



C3 - REPORT

GENERAL MANAGER DEVELOPMENT

ITEM C3.1**JUNE 2020 PLANNING DECISIONS**

DIVISION: DEVELOPMENT

ACTION OFFICER: MANAGER LAND USE PLANNING

DATE: 1 SEPTEMBER 2020

IMPACTS									
Financial	Communication	Legislative	Council Policy	Council Plan	Resources & Staff	Community	Environmental	Engagement	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 2020.

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 2020.

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 2020 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 has the following options available:

1. Receive the June 2020 planning decisions report; or
2. Not receive the June 2020 planning decisions report and seek further information for consideration at a future Council meeting.

PROPOSAL

That Council note the report of recent planning permit trends and planning application determinations between 1 June and 30 June 2020.

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 Planning Policy Framework in the Wellington Planning Scheme.

COUNCIL PLAN IMPACT

The Council Plan 2017-21 Theme 2 Services & Infrastructure states the following strategic objective and related strategy:

Strategic Objective 2.3: *"Wellington Shire is well planned, considering long term growth and sustainability."*

Strategy 2.3.2: *"Ensure sufficient land supply to provide for a range of lifestyle."*

Strategy 2.3.3: *"Recognise and advocate for best practice land development which considers energy efficiency and sustainability for housing."*

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 1/06/2020 AND 30/06/2020

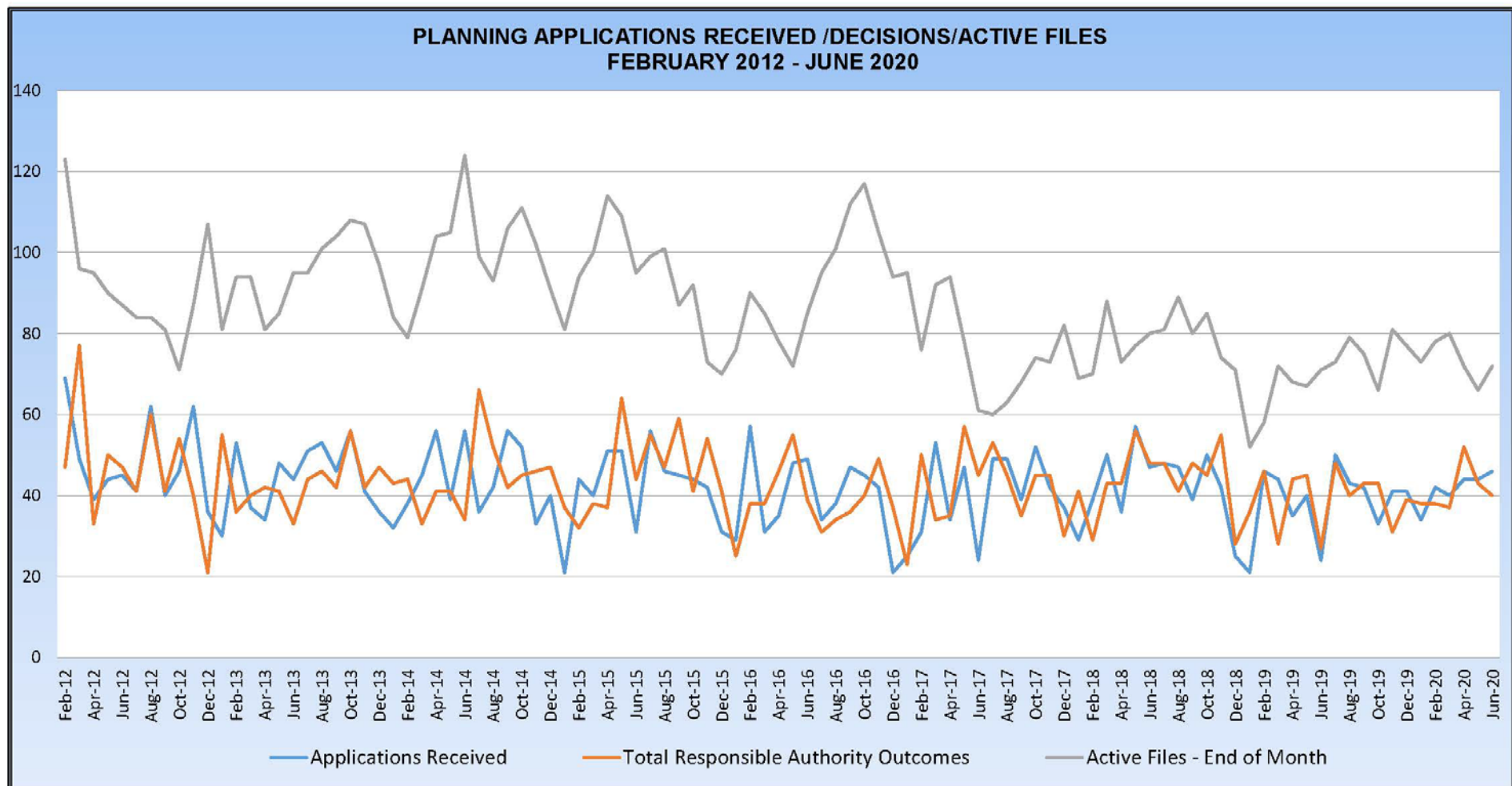
Application No/Year	Date Received	Property Title & Address	Proposal	Status
298-4/2016	25/05/2020	Assessment No. 205856 LOT: 1 LP: 207332M ROSEDALE-LONGFORD RD ROSEDALE	Use and development of the land for a class B broiler farm.	No Permit Required 17/06/2020
286-2/2018	19/06/2020	Assessment No. 263426 LOT: 1 PS: 641979T TURPINS RD MADALYA	Use & development of the land for dwelling associated with an orchard.	Permit Issued by Delegate of Resp/Auth 19/06/2020
41-2/2019	11/05/2020	Assessment No. 413179 LOT: 11 PS: 613421H 27 MOORE ST ROSEDALE	Buildings and works associated with construction of a dwelling & shed.	Permit Issued by Delegate of Resp/Auth 17/06/2020
267-1/2019	27/08/2019	Assessment No. 10959 LOT: 1 PS: 323478S 25-41 PRINCES HWY SALE	Use and development of the land for vehicle sales and subdivision.	NOD issued by Delegate of Respon/Auth 19/06/2020
353-1/2019	8/11/2019	Assessment No. 58958 CA: 5A BACK MAFFRA RD SALE	Buildings and works associated with construction of a farm shed.	Permit Issued by Delegate of Resp/Auth 16/06/2020
369-1/2019	20/11/2019	Assessment No. 327056 CA: 4 SEC: B 51 GELLS RD GLENMAGGIE	Buildings and works/construction of an ablutions block.	Permit Issued by Delegate of Resp/Auth 10/06/2020
21-1/2020	20/01/2020	Assessment No. 201996 LOT: 1 PS: 545533R 1 LORD CT LONGFORD	Two lot subdivision.	Permit Issued by Delegate of Resp/Auth 17/06/2020
29-1/2020	30/01/2020	Assessment No. 428508 LOT: 1 TP: 578729 951 CAIRNBROOK RD GLENMAGGIE	Use/development of the land for third dwelling (retrospective permit).	Permit Issued by Delegate of Resp/Auth 19/06/2020
53-1/2020	18/02/2020	Assessment No. 260224 LOT: 1314 LP: 40160 28 THE BOULEVARD PARADISE BEACH	Buildings and works associated with construction of a dwelling.	Permit Issued by Delegate of Resp/Auth 3/06/2020
56-1/2020	20/02/2020	Assessment No. 283457 TP: 5298G 8,543 SOUTH GIPPSLAND ALBERTON	Extension to existing dwelling & construction of an outbuilding.	Permit Issued by Delegate of Resp/Auth 4/06/2020
68-1/2020	27/02/2020	Assessment No. 413823 LOT: A PS: 749431U 1 DUKE ST PORT ALBERT	Subdivision of the land into 2 lots.	Permit Issued by Delegate of Resp/Auth 10/06/2020

