysis, Longford is valued for its rural residential character which is typified by large allotments, generally varying in size and extent and pattern of development.

Newer development pockets tend to lend themselves to more regular subdivision patterns, however lot sizes are still reflective of the rural residential character. Trees and shrubs form a key character element which create an informal streetscape appearance. Roads are generally aligned having regard to the presence of vegetation and topography and to this end, are meandering. While long court bowls are generally a character element of Longford, the established network tends to lack connectivity and permeability between communities and Longford as a whole.

The DP therefore imbeds in its vision and principles the importance of maintaining the organic and soft road alignments which provide for quiet, safe streets, respond to vegetation, topography and other site features, whilst balancing with the need to ensure a level of connectedness.

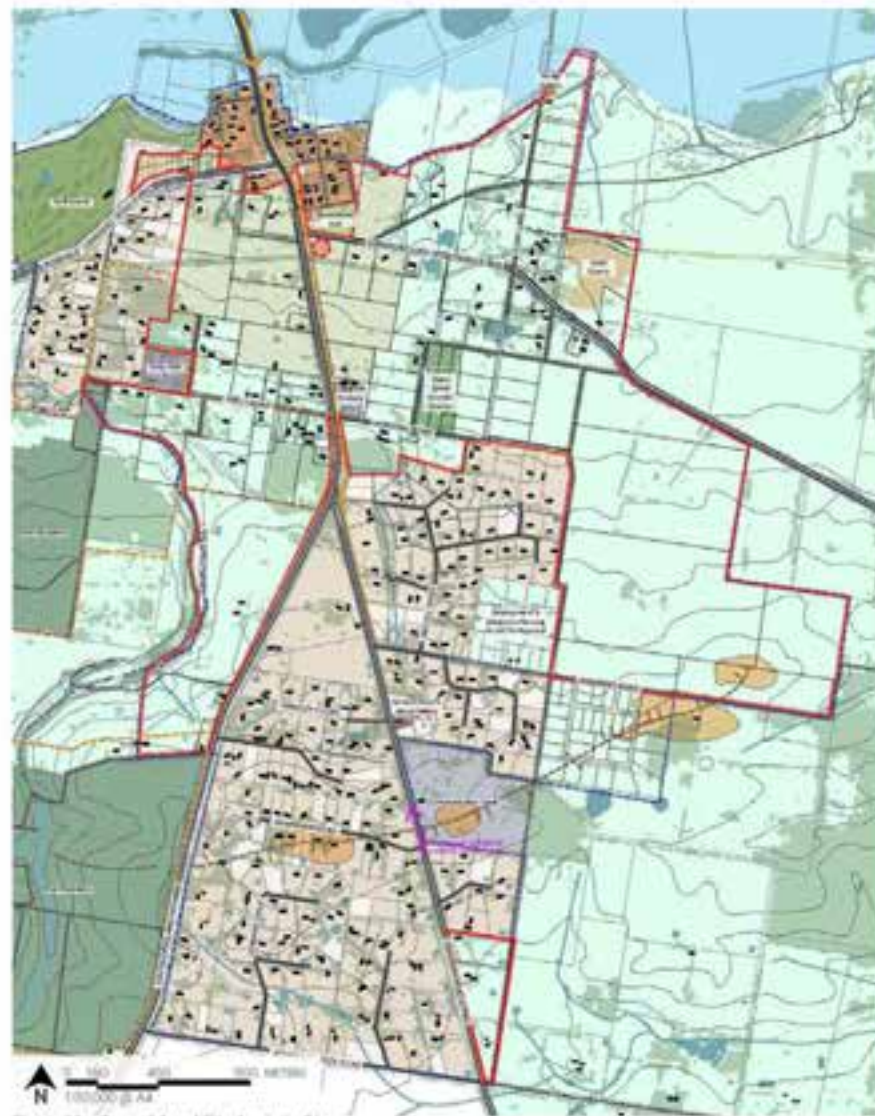


Figure 11 - Consolidated Site Analysis Plan

- DEVELOPMENT PLAN BOUNDARY**
- Development Plan Boundary
 - Urban Growth Boundary
 - County
 - County (Plan)
- INFRASTRUCTURE**
- Highway
 - Arterial Road
 - Local Road - Sealed
 - Local Road - Unsealed
 - Playa Road
 - Bridge
 - Water Treatment Plant
 - Wastewater
- ENVIRONMENT**
- Existing Vegetation
 - Reserve Management Unit
 - Reserve Vegetation
- DRAINAGE**
- Watercourse/Drainage Line
 - Water Bodies / Dam
 - Provisional Lake
 - Land Subject to Inundation
- TOPOGRAPHY**
- Highland
 - Valley
 - Escarpment / Ridgecrest
- SERVICES**
- Police Station
 - Fire Station
 - Public Library
 - Public Health
 - Public Health
- LAND USE**
- Residential (R2)
 - Residential (R3)
 - Residential (R4)
 - Residential (R5)
 - Residential (R6)
 - Residential (R7)
 - Residential (R8)
 - Residential (R9)
 - Residential (R10)
 - Residential (R11)
 - Residential (R12)
 - Residential (R13)
 - Residential (R14)
 - Residential (R15)
 - Residential (R16)
 - Residential (R17)
 - Residential (R18)
 - Residential (R19)
 - Residential (R20)
 - Residential (R21)
 - Residential (R22)
 - Residential (R23)
 - Residential (R24)
 - Residential (R25)
 - Residential (R26)
 - Residential (R27)
 - Residential (R28)
 - Residential (R29)
 - Residential (R30)
 - Residential (R31)
 - Residential (R32)
 - Residential (R33)
 - Residential (R34)
 - Residential (R35)
 - Residential (R36)
 - Residential (R37)
 - Residential (R38)
 - Residential (R39)
 - Residential (R40)
 - Residential (R41)
 - Residential (R42)
 - Residential (R43)
 - Residential (R44)
 - Residential (R45)
 - Residential (R46)
 - Residential (R47)
 - Residential (R48)
 - Residential (R49)
 - Residential (R50)
 - Residential (R51)
 - Residential (R52)
 - Residential (R53)
 - Residential (R54)
 - Residential (R55)
 - Residential (R56)
 - Residential (R57)
 - Residential (R58)
 - Residential (R59)
 - Residential (R60)
 - Residential (R61)
 - Residential (R62)
 - Residential (R63)
 - Residential (R64)
 - Residential (R65)
 - Residential (R66)
 - Residential (R67)
 - Residential (R68)
 - Residential (R69)
 - Residential (R70)
 - Residential (R71)
 - Residential (R72)
 - Residential (R73)
 - Residential (R74)
 - Residential (R75)
 - Residential (R76)
 - Residential (R77)
 - Residential (R78)
 - Residential (R79)
 - Residential (R80)
 - Residential (R81)
 - Residential (R82)
 - Residential (R83)
 - Residential (R84)
 - Residential (R85)
 - Residential (R86)
 - Residential (R87)
 - Residential (R88)
 - Residential (R89)
 - Residential (R90)
 - Residential (R91)
 - Residential (R92)
 - Residential (R93)
 - Residential (R94)
 - Residential (R95)
 - Residential (R96)
 - Residential (R97)
 - Residential (R98)
 - Residential (R99)
 - Residential (R100)
- DEVELOPMENT POTENTIAL**
- Undeveloped
 - Within Existing Settlement Area

5

THE DEVELOPMENT PLAN

5.1

Introduction

This Chapter will step through the Development Plan and how it is to be used by Council and future proponents and will make clear the underlying design principles and requirements for its successful implementation.

The Chapter will firstly provide an overview of the Development Plan at the township level to set the vision and establish the overall guiding principles that permit applications must have regard for, and respond to. It will then drill down and discuss in detail the specific design principles which are required at a precinct level and make clear on requirements which must be met at a minimum to inform future rezoning/amendment requests and permit applications.

5.2

The Development Plan Vision

The Longford Development Plan area captures approximately 572ha of land identified within the Warrak, Sale North and Longford Structure Plan. The Longford Development Plan vision is to provide for a cohesive design which responds to the Site Analysis (Chapter 4 and detailed further within this Chapter), and seeks to contribute to and enhance the natural qualities and character of Longford.

Longford is valued by its residents for its quiet and meandering streets, rural living lifestyle and its green, leafy character. The DP vision therefore deliberately imbues a level of flexibility to promote a site responsive design that is reflective of the existing character, whilst ensuring the key areas of connectivity is maintained.

Consistent with the vision of the Sale, Warrak and Longford Structure Plan, the DP enhances connectivity both pedestrian and vehicular movement through Longford, linking Precincts together and to the key destination points such as the primary school, town core and open spaces in concentric loops which will ultimately connect to the existing path network to Sale.

The DP recognises separately the importance of the Town Core area, where future development intensification is possible, subject to availability of services (particularly reticulated sewer).

Importantly, the Development Plan vision is to positively facilitate development of Precincts independently from one another and provides certainty to future proponents on the key areas of infrastructure which will need to be delivered with development.

5.3

The Development Plan Design Parameters

The primary intent of the Development Plan is to respond to fragmented landholdings, and allow each parcel of land to be developed appropriately without jeopardising the development potential of, or being overly reliant upon, neighbouring parcels. In addition to this, responding to all existing residential dwellings within the development fabric was a primary goal in the creation of the DP to allow all landowners the option of retaining their current dwellings within the development of their land.

As will be elaborated upon further within Section 5.4, the DP has been divided into Precincts, which are defined by consolidated land ownership, natural and constructed boundaries such as creek lines and arterial roads. This will ensure growth and development of Longford is controlled in a way that allows for projects to be delivered independently and infrastructure is delivered specific to the Precinct requirements.

Roads straddling boundaries were avoided where possible in order to ensure developers can provide infrastructure directly to their parcel of land. Some areas of the DP feature a number of titles that have consolidated ownership, enabling greater control and influence over the construction and infrastructure delivery time frames. Other titles are constrained by vegetation and other encumbered land, width of title, which have influenced the overall design.

The street level layout was designed in response to individual land parcels, where lot depths and street orientation were partially determined by the overall dimensions of individual parcels (and a minimum lot size of 5,000m²), while ensuring that

5.4

The Development Plan Structure and Use of Precincts

one development won't compromise the integrity of the DP area as a whole. A concerted effort was also made to avoid four way intersections in order to minimise infrastructure delivery costs. This has been achieved where possible, by staggering and offsetting of local roads (which also increases lot frontage and diversity).

The DP separately identifies the Town Core (which spans three Precincts) and will provide requirements on permit applicants to ensure future subdivision applications do not prejudice the ability for this important central area to intensify when reticulated services (including sewer) is made available.

While the DP does show a linear representation of the future roads and township flexibility is ultimately dependent on preparing back into the DP requirements so that each take on its own subdivision and provide significant reflection of the existing area of Longford.

The Longford Development Plan covers an extensive area and is highly fragmented. Growth of Longford is relatively slow compared to Sale and other larger settlements within Wellington Shire. Longford provides a unique lifestyle offering to the Shire, given the interplay between the following:

- The township's proximity to, and reliance on, Sale and the services, higher order retailing and other facilities it offers residents;
- The township's offering as predominately rural living/low density living settlement;
- The township's complex site conditions and attractive natural character and setting; and
- Limited servicing availability and fragmented nature.

Given the complex nature of these competing site features and characteristics, development of the township is expected to occur incrementally over time, as and when market conditions permit and minimum requirements are met as set out Chapter 5.

To this end, the Longford Development Plan proposes the use of clearly defined precincts (see Figure 15) which will assist in facilitating and "unlocking" the development potential of the township of manageable scale, as required.

The benefit of a precinct-based approach provides certainty to Council, the community and proponents on what Council will expect as a minimum in its assessment of future rezoning and permit applications, and importantly, breaking the DP into clear precincts will:

• Consolidate township development at a national scale having regard to known development intent, site conditions and influences, land use, existing patterns and the boundaries.

• Enable proponents to easily anticipate future requirements and deliver proposals as a precinct or precincts.

• Provide a clear basis for infrastructure delivery at the precinct level that is, it will anticipate what infrastructure must be delivered with development for each Precinct.

• Make clear where flexibility within each precinct is permitted.

• Having the strategic basis for future rezoning requests and permit applications is transferred to proponents, Council and the community.

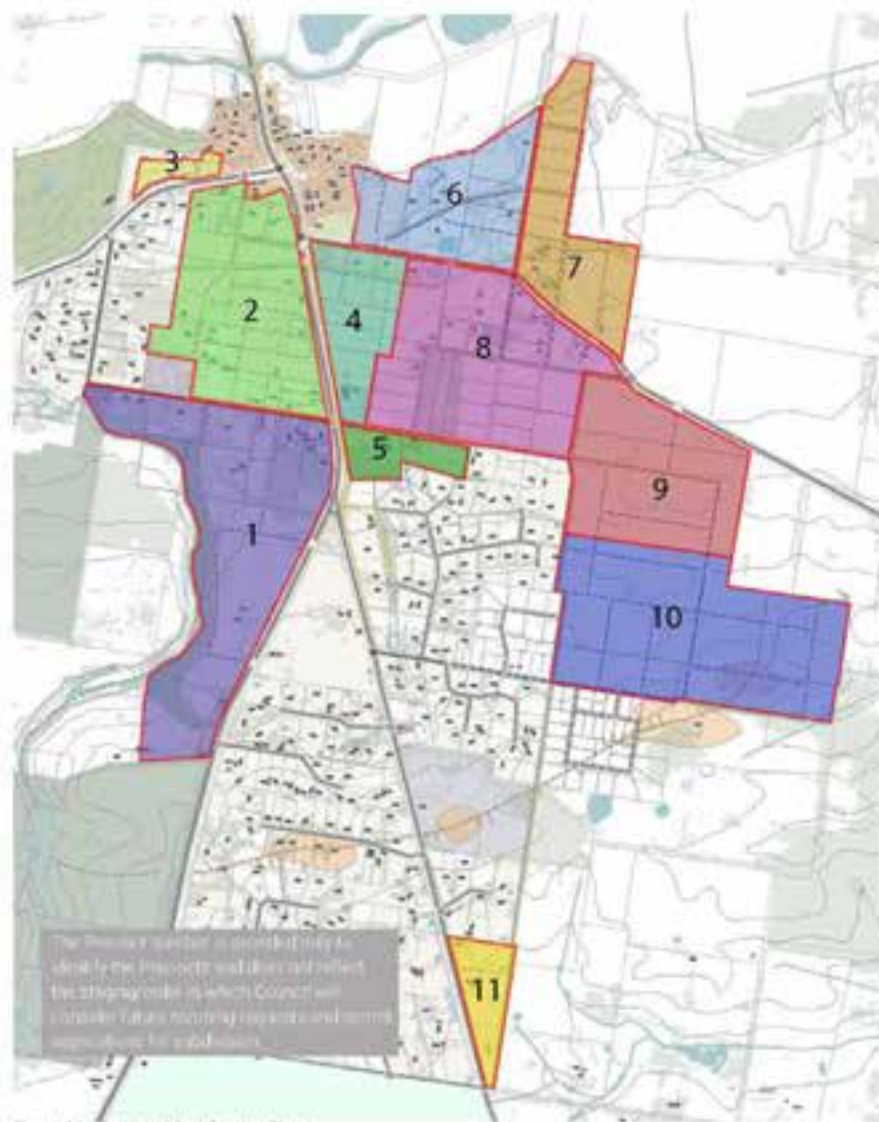


Figure 12 - Precinct Identification Plan

5.5

The Development Plan – Overall Requirements

The Longford Development Plan is provided in Figure 13.

Table 2 provides a high level indicative land budget which provides an indicative yield based on an average lot size of 8,000m². The minimum lot size envisaged for the DP area is 6,000m², however a higher average lot size is used for the purposes of calculating a more accurate yield (acknowledging not all Titles will be able to be subdivided to 6,000m² given physical constraints e.g. dense vegetation and land capability).

The Overall Design Objectives provided in Table 3 are the same across every precinct (except where specified) and must be demonstrated by proponents for future rezoning/amendment requests and permit applications.

Appendix A contains a version of the Development Plan with indicative subdivision layout (lot boundaries) to graphically depict how the road network has been designed having regard to property boundaries. This is provided as a guide only.

Table 2 - Indicative Land Budget

Precinct	Total Area (ha)	COA (ha)	Indicative Yield (@ 8000m ²)
1	96.9	77.6	97
2	67.2	64.0	80
3	4.5	4.3	5
4	26.3	23.2	29
5	11.3	11.3	14
6	42.4	40.4	50
7	39.0	34.7	43
8	77.6	63.8	80
9	58.6	56.5	71
10	95.2	92.6	116
11	13.2	13.2	16.5
Overall DP	532.2	481.5	602

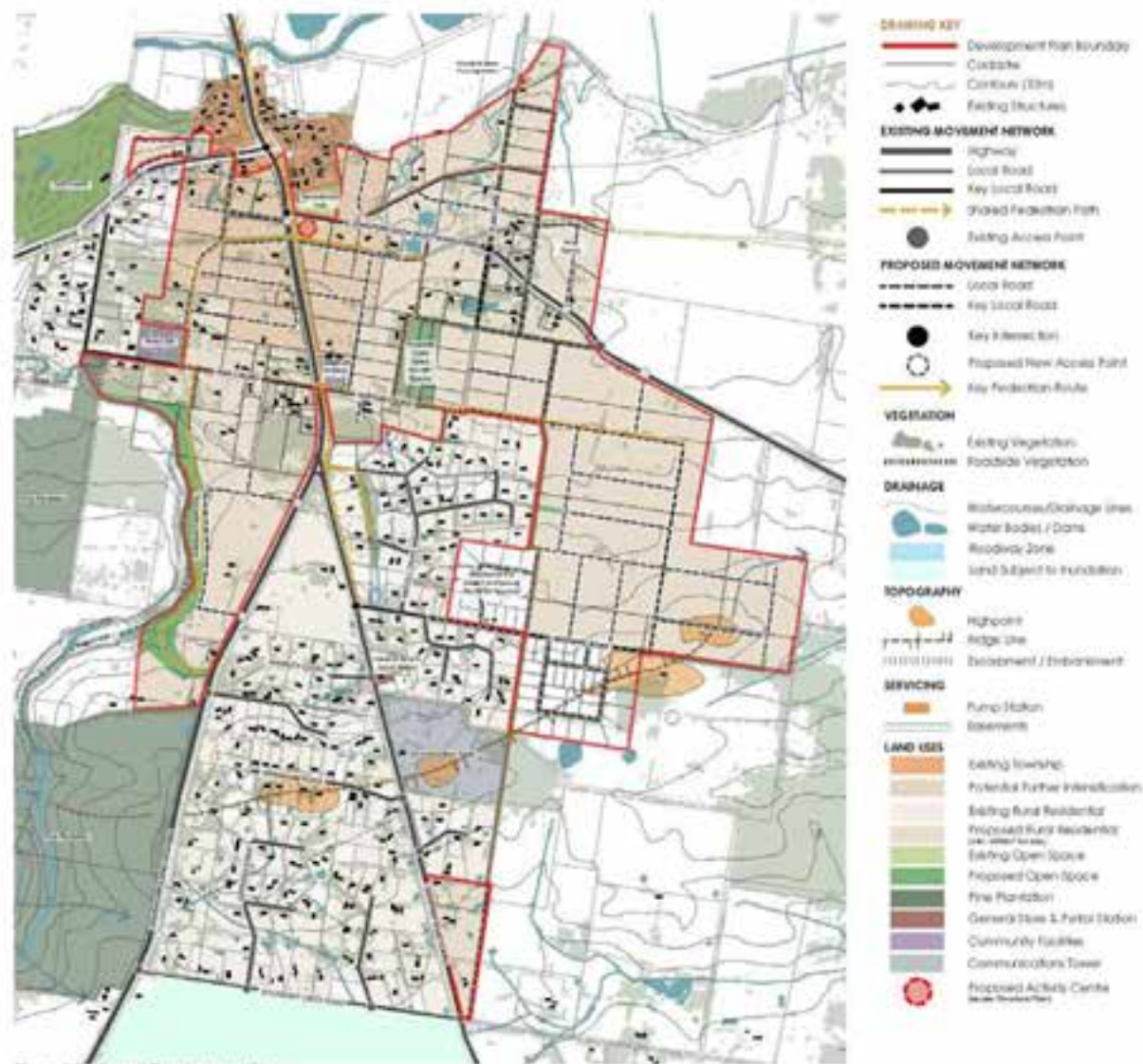


Figure 1.3 - Overall Development Plan

Table 3 – Overall Design Requirements

Development Plan Element	Overall Design Requirements
1 Subdivision Pattern	1a Subdivision designs must deliver the level of connectivity shown on the DP in a manner reflective of, and that will contribute to, the character of Longford.
	1b Where a change or deviation in the road network is proposed from that shown in the DP it must be demonstrated that the change/s do not compromise the ability for adjoining properties or precincts to access their landholdings and to efficiently subdivide to the minimum specified lot size.
	1c A range of lot sizes are encouraged above the minimum specified lot size.
	1d Low density streetscape character is encouraged through staggering dwelling and building setbacks and incorporating existing vegetation and other site features within lots and streets where possible.
	1e Within the designated "Town Core" area which covers parts of Precincts 2, 4 and 6, applications for subdivision must demonstrate how development can be intensified over time, using the road structure set out by the DP.
	The re-subdivision potential of the Town Core must be demonstrated through submission of subdivision layout plan which indicatively demonstrates how lots could be re-subdivided. The siting of dwellings on lots must have regard the future ability to subdivide lots by incorporating building envelopes which restrict the location of the construction of buildings or other mechanism.
	Figure 14 demonstrates how re-subdivision could be designed using battle-axe configurations or two-lot subdivision.
2 Movement Network	1f Unless otherwise specifically shown or stated within the Precinct Requirements, dwellings must be designed to front onto roads.
	1g Unless agreed with Council, there should be one property access per allotment.
	2a Existing road reserves (including paper roads) should be used as part of the subdivision design to ensure efficient use of land and ensure a well-connected road network.
	2b Each precinct must upgrade and/or construct roads to standards as per the Infrastructure Design Manual. Council encourages road deviations and deflections, changes in road priority and will relax minimum road cross-sectional requirements where there is justification in terms of enhancing local streetscape and character outcomes.

