



WELLINGTON

SHIRE COUNCIL

The Heart of Gippsland

Council Meeting Agenda

Meeting to be held at

Council Chambers - Wellington Centre

Foster Street, Sale

Tuesday 16 July 2019, commencing at 6pm

or join Wellington on the Web:

www.wellington.vic.gov.au

ORDINARY MEETING OF COUNCIL – 16 JULY 2019

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Council Meeting Information

Members of the Public Gallery should note that the Council records and publishes Council meetings via Youtube 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:

16 JULY 2019

OBJECTIVE

To adopt the minutes of the Ordinary Council Meeting of 2 July 2019.

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

That Council adopt the minutes and resolutions of the Ordinary Council Meeting of 2 July 2019.

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



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

DATE:

16 JULY 2019

ITEM	FROM MEETING	COMMENTS	ACTION BY
Nil			



A - PROCEDURAL

A9 INVITED ADDRESSES, PRESENTATIONS OR ACKNOWLEDGEMENTS



A - PROCEDURAL

A10 QUESTIONS ON NOTICE



A - PROCEDURAL

A11 MAYOR AND COUNCILLOR ACTIVITY REPORT

ITEM A11(1)**MAYOR AND COUNCILLOR ACTIVITY REPORT**

OFFICER: COUNCILLOR ALAN HALL

DATE: 16 JULY 2019

RECOMMENDATION***That the Mayor and Councillor Activity report be noted.***

15 June – 12 July

16-19 June	National General Assembly, Canberra	Mayor Hall and Chief Executive Officer, David Morcom attended
17 June	National Timber Councils Association General meeting, Canberra	Mayor Hall and Chief Executive Officer, David Morcom attended
18 June	Drought meeting with Australian Local Government Association representatives, Canberra	Mayor Hall attended
19 June	Department of Transport bus network meeting, Sale	Cr Hole attended
	Sustainable Management for the Community Managed Facilities Strategy meeting, Sale	Cr Crossley and Cr Bye attended
	Central Gippsland Health Stretton Park Aged Care Milestone Event, Sale	Cr Ripper attended
20 June	Meeting with Deputy Prime Minister, The Hon Michael McCormack MP	Mayor Hall attended
	Stratford Lions Club Changeover Dinner, Stratford	Cr Ripper attended
	Yarram Early Learning Centre Annual General Meeting, Yarram	Cr Stephens attended
22 June	Startup Gippsland – The Pitch Showcase, Warragul	Mayor Hall attended
	Sale RSL 10 th Anniversary Amalgamation Dinner, Sale	Cr Ripper attended
24 June	South Gippsland Coastal Agencies Liaison meeting, Yarram	Cr Stephens attended

	Gippsland Climate Change Network meeting, Bairnsdale	Cr McCubbin attended
	Central Gippsland Business Tourism Awards, Sale	Mayor Hall, Cr Stephens, Cr Maher, Cr Ripper and Cr Rossetti attended
25 June	Councillor Community Conversation - RAAF Base Tour, Sale	Mayor Hall, Cr Stephens, Cr Maher, and Cr Ripper attended
	Biggest Morning Tea Cancer Appeal, Heyfield	Cr Hole attended
	Regional Forest Agreement Community Consultation with Federal & State Government members, Heyfield	Cr Hole attended
27 June	Farm Business Service Providers Breakfast Forum, Maffra	Mayor Hall, Cr Hole, Cr Crossley, Cr McCubbin, Cr Ripper and Chief Executive Officer, David Morcom attended
	Wellington Youth Awards, Sale	Mayor Hall, Cr Hole, Cr Crossley and Cr Ripper attended
28 June	Official Re-Opening of the Newry Hall with Ms Harriet Shing MLC	Mayor Hall, Cr Ripper and Chief Executive Officer, David Morcom attended
	Heyfield Memorial Hall site visit and Funding Announcement of Bundalaguah & Myrtlebank Hall with Ms Harriet Shing MLC, Heyfield	Mayor Hall and Chief Executive Officer, David Morcom attended
	Heyfield RV Park and Heyfield Bowls Club site visit with Ms Harriet Shing MLC	Mayor Hall and Chief Executive Officer, David Morcom attended
	Gippsland Local Government Network Mayor & CEO's meeting, Morwell	Deputy Mayor Hole attended
	MAV Rural and Regional Forum, Morwell	Deputy Mayor Hole, and Cr Ripper attended
	2019 Victorian Architecture Awards Presentation Dinner, Melbourne	Mayor Hall and Cr Crossley attended
1 July	Cameron Sporting Complex Annual General Meeting, Maffra	Deputy Mayor Hole attended
3 July	Councillor Community Conversation Heyfield Tour	Mayor Hall, Cr Hole, Cr Crossley, Cr Stephens, Cr Maher, Cr Ripper and Chief