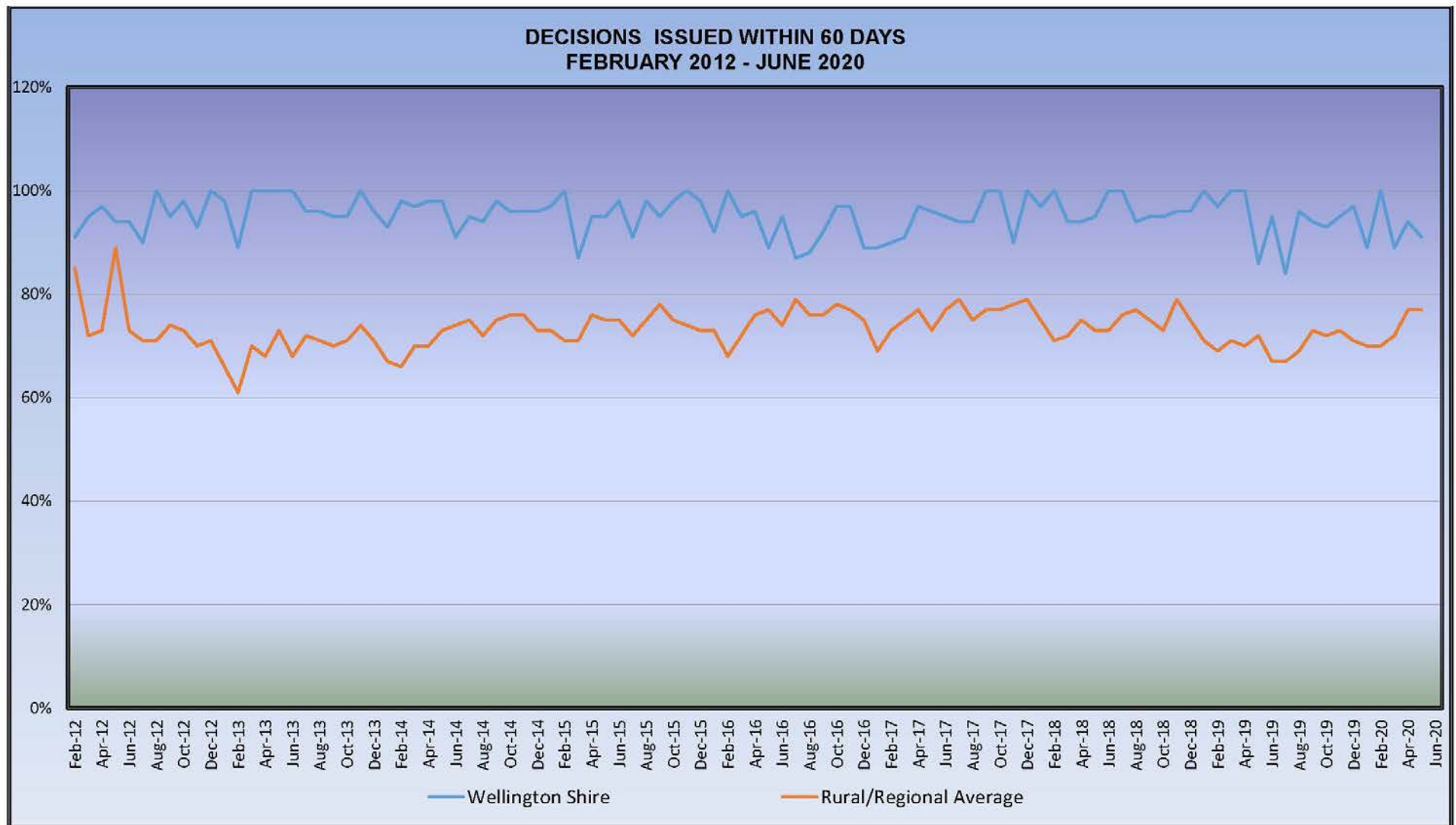
Application No/Year	Date Received	Property Title & Address	Proposal	Status
70-1/2020	27/02/2020	Assessment No. 186262 CA: 5C 8 LONGFORD-LOCH SPORT LONGFORD	Construction of additional tennis courts/removal of native vegetation	Permit Issued by Delegate of Resp/Auth 10/06/2020
73-1/2020	2/03/2020	Assessment No. 358937 LOT: 1 PS: 804069F 226 CORNWELLS RD RIVERSLEA	Buildings and works associated with construction of a dwelling.	Permit Issued by Delegate of Resp/Auth 1/06/2020
87-1/2020	16/03/2020	Assessment No. 90050 LOT: 2 PS: 605338P LINDENOW-MEERLIEU RD MEERLIEU	Use and development of the land for a dwelling.	Permit Issued by Delegate of Resp/Auth 5/06/2020
116-1/2020	3/04/2020	Assessment No. 278788 LOT: 2 PS: 728222X 7 VICTORIA ST PORT ALBERT	Buildings and works associated with construction of a dwelling.	Permit Issued by Delegate of Resp/Auth 12/06/2020
117-1/2020	3/04/2020	Assessment No. 368639 LOT: 3 LP: 221580L 140 RONALDS RD ROSEDALE	Use of the land for domestic animal keeping.	Permit Issued by Delegate of Resp/Auth 4/06/2020
134-1/2020	17/04/2020	Assessment No. 225292 LOT: 168 LP: 44537 12 CAMPBELL ST LOCH SPORT	Buildings and works associated with construction of a dwelling.	Permit Issued by Delegate of Resp/Auth 12/06/2020
142-1/2020	27/04/2020	Assessment No. 1073 LOT: 220 LP: 53749 19 CAMPBELL CT SALE	Development of three dwellings on the lot.	Permit Issued by Delegate of Resp/Auth 30/06/2020
154-1/2020	8/05/2020	Assessment No. 352377 LOT: 159 LP: 54201 98 TAMBORITHA TCE COONGULLA	Buildings and works associated with construction of a dwelling.	Permit Issued by Delegate of Resp/Auth 1/06/2020
164-1/2020	21/05/2020	Assessment No. 444117 LOT: 3 PS: 804081R 2 WOOD ST ROSEDALE	Buildings and works associated with construction of a dwelling.	Permit Issued by Delegate of Resp/Auth 29/06/2020
171-1/2020	26/05/2020	Assessment No. 238816 LOT: 1818 LP: 58872 71 PELICAN ST LOCH SPORT	Buildings and works associated with construction of an outbuilding.	Permit Issued by Delegate of Resp/Auth 2/06/2020
172-1/2020	27/05/2020	Assessment No. 321299 PTP: 1 TP: 231092 1A PORTAS MILL LANE HEYFIELD	Buildings & works/construction of an industrial building.	Permit Issued by Delegate of Resp/Auth 3/06/2020
175-1/2020	29/05/2020	Assessment No. 401745 LOT: 1 PS: 547884F 155 BREWERS HILL RD MAFFRA	Buildings and works associated with extension of a farm shed.	Permit Issued by Delegate of Resp/Auth 10/06/2020

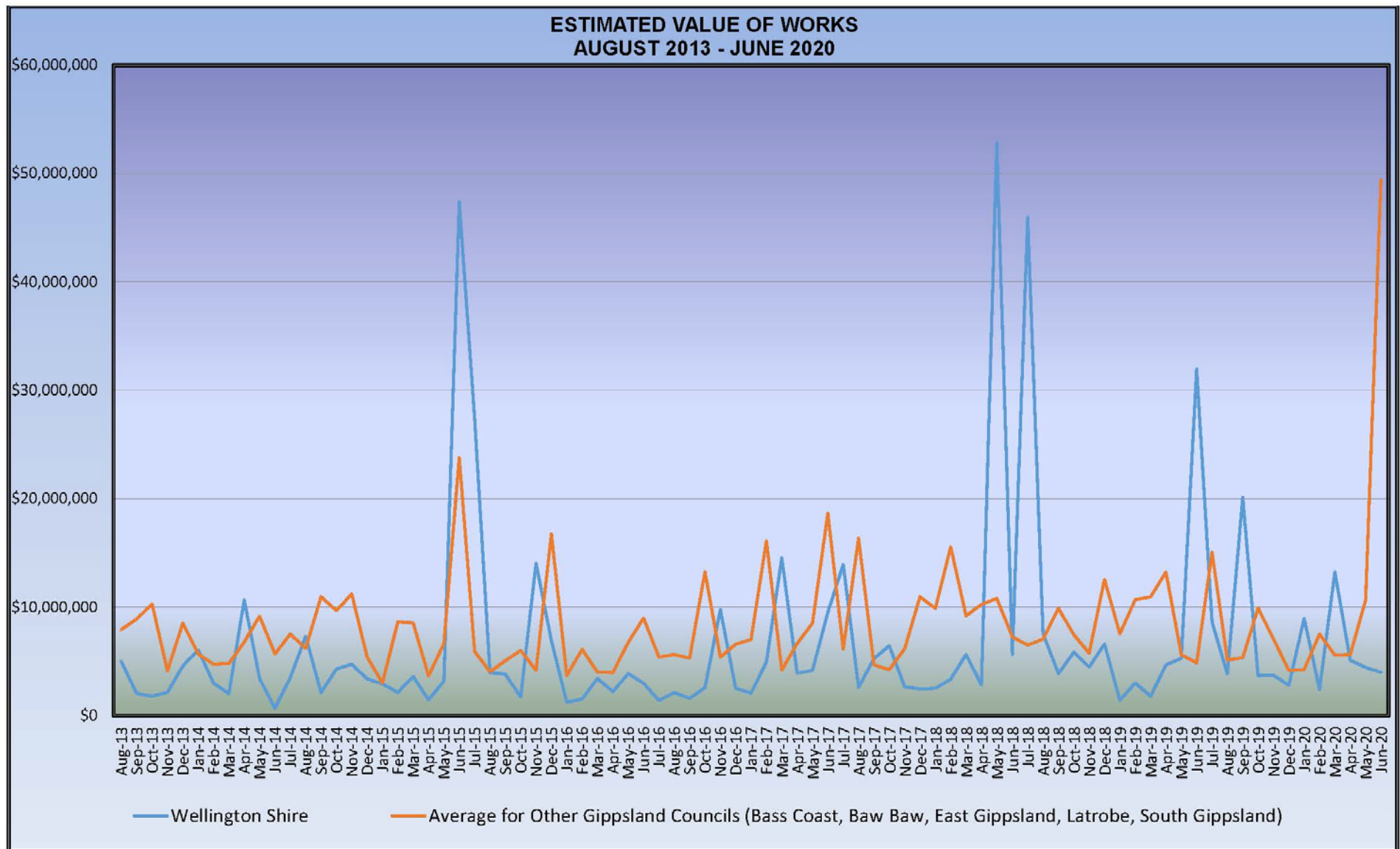
Application No/Year	Date Received	Property Title & Address	Proposal	Status
177-1/2020	29/05/2020	Assessment No. 325910 CA: 40B 169 GOLF COURSE RD HEYFIELD	Buildings & works/construction of two industrial sheds.	Permit Issued by Delegate of Resp/Auth 10/06/2020
178-1/2020	1/06/2020	Assessment No. 216549 LOT: 1 TP: 92636V 24 MERIDAN RD GOLDEN BEACH	Buildings and works associated with construction of an outbuilding.	Permit Issued by Delegate of Resp/Auth 4/06/2020
182-1/2020	4/06/2020	Assessment No. 205138 CA: 6 SEC: 2A 2,056 PRINCES HWY ROSEDALE	Buildings and works associated with extension to existing dwelling.	Permit Issued by Delegate of Resp/Auth 10/06/2020
183-1/2020	5/06/2020	Assessment No. 406934 CA: 5 SEC: C GIFFARD WEST RD GIFFARD	Buildings and works associated with construction of a farm shed.	Permit Issued by Delegate of Resp/Auth 18/06/2020
184-1/2020	9/06/2020	Assessment No. 233411 LOT: 1483 LP: 58872 33 KOOKABURRA ST LOCH SPORT	Buildings and works associated with construction of an outbuilding.	Permit Issued by Delegate of Resp/Auth 12/06/2020
185-1/2020	9/06/2020	Assessment No. 186981 LOT: 5 BLK: B LP: 8478 41 MCLACHLAN ST THE HONEYSUCKLES	Buildings and works associated with construction of an outbuilding.	Withdrawn 18/06/2020
189-1/2020	10/06/2020	Assessment No. 284901 LOT: 1 LP: 213328S 1,668 SOUTH GIPPSLAND WOODSIDE	Buildings and works associated with construction of an outbuilding.	Permit Issued by Delegate of Resp/Auth 17/06/2020
192-1/2020	15/06/2020	Assessment No. 225037 LOT: 1 PS: 727466X 28 CAMERONS RD LOCH SPORT	Buildings and works associated with construction of an outbuilding.	Permit Issued by Delegate of Resp/Auth 18/06/2020
193-1/2020	15/06/2020	Assessment No. 229591 LOT: 2489 LP: 70939 2 ELIZABETH CT LOCH SPORT	Buildings and works associated with construction of an outbuilding.	Permit Issued by Delegate of Resp/Auth 25/06/2020
194-1/2020	15/06/2020	Assessment No. 12500 LOT: 1 TP: 122093 453-455 RAYMOND ST SALE	Dispensation/car parking spaces - use of the land for medical centre.	Permit Issued by Delegate of Resp/Auth 26/06/2020
197-1/2020	17/06/2020	Assessment No. 389718 LOT: 1 PS: 649537K 551 BOISDALE-NEWRY RD NEWRY	Buildings and works associated with construction of a farm shed.	Permit Issued by Delegate of Resp/Auth 23/06/2020
198-1/2020	17/06/2020	Assessment No. 222323 LOT: 1215 LP: 52648 14 SUNBURST AVE GOLDEN BEACH	Buildings and works associated with construction of an outbuilding.	Permit Issued by Delegate of Resp/Auth 25/06/2020