Table 3 Continued – Overall Design Requirements

Development Plan Element	Overall Design Requirements
	2c. Where possible, direct property access to a Road Zone Category 1 (roads controlled by VicRoads) should be limited. Assessment of subdivision layouts will have regard to the rural residential context of Longford.
	2d. Each precinct must deliver Key Access Points and Key Intersection Points in the locations shown on the DP. These access points can be shifted slightly if required to respond to important site features and in response to enhancing character attributes (such as existing vegetation) within the subdivision layout, however their general spacing and number provide important connections to adjacent precincts and the overall movement network envisaged by the DP.
	2e. Secondary Access Points and Secondary Intersection links are shown on the DP to ensure efficient subdivision layout. These links are flexible in their exact location and alignments and their alignments are encouraged to respond to site features. Applications which seek to realign secondary links must demonstrate changes will not impact on the ability for adjoining properties and precincts to subdivide and that connectivity as envisaged by the DP is maintained.
	2f. Developers must construct paths in the locations as shown on the detailed Precinct plans in Section 5.6. The paths are nominated as either a footpath (1.5m) or shared path (2.5m) and are incorporated as part of the road cross-section or within nominated green links. The location of paths encourage movement around Longford and to key destinations such as the primary school and recreation hub, Sale, etc.
	2h. All infrastructure nominated for a Precinct (such as roads, intersections and paths) which may straddle or overlap Precinct boundaries must be constructed as part of delivery of that Precinct. This requirement must be met unless infrastructure is already delivered as part of another Precinct.
3. Township Character	3a. An application for subdivision must provide a site description and plans demonstrating how the proposed subdivision design will conserve and contribute to the character as outlined for the Precinct and Longford more generally. Council will support designs which actively respond to site features, constraints and will positively integrate with the established character of Longford.
	3b. Wherever possible, at least one road interface should be provided to existing and proposed public open space and uses such as the conservation public open space on Hobsons Road, the Pony Club, and future Boggy Creek linear drainage reserve to promote active lot frontage to these open spaces.
	3c. Use of rural style boundary fencing e.g. post and wire is preferred to retain the rural character of Longford. If alternative fencing materials are used, 3m of screen planting is required to soften the appearance.

Table 3 Continued – Detail Design Requirements

Development Plan Element	Overall Design Requirements
4 Vegetation	4a: Trees and shrubs (both native and exotic) should be retained wherever possible in road reservations or private allotments. The use of building envelopes to protect trees in private allotments or other mechanism is encouraged.
	4b: Subdivision design must limit bushfire risk through providing edge roads to fire threats where possible and/or applying appropriate development setbacks/buffers to buildings (such as 150m to pine plantation as per CFA requirements).
	4c: Subdivision design must respond to biodiversity values.
5 Drainage + Servicing	5a: Each lot created must ensure its size and land capability will support septic power, on site water, retention of key stands of native vegetation and any other constraints which may be identified. Council will support use of building envelopes and other mechanisms which define these requirements.
	5b: Where practicable, existing drainage lines/waterways should be retained within road reservations.
	5c: Drainage requirements must be considered on a Precinct-basis.
	5d: In Precincts 2, 4 and 8, the existing east-west Longford siphon sewer easement will become an important public linear link containing a shared path. In accordance with GW requirements, no driveway crossings will be permitted across the link. An edge road treatment along the southern side of the linear path link must be provided to ensure lots front onto the green link and to provide passive surveillance. Given the importance of the sewer easement, no additional services or other development aspects can be located within the easement. Any road crossings across the easement must be perpendicular.
	5e: External to Precincts 2, 4 and 8, the east-west Longford siphon sewer easement must be retained within private allotments, to the satisfaction of GW.
	5d: Precincts 2, 4, 3 and 6 are nominated potential areas for reticulated sewer and development intensification. See Requirement 1.e.

Figure 14 - Example of "Towns Core" intensification



5.6

The Development Plan – Detailed Precinct Design Requirements

This section drills down and discusses each Precinct in detail.

A Precinct Site Analysis has been completed which has informed the Precinct Design Requirements. Similar to the Overall Design Requirements listed in Section 5.5, the Precinct Design Requirements must be addressed by future proponents within permit applications.

The Detailed Precinct Requirements will identify infrastructure which **must** be delivered by developers within each Precinct as part of subdivision. In summary:

- **Key Access Roads** and **Key Intersection Points** must be delivered with development of a Precinct in the locations generally depicted on the DP. Their connections are crucial to the overall connectivity through Longford.

Key Access Roads and Key Intersection Points that must be delivered are denoted on each Precinct as follows:

Key Access Roads: 
Key Intersection Points: 

- **Secondary Access Roads** and **Secondary Intersection Points** are not essential to the higher order connections through Longford, however these still provide connections within precincts and ensure each title can be subdivided without becoming land locked or reliant upon other properties. These connections and intersections are flexible subject to detailed rationale and justification.

Secondary Access Roads and Secondary Intersection Points are denoted on each Precinct as follows:

Secondary Access Roads: 
Secondary Intersection Points: 

- **Pedestrian Paths** and **Shared Paths** must be delivered with development and are nominated in relevant Precincts along key road connections and within dedicated green links. The Precincts will differentiate between pedestrian paths which are 1.5m-wide, and shared paths which are 2.5m-wide. Pedestrian paths and shared paths are denoted on each precinct as follows:

Pedestrian Path: 
Shared Path: 

- **Drainage** to be received and delivered at the Precinct level

As stated within the Overall Design Requirements (Table 3), the road network is represented in the DP in a linear fashion. However, the DP Requirements encourage flexibility in their alignment to respond to site features and other contributing character elements which will ensure development enhances and responds to the existing character of Longford.

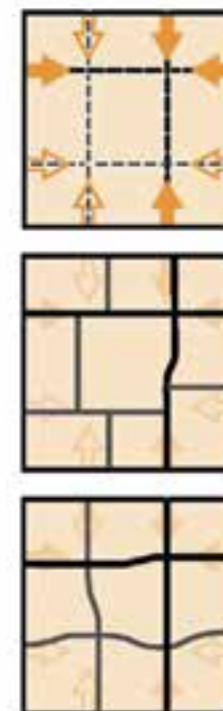


Figure 15 – Illustrating the intended flexibility of the plan

mesh 37

P1

5.6.1

Precinct 1 Site Analysis

Location Plan



Precinct Area: 95.9 ha

Topography: Falls generally to the west towards Boggie Creek.

Current Use: Large rural residential properties of various sizes and vacant paddocks.

Current Planning Zone: Farming Zone.

Features: Significant clusters of vegetation in the north-east corner and north-west corner of the precinct. Escarpment along the southern portion of Boggie Creek.

A - South Gippsland Highway forms key north-south arterial connection and eastern boundary of Precinct 1. The Highway contains significant stands of roadside vegetation along its length, offering both conservation and local character value to Longford. Direct property access should be limited where possible to protect the presence of vegetation and the arterial road function.

B - Abies Road forms the northern boundary of the Precinct. It is an 80km road, unsealed road.

C - Boggie Creek forms the western boundary. Currently the creek sits within multiple private ownership, however opportunity to preserve and enhance the creek corridor in a linear public open space reserve with shared path connection. The western boundary also abuts a pine plantation. Development interfacing with vegetation must have regard to bushfire risk and implement appropriate setbacks.

D - Southern boundary defined by pine plantation and DP boundary extent. Development should respond to this interface and bushfire risks as necessary.

E - Precinct is characterised by large intact clusters of existing vegetation (both native and exotic). Opportunity to retain all forms of vegetation within future subdivision layout for conservation and character value of Longford.

F - Easement traverses through multiple properties. Future subdivision designs must respond to the easement depending on its purpose.

G - Land falls toward Boggie Creek and an escarpment is present on its western side forming a notable natural landscape element.

H - Existing rural roads create opportunity for internal access and connectivity within Precinct.

I - Existing properties subdivided in north-east corner of the site. Limited further subdivision potential.

J - Multiple properties currently gain direct access from South Gippsland Highway.

K - Pony Club located on northern side of Abies Road. Softened by existing vegetation along Abies Road.

Figure 15 – Precinct 1 Site Analysis Plan



mesh

Precinct 1 Design Requirements

Location Plan



A – Where possible, limit direct property access to South Gippsland Highway through spacing of driveways or orientating lots to side onto South Gippsland Highway.

B – Two Key Intersection Points. The Key Intersection Points into the precinct have had regard to existing intersection spacings along the highway and disruption to roadside vegetation.

C – Key Access Road must be delivered which loops through Precinct and provide an edge road treatment to the Boggy Creek Reserve. Lots to front onto Boggy Creek to activate and promote its use.

D – Key Access Road within existing road reservation to be upgraded to rural standard and connect south to east-west Key Access Road.

E – Land to be subdivided to facilitate the creation of the Boggy Creek Linear Reserve (public reserve) to provide for its protection and recreation opportunities. The total amount of land required for Boggy Creek Linear reserve is subject to drainage advice and discussions with the CMA and Council.

F – Requirement for construction of a shared path along the Boggy Creek Reserve, linking to the South Gippsland Highway and Abels Road.

G – Delivery of pedestrian path required along south side of Abels Road.

Precinct 1 Indicative Land Budget

Gross Developable Area: 77.6ha

Average Lot Size: 8000m² (min 6000m²)

Indicative No. Lots: 97

Figure T7 – Precinct 1 Design Requirement Plan



DRAWING KEY

- Precinct Boundary
- - - Existing Title Boundary
- - - Urban Growth Boundary
- - - Indicative Lot Boundary
- Contours (10m)
- ~ Watercourse
- Existing Homes and Structures

PROPOSED MOVEMENT NETWORK

- Existing Road Reservation
- Upgrade Unsealed Road to Rural Standard
- Extend Road to Rural Standard Within Existing Reservation
- Use Existing Road Reserve as Green Link
- Existing Sealed Road to Provide Access to the Precinct
- Proposed Key Access Road
- Proposed Secondary Access Road
- Proposed Pedestrian Green Link
- Existing Pedestrian Path
- Proposed Shared Path (sewage)
- Proposed Pedestrian Path
- Key Intersection Access Points

INTERFACES

- Residential Properties to Provide Positive Outlook

USES

- Proposed Low Density Residential (min. 400m² lot size max. 8500m²)

VEGETATION

- Existing Vegetation
- Proposed Activity Centre (to give structure to Precinct)

mesh 11

P2

5.6.2

Precinct 2 Site Analysis

Location Plan



Precinct Area: 57.2 ha

Topography: Falls generally to the north forming a drainage line in the north of the precinct.

Current Use: Large rural residential properties of various sizes and vacant paddocks.

Current Planning Zone: Farming Zone

Features: Significant clusters of vegetation in the south west corner of the precinct and within the adjacent cemetery.

A - South Gippsland Highway forms a key north-south arterial connection and eastern boundary of Precinct 2. The Highway contains significant stands of roadside vegetation along its length, offering both conservation and local character value to Longford. Direct property access should be limited where possible to protect the presence of vegetation and the arterial road function.

B - Rosedale-Longford Road and existing Township Zone forms the Precinct's northern boundary.

C - Western boundary defined by existing rural living lots, many of which are undeveloped.

D - Abels Road forms the Precinct's southern boundary and interface. It is an 80km/hour, unsealed road.

E - Large intact areas of vegetation currently contained within existing allotments contribute to local character.

F - Longford Siphon Sewer Pipeline easement (regional significance) traverses the site. Opportunity to create linear open space reserve linking the Precinct to the east side of South Gippsland Highway. Subdivision design must have regard to road access and construction constraints within and cross the easement.

G - Existing unsealed road reservations provide access opportunities into Precinct from Rosedale-Longford Road and Abels Road.

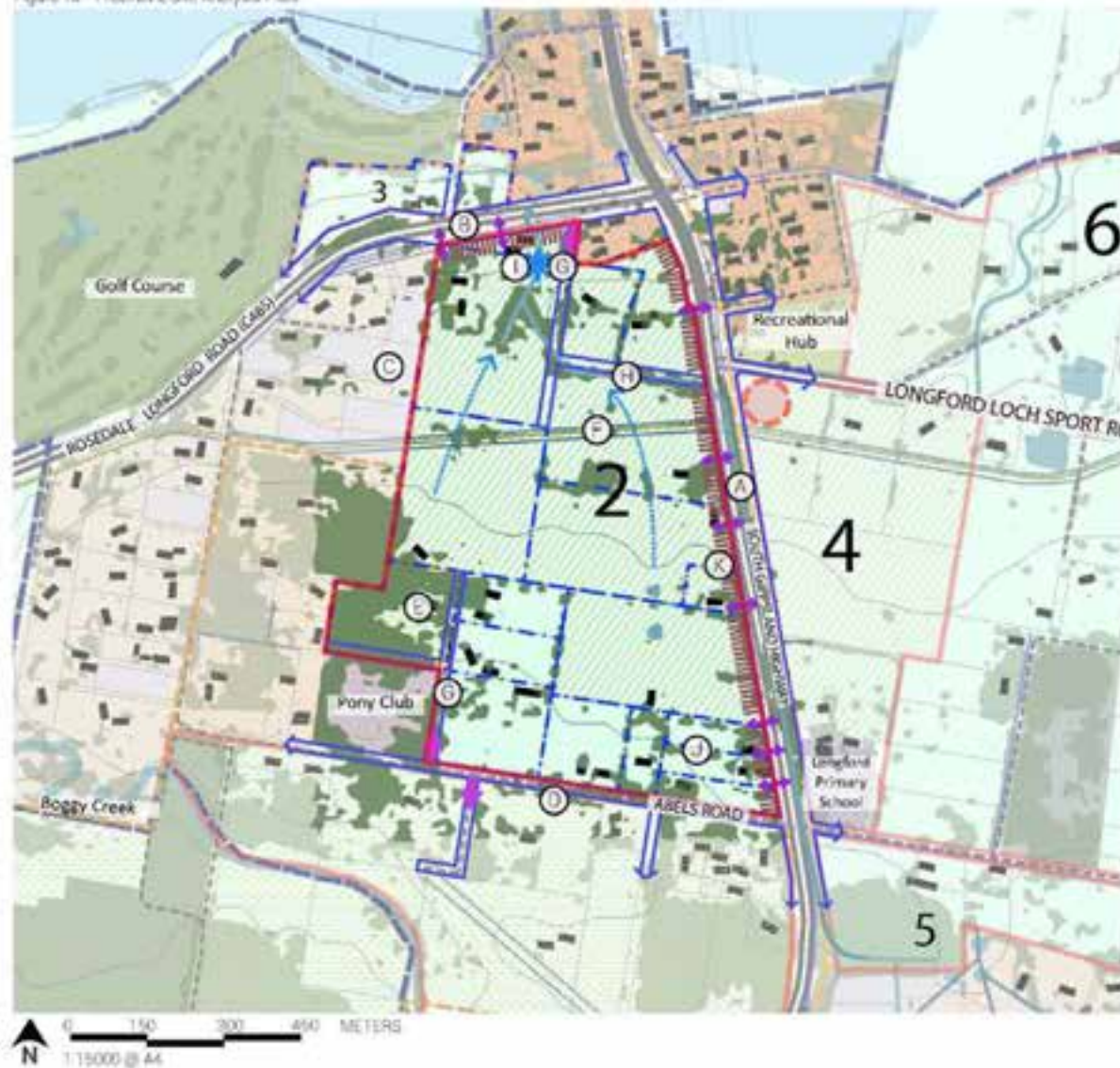
H - Existing paper road provides access opportunity into Precinct and trees within its reserve should be retained within the cross-section.

I - Existing drainage line and low point.

J - Existing properties subdivided in south-east corner of the precinct. Limited further subdivision potential.

K - A number of lots currently achieve direct access from South Gippsland Highway.

Figure 18 – Precinct 2 Site Analysis Plan



mesh 02

Precinct 2 Design Requirements

Location Plan



- A** - Limit direct property access to South Gippsland Highway (where possible) through spacing of driveways or lot sidings.
- B** - Use and upgrade existing road reserve from Abels Road and Rosedale - Longford Road to create north-south Key Access Intersection and Key Access Road through the precinct.
- C** - Construction of Key Road Intersection and Key Road Access within existing paper road from South Gippsland Highway to provide property access and subdivision potential to the abutting lots.
- D** - Construction of Key Access Intersection and Key Access Road immediately south of linear pedestrian link (power easement) to unlock development potential of this property and provide for development frontage to the linear link.
- E** - Path connections must be delivered along north-south Key Local Road Link and east-west along linear pedestrian link (in locations as shown) and will ultimately connect to the broader Longford path network.
- F** - Subdivision design to utilise east-west power easement as a linear pedestrian link. Balance of power easement west of the Key Access Road to be retained within future allotments.
- G** - Secondary Access Road creates loop to maximise subdivision potential of lots and to manage direct property access to South Gippsland Highway.