Executive Officer, David
Morcom attended

5 July Food Truck Festival, Heyfield

Cr Hole attended

6 July Glenmaggie & District Boat Club Event,
Heyfield

Cr Hole attended

8 July NAIDOC Week Flag Raising Ceremony, Sale

Deputy Mayor Hole attended

Gordon Street Recreation Reserve
Committee Annual General Meeting, Heyfield

Deputy Mayor Hole attended

**COUNCILLOR ALAN HALL
MAYOR**



B –REPORT

DELEGATES



C1 - REPORT

CHIEF EXECUTIVE OFFICER

ITEM C1.1**CHIEF EXECUTIVE OFFICER'S REPORT**

OFFICER: CHIEF EXECUTIVE OFFICER

DATE: 16 JULY 2019

RECOMMENDATION***That the Chief Executive Officer's Report be received.***

- 13 June Meeting with Melina Bath, MLC to discuss coastal planning matters.
- 17 June Attended the National Timber Councils of Australia (NTCA) Annual General Meeting, alongside Mayor Hall.
- 17-19 June Attended the National General Assembly, Canberra alongside Mayor Hall.
- 24 June Attended the Central Gippsland Tourism Business Awards, Sale. In attendance was Mayor Hall, Cr Stephens, Cr Maher, Cr Ripper and Cr Rossetti.
- 26 June Met with Gippsland Water's executive team, Sale.
- 27 June Attended the Farm Business Service Providers Breakfast Forum, Maffra. In attendance was Mayor Hall, Cr Hole, Cr Crossley, Cr McCubbin and Cr Ripper.
- Attended a meeting with the Board of the Sale Business Tourism Association (SBTA) to discuss retail promotions.
- 28 June Alongside Mayor Hall and Manager Land Use Planning Josh Clydesdale, attended a meeting with the Member for Gippsland East, Tim Bull, to discuss possible future flood overlays and possible impacts on future development.
- Attended the Official Re-Opening of the Newry Hall with **Ms Harriet Shing MLC**. In attendance was Mayor Hall, Cr McCubbin and Cr Ripper.
- Visited Heyfield Memorial Hall and attended Ms Harriet Shing's Funding Announcement for Bundalaguah and Myrtlebank Halls alongside Mayor Hall.
- Attended Heyfield RV Park and Heyfield Bowls Club with Ms Harriet Shing MLC and Mayor Hall.



- 1 July Met with Head of Campus Ms Leigh Kennedy, Federation Uni Gippsland.
- 3 July Attended a Councillor Community Conversation Tour of Heyfield. In attendance was Mayor Hall, Cr Hole, Cr Crossley, Cr Maher, Cr Stephens and Cr Ripper.
- 5 July Met with the Victorian Ombudsman to review the 90 Mile Beach Investigative Report.
- 9 – 12 July Annual Leave

ITEM C1.2**APRIL 2019 PERFORMANCE REPORT**

DIVISION: CHIEF EXECUTIVE OFFICE
ACTION OFFICER: CHIEF EXECUTIVE OFFICER
DATE: 16 JULY 2019

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

OBJECTIVE

For Council to receive and note the June 2019 Council Performance Report.

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

That Council receive and note the June 2019 Council Performance Report as attached.

BACKGROUND

The June 2019 Council Performance Report comprises key highlights towards achievement of the 2017 -21 Council Plan, progress in relation to Major Initiatives and Initiatives as identified in the 2018/19 Budget together with an overview of Council finances including an Income Statement, a Balance Sheet with commentary regarding any major variances, information on cash balances, the level of rates outstanding and a progress update on Council's Capital Works program.