Application No/Year	Date Received	Property Title & Address	Proposal	Status
199-1/2020	17/06/2020	Assessment No. 263178 LOT: 15 PS: 144854 29 BYRNES RD WOODSIDE BEACH	Buildings and works associated with construction of an outbuilding.	Permit Issued by Delegate of Resp/Auth 24/06/2020
201-1/2020	17/06/2020	Assessment No. 440768 LOT: 1 PS: 717780X 388 TOONGABBIE-COWWARR TOONGABBIE	Buildings and works associated with construction of a farm shed.	Permit Issued by Delegate of Resp/Auth 26/06/2020
204-1/2020	19/06/2020	Assessment No. 272450 LOT: 3 PS: 337156N 2,153B WOODSIDE	Buildings and works associated with construction of a farm shed.	Permit Issued by Delegate of Resp/Auth 25/06/2020
205-1/2020	22/06/2020	Assessment No. 382903 LOT: 2 PS: 646214C 2-4 CHURCH RD YARRAM	Buildings & Works/painting a mural on a heritage building.	Permit Issued by Delegate of Resp/Auth 26/06/2020
208-1/2020	23/06/2020	Assessment No. 26088 LOT: 1 LP: 39462 86-88 LANSDOWNE ST SALE	Buildings and works associated with construction of an outbuilding.	Permit Issued by Delegate of Resp/Auth 26/06/2020

Total No of Decisions Made: 40









C4 - REPORT

GENERAL MANAGER BUILT AND NATURAL ENVIRONMENT

ITEM C4.1**REVITALISING OUR REGION PROJECT**

DIVISION: BUILT AND NATURAL ENVIRONMENT
 ACTION OFFICER: ACTING MANAGER BUILT ENVIRONMENT
 DATE: 1 SEPTEMBER 2020

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

OBJECTIVE

To seek approval from Council to apply for funding through the Department of Infrastructure, Transport, Regional Development and Communications to support the Revitalising our Region package of works as defined in this report.

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

That, in response to an announcement by Darren Chester MP, Federal Member for Gippsland, allocating \$8 million towards the multiyear \$14 million Wellington Shire Council Revitalising our Region package of works as described in this report, Council;

- 1. Authorise the Chief Executive Officer to finalise application(s) and agreement(s) for Federal Government funding of at least \$8M to contribute towards the Revitalising our Region package of works;***
- 2. Note that initial funding of \$4.25M to support the Revitalising our Region package of works has been allocated in the adopted 2020/21 budget; and***
- 3. Approve the additional funding of \$1.75M already allocated across the 2021/22 and 2022/23 forward capital works budgets to support the Revitalising our Region package of works.***

BACKGROUND

The Princes Highway, Sale, Streetscape Project, is identified as a key element of Wellington Shire Council's Revitalising our Region package of works. The project was instigated following several strategic planning documents that were completed to plan and deliver road and CBD improvements in Sale and other townships across the Shire. These include:

- Sale CBD Precinct Plan (2010)
- Sale, Wurruk and Longford Structure Plan (2010)
- Sale CBD Traffic Management and Car Parking Study (2008)

The Sale Wurruk Longford Structure Plan 2010 identified the need in York Street "to provide streetscape improvements along key streets to enhance character and amenity".

This specific Princes Highway Streetscape project includes the removal of sections of overhead power lines, provision of centre median lighting, removal of power poles for key corners, traffic and parking improvements, kerb and path renewals, major tree planting and landscaping.

In June 2020, Darren Chester MP, Federal Member for Gippsland, announced an \$8 million contribution from the Federal Government towards the Revitalising our Region package of works. The total cost of this package of works is approximately \$14 million. A funding source through the Department of Infrastructure, Transport, Regional Development and Communications was identified which allows road authorities to submit applications for road related projects.

The Revitalising our Region package of works involves the combination of three smaller projects being; Princes Highway Streetscape Works, Sale; Port of Sale Improvement Project; and The Sale Wetlands Project.

The Federal Government contribution to this package would be directed towards the Princes Highway Streetscape Project, as the funding source primarily targets road and asset renewal projects. The Princes Highway Streetscape Works, Sale will include:

- Undergrounding of existing overhead powerlines on York Street between Macalister Street and Stawell Street;
- Streetscape works on York Street between Raglan Street and Foster Street, including the installation of centre median lighting;
- Installation of centre median lighting on Foster Street between York Street and Reeve Street;
- Installation of traffic lights at the intersection of York Street and Cunninghame Street; and;
- Amenity enhancement through green infrastructure projects.

To support the funding announced by Darren Chester MP, Federal Member for Gippsland, Council will need to separately fund elements of the Port of Sale Improvement Project and Sale Wetlands Project components of the Revitalising our Region package of works in addition to its proportion of the Princes Highway Streetscape Works, Sale.

The Port of Sale Improvement Project element is proposed to include parts of the following:

- Upgrade to the existing boat ramp;
- Improvements to existing moorings and installation of a seawall;
- Construction and sealing of existing carpark to appropriate standards including associated amenity works; and
- Construction of access and boardwalk and pedestrian bridge.

The Sale Wetlands Project element is proposed to include parts of the following:

- Improved pedestrian connectivity from the Port of Sale through Lake Guthridge Parklands to the Sale Common
- Pedestrian Crossing – South Gippsland Highway (near MacMillan Street)
- Lake Guyatt Environmental Education Centre
- Lake Guyatt Boardwalk Renewal
- Subject to receiving the federal grant, in partnership with the Rotary Club of Sale, construct the next stage of the River Heritage Trail through the Sale Common.

Subject to funding approval, outcomes associated with the Revitalising our Region package of works have been programmed to be delivered as part of Council capital works program between the 2020/21 and 2022/23 financial years.

OPTIONS

Council has the following options available:

1. That, in response to an announcement by Darren Chester MP, Federal Member for Gippsland, allocating \$8 million towards the multiyear \$14 million Wellington Shire Council Revitalising our Region package of works as described in this report, Council; authorise the Chief Executive Officer to finalise application(s) and agreement(s) for Federal Government funding of at least \$8M to contribute towards the Revitalising our Region package of works; note that initial funding of \$4.25M to support the Revitalising our Region package of works has been allocated in the adopted 2020/21 budget; and approve the additional funding of \$1.75M already allocated across the 2021/22 and 2022/23 forward capital works budgets to support the Revitalising our Region package of works.
2. That Council does not finalise an application/agreement for Federal Government funding towards the Revitalising our Region package of works.

PROPOSAL

That, in response to an announcement by Darren Chester MP, Federal Member for Gippsland, allocating \$8 million towards the multiyear \$14 million Wellington Shire Council Revitalising our Region package of works as described in this report, Council; authorise the Chief Executive Officer to finalise application(s) and agreement(s) for Federal Government funding of at least \$8 million to contribute towards the Revitalising our Region package of works; note that initial funding of \$4.25M to support the Revitalising our Region package of works has been allocated in the adopted 2020/21 budget; and approve the additional funding of \$1.75M already allocated across the 2021/22 and 2022/23 forward capital works budgets to support the Revitalising our Region package of works.

CONFLICT OF INTEREST

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

FINANCIAL IMPACT

To support the funding announced by Darren Chester MP, Federal Member for Gippsland, Council will need to separately fund the Port of Sale Improvement Project and Sale Wetlands Project components of the Revitalising our Region package of works in addition to its proportion of the Princes Highway Streetscape Works, Sale.

Provision for the remaining portion of the Revitalising our Region package of works has been made in Council's forward capital works program budget.

COUNCIL PLAN IMPACT

The Council Plan 2017-21 Theme 2 Infrastructure and Services states the following strategic objective and related strategy:

Strategic Objective 2.2: " Council assets are responsibly, socially, economically and sustainably managed. "

Strategy 2.2.3: " Continue to maintain and enhance Council's built environment for public amenity and long-term sustainability. "

The Council Plan 2017-21 Theme 5 Economy states the following strategic objective and related strategy:

Strategic Objective 5.2: *"2 Use a targeted approach to attract new business investment to Wellington Shire, to support population growth. "*

Strategy 5.2.1: "A Create a supportive investment environment that encourages new development and job growth."

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

RESOURCES AND STAFF IMPACT

Finalisation of application(s) / agreement(s) associated with the Revitalising our Region package of works will be undertaken within available resources and budgets.

INFRASTRUCTURE PACKAGE TO ATTRACT MORE VISITORS TO GIPPSLAND

DC darrenchester.com.au/infrastructure-package-to-attract-more-visitors-to-gippsland/

April 17, 2020



The Federal Liberal and Nationals Government will provide more than \$32 million for Princes Highway safety and infrastructure upgrades as part of a package of works stretching from Sale to Genoa.

Deputy Prime Minister and Minister for Infrastructure, Transport and Regional Development Michael McCormack and local MP Darren Chester made the announcement after consultation with local community leaders.

Key projects include \$9.7 million to upgrade a major intersection at McEachern Street in Bairnsdale and \$6.2 million for bridge strengthening as part of the East Sale Alternative Truck Route work.

Mr McCormack said these important projects would increase safety and boost the local economy.

"The Gippsland economy has taken a real hit this year with the crippling drought, devastating bushfires and now the coronavirus," Mr McCormack said.

"As a Government, we want to support local jobs and stimulate the economy with an infrastructure investment program stretching right across Australia.

"These projects in Gippsland will build on the work we have already funded on the Princes Highway East which are delivering both safer roads and better access for all motorists in the region."