H - Subdivision applications must demonstrate future subdivision intensification within the area highlighted within the "Township Core". (See Requirement 1e contained within Table 2).

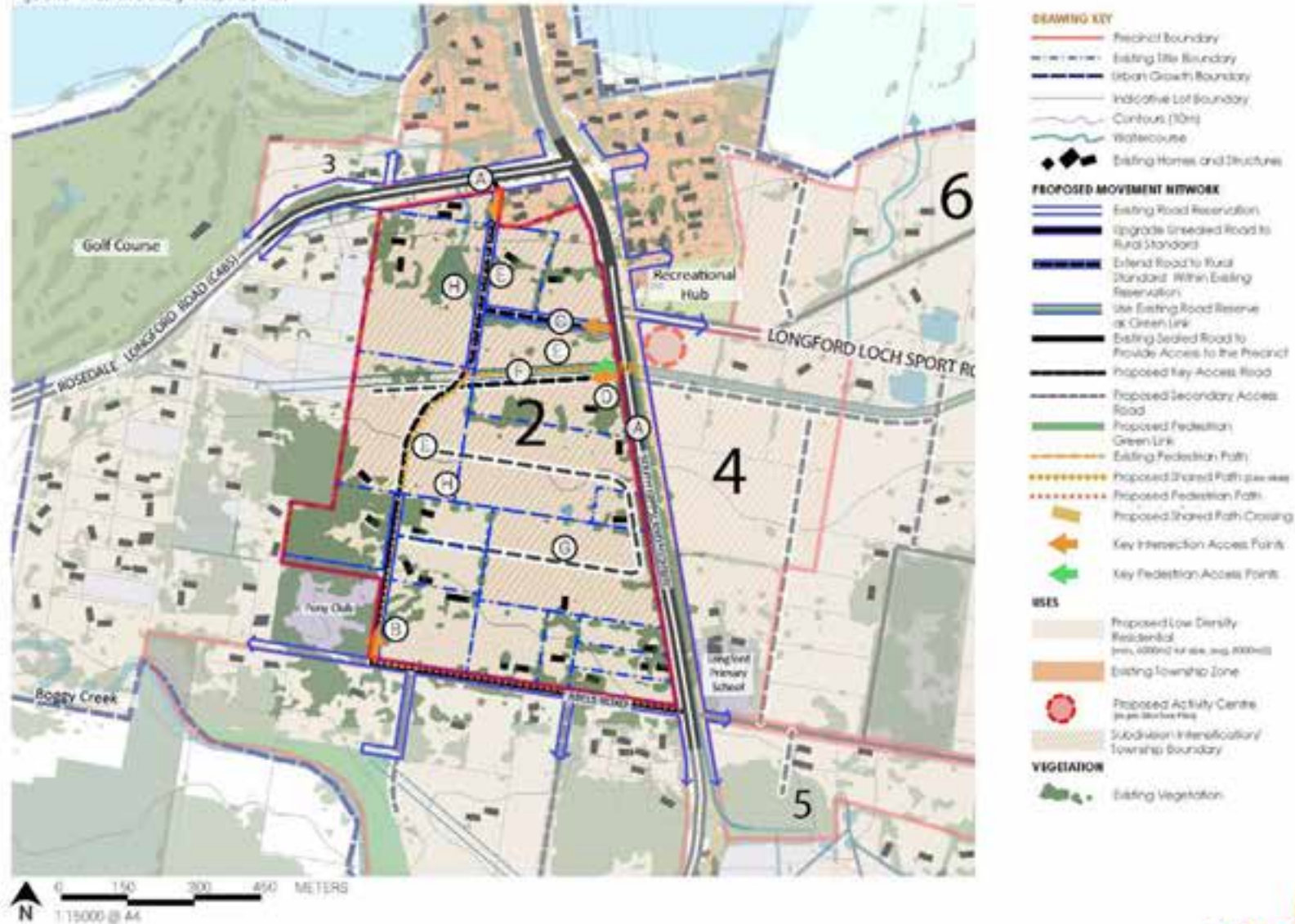
Precinct 2 Indicative Land Budget

Gross Developable Area: 64ha

Average Lot Size: 8000m² (max 6000m²)

Indicative No. Lots: 80

Figure 19 – Precinct 2 Design Response Plan



mesh

P3

5.6.3

Precinct 3 Site Analysis

Location Plan



Precinct Area: 4.5 ha

Topography: Gently falls north.

Current Use: Two rural residential properties

Current Planning Zone: Farming Zone

Features: Interfaces with Golf Course (Comprehensive Development Zone) to the north and west. Interfaces with Township Zone to the north east and east.

A - Rosedale-Longford Road forms the Precinct's southern boundary and contains roadside vegetation. Significant stand of road side vegetation provides a green gateway experience into Longford from Rosedale. Opportunity to retain vegetation where possible in future subdivision layout.

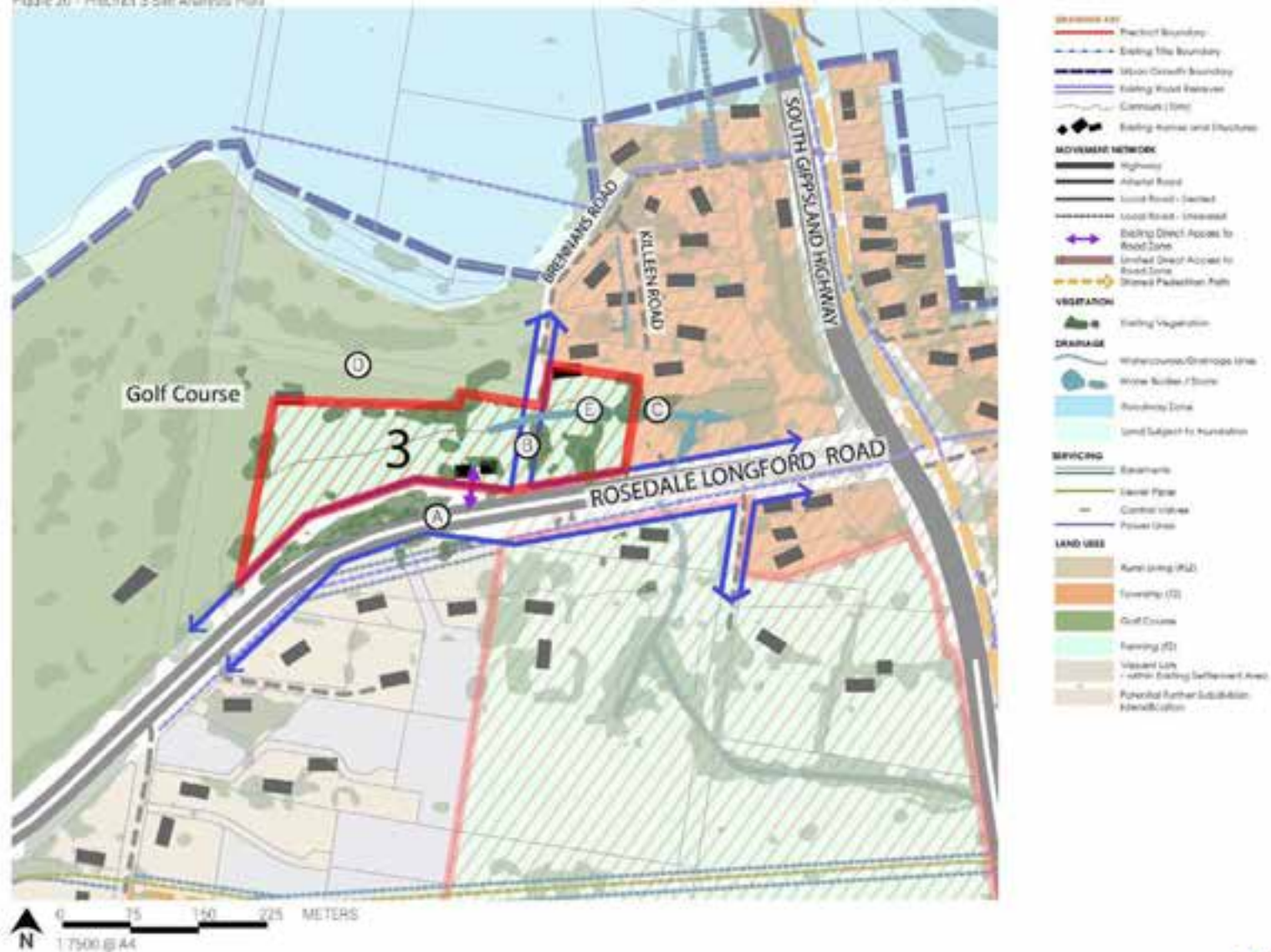
B - Brennan Street is an existing unsealed road provides access into Precinct from Rosedale-Longford Road. The road is currently closed, however opportunity to reopen to form part of road network.

C - Precinct abuts Township Zone on its eastern side and a portion of its northern boundary. Potential to apply Township Zone to Precinct given its locational context and relationship with existing township.

D - Northern boundary characterised by Golf Course interface with potential for future residential development.

E - Drainage line present at eastern extent of Precinct Design Response.

Figure 20 - Precinct 3 Site Analysis Plan



mesh 47

Precinct 3 Design Requirements

Location Plan



A – Construction of Service Road (or similar treatment) to Rosedale-Longford Road to minimise private access points onto Rosedale-Longford Road and protect roadside vegetation which contributes to the character of Longford. Potential to connect the services road to link with the residential development proposed as part of the golf course to the west of the Precinct.

B – Reopen and upgrade Brennans Road and its intersection with Rosedale-Longford Road to provide access into the Precinct and link into existing development within Township Zone.

C – Secondary Access Road proposed abutting golf course interface to the north. Depending on lot sizes, the Secondary Access Road can be removed and lots are permitted to back onto the golf course if a road interface is unviable.

D – Lot sizes within Precinct subject to availability of sewer and other constraints.

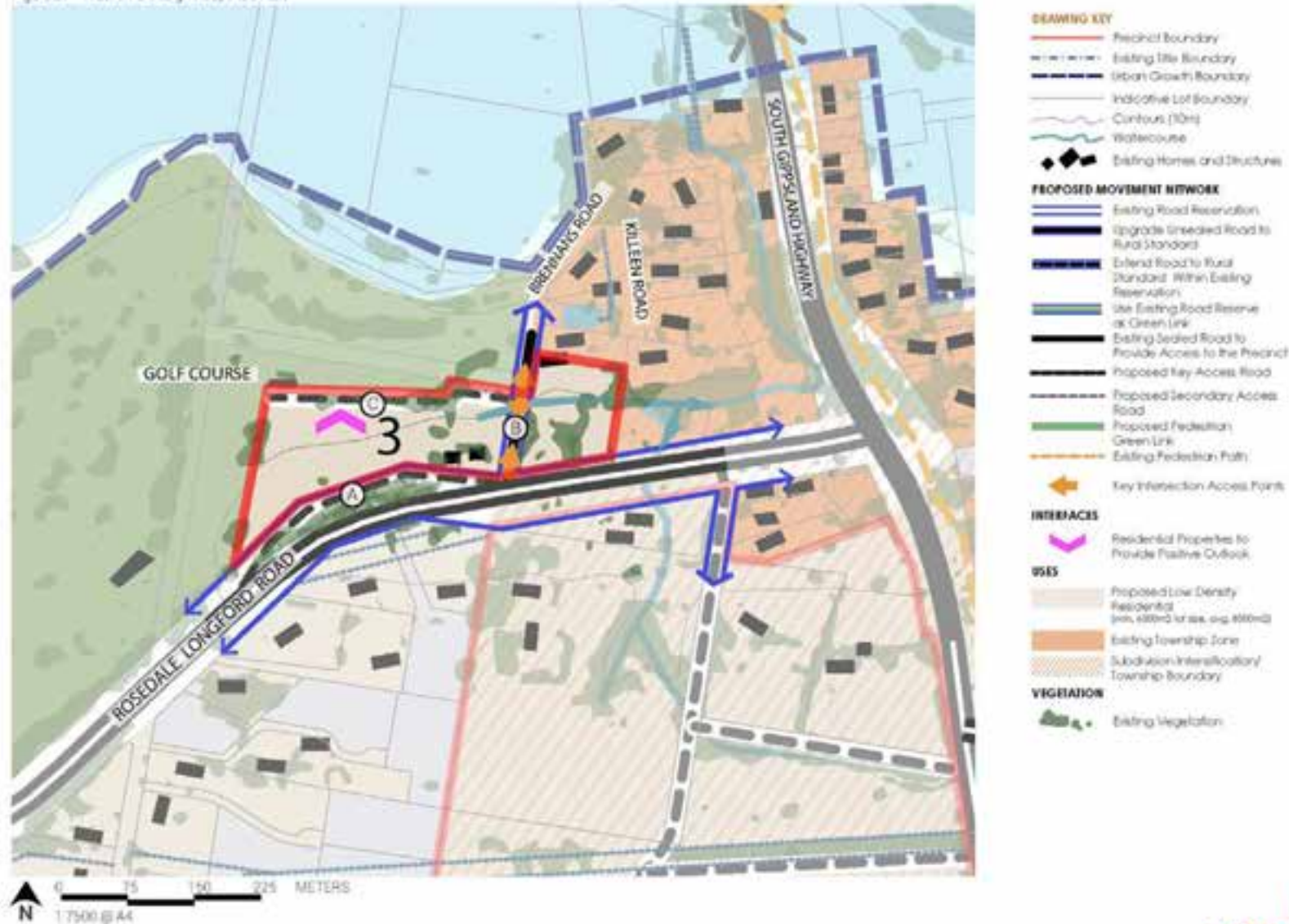
Precinct 3 Indicative Land Budget

Gross Developable Area: 4.3 ha

Average Lot Size: 1500m² (min. 1000m²)

Indicative No. Lots: 5

Figure 21 - Precinct 3 Design Response Plan



mesh

P4

5.6.4

Precinct 4 Site Analysis

Location Plan



Precinct Area: 25.2ha

Topography: Terrain falls gently to the north.

Current Use: The Longford Primary School is located in the south of the precinct. The balance of the site is used for large rural residential lots and vacant paddocks.

Current Planning Zone: Farming Zone, Public use Zone Schedule 2 (School)

Features: The Longford Syphon Sewer Pipeline runs east-west across the north of the site. Groups of vegetation are located adjacent to the precinct within the South Gippsland Highway road reservation.

A - South Gippsland Highway forms a key north-south arterial connection and western boundary of Precinct 4. The Highway contains significant stands of roadside vegetation along its length, offering both conservation and local character value to Longford. Direct property access should be limited where possible to protect the presence of vegetation and the arterial road function.

The existing designated waterway within the road reservation should be appropriately responded to and protected.

B - Longford-Lock Sport Road forms Precinct's northern boundary.

C - Southern boundary defined by Hubsons Road.

D - Longford Primary School forms key community site within the Precinct and Longford more generally. Opportunity to improve local road and pedestrian connections to the school from within Precinct and broader Longford area.

E - Land falls to south to north direction across the Precinct.

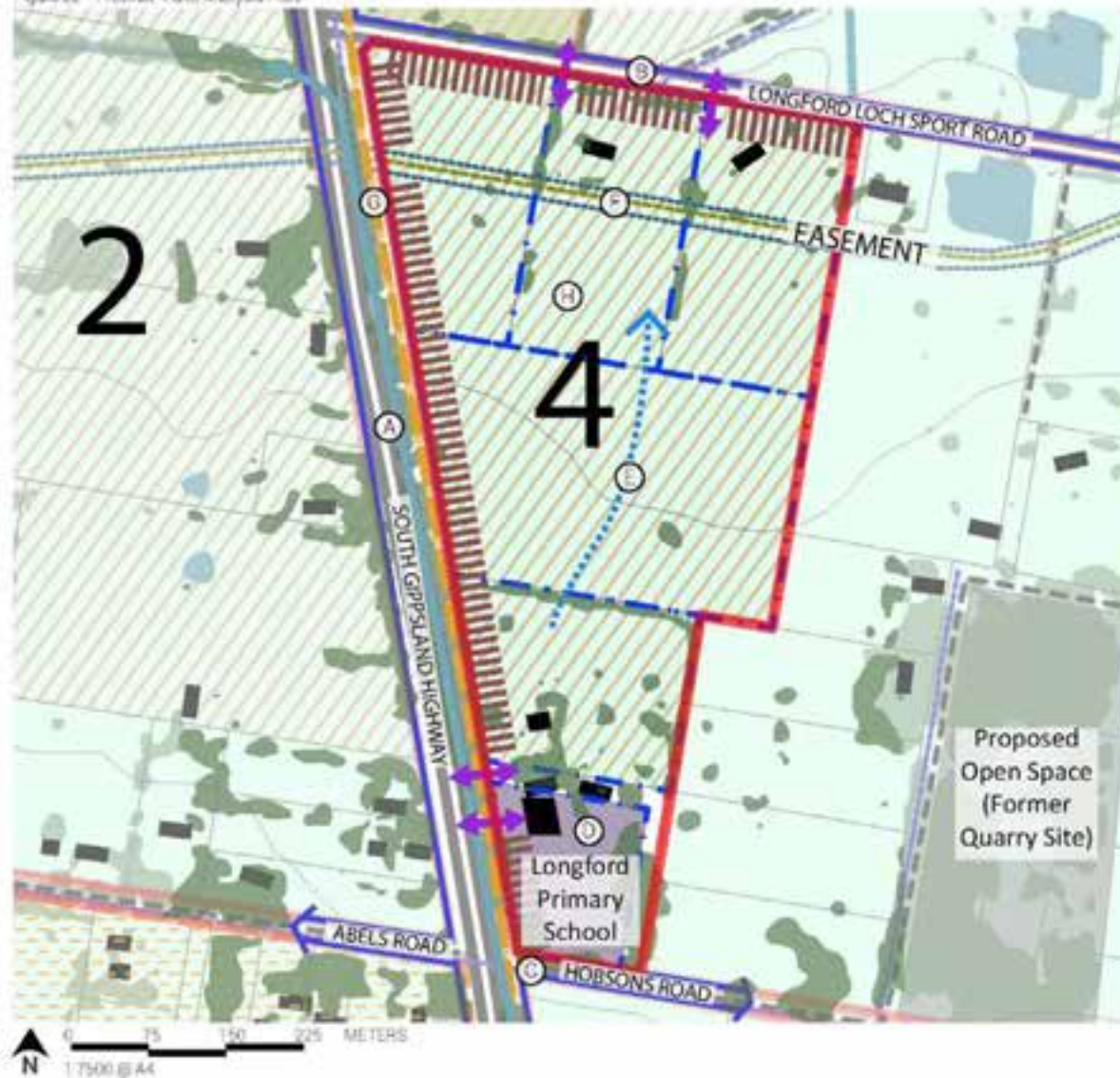
F - Longford syphon sewer easement traverses the Precinct and forms opportunity for linear pedestrian link into the Longford Towns Core.

G - Existing shared path along South Gippsland Highway provides a pedestrian connection from the Township Zone to Longford Primary School. Opportunity to create a shared path junction at South Gippsland Highway and east-west Longford syphon

- sewer easement.

H - Precinct 4 encompasses part of Township Core where development intensification is contemplated.