Section 138(1) of the *Local Government Act 1989* requires that at least every three months, the Chief Executive Officer must ensure that a statement comparing budgeted revenue and expenditure for the financial year with the actual revenue and expenditure to date is presented to Council at a Council meeting which is open to the public.

OPTIONS

Following consideration of the attached June 2019 Performance Report, Council can resolve to either:

1. Receive and note the June 2019 Council Performance Report; or
2. Not receive and note the June 2019 Council Performance Report and seek further information for consideration at a later Council meeting, which would result in Council not meeting legislative requirements.

PROPOSAL

That Council receive and note the attached June 2019 Council Performance Report.

CONFLICT OF INTEREST

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

FINANCIAL IMPACT

The attached financial report provides information that informs Council on its financial operations for the June 2019 quarter as well as the expected financial position for the 2018/19 year.

COMMUNICATION IMPACT

The Council Plan communicates Council's strategic direction to the community. The Council Plan can also be used by Council to communicate its vision and direction to other tiers of government, organisations, government agencies and funding bodies.

LEGISLATIVE IMPACT

Section 138(1) of the *Local Government Act 1989* requires that at least every three months, the Chief Executive Officer must ensure that a statement comparing budgeted revenue and expenditure for the financial year with the actual revenue and expenditure to date is presented to Council at a Council meeting which is open to the public.

COUNCIL POLICY IMPACT

The June 2019 Council Performance Report has been prepared in the context of existing Council policies.

COUNCIL PLAN IMPACT

Strategic Objective 6.3 states that Council will:

"Maintain a well governed, transparent, high performing, ethical and accountable organisation"

Strategy 6.3.3 states that Council will:

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

Strategy 6.2.2 states that Council will:

"Actively engage with both internal and external stakeholders to appropriately inform about council business"

JUNE 2019 PERFORMANCE REPORT

JUNE 2019 COUNCIL PLAN HIGHLIGHTS

Architecture Awards for Wellington Centre

The redeveloped Port of Sale 'Wellington Centre' won two awards at the Australian Institute of Architects' Victorian Architecture Awards, announced at an awards evening on 28 June 2019. The first award was the prestigious Regional Prize which can be entered only via nomination of the juries with just one winner state-wide. The second was an architectural award in the Public Architecture category.

Funding for Indigenous Engagement Officer

Gippsland Art Gallery successfully attracted Victorian Government funding to create a new part-time role of Indigenous Engagement Officer with recruitment underway for this exciting position.

Art Galley Updates

Gippsland Art Gallery held a number of well-attended events during June including an artist talk (Marg Booth and Angela Thomas), a First Friday (with Tim Dakin), the Heather Shimmen printmaking workshop for adults and the opening of the George Gray Centre exhibition on Level 2. Gallery also hosted a Volunteering Victoria management training day, the first Gippsland Arts Network meeting (a new initiative bringing together visual arts managers from across the region).

Regional Digitisation Project

Creative Victoria has agreed to fully fund the Regional Digitisation Project which will see the Gippsland Art Gallery's artwork collection, both images and text, online and searchable.

Victorian Public Libraries 2030

During June, Wellington Shire's Library Coordinator participated in Victorian Public Libraries 2030 strategic planning which developed strategies for improved library services and delivery state-wide.

Swift consortium cease operation

The state libraries' Swift consortium ceased at the end of June, to be replaced by a new resource-sharing consortium, yet to be named, which will operate under the auspice of Public Libraries Victoria. This will result in a broader, more economical service delivery across Victoria over the next year and beyond.

Increased patronage and income at the Wedge

The Wedge achieved its highest gross income from tickets sales since opening, generating \$670,970 in ticket sales this financial year, a 26% increase on last year. The Wedge also achieved a 12% increase in patronage from last year with 21,285 tickets sold compared with 19,020 the previous year.

Events at the Wedge

Performances presented at The Wedge during June were Alice in Wonderland, Across the Universe – the Complete Beatles, Toni Childs, Puttin' on the Ritz, Hallowed Ground, Johnny Cash, Grigoryan Brothers and Latrobe Chorale Tutti with 1,747 tickets sold. The Gippsland Business Awards were also held at The Wedge in June.