Mr Chester has welcomed the funding which he says will help deliver his plan to boost tourism numbers in the future.

"We need to activate the Princes Highway as more than just a transport corridor," Mr Chester said.

1/2

"Our Government has already contributed to the construction of six new overtaking lanes between Lakes Entrance and the New South Wales border and record \$260 million funding for the duplication between Traralgon and Sale, which makes it easier to reach East Gippsland.

"Now we have to give visitors a reason to stop, stay and appreciate everything our region has to offer.

"With this funding, we will be able to improve safety and deliver infrastructure in Sale, Bairnsdale and Lakes Entrance which makes our region more attractive for locals and visitors alike."

The Federal Government has committed \$17 million in funding to the following projects and will seek to secure contributions from Wellington and East Gippsland Shire Councils and other sources to ensure the project benefits are realised on the ground:

- \$8 million for Wellington Shire's 'Revitalising Our Region' package of works;
- \$5 million for Bullock Island bridge replacement and associated works; and
- \$4 million for Princes Highway rest area redevelopment at Lakes Entrance slipway, Newmerella, Cann River and Genoa.

Wellington Shire Mayor Alan Hall said Council was well advanced with its plans to redevelop the highway in Sale and construct new facilities to attract visitors.

"We welcome the Federal Government funding because it will allow Council to bring forward major works which will improve the safety and amenity of the highway and give visitors more reasons to stop and explore the Port of Sale and adjoining wetlands," Cr Hall said.

"Sale is the highway gateway to the Gippsland Lakes, Ninety Mile Beach and our high country towns and Council has committed \$6 million to present our largest town in the best possible way to the travelling public. The Federal Government contribution will obviously expand the projects and deliver more benefits to our region."

East Gippsland Shire Mayor John White has also welcomed the funding and said Council was looking forward to working with the Federal Government to finalise the scope of works across the municipality.

"This is a huge boost to our Council's plans to improve Princes Highway related infrastructure across our Shire," Cr White said.

"We have plans well advanced for Bullock Island along with the rest areas which will encourage recreational vehicles and highway travellers to take a break in East Gippsland.

"We will be aiming to start work as soon as possible to deliver improved facilities for locals and visitors."



C5 - REPORT

GENERAL MANAGER COMMUNITY AND CULTURE

ITEM C5.1**AQUA ENERGY REDEVELOPMENT CONCEPT AND COST PLAN APPROVAL**

DIVISION: COMMUNITY AND CULTURE
ACTION OFFICER: GENERAL MANAGER COMMUNITY AND CULTURE
DATE: 1 SEPTEMBER 2020

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

OBJECTIVE

The purpose of this report is to recommend, for formal adoption by Council, the concept design presented at the Council Workshop on 21 July 2020 for the redevelopment of Aqua Energy (Attachment 1) in accordance with the funding strategy presented in this Council report enabling community engagement to proceed to finalise the schematic design and to enable application for external funding contributions.

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

That Council adopts the concept design presented at the Council Workshop on 21 July 2020 for redevelopment of Aqua Energy (Attachment 15.1.1) in accordance with the funding strategy presented in this Council report enabling community engagement to proceed to finalise the schematic design and to enable application for external funding contributions.

BACKGROUND***Aqua Energy Redevelopment Planning Chronology:******2016 Development of 2015-2020 Aquatic Strategy:***

In 2015 Council contracted InSynch Consultancy Group to develop an aquatic strategy for Council which included the need to replace the 25 metre pool which, at 48 years old had exceeded its design life. This was presented to and adopted by Council on 5 July 2016.

2019 Development of Business Case for Aqua Energy Redevelopment:

In 2018 Council contracted Jim Corbett of Sport and Leisure Solutions to develop a business case for redevelopment of Aqua Energy, principally to determine how best to redevelop the facility given the necessity of replacing the 25 metre pool.

Four scenarios for the 25 metre pool replacement were workshopped with Council on 17 September 2019:

Option 1 - replace the 25m pool shell and refurbish the existing 25m pool hall in its current configuration

Option 2 - replace the 25 metre pool shell and refurbish the 25m pool hall in a new configuration to enhance accessibility and programming

Option 3 - replace both the 25 metre pool and 25m pool hall - 6 lane pool

Option 4 - replace both the 25 metre pool and 25m pool hall - 8 lane pool

All options also included new disability, family and group change facilities, 24 hour gym access and water play area as well as replacement sauna, aquatic and accessible change facilities and shared aquatic administration facilities.

Council preferred option 2 to refurbish the existing 25 metre pool hall in a new configuration, noting refurbishment of the ageing building was dependent on outcomes of further structural suitability investigation.

2020 Development of Concept and Schematic Design for Aqua Energy Redevelopment:

In 2020, Council contracted Haskell Architects to undertake development of concept and schematic designs for the redevelopment of Aqua Energy.

At a Council workshop on 7 July 2020, Council was advised that investigations for the concept design development and recent maintenance and repair works, that refurbishing the 25m pool hall would not be structurally viable and there was a need for the pool hall to be replaced rather than refurbished.

On 21 July 2020, Haskell Architects presented, at a Council workshop, proposed concept plan (Attachment A) based on the redevelopment of 25m pool hall that responded to all key recommendations identified in the business case (urgent replacement works, improved accessibility and customer improvements).

At a follow-up Council workshop on 4 August 2020, the proposed funding strategy was presented to Council outlined below.

Funding contributor	Funding amount
John Leslie Foundation	\$ 950,000 (confirmed)
Victorian Government – Sport and Recreation Victoria	\$ 3,000,000 (to be applied for*)
Other state or federal recovery / stimulus funding	?? (to be applied for#)
Total (cost estimate at end concept design)	\$12,905,288
Therefore, Wellington Shire Council (assumes successfully obtaining \$3m external funding)	\$ 8,955,288

* Current SRV maximum grant is \$2m, SRV's October 2020 budget bid is for this to increase at least to \$3m, as per previous maximum

SRV advises that Victorian Government further stimulus funding via sporting infrastructure programs likely, federal stimulus funding also likely.

Council plans to proceed to the next phase of the Aqua Energy redevelopment project which includes application for external funding contributions based on the finalised schematic design and funding strategy outlined in this report. Consideration of final budget approval will occur as part of normal annual Council budget approval process and will be dependent on the final funding model

including external funding outcomes achieved.

OPTIONS

Council has the following options available:

1. Adopt the concept design presented on 21 July 2020 for redevelopment of Aqua Energy (as attached) in accordance with the funding strategy presented in this Council report enabling community engagement to proceed to finalise the schematic design and to enable application for external funding contributions; or
2. Request development and presentation of an alternative concept design for the redevelopment of Aqua Energy.

PROPOSAL

That Council adopt the concept design presented at the Council Workshop on 21 July 2020 for redevelopment of Aqua Energy (Attachment 15.1.1) in accordance with the funding strategy presented in this Council report enabling community engagement to proceed to finalise the schematic design and to enable application for external funding contributions.

CONFLICT OF INTEREST

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

FINANCIAL IMPACT

Cost estimates have identified a cost of \$12,905,288 for the delivery of the Aqua Energy Redevelopment. \$950,000 from the John Leslie Foundation has been confirmed. The funding strategy has identified \$3,000,000 through external grants and \$8,955,288 from Council, to be made up \$4,200,000 in borrowings and the remainder already identified within Council's forward capital works budget.

Council officers will pursue additional external funding contributions towards the Aqua Energy Redevelopment.

COMMUNICATION IMPACT

A community engagement plan has been developed for this project with key user groups and operational staff being consulted throughout the development of the concept plans.

Upon adoption of the concept plan and funding strategy an online public exhibition will be undertaken to enable the Schematic Designs to be finalised and external funding sourced.

COUNCIL PLAN IMPACT

The Council Plan 2017-21 Theme 2 Services & Infrastructure states the following strategic objective and related strategy:

Strategic Objective 2.2: *"Council assets are responsibly, socially, economically and sustainably managed."*

Strategy 2.2.2: "Ensure that community facilities within the municipality continue to meet the expectations and service needs of all current and future residents."

Strategy 2.2.3: "Continue to maintain and enhance Council's built environment for public amenity and long-term sustainability."

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

COMMUNITY IMPACT

Community was heavily engaged throughout the development of the 2015-2020 Aquatic Strategy and key user groups consulted during the development of the Concept Designs. Broader Community Engagement will be undertaken following Council adoption of the concept designs prior to finalising the Schematic Designs.

ENVIRONMENTAL IMPACT

Environmentally sustainable design has been incorporated in the concept design and an Environmentally Sustainable Design Report will be developed during the Schematic Design Development.

ENGAGEMENT IMPACT

A Community Engagement Plan was completed for the development of the Concept and Schematic Designs.