Figure 22 – Precinct 4 Site Analysis Plan



mesh 81

Precinct 4 Design Requirements

Location Plan



Design Response

A – Limit direct property access to South Gippeland Highway and Longford Loch Sport Road through minimising direct property access and manage intersection locations, where practicable

B – Key Intersection Point and Key Access Road required immediately south of sewer easement. The road will facilitate active dwelling frontage to the linear reserve on its south side. Dwellings can “back” onto the linear reserve on its north side to realise subdivision potential of these properties.

C – Key Access Road connection required is north-south orientation to be constructed to maximise subdivision potential within separate titles and to provide for a Precinct connection to Hobsons Road.

D – Subdivision must make available Longford syphon sewer easement as a linear pedestrian reserve link (public reserve). A shared path must be constructed within the reserve which connects the Precinct (and broader Longford area) to the town core and facilitate safe shared path junction at South Gippeland Highway.

E – Upgrade and/or construction of shared path along east side of South Gippeland Highway is required along the Precinct boundary to connect to the Longford Primary School. The design and alignment of the path should respond to the designated waterway within South Gippeland Highway reserves to enhance the pedestrian

experience of this connection

F – Potential location of an Activity Centre to provide for convenience shopping needs for Longford residents. Permit applications for the activity centre must consider safe and efficient vehicular access and signage.

G – Subdivision applications must demonstrate future subdivision intensification within the area highlighted within the “Township Core”. (See Requirement 1e

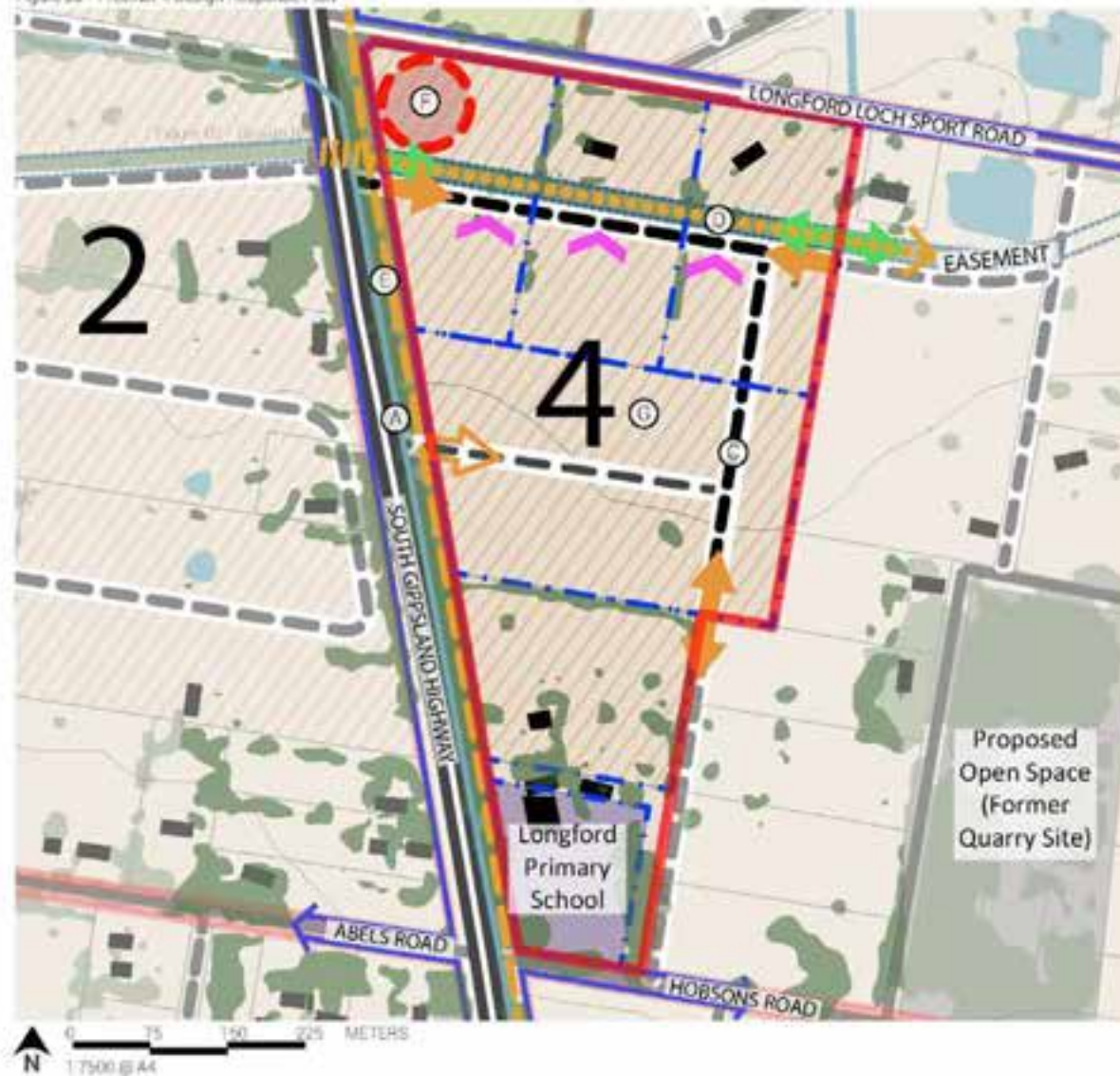
Precinct 4 Land Budget

Gross Developable Area: 33.3Ha

Average Lot Size: 8000m² (min 6000m²)

Indicative No. Lots: 24

Figure 23 – Precinct 4 Design Response Plan



DRAWING KEY

- Precinct Boundary
- - - Existing Title Boundary
- - - Urban Growth Boundary
- - - Indicative Lot Boundary
- Contours (10m)
- ~ Watercourse
- Existing Homes and Structures

PROPOSED MOVEMENT NETWORK

- Existing Road Reservation
- Upgrade Unsealed Road to Rural Standard
- Extend Road to Rural Standard Within Existing Reservation
- Use Existing Road Reserve as Green Link
- Existing Sealed Road to Provide Access to the Precinct
- Proposed Key Access Road
- Proposed Secondary Access Road
- Proposed Pedestrian Green Link
- Existing Pedestrian Path
- Proposed Shared Path (pavement)
- Proposed Pedestrian Path (non-paved)
- Proposed Shared Path Crossing
- Key Intersection Access Points
- Secondary Intersection Points
- Key Pedestrian Access Points

INTERFACES

- Residential Properties to Provide Positive Outlook

USES

- Proposed low Density Residential (min. 4000sq m lots, avg. 6000sq m)
- Existing Township Zone
- Proposed Activity Centre (avg. 1000sq m lots)
- Subdivision Intensification/ Township Boundary

VEGETATION

- Existing Vegetation

P5

5.6.5

Precinct 5 Site Analysis

Location Plan



Precinct Area: 11.3 ha

Topography: Gently undulating in the east-west direction with a general fall to the north.

Current Use: Two rural residential properties and vacant paddocks.

Current Planning Zone: Farming Zone

Features: Large cluster of vegetation located in the south-west corner, covering a large portion of the site to site.

contained within Table 3)

A – South Gippsland Highway forms important north-south link through Longford and forms the Precinct's western boundary. Limited access potential into Precinct from South Gippsland Highway due to existing drainage line, presence of roadside vegetation and proximity to existing four-way intersection (Hobsons/Abel Road and South Gippsland Highway).

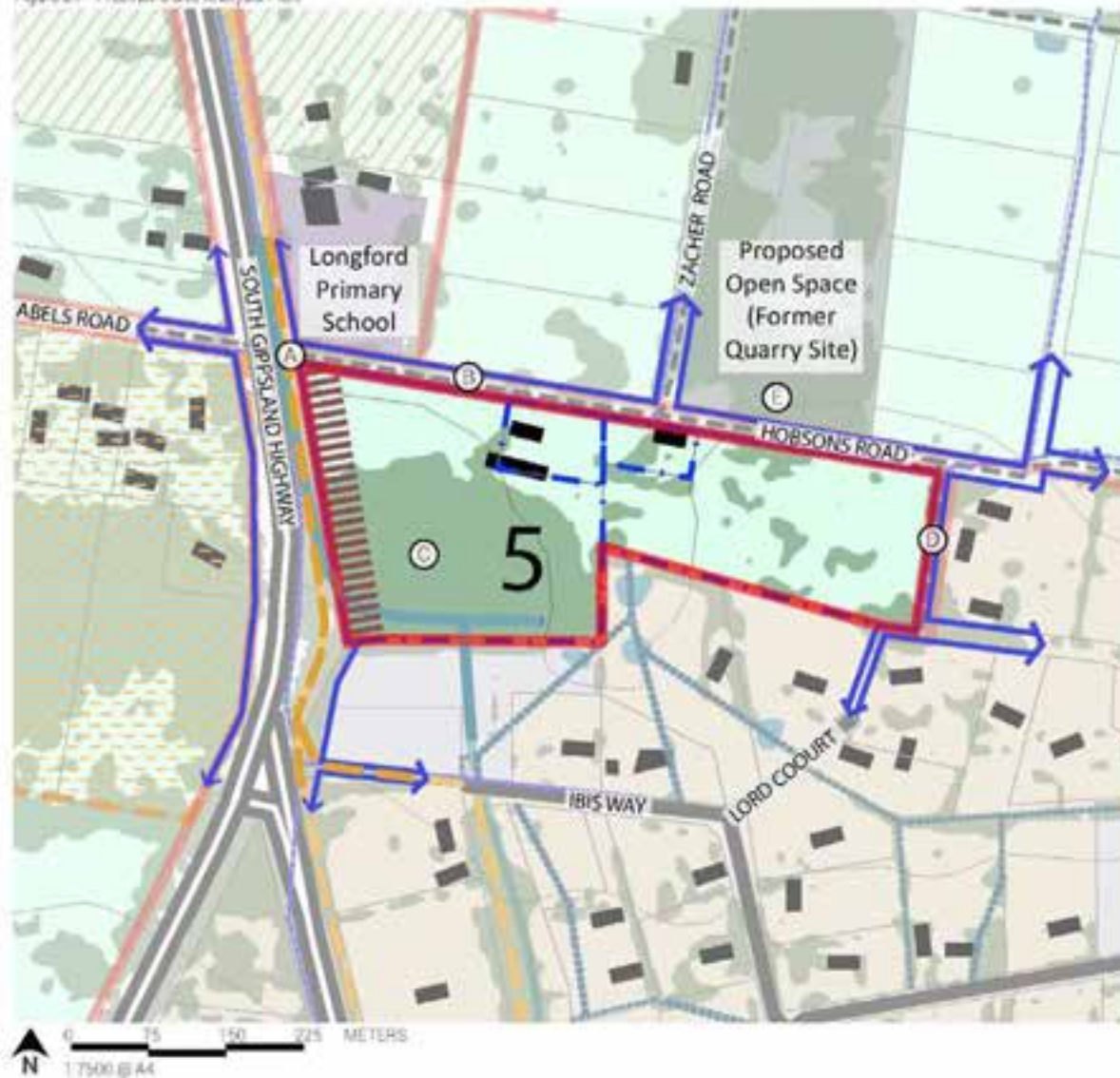
B – Hobsons Road is an existing unsealed road and forms the Precinct's northern boundary.

C – Potential for further subdivision of title may be limited presence of vegetation and drainage line. Vegetation provides important character element of Precinct.

D – Opportunity to use existing paper road in movement network and will provide connections.

E – Precinct interfaces with potential conservation open space on north side of Hobsons Road (former quarry site).

Figure 24 - Precinct 5 Site Analysis Plan



mesh

Precinct 5 Design Requirements

Location Plan



- A - Direct property access from South Gippsland Highway is discouraged
- B - Pedestrian path must to be constructed along south side of Hobsons Road and shared path must be constructed along South Gippsland Highway
- C - Upgrade of Hobsons Road to rural standard
- D - Lots to front onto Hobsons Road

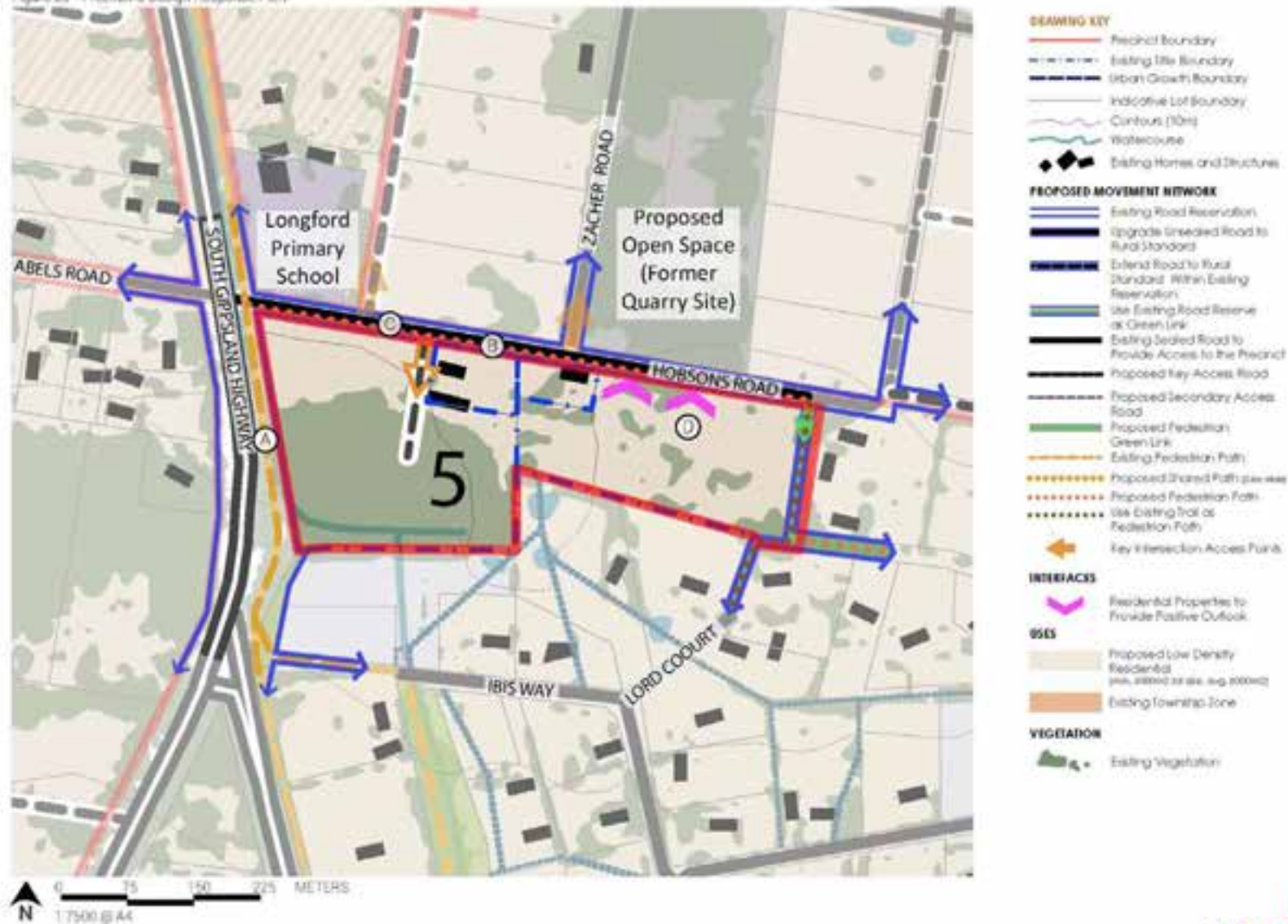
Precinct 5 Land Budget

Gross Developable Area: 11.3ha

Average Lot Size: 8900m² (min 6000m²)

Indicative No. Lots: 14

Figure 25 - Precinct 5 Design Response Plan



mesh 37

P6

5.6.6

Precinct 6 Site Analysis

Location Plan



Precinct Area: 42.4 ha

Topography: Gently falling to the north east with slight undulations and an escarpment along the north boundary.

Current Use: Large rural residential properties of various sizes and vacant paddocks.

Current Planning Zone: Farming Zone.

Features: Existing Glenice Road runs across the precinct and provides internal access. The precinct contains two drainage lines that flow to the north. The precinct interfaces with the RAMSAR Wetlands to the north.

A - Longford-Lock Sport Road forms key east-west arterial connection. Development should limit direct property access where practicable. New intersections and access connections must have regard to site lines.

B - Plant Lane is an unsealed road which provides existing access into the Precinct. Presence of Gipsland Water Pumping Station at its eastern extent will require design response at detailed subdivision.

C - Glenice Road is an unsealed road provides opportunity be used as part of road and pedestrian network connection into the "Township Core".

D - Precinct's interface at northern extent is characterised by interface to environmentally sensitive Ramsar wetland area and sensitive topographical features which may limit development outcomes.

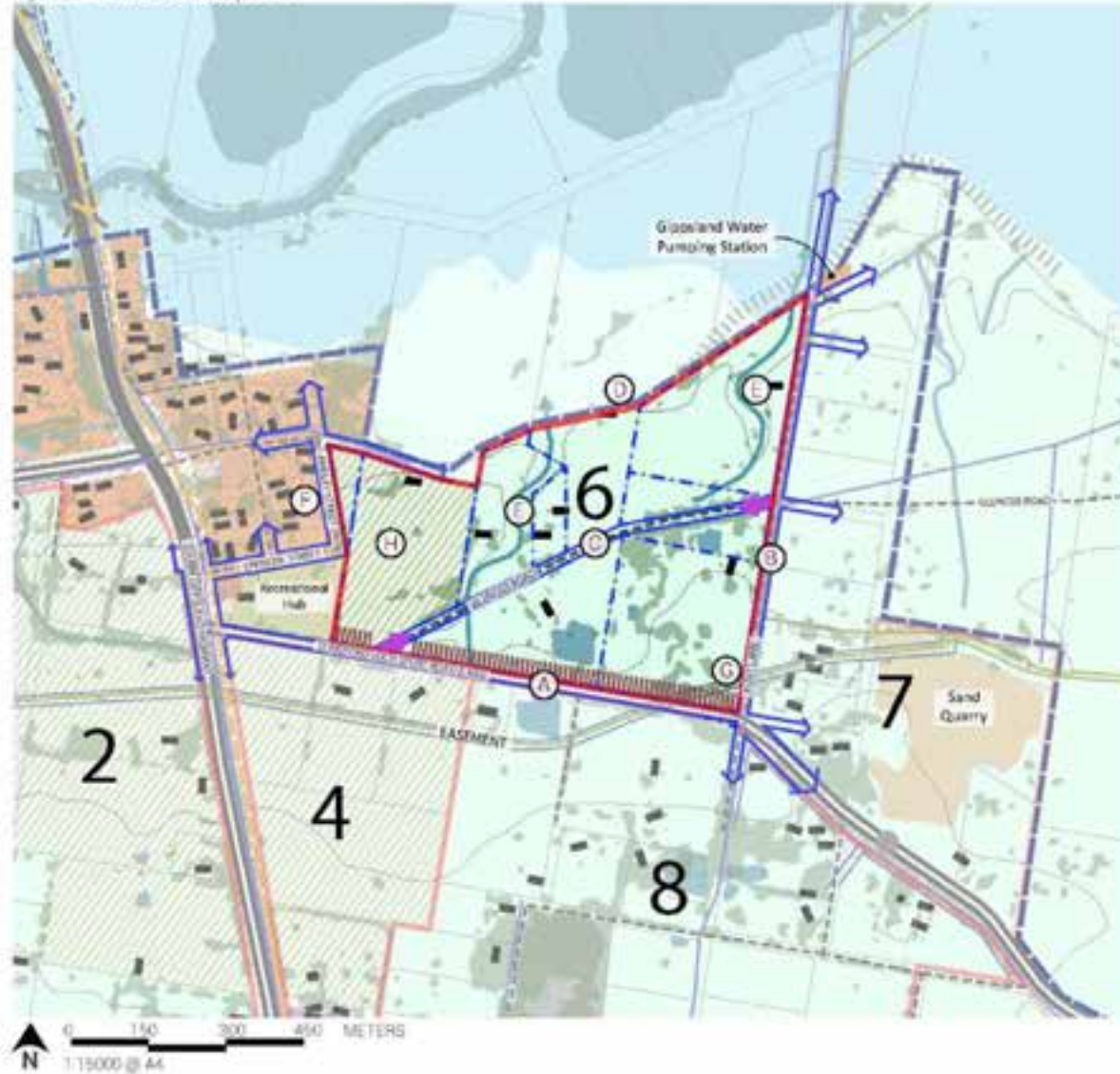
E - Drainage lines run in south to north direction through the site into the wetlands precinct.