Community consultation for arts centre

With the assistance of The Wedge Advisory Group, community consultation was undertaken during June regarding needs analysis being carried out to inform decision-making regarding potential future redevelopment options for The Wedge performing arts centre.

Funding for Bike Ed

Traffic Accident Commission program reporting was completed in June and new funding for 2019/20 of \$47,000 for Bike Ed was successfully attracted.

Wellington Youth Awards

The inaugural Wellington Youth Awards were held on 27 June 2019 with over 100 people attending a wonderful evening in a packed Wellington Room at the Port of Sale. Twenty young people were recognised as nominees of awards and seven winners in categories of Phoenix (rising above diversity), Young Employee, Volunteer, Sport & Recreation Volunteer, 'Ship (apprenticeship), Media & Arts and Young Carer.

Wellington Youth Councillors

In conjunction with the Wellington Youth Awards on 27 June 2019, outgoing Wellington Youth Councillors were recognised and thanked for their service and incoming Wellington Youth Councillors formally commenced their service by taking the 'oath of service' to serve their community to the best of their abilities.

Maintenance audit reports for community facilities

Maintenance audit reports were sent to all committees managing community facilities. This was a significant project and the first time Council has approached maintenance in this way whereby committees are engaged in the audit and rectification process which also helps to inform potential capital investment decisions by the committee and by Council.

Section 86 committee of Briagolong Quarry Reserve

Briagolong Quarry Reserve resolved to incorporate its committee of management and move away from the Local Government Act's Section 86 committee of management model. This approach is supported by Council and is expected to be ratified in early July.

Wellington Access & Inclusion Advisory Group

June saw the Wellington Access & Inclusion Advisory Group take a major step towards independence as an advisory group in adopting its first terms of reference developed in consultation with the group.

Evaluation of emergency management capability

During June, Council completed Local Government Victoria's evaluation of emergency management capability and capacity as part of the Councils and Emergencies Project, providing a baseline assessment of Council's capability in the emergency management area. The evaluation process identified areas for improvement and confirmed areas of strength in Council's emergency management capability.

Roadside Vegetation Management pilot project

Completion of the Roadside Vegetation Management pilot project around Briagolong provided good evidence of the feasibility of the risk-based strategy developed through the Municipal Fire Management Planning Committee. This work will support the integration of roadside fuel management into business-as-usual processes within Council.

Safer Together program

Council's continued involvement in Community Based Bushfire Management under the multi-agency Safer Together program has led to a successful program of work around Briagolong and provided the basis for further work with high risk communities.

Yarram's urban forest

Yarram Town Tree Plan has seen around 200 trees added to Yarram's urban forest.

CCTV Project update

CCTV Project is nearing completion with the installation of 15 CCTV cameras across Sale CBD. The project is funded by the Department of Justice and is a collaboration between Victoria Police and Council to improve public safety.

Land for a park in Stratford

Purchase completed for land in the east of Stratford that will be developed into a new local park.

Fixing Country Roads Program funding

Council has been successful in its application for funding under Round 2 of the State Government's Fixing Country Roads Program. The project will see the widening and sealing of around 4km of Balloong Road which forms part of an over-dimensional vehicle route.

Boggy Creek Road information session

An information session was held for property owners on Boggy Creek Road, Longford regarding an opportunity to upgrade and seal the road under a special charge scheme. Surveys will be sent during July to determine the level of support for progressing the scheme process.

Avalon Defence and Aerospace Exhibition

Council officers arranged a successful media event at Avalon Air show which generated string interest with the aviation media. Officers completed over 20 engagements at Avalon Air Show with various organisations. From this, follow up correspondence is being sent seeking to promote the airport.

Port of Sale East Bank Redevelopment Study update

Work on the Port of Sale East Bank Redevelopment Study is well underway. The study aims to investigate the strategic land use opportunities and associated planning provisions required to guide the redevelopment of land located on the eastern side of the Port of Sale, being land formerly occupied by the Sale High School and Specialist School.

Initial community and stakeholder engagement has been undertaken. Draft planning provisions for the site to guide future land use and development are currently being reviewed by Council Officers.