AQUA ENERGY LEISURE CENTRE REDEVELOPMENT





EXISTING CONDITIONS



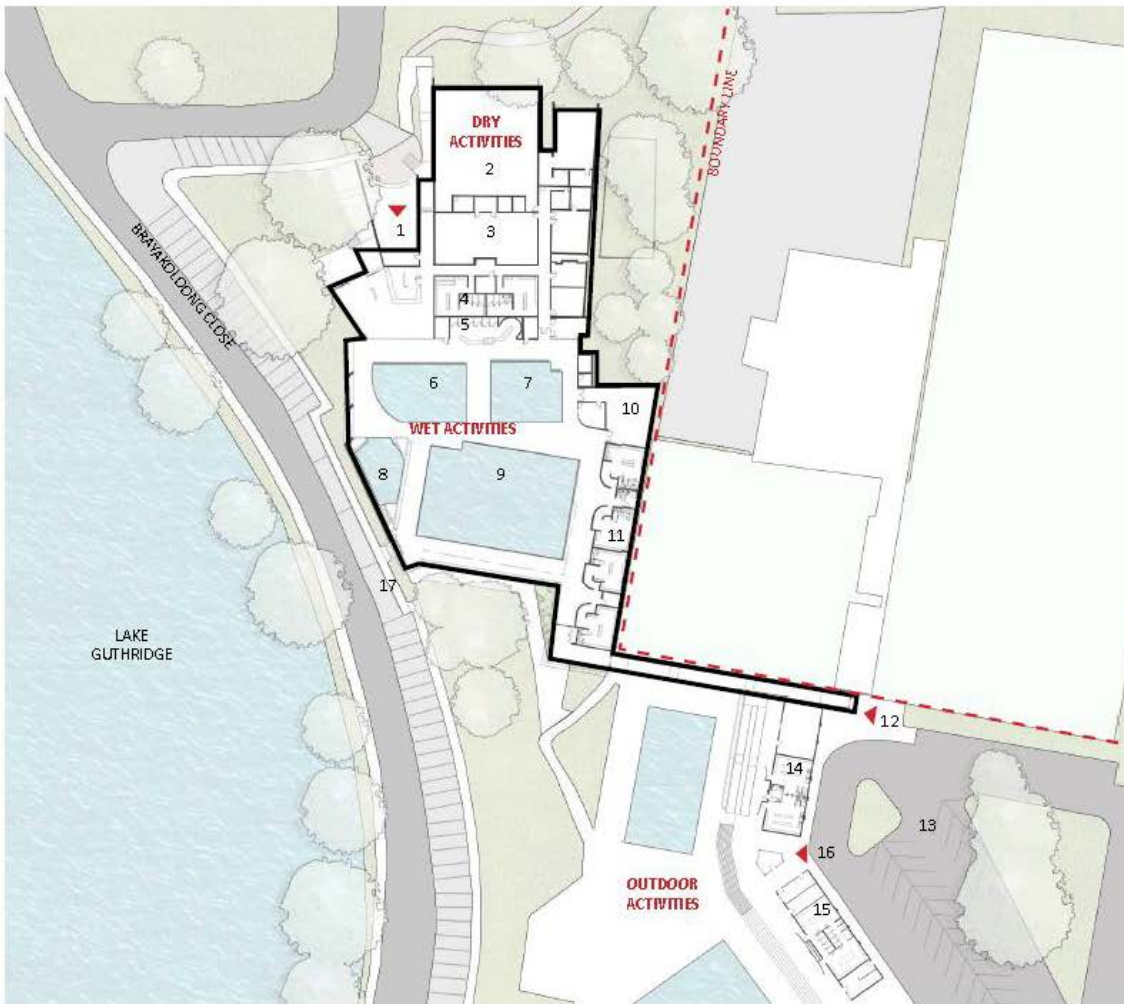
LEGEND

1. FRONT ENTRY
2. GYM
3. MULTI - PURPOSE
4. FAMILY CHANGE
5. ITS / TODDLER POOL
6. HYDRO POOL
7. 25M POOL
8. DELIVERY
9. OUTDOOR POOL ACCESS
10. OUTDOOR MALE CHANGE
11. OUTDOOR FEMALE CHANGE
12. SALE BOWLS CLUB
13. GUTHRIDGE PARADE CAR PARK
14. GUTHRIDGE PARADE ENTRY

Haskell
architects

Drawing Title
EXISTING CONDITIONS





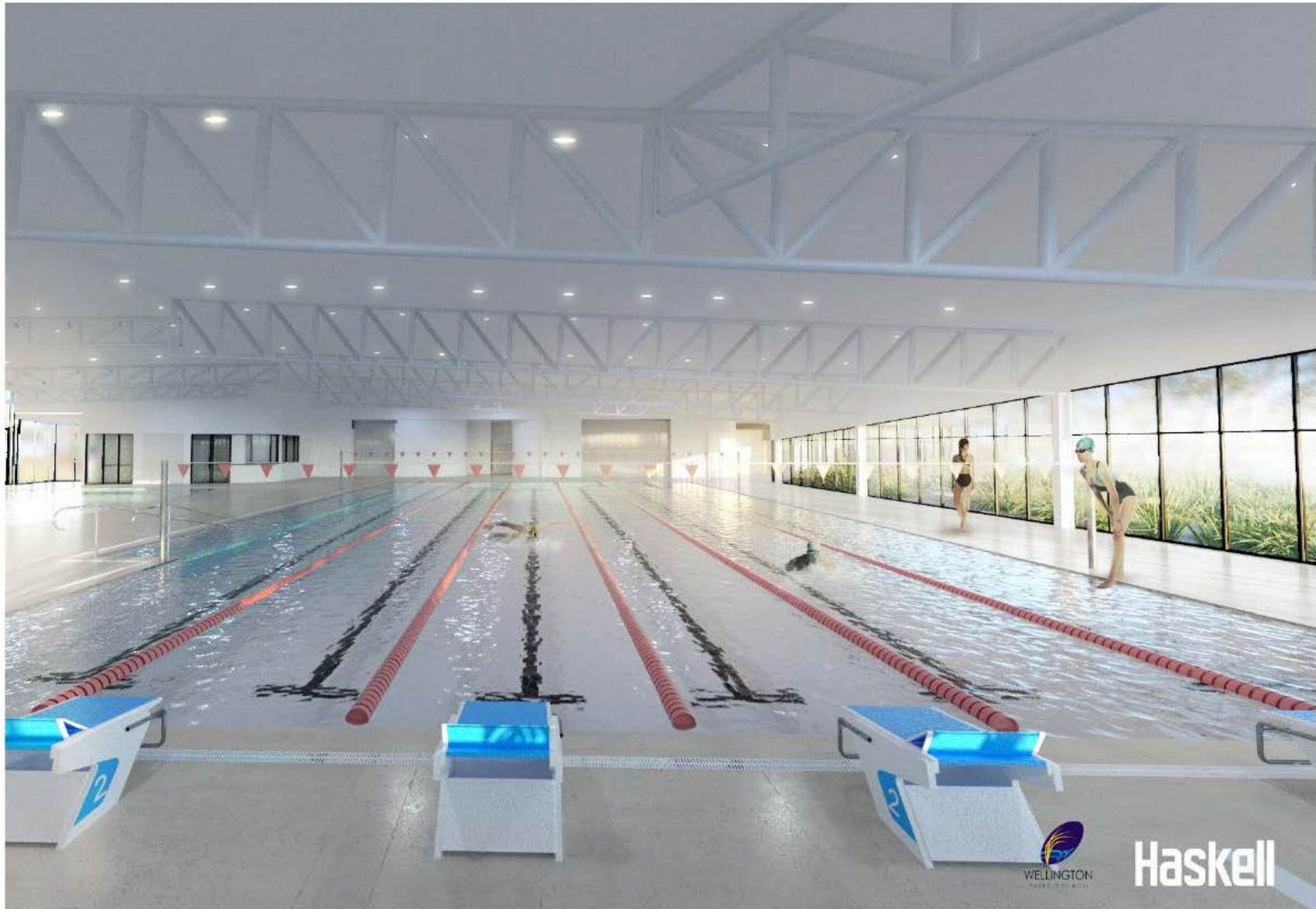
PROPOSED SITE PLAN



LEGEND

- | | |
|------------------------|-------------------------------|
| 1. FRONT ENTRY | 10. STORE |
| 2. GYM | 11. CHANGE ROOMS |
| 3. MULTI-PURPOSE | 12. GUTHRIDGE PARADE ENTRY |
| 4. CHANGE ROOMS | 13. GUTHRIDGE PARADE CAR PARK |
| 5. FAMILY CHANGE | 14. OUTDOOR FEMALE CHANGE |
| 6. LIES / TIDDLER POOL | 15. OUTDOOR MALE CHANGE |
| 7. HYDRO POOL | 16. OUTDOOR POOL ACCESS |
| 8. WATER PLAY | 17. DELIVERY |
| 9. 2.5m POOL | |