F - Precinct interface with existing Township Zone and Longford recreational hub.

G - Development must respond to Longford Sewer Siphon pipeline easement and construction requirements.

H - Precinct 6 encompasses part of "Township Core" where development intensification is contemplated.

Figure 26 – Precinct 5 Site Analysis Plan



mesh

Precinct 6 Design Requirements

Location Plan



Requirements:

A – Glencoe Road forms Key Access Road and Key Intersection Point must be upgraded and will provide access through the Precinct. Construction of pedestrian path required along Glencoe Road to link precinct into Township Core.

B – Upgrade of Punt Lane to rural standard.

C – Delivery of Key Access Road to unlock subdivision potential of properties and provide direct linkages to township area.

D – Back lots onto the northern boundary of Precinct.

E – Subdivision applications must demonstrate future subdivision intensification within the area highlighted within the "Township Core". (See Requirement 1c contained within Table 3)

F – East-west Longford siphon sewer easement to be retained in private ownership. Subdivision permitted across the sewer easement. See Requirement 5c in Table 3 for further information on treatment of this sewer. And Gipsland Water's

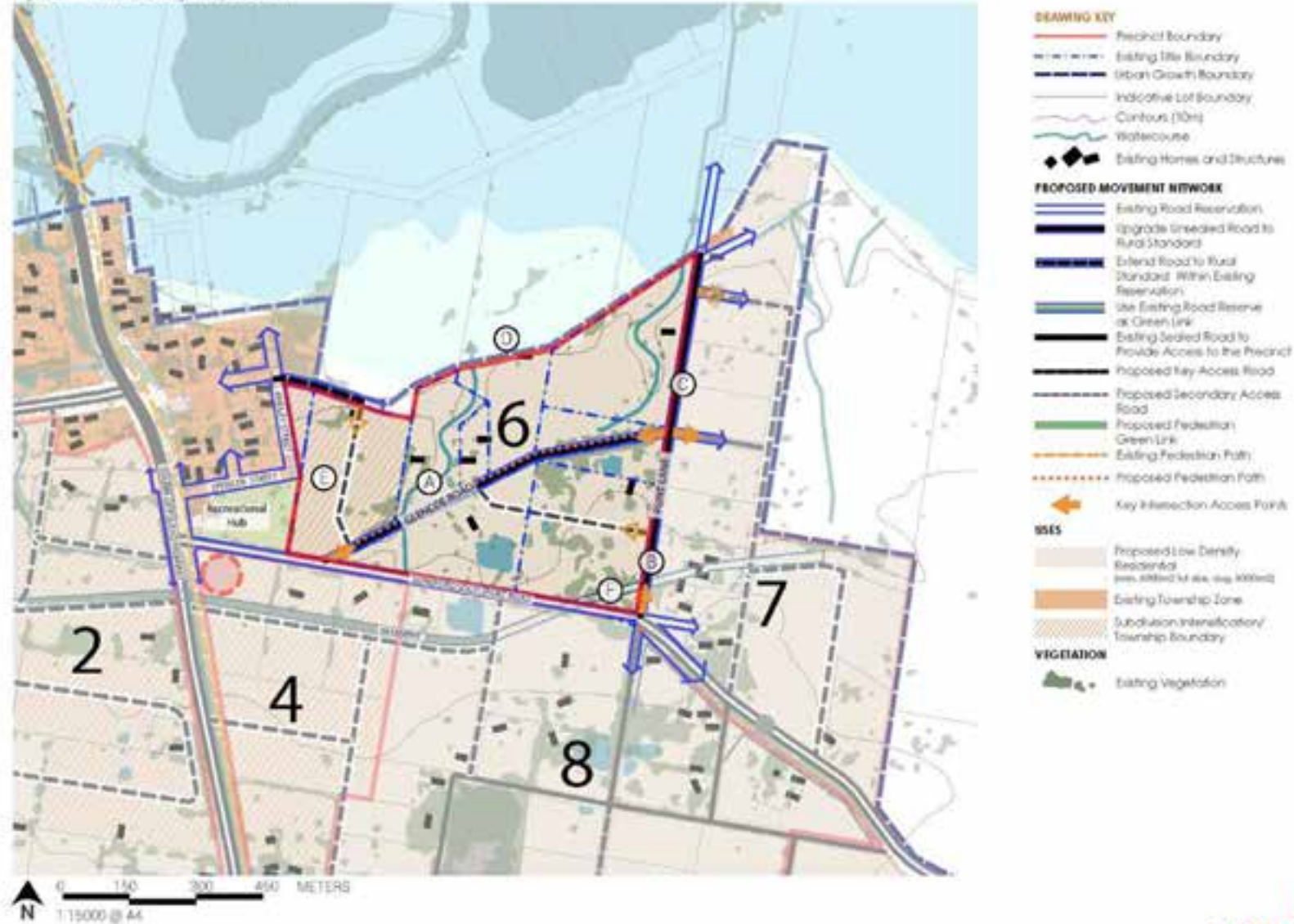
Precinct 6 Land Budget

Gross Developable Area: 40.4ha

Average Lot Size: 8900m² (min. 6000m²)

Indicative No. Lots: 50

Figure 27 – Precinct 6 Design Response Plan



mesh 61

P7

5.6.7

Precinct 7 Site Analysis

Location Plan



Precinct Area: 33 ha

Topography: Gently falls to the north with wind exposure in the north of the site

Current Use: Rural residential properties near Longford Loch Sport Road and vacant, grassed paddocks

Current Planning Zone: Farming Zone and Public Use Zone Schedule 1 (Longford Syphon Sewer Pipeline)

Features: The Longford Syphon Sewer Pipeline runs through the southern portion of the precinct site. The precinct interfaces with the RAMSAR Wetlands to the north

Requirements:

A – Precinct impacted by operational gassy which may limit timing of rezoning and development of the Precinct.

B – Longford-Loch Sport Road forms key east-west arterial connection. Development should limit direct property access and new intersection spacing where practicable.

C – Part Lane currently unsealed road reservation which provides opportunity for access directly into Precinct 6 and 7.

D – Precinct's interface at northern extent is characterised by interface to Ramsar wetland area and sensitive topographical features.

E – Precinct has interface with Farming Zone.

F – East-west Longford syphon sewer easement to be retained in private ownership. Subdivision permitted across the sewer easement. See Requirement 5c in Table 3 for further information on treatment of this sewer and Goppsford Water's requirements.

G – Existing paper roads provide opportunity for road and pedestrian access through the Precinct.

H – Low point present to the north of the Precinct and land generally falls to the north toward Ramsar wetland.

Figure 28 – Precinct 7 Site Analysis Plan



- BOUNDARY KEY**
- Precinct Boundary
 - Existing Māori Boundary
 - Urban Growth Boundary
 - Existing Road Reserve
 - Council / Other
- MOVEMENT NETWORK**
- Highway
 - Arterial Road
 - Local Road - Shared
 - Local Road - Unshared
 - Existing Access Points
 - Existing Direct Access to Road Zone
 - Unified Direct Access to Road Zone
 - Proposed Partition Plot
- VEGETATION**
- Existing Vegetation
- DRAINAGE**
- Watercourse/Drainage Line
 - Shore Buffer / Zone
 - Floodway Zone
 - Land Subject to Erosion
 - Indicative Catchment
- TOPOGRAPHY**
- Landscape
 - Roadway / Embankment
- SERVICING**
- Pump Station
 - Sewerage
 - Sewer Pipe
 - Control Valves
 - Power Lines
- LAND USE**
- Rural Living (RL)
 - Township (T)
 - Active/Open Space
 - Farming (F)
 - Vacant Land within Existing Settlement Area

mesh 02

Precinct 7 Design Requirements

Location Plan



- A – Construction of Key Intersection Point and Key Access Point using existing paper road.
- B – Punt Lane to form Key Access Road and must be upgraded.
- C – Key Access Road connection within paper road.
- D – Lots may back onto the northern Precinct boundary in response to sensitive topographical and site conditions.

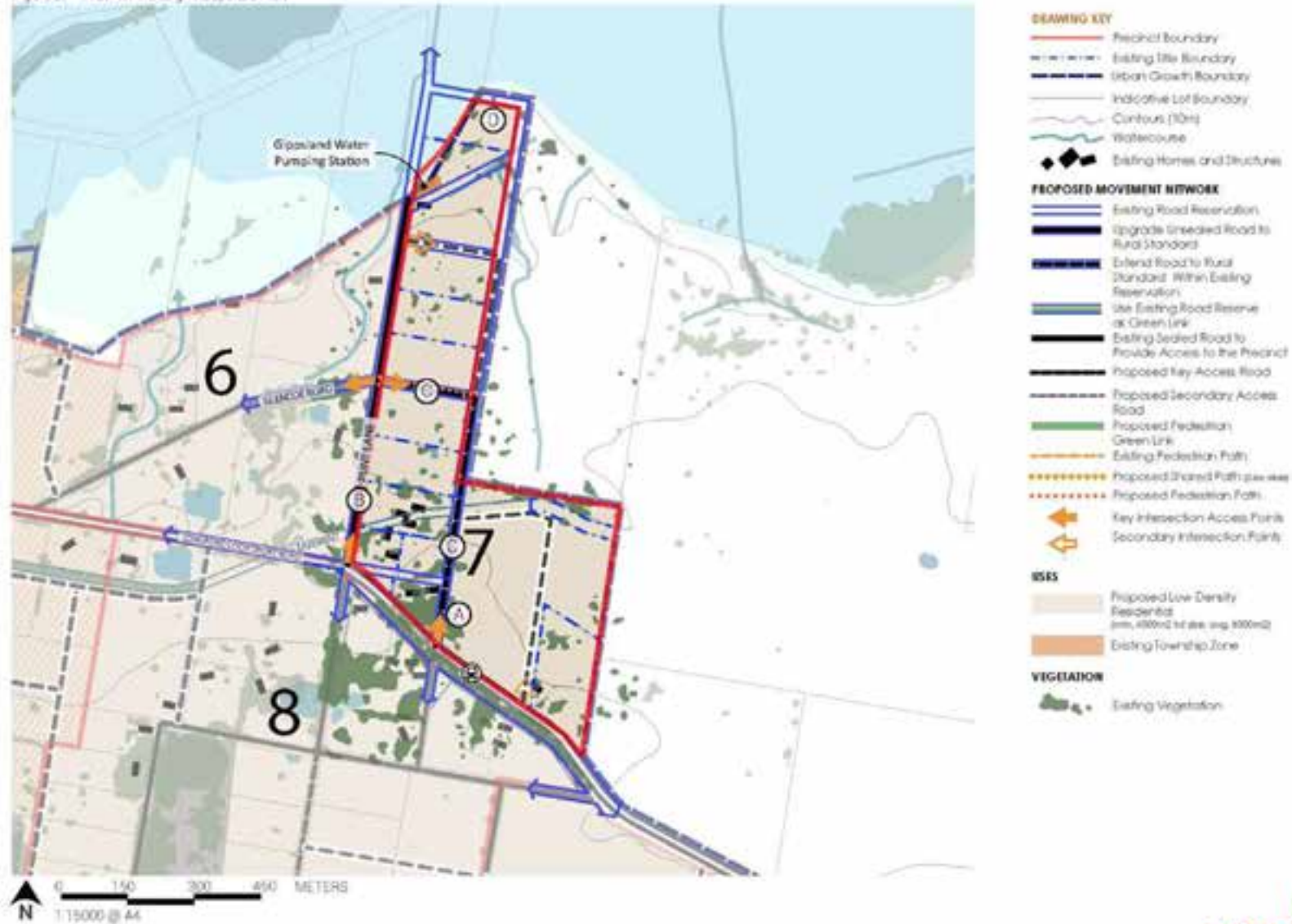
Precinct 7 Land Budget

Gross Developable Area: 34.7 ha

Average Lot Size: 8000m² (min 6000m²)

Indicative No. Lots: 43

Figure 29 - Precinct 7 Design Response Plan



mesh

P8

5.6.8

Precinct 8 Site Analysis

Location Plan



Precinct Area: 77.5 ha

Topography: Gently falls to the north.

Current Use: Large rural residential properties of various sizes and vacant paddocks.

Current Planning Zone: Farming Zone and Public Use Zone Schedule 6 (part of the former quarry site).

Features: The precinct contains the former quarry site which has been set aside to become open space. The Longford Siphon Sewer Pipeline runs through the north west corner of the precinct.

A – Longford-Loch Sport Road forms key east-west arterial connection. Development should limit direct property access where practicable and respond to roadside vegetation which contributes to the character of Longford.

B – Existing paper roads provide opportunity for use as road access through Precinct.

C – Portion of the Longford Sewer Siphon pipeline easement provides opportunity to be used as part of linear pedestrian link.

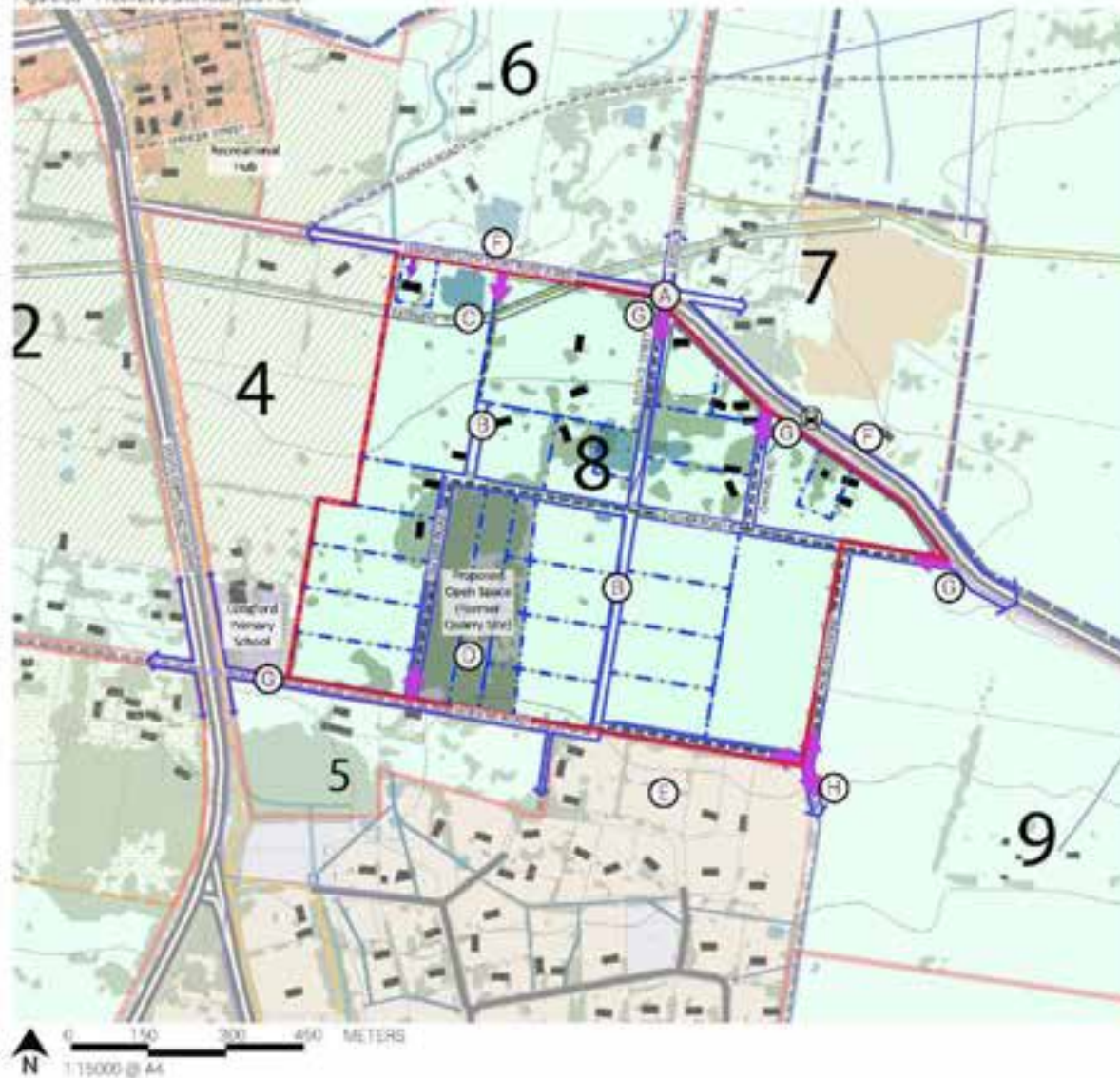
D – Former quarry site provides conservation and open space value to Longford community.

E – Precinct interfaces with existing residential lots to the south.

F – Existing access points onto Longford Loch Sport Road which should be used as connections into the Precinct.

G – Hobsons Road provides access along the southern extent of the Precinct.

Figure 30 - Precinct 8 Site Analysis Plan



mesh

Precinct 8 Design Requirements

Location Plan



- H - Opportunity for connection into Precinct 9
- A - Key Intersection Points and Key Road Links must be constructed as part of development.
- B - Use existing Longford sewer syphon pipeline easement as key pedestrian linear park. Construction of path within linear park required.
- C - Pedestrian path required to be constructed along Hobsons Road and its eastern extension as shown.
- D - Pedestrian path required to be constructed along Zachers Road to connect into linear reserve.