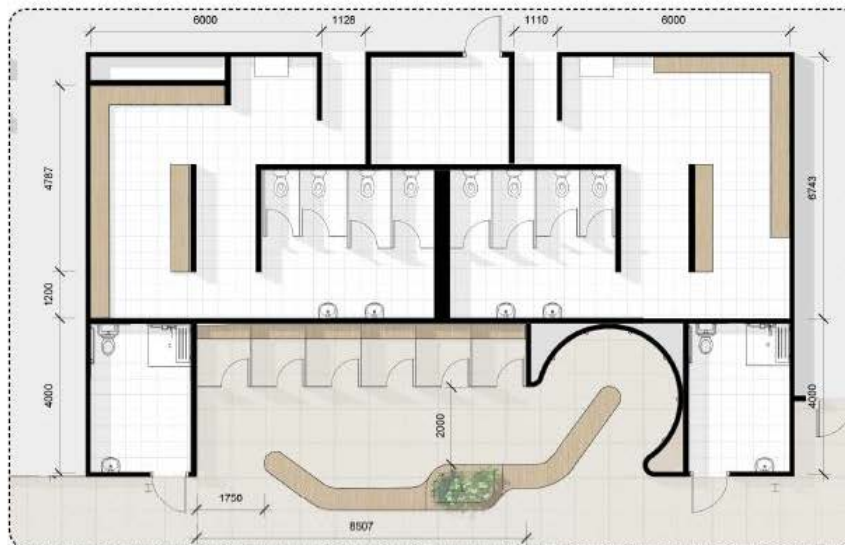




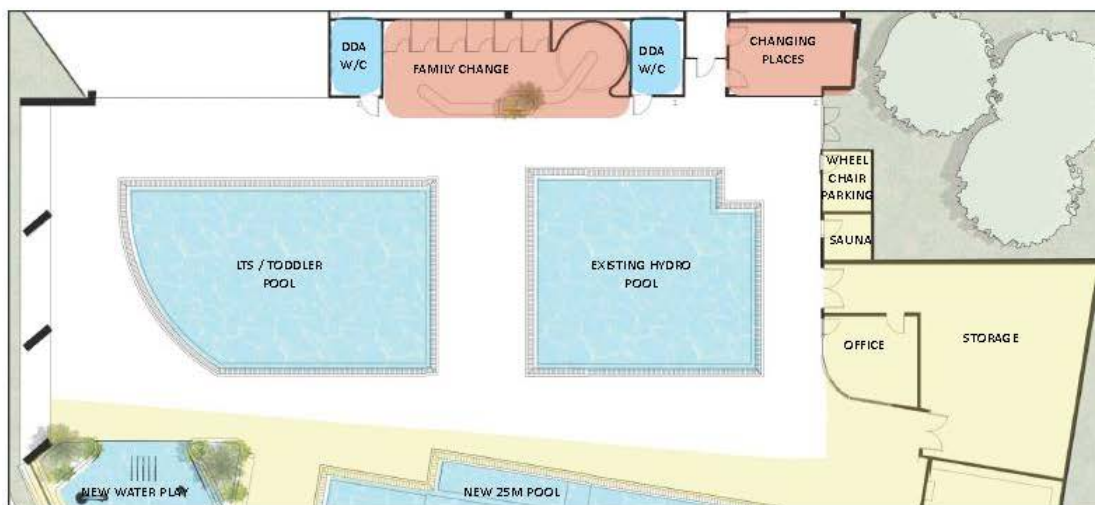
Haskell



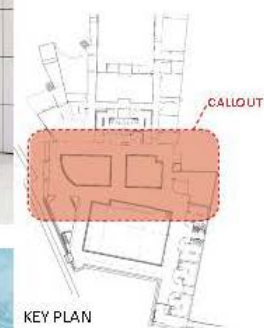




FAMILY CHANGE VILLAGE AND CHANGE ROOM DETAILED



FAMILY CHANGE VILLAGE, CHANGING PLACES, SAUNA, LTS OFFICE & STORE



KEY PLAN

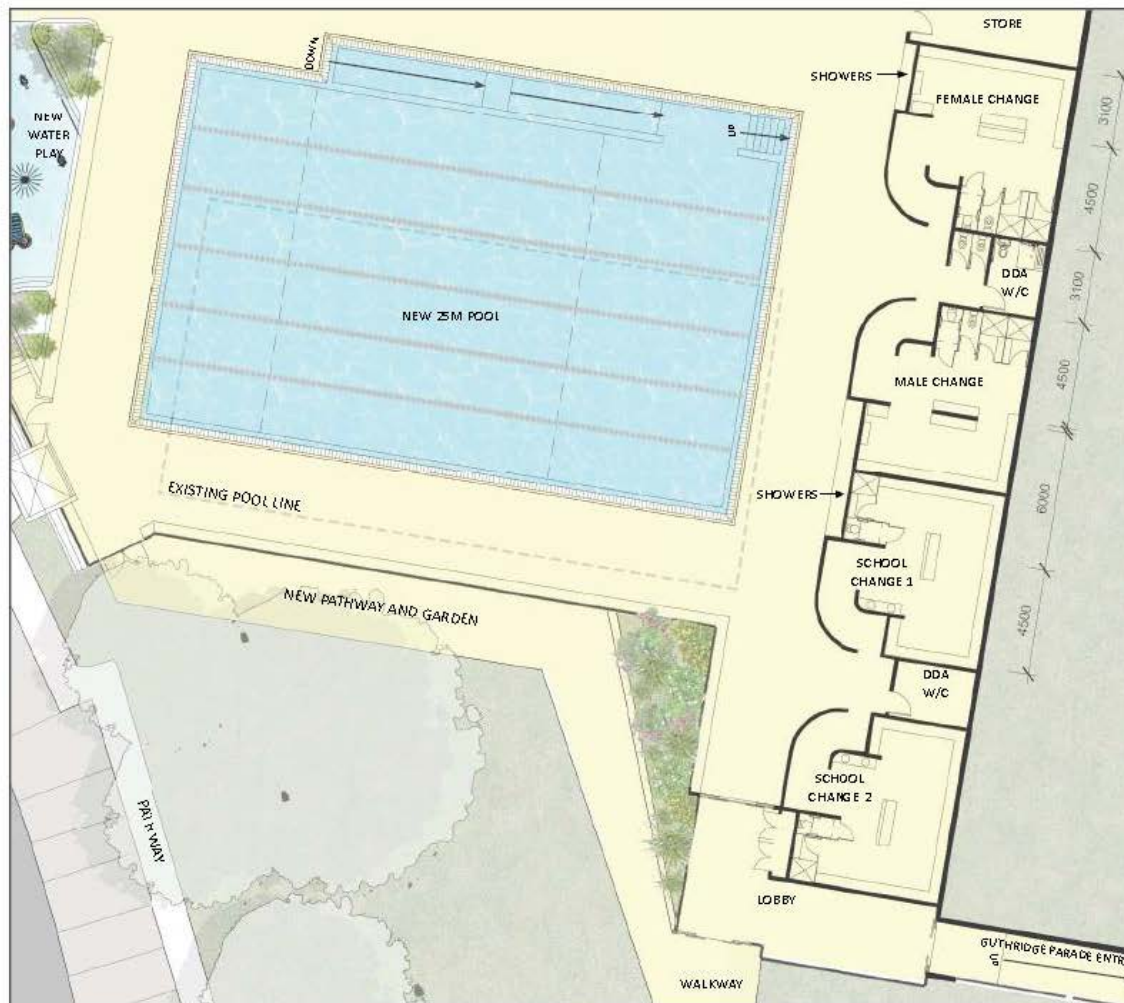


LEGEND

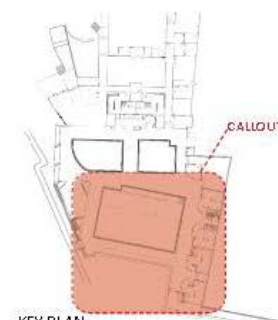


Drawing Title
FAMILY CHANGE VILLAGE,
CHANGING PLACES, SAUNA,
LTS OFFICE & STORE





25m POOL PLAN



KEY PLAN

LEGEND
NEW BUILD

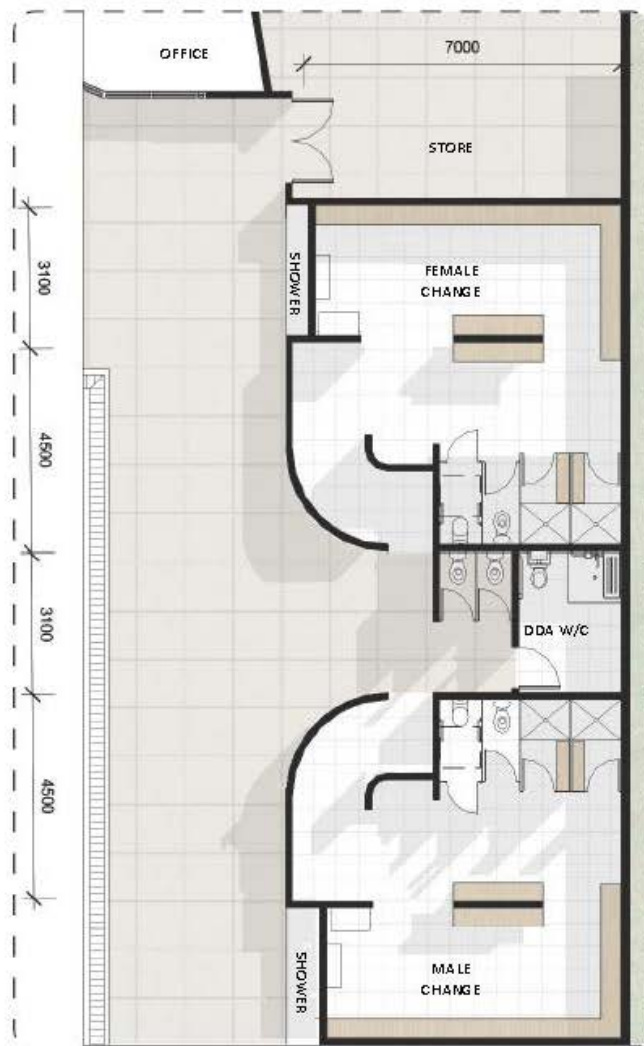
EXISTING - REFURBISHED

EXISTING - REPURPOSED

Haskell
architects

Drawing Title
25m POOL PLAN

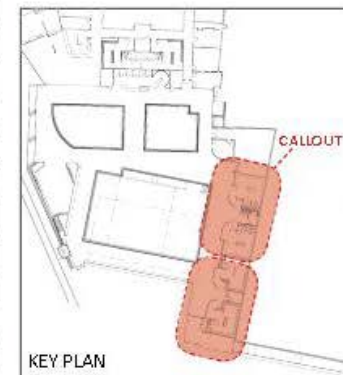




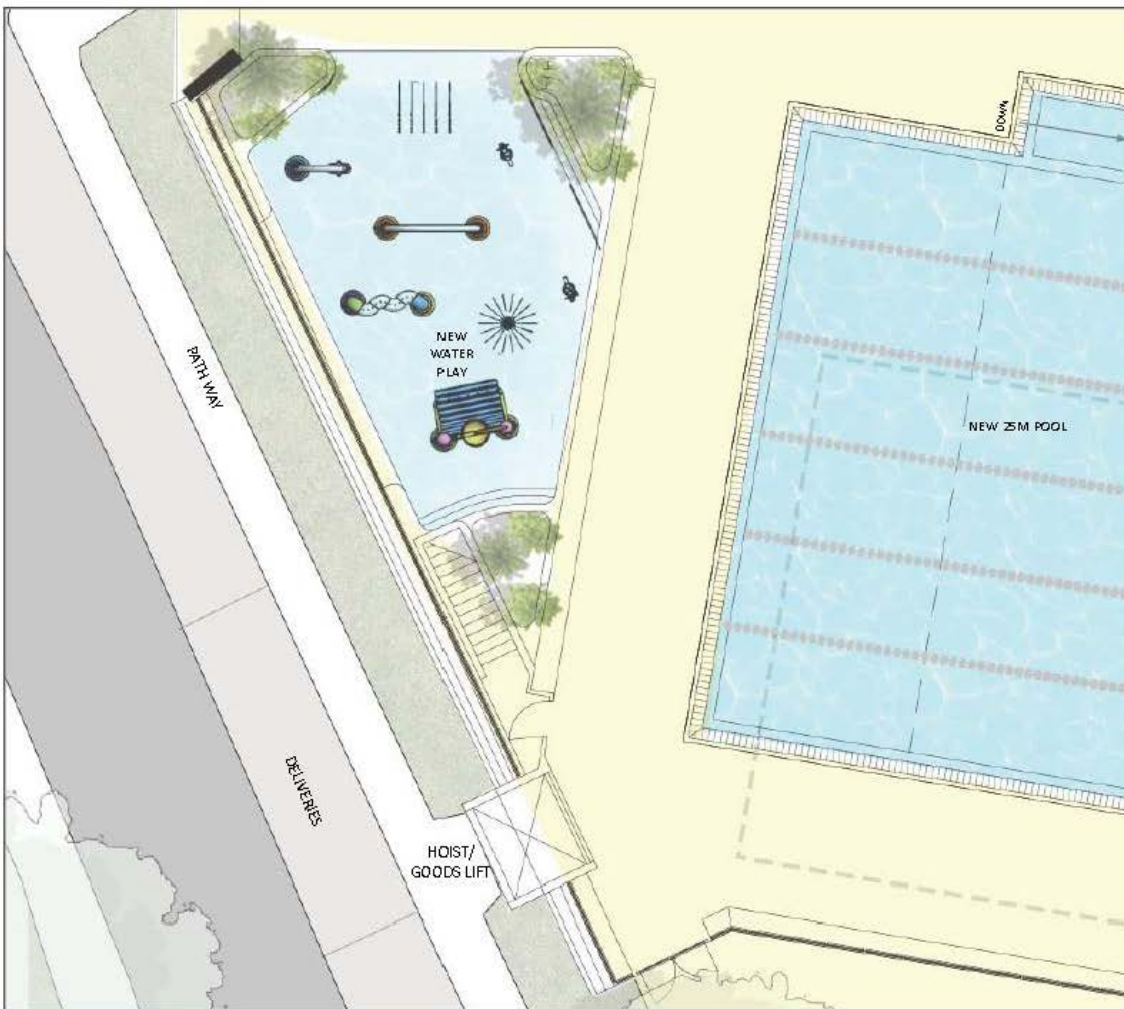
CASUAL & ADULT USER WET CHANGE



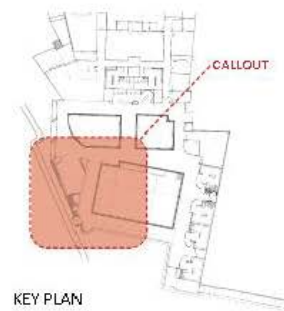
SCHOOL SWIM CLUB WET CHANGE



KEY PLAN



WATER PLAY



KEY PLAN

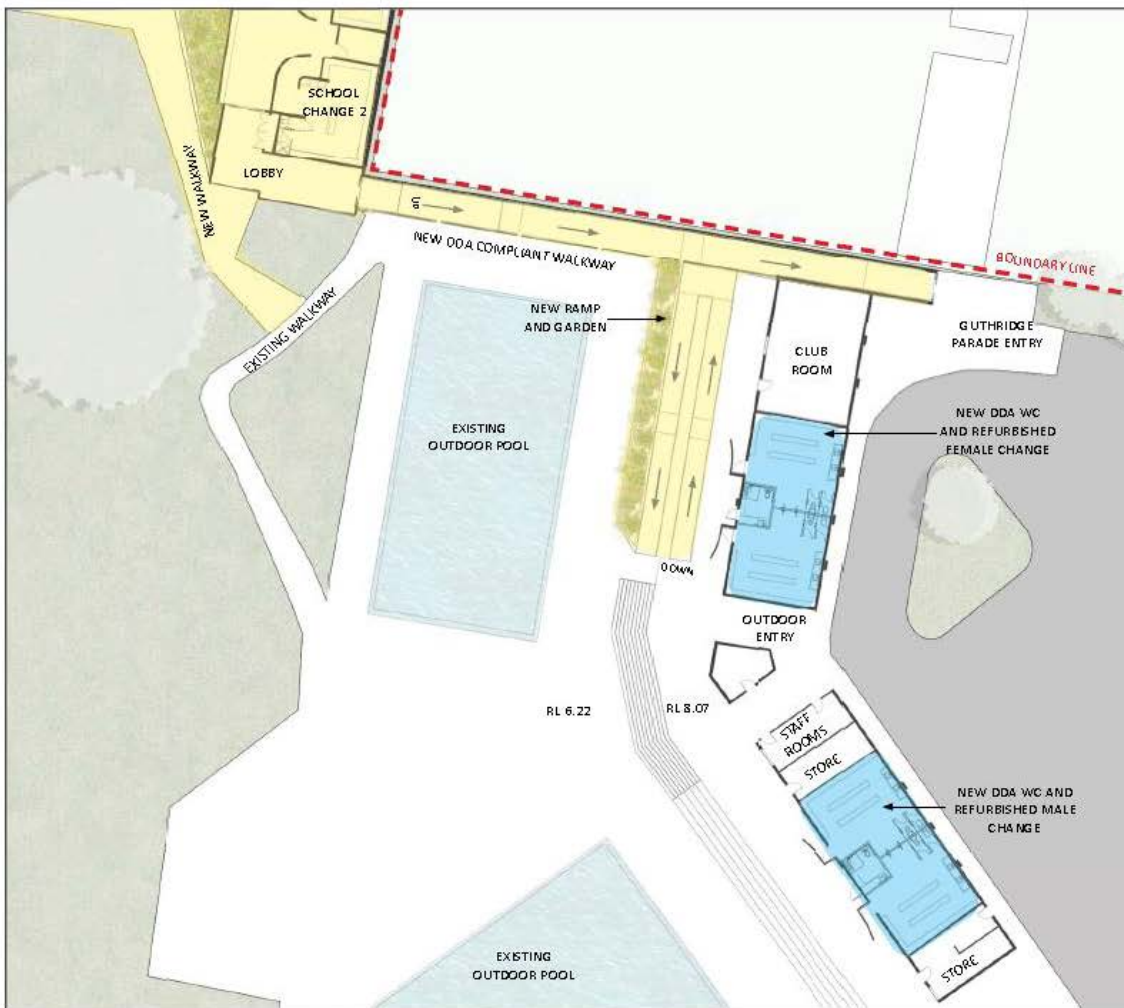
LEGEND
NEW BUILD



Haskell
architects

Drawing Title: WATER PLAY North

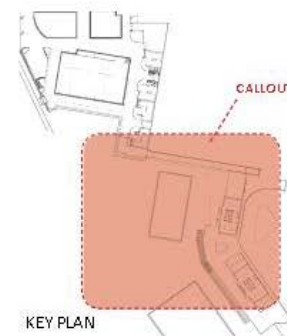




ACCESSIBLE MEMBER ENTRY & REFINISHED CHANGE PAVILION



WELLINGTON
SHIRE COUNCIL



LEGEND
NEW BUILD

EXISTING - REFINISHED



Haskell
architects

Drawing Title
ACCESSIBLE MEMBER ENTRY
& REFINISHED CHANGE
PAVILION





DRY FACILITIES, 24 HOUR ENTRY, CHANGE ROOM & NEW OFFICE

WELLINGTON SHIRE COUNCIL

KEY PLAN

LEGEND
 NEW BUILD
 EXISTING - REFURBISHED
 EXISTING - REPURPOSED

Haskell architects

Drawing Title
 DRY FACILITIES, 24 HOUR ENTRY, CHANGE ROOM & NEW OFFICE

North

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

DIVISION: COMMUNITY AND CULTURE
ACTION OFFICER: MANAGER COMMUNITY WELLBEING
DATE: 1 SEPTEMBER 2020

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

OBJECTIVE

For Council to receive the minutes from the Maffra Recreation Reserve Committee of Management's General Meeting held on 6 July 2020.

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

That Council receive the minutes of the Maffra Recreation Reserve Committee of Management's General Meeting held on 6 July 2020.

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:

1. To manage, operate and maintain the Maffra Recreation Reserve for the community in an efficient, effective and practical manner.
2. To undertake activities designed to protect, promote, utilise and develop the Maffra Recreation Reserve for the use and enjoyment of the local community in line with Council policy and relevant Council strategic documents.
3. To keep the Council informed on the operations, improvements and advancements of the Maffra Recreation Reserve by forwarding copies of all minutes of all ordinary and extraordinary meetings and the Annual Report.
4. To set, maintain and collect appropriate user charges.
5. To ensure that the Maffra Recreation Reserve's capital assets are adequately maintained.
6. To provide advice to Council on matters relating to the Maffra Recreation Reserve.