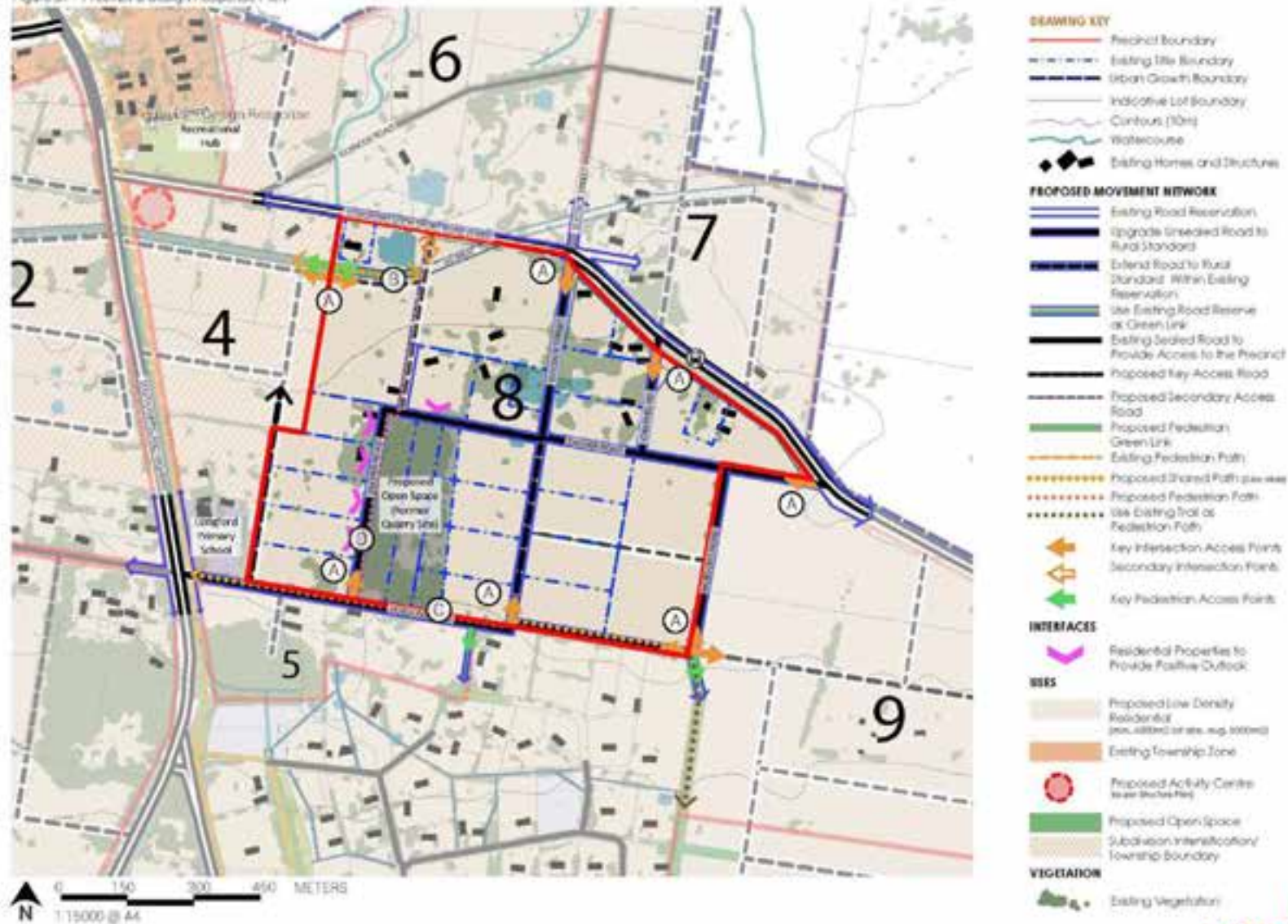
Precinct 8 Land Budget

Gross Developable Area: 63.8 ha

Average Lot Size: 8900m² (min. 6000m²)

Indicative No. Lots: 80

Figure 31 - Precinct 8 Design Response Plan



mesh

P9

5.6.7

Precinct 9 Site Analysis

Location Plan



Precinct Area: 58.6 ha

Topography: Gently falls to the north

Current Use: Various, grassed paddocks

Current Planning Zone: Farming Zone

Features: Clusters of vegetation are located in the centre of the site in a wind row pattern.

A - Longford-Loch Sport Road forms key east-west arterial connection. Development should limit direct property access where practicable and retain any road side vegetation where practicable.

B - Existing unsalvaged roads provides access and pedestrian connection opportunities into and throughout Precinct connecting to Longford Loch Sport Road and Precinct 10.

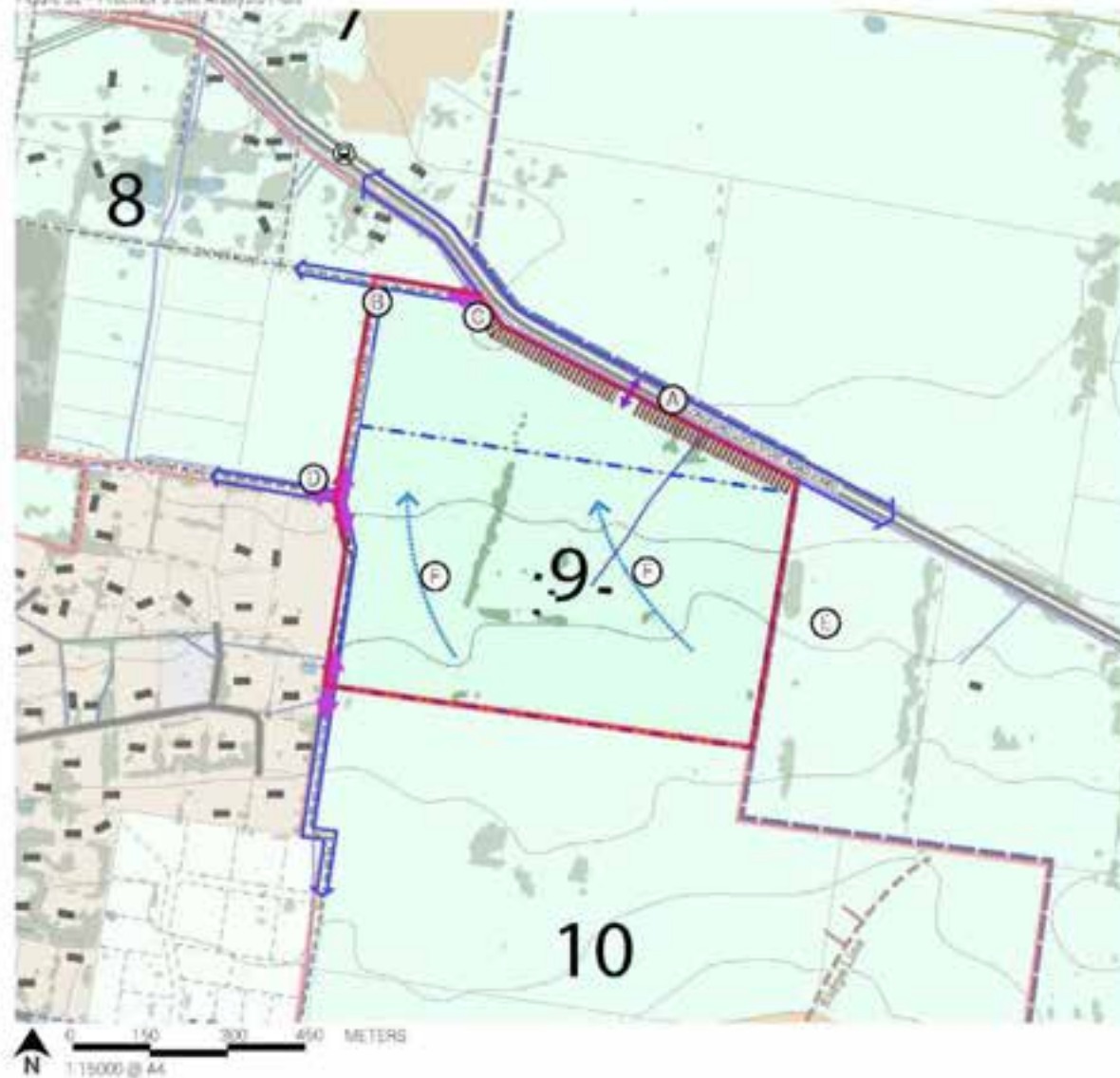
C - Existing intersection provides opportunity to be used in future subdivision design.

D - Hobsons Road terminates at Precinct boundary and provides opportunity for connection to the west.

E - Interface with Farming Zone to the north and east.

F - Precinct generally falls from south to north.

Figure 32 – Precinct 9 Site Analysis Plan



- BOUNDARY**
- Precinct Boundary
 - Existing Title Boundary
 - Urban Growth Boundary
 - Existing Flood Reserve
 - Consult (blue line)
- MOVEMENT NETWORK**
- Highway
 - Arterial Road
 - Local Road - Sealed
 - Local Road - Unsealed
 - Existing Access Points
 - Existing Direct Access to Road Zone
 - Unified Direct Access to Road Zone
 - Unseal Partition Path
- VEGETATION**
- Existing Vegetation
- DRAINAGE**
- Watercourse/Drainage Line
 - Wetland Buffer / Zone
 - Indicative Catchment
- SERVICES**
- Streambank
 - Service Panel
 - Control Valve
 - Power Line
- LAND USE**
- Residential (RZ)
 - Training (TZ)
 - Vegetal Zone (within Eastern Settlement Area)

mesh

Precinct 9 Design Requirements

Location Plan



- A - Provide extension of Hobsons Road into precinct forming a Key Access Point.
- B - Key Access Link to connect Precinct into Longford Loch Sport Road.
- C - Secondary access roads enable subdivision potential of existing properties.
- D - Development of Precinct 9 to construct pedestrian path within Green Link.

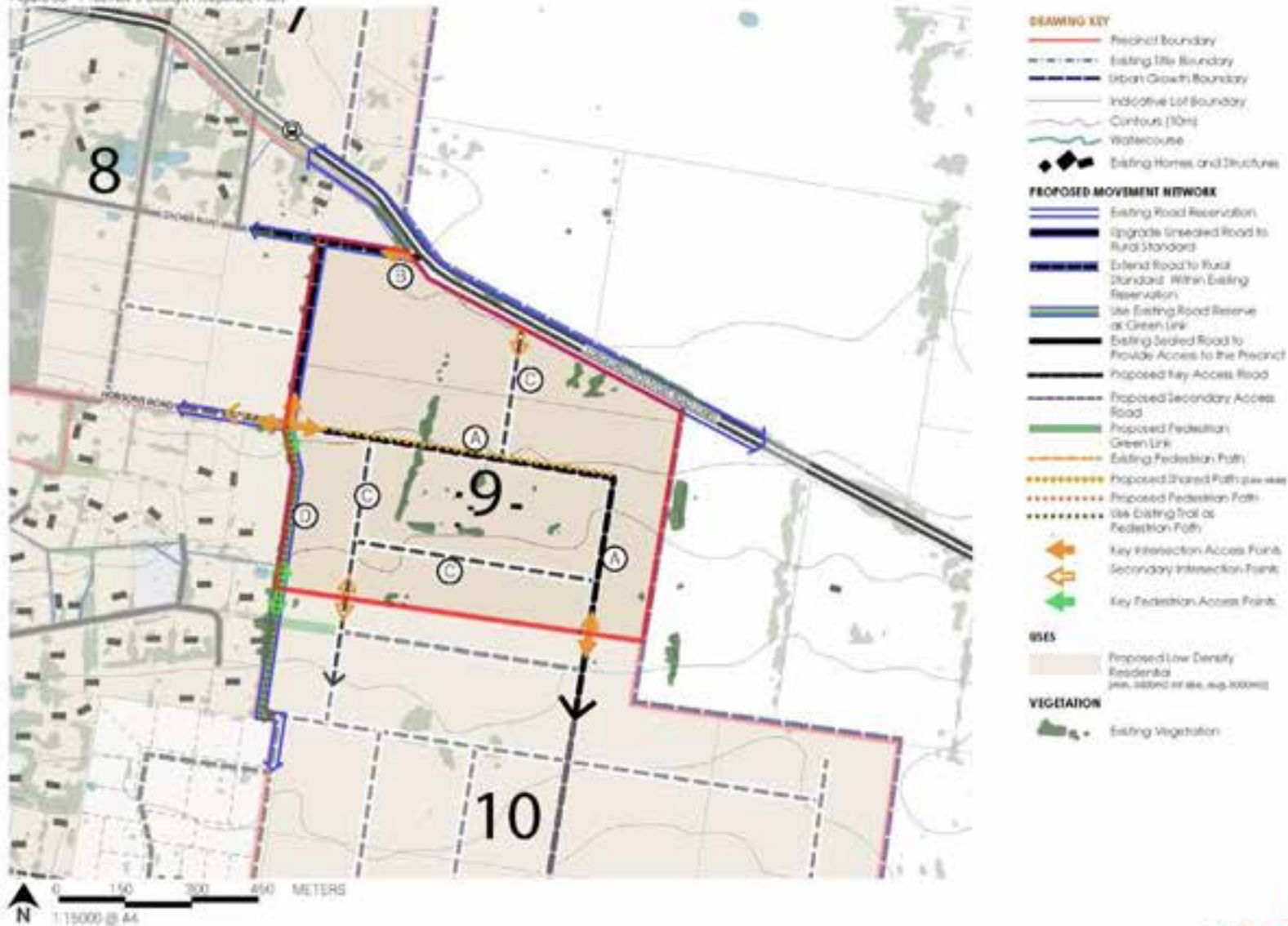
Precinct 9 Land Budget

Gross Developable Area: 56.5 ha

Average Lot Size: 8000m² (max 6000m²)

Indicative No. Lots: 71

Figure 33 – Precinct 9 Design Response Plan



mesh 23

P10

5.6.10

Precinct 10 Site Analysis

Location Plan



Precinct Area: 55.2 ha

Topography: Gently undulating with a high point located in the south east portion and a low point in the south east corner.

Current Use: Vacant, grassed paddocks

Current Planning Zone: Farming Zone

Features: Cluster of vegetation central to site. Existing Andrews Road and Cobb Road Reservations along south and west boundary

A – Andrews Road reserve contains substantial groupings of existing vegetation at its eastern end. Opportunity to protect within road reservation as a Green Link.

B – A high point exists in the south eastern side of the precinct which is linked to a by creating two separate drainage catchments.

C – New subdivision (Amendment C83) is located immediately to the south of the precinct. The approved subdivision has two proposed access points to Andrews Road which will impact on location of future roads to the north.

D – New subdivision proposal (Amendment C83) is located immediately to the west of the precinct on the west side of Cobb Road reservation. The approved subdivision provides a single access point to Cobb Road which will impact on location of future roads to the east.

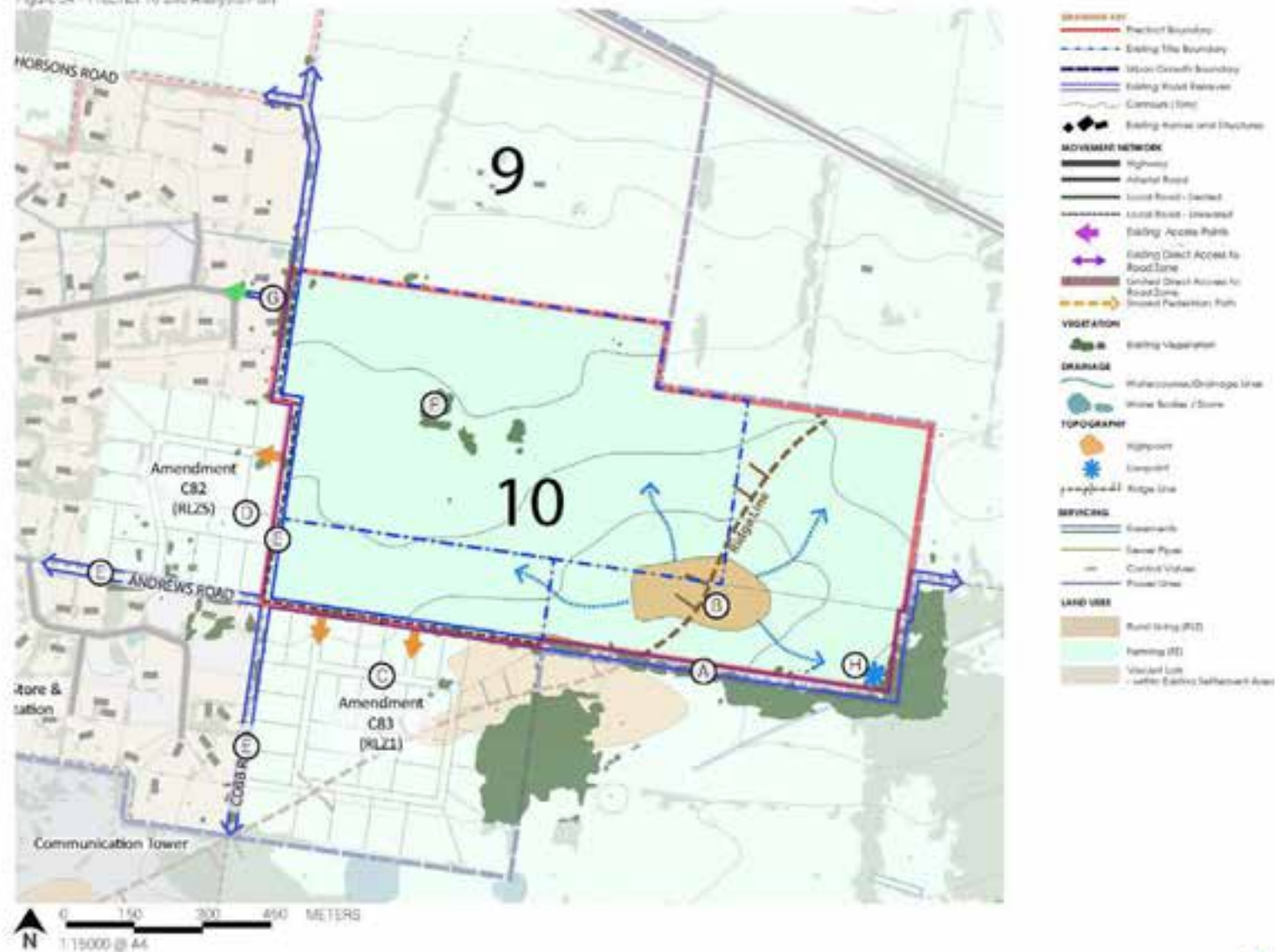
E – Andrews Road and Cobb Road are currently developed as unsealed dirt roads and provide local access to farm land. There is an opportunity to use these existing road reservations as part of structural movement network.

F – A small cluster of vegetation is located in the middle of the precinct. There is an opportunity to retain this vegetation as part of the development should further studies reveal these trees are of significance and protection value.

G – Access to established rural residential to the west is limited to a single pedestrian link. There is an opportunity to connect precinct to this pedestrian access point.

H – Low point in south east corner of site may be required for drainage purposes depending on future drainage studies.

Figure 34 – Precinct 10 Site Analysis Plan



Precinct 10 Design Requirements

Location Plan



- A** – Upgrade Andrews Road east to provide access along the southern boundary of the precinct.
- B** – Creation of Key Access Road with lot frontages abutting Cobb Road. Lots should front Cobb Road.
- C** – Provide a Key Intersection Point and Key Access Road in the location generally shown.
- D** – Existing Andrews Road Reservation downgraded as a green link which will protect existing native vegetation.
- E** – Provide a pedestrian connection to the existing link within the established rural residential area to create and improve east-west connectivity between existing and planned development.
- F** – Existing road reservation to be used as a green link with pedestrian paths.
- G** – Provision for Secondary Access Links provided which respond to title boundaries and efficient subdivision layout.

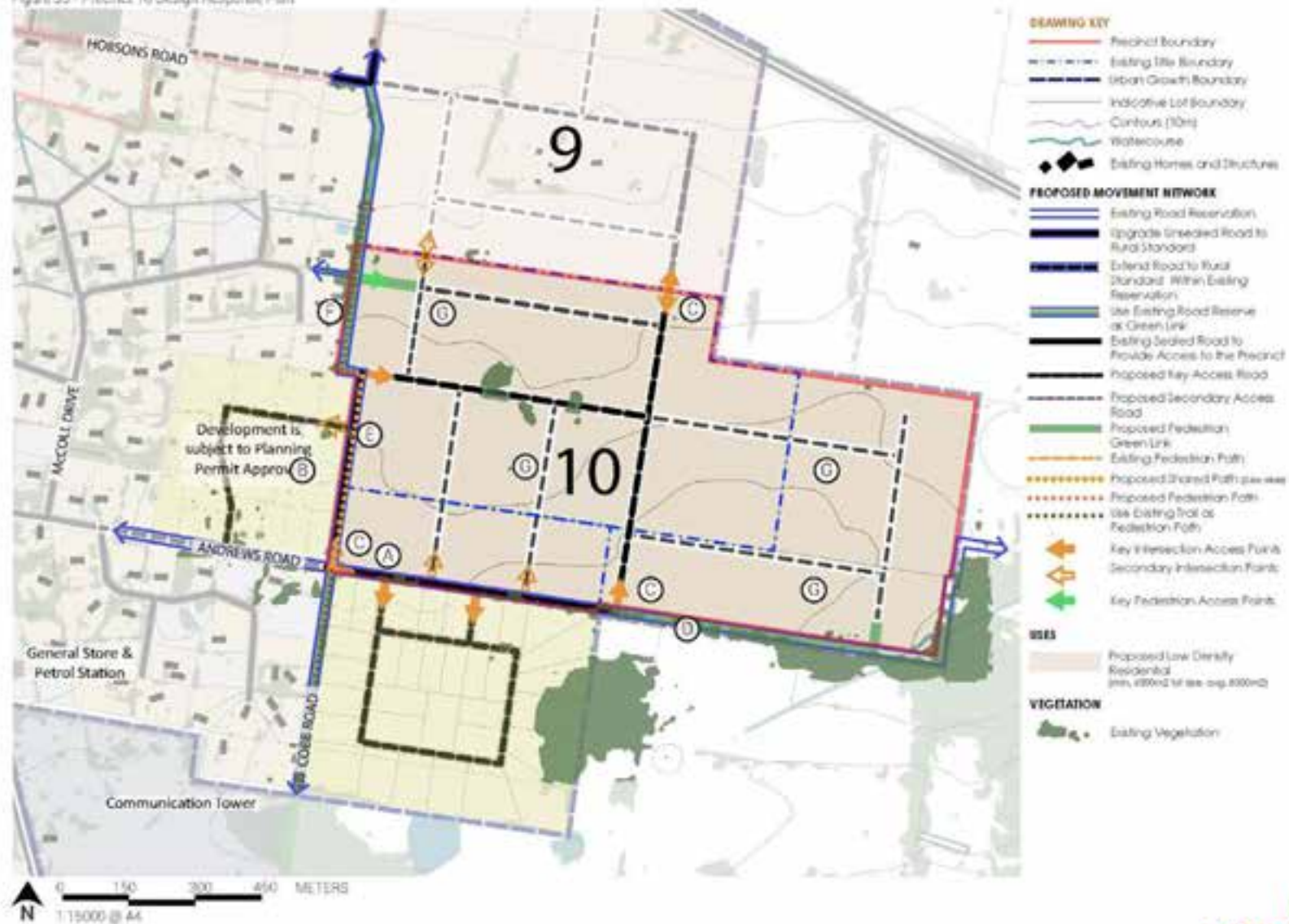
Precinct 10 Land Budget

Gross Developable Area: 82.6 ha

Average Lot Size: 8300m² (min 6000m²)

Initiative No. Lots: 116

Figure 35 - Precinct 10 Design Response Plan



mesh IT

P11

5.6.11

Precinct 11 Site Analysis

Location Plan



Precinct Area: 13.2 ha

Topography: Generally falls gently to the north west

Current Use: Large rural residential properties, mostly grazed paddocks

Current Planning Zone: Farming Zone

Features: Bounded by existing Rural Living Zone and has direct access to Smaapray Road

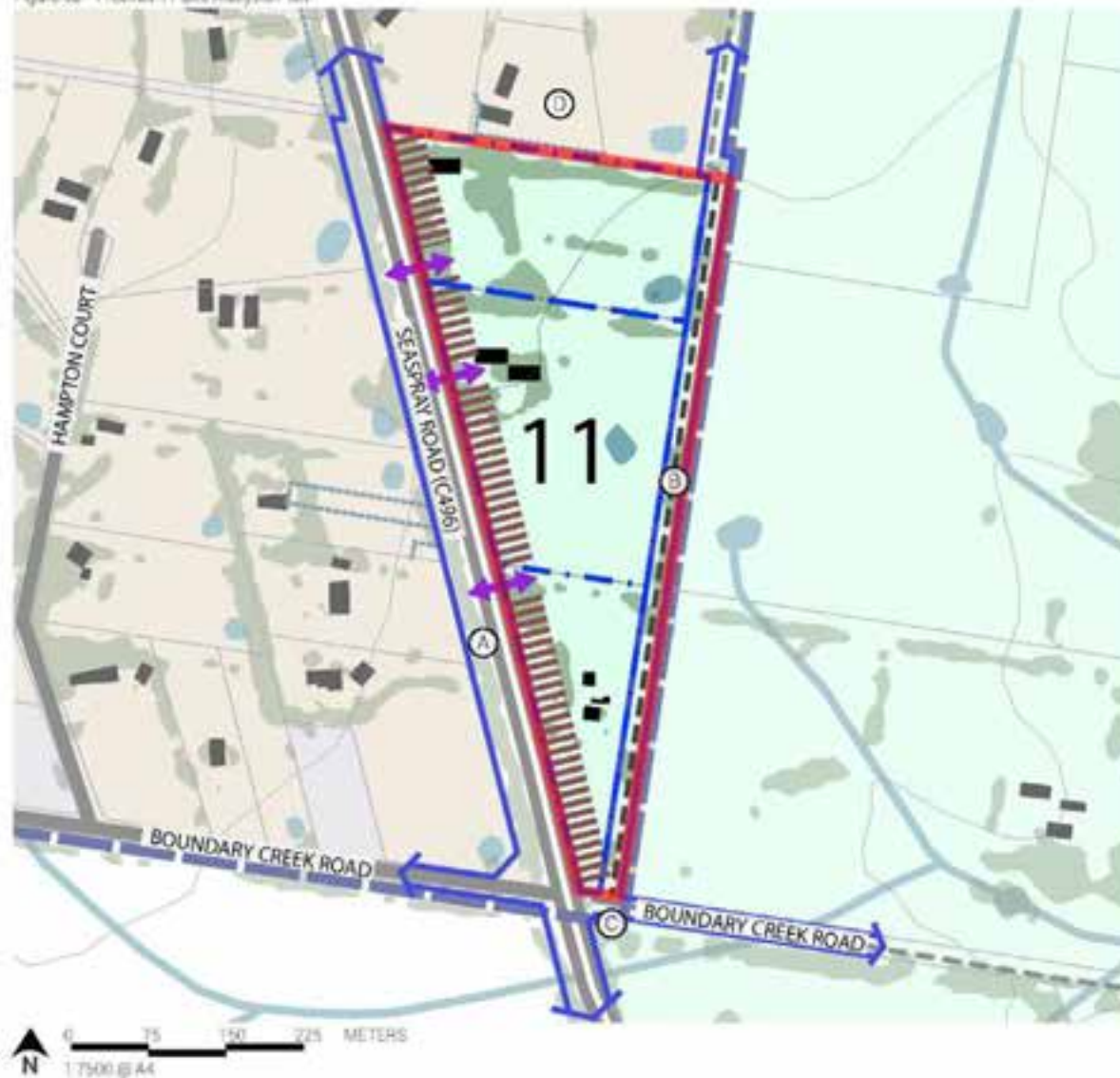
A - Smaapray Road forms Precinct's western boundary and currently provides private access to properties. Sections of the road contain dense vegetation providing local character to the road.

B - Unsealed road forms Precinct's eastern boundary and provides opportunity for alternative access into Precinct and connections north.

C - Narrow unsealed section of road forms southern Precinct boundary.

D - Precinct interfaces with existing residential development to the north.

Figure 35 – Precinct 11 Site Analysis Plan



Precinct 11 Design Requirements

Location Plan



A – Construct Key Access Road with pedestrian path along Precinct's eastern boundary to facilitate pedestrian access north.

B – Construction of Key Access Road and intersections required.

Precinct 11 Land Budget

Gross Developable Area: 13.2ha

Average Lot Size: 6000m² (max 6000m²)

Indicative No. Lots: 16

Figure E7 - Precinct 11 Design Response Plan



mesh 81

6

IMPLEMENTATION

6.1

Implementation Overview

This section details the various levels of information and requirements which will assist in the effective delivery and implementation of the DP in accordance with its overall vision and the specific design requirements of each individual Precinct.

6.2

Infrastructure Delivery Methodology

As detailed in Chapter 5, infrastructure delivery is proposed to be undertaken on a Precinct-by-Precinct basis.

This means that any new development will need to deliver all new roads and road upgrades, new intersection and intersection upgrades, road connections, nominated pedestrian path and shared paths, green links, drainage and other infrastructure as set out within the detailed precinct requirements.

Where practicable, Council encourages co-ordination between proponents within a Precinct to ensure efficient subdivision and infrastructure delivery. Where appropriate, Council will encourage the use of Section 173 Agreements or other shared infrastructure funding mechanisms to ensure co-ordinated infrastructure delivery at the Precinct level.

6.3

Open Space Requirements

The Wellington Planning Scheme (Schedule to Clause 52.01), requires an open space contribution to the amount of 5% cash or land as a component of any subdivision/development proposal.

Contributions will go towards the maintenance/upgrade works for following open spaces within the Longford area:

- Upgrade and maintenance of the public open space on Hobsons Road;
- Assist in the facilitation and maintenance of the proposed Doggy Creek linear reserve;
- Other public open space within Longford.

6.4

Rezoning Methodology and Requirements

The preparation of the Longford DP does not in itself provide the strategic justification to enable rezoning of individual Precincts to be considered and commenced, rather it provides the development parameters and requirements for subdivision of the land once it is rezoned.

Given the range of influences and factors including the relative size of the DP area, level of land fragmentation, infrastructure requirements, and so forth, a Precinct-based approach to rezoning to facilitate co-ordinated residential development is proposed.

Currently, most of the DP area is zoned Farming Zone and an appropriate zone (such as the Rural Living Zone) will be used to facilitate residential development to a minimum lot size of 6,000m², which is reflective of the current lot sizes within Longford and the limited servicing provisions.

Proponents seeking to rezone Precincts must comply with the requirements of Practice Note No. 37 (Department Environment, Land, Water and Planning), which relates to Rural Residential Development, and also demonstrate the following:

- Land supply and other evidence indicating the need for rezoning to rural residential land;
- Landowners consent within the Precinct to rezone the land for the subdivision of the land;
- Understanding between Council and future proponents of the infrastructure which is required to be constructed to facilitate development of any given Precinct (this could be implemented through Section 173 Agreements); and
- Precinct specific, co-ordinated zoning demands to ensure the land is suitable to be rezoned for residential purposes.

In exceptional circumstances Council may consider modifications to Precinct boundaries if it will benefit any issues which may arise such as access or servicing constraints.

Council will undertake periodic review of the land supply within Longford and if necessary, will assist facilitation of rezoning in accordance with State Government policy and Practice Note No. 37.

6.5

Planning Permit requirements

Upon the rezoning of a Precinct to facilitate residential development, Council will consider planning permit applications for the subdivision of the land.

Planning permits for subdivision within a rezoned Precinct will be considered on a property-by-property basis, provided that it can be demonstrated that the proposed subdivision will not prejudice other properties from subdividing efficiently, safe access can be achieved/maintained to the site and other properties within the Precinct.

Applications for planning permits within the Longford DP area are required to demonstrate compliance with the:

- The Local Planning Policy Framework within the Wellington Planning Scheme;
- Overall Design Requirements (see Table 35);
- Detailed Precinct Design Requirements (see Section 5.5);
- Other relevant requirements Wellington Shire Council Planning Scheme.

Each subdivision application must include, as part of the application package, the following standard requirements:

• **Site-specific assessment reports** where applicable, such as:

- Flood and fauna assessment;
- Aboriginal cultural heritage;
- Drainage assessment, completed at the Precinct level, which should also have regard to stormwater and environmental impact on Riemer wetland area;
- Traffic impact assessments (which analyse both the internal road network and impact on existing or future connections to a Road Zone Category 1);
- Bushfire risk assessment;
- Land capability assessment to ensure the lots created can cater for on-site peptic, sewer, water, and other requirements.

Where existing reports are current, they can be submitted as part of the permit application process.

In addition to the listed background reports, the following is required to be lodged with an application for subdivision:

• **Site Analysis and Design Response** (in accordance with Clause 50).

• **A graphical and written assessment** showing compliance, or otherwise, with the Longford DP. The generally in accordance principal applies to the Longford DP and as such, large consolidated portions of land allow for more flexibility with internal road configuration – however care must be taken in regards to external connections through to smaller parcels which have less flexibility;

• **A Cultural Heritage Management Plan (CHMP)** must be approved by the relevant Registered Aboriginal Party in accordance with the Aboriginal Heritage Act 2006 or it must be demonstrated, to the satisfaction of the responsible authority, that a Cultural Heritage Management Plan is not required pursuant to the requirements of the Aboriginal Heritage Act 2006.

• **A detailed layout and staging plan** (if applicable), showing the sequence of development, and infrastructure delivery which will require construction or upgrades such as intersections or pedestrian path connections which abut the application area;

• **A proposed servicing plan and land capability assessment** to inform the subdivision layout and ensure the allotments created cater for on-site septic sewer and other constraints such as drainage;

• **Proposals for delivery and funding of infrastructure items for a Precinct** e.g. in the form of a Precinct Infrastructure Plan.

Applications that are not generally in accordance with the Development Plan will be refused.

As a preference, Council will encourage applications for the combined rezoning and subdivision of land under the provisions of Section 95A of the Planning and Environment Act 1987 provided that both the requirements for rezoning (including a strategic justification) and a permit application are lodged with the application material. Again, Council may request landowners to enter into shared infrastructure agreements (such as Section 173 Agreements) to ensure infrastructure for the relevant Precinct is identified and delivered in a co-ordinated matter.

Council strongly encourages proponents of new development within the Plan area to arrange pre-application meetings to discuss proposals, issues which require resolution and application requirements. Applications which actively seek to promote and enhance the character of Longford will be encouraged by Council.





C4 - REPORT

GENERAL MANAGER BUILT AND NATURAL ENVIRONMENT



C5 - REPORT

GENERAL MANAGER COMMUNITY AND CULTURE

ITEM C5.1**ROSEDALE COMMUNITY CENTRE COMMITTEE TERMS OF REFERENCE AND APPOINTMENT OF MEMBERS**

DIVISION: COMMUNITY AND CULTURE
ACTION OFFICER: MANAGER HEALTHY LIFESTYLES
DATE: 4 AUGUST 2015

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

OBJECTIVE

For Council to endorse the revised Terms of Reference for the Rosedale Community Centre Committee and appoint members to the Rosedale Community Centre Committee as outlined in the attached confidential report.

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

- 1. Council endorses the attached revised Terms of Reference for the Rosedale Community Centre Committee.***
- 2. Council approve the appointment of the nominees for the Rosedale Community Centre Committee as detailed in the confidential attachment.***
- 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 Chief Executive Officer on 18 May 2012 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 Rosedale Community Centre Committee currently operates within the provisions of a Council endorsed Terms of Reference, which expired on 20 April 2012. A review of the Terms of Reference was undertaken and no changes were required.

The purpose of the Rosedale Community Centre Committee shall be to provide advice to Council in relation to:

- Implementation of long term strategies in relation to the Centre;
- Management, operational and promotional issues in relation to the Centre;
- Any other matters referred to by Council.

Under the Terms of Reference the Rosedale Community Centre Committee consists of a minimum of five ordinary members appointed by the Council as follows:

- One representative from each regular user group of the Rosedale Community Centre, currently:
 - Rosedale Neighbourhood House
 - Rosedale Senior Citizens Club
 - Central Gippsland Health Service
 - Rosedale Library
- Wellington Shire Council Coordinator Community Committees (ex-officio).

OPTIONS

Council has the following options:

1. Endorse the revised Terms of Reference for the Rosedale Community Centre Committee; and
2. Appoint members to the Rosedale Community Centre Committee as outlined in the confidential report; or
3. Seek further nomination to be considerate at a future Council Meeting.

PROPOSAL

That:

1. Council endorses the attached revised Terms of Reference for the Rosedale Community Centre Committee.
2. Council approve the appointment of the nominees for the Rosedale Community Centre Committee as detailed in the confidential attachment.
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 Chief Executive Officer on 18 May 2012 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.

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.

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

COMMUNITY IMPACT

The continued operation of the Rosedale Community Centre Committee will provide an opportunity for representative views of the regular user tenants in relation to the operation and future development of the Rosedale Community Centre to be received and considered.

ITEM C5.2**CAMERON SPORTING COMPLEX COMMITTEE OF MANAGEMENT MEMBERSHIP**

DIVISION: COMMUNITY AND CULTURE
 ACTION OFFICER: MANAGER HEALTHY LIFESTYLES
 DATE: 4 AUGUST 2015

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

OBJECTIVE

For Council to appoint the nominated Maffra Gymnastics representative to the Cameron Sporting Complex Committee of Management, as detailed in the attached confidential report, for the remainder of the 3 year period, ending 18 December 2015.

RECOMMENDATION***That:***

- 1. Council adopts the recommendation contained in the confidential report at Item F1. of the Council Meeting Agenda for Cameron Sporting Complex Committee of Management Membership; and***
- 2. The information contained in the attached document Item F1. Cameron Sporting Complex 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 4 August 2015 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 Cameron Sporting Complex 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 Cameron Sporting Complex for the community in an efficient, effective and practical manner.
- To undertake activities designed to protect, promote, utilise and develop the Cameron Sporting Complex 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 17 December 2012 to 18 December 2015.

Committee membership is as follows:

- a) One Councillor
- b) One Representative from Maffra Gymnastics Inc
- c) One Representative from Maffra & District Basketball Association
- d) One Representative from Maffra Cricket Club
- e) One Representative from Maffra Junior Football Club
- f) One Representative from Maffra Hockey Association
- g) 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:

1. To appoint the nominated Maffra Gymnastics representative to the Cameron Sporting Complex Committee of Management, as detailed in the attached confidential report, for the remainder of the 3 year period, ending 18 December 2015; or
2. Seek further information to be considered at a future Council meeting.

PROPOSAL

That Council appoint the nominated Briagolong Junior Football Club representatives to the Cameron Sporting Complex Committee of Management, as detailed in the attached confidential report, for the remainder of the 3 year period, ending 18 December 2015.

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 C5.3**BRIAGOLONG RECREATION RESERVE COMMITTEE OF MANAGEMENT MEMBERSHIP**

DIVISION: COMMUNITY AND CULTURE
 ACTION OFFICER: MANAGER HEALTHY LIFESTYLES
 DATE: 4 AUGUST 2015

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

OBJECTIVE

For Council to appoint the nominated Briagolong Junior Football 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 2015.

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 4 August 2015 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 17 December 2012 to 18 December 2015. Committee membership is as follows:

- a) One Councillor
- b) Two Representatives from the Briagolong Junior Football Netball Club
- c) Two Representatives from the Briagolong Tennis Club
- d) Two Representatives from the Boisdale-Briagolong Cricket Club
- e) Two Representatives from the Briagolong & District Pony Club
- f) 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 Briagolong Junior Football Club representatives 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 2015; or
2. Seek further information to be considered at a future Council meeting.