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

Conflict of Interest: It was noted that conflicts of interest were called for at the commencement of the Ordinary Meeting, with no conflicts being declared. Meetings held by the Maffra Recreation Reserve Committee of Management are open to the public.

OPTIONS

Council has the following options available:

1. Receive the minutes of the Maffra Recreation Reserve Committee of Management's General Meeting held on 6 July 2020; or
2. Seek further information to be considered at a future Council meeting.

PROPOSAL

That Council receive the minutes of the Maffra Recreation Reserve Committee of Management's General Meeting held on 6 July 2020.

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 5.1.4 which establishes a framework for the guidance of Council in relation to the roles and responsibilities of Committees.

COUNCIL PLAN IMPACT

The Council Plan 2017-21 Theme 2 Services & Infrastructure states the following strategic objective and related strategy:

Strategic Objective 2.2: *"Council assets are responsibly, socially, economically and sustainably managed."*

Strategy 2.2.2: *"Ensure that community facilities within the municipality continue to meet the expectations and service needs of all current and future residents."*

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

**MAFFRA RECREATION RESERVE
Special Committee of Council
MINUTES (Zoom Meeting)**

06/07/2020

President Jenny Toma

Secretary Kath Coggan 0411 098 452

Present: Lisa Ogilvie, Jenny Toma , Cheryl Dowling, Paul Bourke, Michael Coggan, Kath Coggan, Carmel Ripper, Mat Coleman, Sonya Ford, Mark Hewlitt

Apologies: Irene Crockford, Kevin Christensen, Grant Smith, Robert Smart, John Burley

- 1. Declaration of Conflicts of Interest**
- 2. Confirmation of Minutes of Previous Meeting Moved Cheryl, Seconded Mat Coleman**
- 3. Business Arising from Previous Minutes**

Off the leash Dog Enclosure. Jenny, Cheryl, Michael Coggan, Carmel Ripper met at the cattle pavilion. It was decided the enclosure is adequate. Decided to wait until the Dome is completed. Will need some mobile fencing and some gates
Building audit. Secretary to action

Correspondence In

Email WSC re funding opportunities

Email Harness re cancelation of June event

Email WSC re Covid update forwarded to committee

Email WSC re Covid 19 signage forwarded to committee

Email WSC re cooking equipment for sale forwarded to committee

Email WSC re sporting grants

Email WSC community infrastructure plan consultation

Correspondence out

Email Treasurer with WSC remittance advice

Email Paul Bourke, Kevin Christensen, Cheryl Dowling re sporting grants

Email WSC with June minutes and May financials

That correspondence be accepted Moved Kath Coggan Seconded Mark Hewlitt

Treasurer's Report. Tabled. Noted that our water expenditure is up. Mark to investigate possible leakage.