PROPOSAL

That Council appoint the nominated Briagolong Junior Football Club representatives 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 2015.

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 C5.4**MAFFRA RECREATION RESERVE COMMITTEE OF MANAGEMENT MINUTES**

DIVISION: COMMUNITY AND CULTURE
ACTION OFFICER: MANAGER HEALTHY LIFESTYLES
DATE: 4 AUGUST 2015

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

OBJECTIVE

For Council to receive the minutes from the Maffra Recreation Reserve Committee of Management's Ordinary Meeting held on 15 June 2015.

RECOMMENDATION

That Council receive the minutes from the Maffra Recreation Reserve Committee of Management's Ordinary Meeting held on 1 June 2015.

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.

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

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

OPTIONS

Council has the following options:

1. Receive the minutes from the Maffra Recreation Reserve Committee of Management's Ordinary Meeting held on 1 June 2015; or

2. Seek further information to be considered at a future Council Meeting.

PROPOSAL

That Council receive the minutes from the Maffra Recreation Reserve Committee of Management's Ordinary Meeting held on 1 June 2015.

CONFLICT OF INTEREST

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

LEGISLATIVE IMPACT

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

COUNCIL POLICY IMPACT

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

COUNCIL PLAN IMPACT

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

Strategic Objectives

Asset and infrastructure that meet current and future community needs.

Strategy 4.2

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

CONSULTATION IMPACT

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

MAFFRA RECREATION RESERVE COMMITTEE OF MANAGEMENT
(SPECIAL COMMITTEE OF WELLINGTON SHIRE COUNCIL)
GENERAL MEETING
Held Monday June 1st, 2015

PRESENT :- Mark Hewlett, Irene Crockford, Cheryl Dowling, Paul Bourke, Dennis Proud, Matthew Coleman, John Vardy, Lisa Ogilvie, and John Duncan,

SHIRE CO-ORDINATOR: Geoff Hay

Poultry Club replacement representative: Luke Randle

APOLOGY: Charlie Coleman

MINUTES :- amendment to minutes the sentence in motion should read "complete control" not "compete controls".

D. Proud moved and J. Vardy seconded that the Minutes, including the Amendment above be received as read. CARRIED

BUSINESS ARISING :- 1/ The sound system "come + try" has not yet been organised. ACTION - will try to organise for Sunday June 14th 2015, user groups to be contacted.

2/ Craig Hamilton (Bush Park Tractor Pull) was contacted re old lights + towers, he expressed interest. Needs follow-up

3/ C. Coleman plans to donate a wall heater

CORRESPONDENCE :- IN - email from Vicki Jarrett (Poultry Club) this was moved on to the Agricultural Society

- WELLINGTON SHIRE COUNCIL - licence renewal

for signing

OUT - to WELLINGTON SHIRE COUNCIL CEO - David

Noncom - relinquishing control of buildings

- Minutes and Meeting Invitations

Correspondence read and received on the motion of L. Ogilvie and seconded by J. Duncan. CARRIED

TREASURER'S REPORT as tabled

Treasurer, L. Ogilvie moved and J. Vardy seconded that the financial Report be received and any accounts passed for payment

CARRIED

L. Ogilvie reported that user group invoices will be mailed out in the next week. These include a CPI increase of 2% from 2014; an invoice be sent to Mr + Mrs McKay for paddock rental; power usage for the Maffra Show totalled \$809

REPORTS :

• Kennel Club - show schedules are in this month's gazette. Campers are already starting to contact and book sites.

• Band - nil

• Harness Club - tabled report

• Agricultural Society ran a successful Street Stall recently raising \$1,200.00

• Maintenance - vehicle vandalism took place on Sunday ^{31st May} at ~~the~~ ^{the} trade display area, mainly ripped up tyre marks.

Not much can be done during winter to repair such damage.

ACTION - Secretary to report this vandalism to the Police.

• Poultry Club - has new ideas and projects in planning

• Council - nil

• Maffra Football/Netball Club - costings of drainage/re-surfacing of the main oval - \$526,000.00 This will entail closure of the main oval for the duration of these works. Planning time-line 2016/17.

GENERAL BUSINESS :

Major signage for the Reserve - there is a sponsor willing to give a major donation towards costs. ACTION - Secretary to write signage representatives to next Committee meeting to make representations and answer questions.

The lock was changed on the Wood Pavilion has since been

placed by Agricultural Society. Action - Agricultural Society needs to give Secretary a key to this lock to be added to the Reserve's Master set.

Meeting closed at 8.30 pm

Next meeting will be held on Monday July 6th, 2015 at 7.30 pm

1. Crookford will be an apology at this meeting

2:40 PM
16/06/14
Cash Basis

Maffra Recreation Reserve
Profit & Loss
May 2015

	May 15	Jul 14 - May 15
Income		
Electricity contributions		
Maffra Agricultural Society	0	557
Maffra Football & Netball Club	0	1,398
Maffra Municipal Band	0	191
Poultry Club	0	364
Total Electricity contributions	0	2,510
Hire of Reserve	182	1,136
Interest Received (Bendigo)	4	60
Rentals		
Camping (Kennel Club)	0	1,641
Casual (Motorhomes)	25	43
CWA	0	134
East Vic Pleasure Harness Club	0	118
Kennel Club	0	535
Maffra Agricultural Society	0	984
Maffra Football & Netball Club	0	5,000
Maffra Lions Club	0	164
Maffra Municipal Band	0	669
McKay Lease	0	273
Poultry Club	0	433
Total Rentals	25	9,994
Wellington Shire		
Operating Grant	0	16,338
Reimbursements	5,600	5,600
Total Wellington Shire	5,600	21,938
Total Income	5,811	35,638
Expense		
Audit	0	120
CFA Service	0	80
Cleaning (T. Van Baalen)	0	523
Electricity & Gas (PowerDirect)	1,161	8,453
Fuel and Oil		
Tractor/ Ride-On (MG Trading)	70	1,338
Total Fuel and Oil	70	1,338
Pest Control	118	118
Postage & Stationary (Aus Post)	193	193
Repairs and Maintenance		
(General)	23	109
Buildings (Concrete)	0	43
Buildings (General)	0	31
Buildings (Locksmith)	0	381
Buildings (Plumbing)	0	192

2:40 PM
16/06/14
Cash Basis

Maffra Recreation Reserve
Profit & Loss
May 2015

	<u>May 15</u>	<u>Jul 14 - May 15</u>
Equipment (Defib)	0	532
Grounds (Brown Wigg)	0	27
Grounds (David Coridas)	0	1,081
Grounds (Fertiliser)	0	55
Grounds (Home Hardware)	0	22
Grounds (Maffra Poly & Pumps)	0	8
Grounds (McCarthy Plumbers)	288	1,462
Grounds (Seed)	77	128
Grounds (Wire & Joiners)	0	30
Tractor (Service)	0	429
Tractor / Ride On (Repairs)	57	182
Total Repairs and Maintenance	<u>445</u>	<u>4,722</u>
 Waste Removal (Maffra Waste)	264	1,748
Water Rates (Gippsland Water)	0	1,506
Water Rates (SRW)	0	509
Total Expense	<u>2,251</u>	<u>19,490</u>
 Net Income	<u>3,560</u>	<u>16,148</u>

2:44 PM
16/06/14

Maffra Recreation Reserve Reconciliation Summary

Bendigo Bank - General Account, Period Ending 31/05/2015

	May 31, 15
Beginning Balance	<u>10,975.88</u>
Cleared Transactions	
Cheques and Payments - 8 items	<u>-4,537.83</u>
Total Cleared Transactions	<u>-4,537.83</u>
Cleared Balance	<u>6,438.05</u>
Uncleared Transactions	
Cheques and Payments - 4 items	<u>-950.30</u>
Deposits and Credits - 3 items	<u>9,138.00</u>
Total Uncleared Transactions	<u>8,187.70</u>
Register Balance as of 31/05/2015	<u>14,625.75</u>
New Transactions	
Cheques and Payments - 2 items	<u>-566.75</u>
Total New Transactions	<u>-566.75</u>
Ending Balance	<u>14,059.00</u>

2:48 PM
16/06/14

Maffra Recreation Reserve Reconciliation Summary

Bendigo Bank - Investment Acc., Period Ending 31/05/2015
May 31, 15

Beginning Balance	<u>12,993.41</u>
Cleared Transactions	
Deposits and Credits - 1 item	3.74
Total Cleared Transactions	<u>3.74</u>
Cleared Balance	<u><u>12,997.15</u></u>
Register Balance as of 31/05/2015	12,997.15
Ending Balance	12,997.15

ITEM C5.5**BRIAGOLONG RECREATION RESERVE COMMITTEE OF MANAGEMENT MINUTES**

DIVISION: COMMUNITY AND CULTURE
ACTION OFFICER: MANAGER HEALTHY LIFESTYLES
DATE: 4 AUGUST 2015

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

OBJECTIVE

For Council to receive the minutes from the Briagolong Recreation Reserve Committee of Management's Ordinary Meeting held on 13 July 2015.

RECOMMENDATION

That Council receive the minutes from the Briagolong Recreation Reserve Committee of Management's Ordinary Meeting held on 13 July 2015.

BACKGROUND

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

The objectives of the Special Committee are:

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

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

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

OPTIONS

Council has the following options:

1. Receive the minutes from the Briagolong Recreation Reserve Committee of Management's Ordinary Meeting held on 13 July 2015; or
2. Seek further information to be considered at a future Council Meeting.

PROPOSAL

That Council receive the minutes from the Briagolong Recreation Reserve Committee of Management's Ordinary Meeting held on 13 July 2015.

CONFLICT OF INTEREST

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

LEGISLATIVE IMPACT

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

COUNCIL POLICY IMPACT

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

COUNCIL PLAN IMPACT

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

Strategic Objectives

Asset and infrastructure that meet current and future community needs.

Strategy 4.2

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

CONSULTATION IMPACT

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

BRIAGOLONG RECREATION RESERVE
Special Committee of Council

MINUTES

MEETING DATE: 13th JULY 2015

MEETING TIME: 7.30PM

MEETING VENUE: BRIAGOLONG RECREATION RESERVE

1. Present/apologies

Name	Title	Representing	Present/Apology
Peter Cleary	Councillor	Wellington Shire Council	Present
Chris Pleydell		Briagolong Junior Football	Absent
Jacob Annear		Boisdale/Briagolong Cricket	Absent
Bradley Mynott		Boisdale/Briagolong Cricket	Present
Kylie Wright	Secretary	Briagolong & District Pony	Present
Jenny Elliot	President	Briagolong & District Pony	Present
Stephen Noble		Community	Absent
Vanessa Randle	Treasurer	Briagolong Tennis Club	Present
Mick Pleydell		Briagolong Tennis Club	Present

Quorum achieved: YES

2. Declaration of conflicts of interest: NIL

3. Confirmation of minutes of previous meeting: NO, no meeting minutes/notes to refer to were presented at this meeting.

Moved:

Seconded:

4. Business arising from previous meeting:

- NIL

5. Correspondence in:

- Remittance advice from shire for GST \$192.88 dated 12.5.2015
- Pump shed Electricity account: \$232.73
- Rec reserve Electricity account: \$784.50
- Above correspondence all listed on previous meeting NOTES
- Expression of interest in hiring Rec rooms by DEPI, paperwork completed by James from DEPI, date to be advised, hire will be a week day between 1-4pm.

6. Correspondence out -

- NIL

7. Reports –

7.1 Presidents report –

- NIL

7.2 Treasurers report -

- Sent via email to Kylie by Vanessa, will include as attachment when email of meeting minutes occurs.

7.3 User group reports –

Cricket club –

- AGM held – Butch Cassidy is new President, John Freeman is vice president.
- New net area has been marked out; Peter will check if any permits are required.
- Concrete will be flush with ground level, nets will be removable.
- Brad will send Kylie the specifications of new net area, Kylie to send letter to John Tatterson/Dave Butler for their approval prior to any works being carried out.

Football club –

- Extra meeting being held in regards to name change of Junior section to Boisdale/Briagolong, effective 21 days after meeting has been held.
- Players have new jumpers coming
- There is a home game this weekend.
- Trip to Melb AFL game was a huge success.
- Top 4 under 10 players will be playing in the finals – round robin.
- Seniors club have given all junior players pie/parmigana certificate for their efforts and participation.

Pony Club –

- Theory day yesterday at Elliot's due to poor weather
- Rally hopefully this coming weekend – will be a trail ride.
- AGM next Tuesday night.

Community – NO representatives**Tennis Club –**

- Monday ladies team have started playing.
- AGM is Sunday 19th July 2015.
- Juniors will start in Term 4.

Shire – NIL to report**8. Volunteers: NIL this month****9. OHS/Risk/Facility Fault report:**

- Young child hurt themselves when they tripped on the metal door surround of clubroom sliding door access, falling and hitting their head.
- Kitchen serving door is very heavy and a safety issue if not secured properly.
- Disability access concerns still being raised by community members.
- Female change rooms – supporting women to participate in sport is of upmost importance, Briagolong Recreation Reserve has no facilities for female players or umpires to change in.

10. New Rules of the Committee:

- None to report on.

General Business –

- Veranda poles have been replaced, Jenny to purchase 4 litres of Heritage Green paint so that they can be painted.
- Vanessa will send all veranda poles costs including materials, labour and paint once completed to council to be reimbursed 60 % of costs.
- Kitchen door – has been replaced with solid door and keys have been cut and distributed.
- Keys for new internal kitchen door: Chris, Jess, Vanessa, Brad, Megan Lee all have copies; Vanessa has spares she will keep with all finance documentation for safe keeping.
- Mick will look into quotes for having bollards/fencing for old tennis courts to stop any vehicle access - vehicles have been seen on them recently.
- Vanessa will check with Tennis club regarding their power/lights, coin collection and who pays for the power account there.
- Discussions on lightly top dressing both ovals - dates to be confirmed at next meeting. Jenny will phone Calcimo for a quote on aerating bottom oval, the top dressing of both ovals, seed and spreading of all.
- Concerns raised about the bike/skate track with rubbish and unsafe materials ie: car bonnet being used as a cubby roof.
- Discussion by Jess on raising funds for a skate park.
- Kitchen refurbishment – Brad is confident works will be completed by commencement of Cricket season in September. Brad will bring all the kitchen plans to next meeting.
- Kylie to contact Lisa Lyndon at shire to request advertisements for community representative positions. All positions are vacant as of December 2015.

Mtg closed: 9.10 pm

8. Next meeting: 10th August 2015 @ 7.30pm

Treasurers Report for meeting held May 2015

Reconciled Statement April 2015

Cash at Bank as at 31/03/2015	17,750.11
-------------------------------	-----------

Income:

March

Bank Interest	0.58
	0.58

Payments:

March

Energy Australia - Pump shed	-447.33
------------------------------	---------

17303.36

unpresented chq's & deposits

Reimb. Brad Mynott - safety goggles	-83.00
Hire for 18th - Randle/Annear	100.00

closing balance of accounts to date

Cheques to be authorised

Briagolong Hall Committee - rent	100.00
Boisdale Glassworks	600.00
	700.00
Balance Remaining to date...	16620.36

incoming correspondence:

New Netbank setup in Vanessa's name,(to view statements online)
received password etc.

outgoing correspondence:

Change of signatories form submitted to the bank.

Treasurers Report for meeting held June 2015

Reconciled Statement for May 31 2015

Cash at Bank as at 30/04/2015	17303.36
--------------------------------------	-----------------

Income:

May

Bank Interest	0.55	
WSC GST Return	192.88	
D Annear - 18th Birthday hire	100.00	\$293.43

Payments:

May

C Pleydell - fuel reimbursement	-25.00	-25.00
---------------------------------	--------	--------

<u>Reconciled Bank Balance to date</u>	17571.79
---	-----------------

unpresented chq's & deposits

Reimb. Brad Mynott - safety goggles	-83.00	
Briag Hall - goodwill hire for double booking (Roberts 50th)	-100.00	
Boisdale Glassworks - repairs after break-ins	-600.00	-783.00

<u>closing balance of accounts to date</u>	16,788.79
---	------------------

Cheques to be authorised

Energy Australia	-784.58	
Energy Australia - Pump shed account	-225.74	

	- 1,010.32	
Balance Remaining to date...	15778.47	

incoming correspondence:

outgoing correspondence:

Note:

Treasurers Report for meeting held July 2015

Reconciled Statement for June 30 2015

Cash at Bank as at 31/05/2015	17571.79
-------------------------------	----------

Income:

June

Bank Interest	0.56	
		\$0.56

Payments:

June

Energy Australia	-784.58	
Brig Hall (goodwill hire for double booking)	-100.00	
Boisdale Glassworks - repairs after break-ins	-600.00	
Ants carpentry - repairs & maintenance	-443.62	
Energy Australia (pump shed)	-225.74	-2153.94

<u>Reconciled Bank Balance to date</u>	<u>15418.41</u>
--	-----------------

unpresented chq's & deposits

Reimb. Brad Mynott - safety goggles	-83.00	
		-83.00

<u>closing balance of accounts to date</u>	<u>15,335.41</u>
--	------------------

Cheques to be authorised

Gippsland Water	-1243.91
-----------------	----------

	- 1,243.91
Balance Remaining to date...	<u>14091.50</u>

incoming correspondence:

Ausnet services rebate letters x 2 (\$125 each)

outgoing correspondence:

online Ausnet rebate claim entered

Note:



D. URGENT BUSINESS



E. FURTHER GALLERY AND CHAT ROOM COMMENTS



F. CONFIDENTIAL ATTACHMENT/S

F. CONFIDENTIAL ATTACHMENT/S

**ITEM F1.1 ROSEDALE COMMUNITY CENTRE TERMS OF REFERENCE AND
APPOINTMENT OF MEMBERS
(REFER TO ITEM C5.1 OF THIS AGENDA)**



**ORDINARY COUNCIL MEETING
4 AUGUST 2015**

On this 15 July 2015, 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 **ROSEDALE COMMUNITY CENTRE TERMS OF REFERENCE AND APPOINTMENT OF MEMBERS** is confidential because it relates to the following grounds under Section 89(2) of the *Local Government Act 1989*:

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

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

**ITEM F1.2 CAMERON SPORTING COMPLEX COMMITTEE OF MANAGEMENT
MEMBERSHIP
(REFER TO ITEM C5.2 OF THIS AGENDA)**



**ORDINARY COUNCIL MEETING
4 August 2015**

On this 22 July 2015, 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 **CAMERON SPORTING COMPLEX COMMITTEE OF MANAGEMENT MEMBERSHIP** is confidential because it relates to the following grounds under Section 89(2) of the *Local Government Act 1989*:

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



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

**ITEM F1.3 BRIAGOLONG RECREATION RESERVE COMMITTEE OF MANAGEMENT
MEMBERSHIP
(REFER TO ITEM C5.3 OF THIS AGENDA)**



**ORDINARY COUNCIL MEETING
4 August 2015**

On this 15 July 2015, in accordance with Section 77 Clause (2)(c) of the *Local Government Act 1989*; I, Glenys Butler (Delegate) declare that the information contained in the attached document **BRIAGOLONG RECREATION RESERVE COMMITTEE OF MANAGEMENT MEMBERSHIP** is confidential because it relates to the following grounds under Section 89(2) of the *Local Government Act 1989*:

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



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



G. IN CLOSED SESSION

G. IN CLOSED SESSION

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.