That Treasurer's report be accepted. Moved Lisa Ogilvie Seconded Mark Hewlitt

User Group Reports

MFNC. As of late last week the Gippsland Football Netball League has abandoned both the senior and reserve football competitions as well as all senior netball grades. At this stage U-16 and U-18 football and U-13, U15 and U17 netball will still proceed with a season beginning on Saturday July 18th. AFL Victoria have provided the club with a return to play checklist and updated Protocols which must be observed. With everything that has occurred over the past week, we are cautiously moving forward but with no certainty. The club received their rent invoice from Lisa for the Jan-March and April-June quarters with the 40% rent reduction, but no allowance for the first 6 months which had already been paid (referred to General Business)

Macmillan Rock Hounds Still operating Monday night for Juniors (maximum 5) and Wednesday for other members. Have cheque to pay annual rental

Maffra Municipal Band Rehearsal resumed following Band League guidelines. Social distancing and cleaning being followed

American Historical Truck society No decision at this stage as to whether the show will proceed.

EVPHC/Harness. Mentioned in the 'Inward correspondence list', the June Club Rally day was cancelled due to the change of numbers permitted at a Sporting event due to COVID-19. **Storage Shed/Extra Storage:** Unfortunately, the area that was offered to the band is also too small for us to access for our equipment trailer. The club is very grateful to Jenny for her time to meet and check this out. The roof of our current storage shed has been measured up, along with the front door and repair/replacement work is hoped to commence shortly after purchasing the relevant materials required. Still hoping that some storage space can be utilised (as previously mentioned) along the front/side of the Sheep & Wool Pavilion. **Grants:** Thanks to Kath Coggan for her support and shared information regarding various Grants that have been/are available to Clubs. EVPHC are most grateful for your support. Working on a Community Assistance Grant to repair Blackies Paddock surface for our annual event

Maffra Ag Society. Since Show cancellation we have been quiet. We have, however, now been successful with 3 grants for the 20-21 year. Namely the RAS Grant (\$250k) the AP&H state grant of \$10k and a Wellington shire QR grant of \$5k (rolled over to next year for Food Court) We held a working bee to start completion of works to lining the woolshed. We did 27 hours of work to clean up the lean to and remove shelving and part of the office in the woolshed. We have paid our rec reserve rental and electricity costs of \$1419.41 (after the 40% discount).

Planning work has begun on our dome. We would like a letter of approval from the rec reserve to submit with our planning permit application.

Poultry. It was noted, advertised poultry sales on the Maffra Out and about Facebook page at the Rec Reserve. These are not sanctioned by the Gippsland Riviera Poultry group

Maintenance Report

Fixed water leak over near the old social rooms. Gear drive on the push mower needs repair. Seats have been repaired. Carpet pulled up and shower repaired in Visitors Chane rooms 60/40 funding. Central Heating in the Function Centre need repairing. Mark Listened to a Solar Webinar. The most likely example to suit us is the system at the Sale tennis club. Cost \$67,000. They got \$41,000 from LVA. With Solar rebates etc. they had to contribute \$15,000. Their annual saving is \$7,000. We may be able to get some DWELP Funding. Some of their grants cover the lot. Paul advised that MFNC have solar contacts. Security cameras. Mark spoke to Tim Mumkin re upgrading to digital. The system is wi fi, with provision for additional temporary cameras to be set up for events.

GENERAL BUSINESS

MFNC request for 40 % reduction on rent. The next 2 installments will be at the reduced rate. Maffra Ag Society also should have paid in full, as payment is in arrears. A revised account to be sent and their payment next year will be at the reduced rate

Financial hardship endured by the MRRC due to COVID. A general discussion followed with the outcome of the Secretary contacting WSC re any opportunities for reimbursement

4:52 PM
16/06/14
Cash Basis

**Maffra Recreation Reserve
Profit & Loss
June 2020**

	<u>Jun 20</u>	<u>Jul 19 - Jun 20</u>
Ordinary Income/Expense		
Income		
60/40 Funding - WSC	0	3,994
Electricity contributions		
East Vic Pleasure Harness Club	0	91
Maffra Football & Netball Club	1,783	4,335
Maffra Municipal Band	0	201
Poultry Club	0	384
Total Electricity contributions	1,783	5,011
Hire of Reserve	833	1,987
Interest Received (Bendigo)	1	23
Rentals		
Camping (Kennel Club)	0	1,782
CWA	0	141
East Vic Pleasure Harness Club	0	455
Kennel Club	0	622
Maffra Football & Netball Club	2,550	7,594
Maffra Lions Club	0	164
Maffra Municipal Band	0	706
McKay Lease	0	273
Poultry Club	0	457
Total Rentals	2,550	12,194
Wellington Shire		
Operating Grant	0	13,505
Total Wellington Shire	0	13,505
Total Income	5,167	36,714
Expense		
Audit	0	726
Bank Fees & Charges (Bendigo)	0	4
CFA Service	0	224
Cleaning of Reserve	0	158
Cleaning Supplies (Milestone)	0	184
Electricity & Gas (Cannon)	0	150
Electricity & Gas (Origin)	0	10,906
Fuel and Oil		
Tractor/ Ride-On (MG Trading)	179	1,104
Total Fuel and Oil	179	1,104
Grounds (Seed)	0	55
Postage & Stationary (Aus Post)	0	464
Repairs and Maintenance		
(General)	0	39
Buildings (Bennett Electrical)	0	422
Buildings (BrownWigg)	0	367

4:52 PM
16/06/14
Cash Basis

**Maffra Recreation Reserve
Profit & Loss
June 2020**

	<u>Jun 20</u>	<u>Jul 19 - Jun 20</u>
Buildings (General)	0	32
Buildings (M.Hewlitt)	0	288
Buildings (Painting)	287	287
Equipment (Air Conditioner)	0	500
Equipment (Toilets)	0	40
Grounds (Bennett Electrical)	0	663
Grounds (Brown Wigg)	0	356
Grounds (Elders)	0	40
Grounds (Grading & Gravel)	0	1,920
Grounds (Maffra Poly & Pumps)	0	197
Grounds (McCarthy Plumbers)	0	138
Grounds (Murray Goulburn)	0	12
Grounds (Seats)	405	405
Grounds (Seed)	67	1,022
Grounds (Trees)	0	3,091
Grounds (Weed Killer)	165	165
Tractor (Service)	0	427
Tractor / Ride On (Repairs)	0	1,134
Total Repairs and Maintenance	<u>924</u>	<u>11,545</u>
 Signwriting	0	127
Waste Removal (Maffra Waste)	0	1,660
Water Rates (Gippsland Water)	0	1,421
Water Rates (SRW)	0	180
Total Expense	<u>1,103</u>	<u>28,908</u>
 Net Ordinary Income	<u>4,064</u>	<u>7,806</u>
 Net Income	<u><u>4,064</u></u>	<u><u>7,806</u></u>

4:55 PM
16/06/14

**Maffra Recreation Reserve
Reconciliation Summary
Bendigo Bank - General Account, Period Ending 30/06/2020**

	<u>Jun 30, 20</u>
Beginning Balance	19,905.40
Cleared Transactions	
Cheques and Payments - 4 items	-1,213.60
Deposits and Credits - 6 items	<u>5,847.54</u>
Total Cleared Transactions	<u>4,633.94</u>
Cleared Balance	<u><u>24,539.34</u></u>
Register Balance as of 30/06/2020	24,539.34
Ending Balance	24,539.34

4:57 PM
16/06/14

**Maffra Recreation Reserve
Reconciliation Summary**
Bendigo Bank - Investment Acc., Period Ending 30/06/2020

	<u>Jun 30, 20</u>
Beginning Balance	25,124.82
Cleared Transactions	
Deposits and Credits - 1 Item	<u>1.07</u>
Total Cleared Transactions	<u>1.07</u>
 Cleared Balance	 <u><u>25,125.89</u></u>
 Register Balance as of 30/06/2020	 25,125.89
New Transactions	
Deposits and Credits - 1 Item	<u>1.03</u>
Total New Transactions	<u>1.03</u>
 Ending Balance	 <u><u>25,126.92</u></u>



D. URGENT BUSINESS



E. FURTHER GALLERY AND CHAT ROOM COMMENTS

Gallery comments are an opportunity for members of the public to raise any particular matter they wish. This allows those in the gallery to speak directly to councillors but is not a forum designed for open discussion or debate. We will listen respectfully to what you have to say and make the commitment that if your query requires a written response, we will advise you that a response will be forthcoming and a copy of that response will be circulated to all Councillors.

This is not a forum for members of the public to lodge complaints against individuals, including councillors and staff, particularly as that individual gets no public right of reply to any matter raised. We take complaints seriously, and in line with the guidance from the Victorian Ombudsman and the local Government Inspectorate, we request that any specific complaint against an individual be put in writing. This way, your concern can be properly dealt with while ensuring fairness to all parties concerned.

If you wish to speak, we remind you that this part of the meeting is being recorded and broadcast on our website. Council's official Minutes will record that you have spoken to Council and the subject you spoke to Council about but will not record specific comments. We ask you to state your name in full, where you are from, and you have three minutes.

CHAT ROOM –

GALLERY COMMENTS –

Meeting declared closed at: pm

The live streaming of this Council meeting will now come to a close.



F. CONFIDENTIAL ATTACHMENT/S

F. CONFIDENTIAL ATTACHMENT/S



WELLINGTON
SHIRE COUNCIL

The Heart of Gippsland

ORDINARY COUNCIL MEETING 24 August 2020

On this day, 24 August 2020, in accordance with Section 66 Clause (2)(a) of the *Local Government Act 2020*; I, Arthur Skipitaris, General Manager Corporate Services declare that the information contained in the attached document **MAV Microsoft Arrangement Tender Evaluation Recommendation Report - Contract NPN 2.17-3** is confidential because it relates to the following grounds under Section 3(1) of the *Local Government Act 2020*:

g)(ii) if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage

.....
ARTHUR SKIPITARIS, GENERAL MANAGER CORPORATE SERVICES

G. IN CLOSED SESSION

COUNCILLOR

That the meeting be closed to the public pursuant to Section 66(2)(a) of the Local Government Act 2020 to consider:

- a) Council business information*
- b) Security information*
- c) Land use planning information*
- d) Law enforcement information*
- e) Legal privileged information*
- f) Personal information*
- g) Private commercial information*
- h) Confidential meeting information*
- i) Internal arbitration information*
- j) Councillor Conduct Panel confidential information*
- k) Information prescribed by the regulations to be confidential information*
- l) Information that was confidential information for the purposes of section 77 of the Local Government Act 1989*

IN CLOSED SESSION

COUNCILLOR

That Council move into open session and ratify the decision made in closed session.