JUNE 2019 PERFORMANCE REPORT

MAJOR INITIATIVES AND INITIATIVES SUMMARY

Major Initiatives	Progress Comment	Status
COMMUNITIES		
Complete Gippsland Regional Sports Complex Timber Floor Project.	The timber floor project is now complete with the floor certified and the stadium handed back to the operational staff.	Completed
Update flood overlay controls and policy in the Planning Scheme to minimise future risk to the community.	Following preparation of required background work and consultation with the West Gippsland Catchment Management Authority, Amendment C99 was presented to Council for consideration at the 18 June 2019 Council meeting. At this meeting, Council resolved to lay the item on the table. Further background work will be advanced prior to the matter being reconsidered by Council.	Ongoing
SERVICES AND INFRASTRUCTURE		
Oversee upgrade of the Sale Memorial Hall.	The detailed design for the Sale Memorial Hall Refurbishment Project was awarded in the second half of 2018 and completed early in 2019. The construction phase of the project was tendered twice with no submissions received, before separating the works packages and re-tendering for a third time as three separate contracts. Submissions were received in May with contracts being awarded in June 2019. Council is continuing to engage with the Sale Memorial Hall Committee representatives throughout the term of the project, with the construction phase anticipated to commence in July and conclude in October 2019.	In Progress (60%)
Oversee upgrade of the Sale Tennis Club redevelopment.	The Sale Tennis Club Redevelopment construction was tendered and awarded in late 2018, with 2 contractors engaged to deliver the works. The pavilion was completed in June 2019 with stage 1 of the court construction works well underway, involving the redevelopment of three existing courts and the construction of two new courts. Stage 2 of the court construction works is anticipated to commence in the coming month, involving the redevelopment of 7 existing courts.	In Progress (70%)

Major Initiatives	Progress Comment	Status
Finalise detailed project brief for refurbishment of aquatic facilities at Aqua Energy.	Sport and Leisure Solutions have finalised the investigation stage of this project and are now preparing their final report for presentation to CMT and to Council. QS has been completed also and the final report will be presented with staged and outcome specific options provided.	Completed
Complete a master plan for The Wedge as part of the broader Port of Sale cultural precinct.	To investigate a better integration of The Wedge into the new Port of Sale Precinct and to address Gippsland wide investment in the Performing Arts, Rob Gebert from Rob Gebert Arts Consultancy has been engaged to consult with community and stakeholders in order to evaluate and report back on demand for any improvements to The Wedge and what future options exist for the direction of Performing Arts in the Wellington Shire. Five workshops have been conducted in 2019 with a final report expected in September.	Completed
Complete 1st year scheduled design and civil works for Maffra Streetscape upgrade.	The site has been established and drainage works will commence in July followed by kerb and channel and footpath replacement in the south service road. Designs are being completed to allow the north service road works to be tendered following Gippsland Water replacing the water main along the full service road length. The streetscape works did not progress as expected due to the contractor overcommitting on various other projects.	In Progress (15%)
Finalise design and begin civil works for the West Sale Airport Runway Extension Project.	The West Sale Runway extension was opened to air traffic prior to Easter and the pavement grooving occurred in May completing the project.	Completed
Planning zones in the Education precinct (adjacent to Port of Sale) are reviewed to support and encourage appropriate future redevelopment.	Ratio Planning Consultants have prepared draft planning provisions to facilitate Council's long-term strategic land use planning aspirations for land formerly occupied by the Sale Specialist School and Sale High School. The draft planning provisions are currently under final consideration by Council Officers and will be presented to Council for consideration early in the 2019/20 financial year.	Ongoing
NATURAL ENVIRONMENT		
Partner with key industry bodies, regional and other stakeholders to ensure long term recycling remains a sustainable service in Wellington. Provide quarterly	Working Group has now disbanded due to issue being substantially resolved.	Completed

Major Initiatives	Progress Comment	Status
updates to Council, including early recommendations on pricing to the community.		
LIFELONG LEARNING		
Strongly advocate for the relocation of the Federation Training's Fulham campus to Sale CBD and in doing so improve accessibility to education and training outcomes for the Wellington community.	Following the Victorian Government announcement to establish a new \$25M TAFE campus in Sale, Council has worked closely with TAFE Gippsland to ensure the needs of the community and industry are considered when preparing a new campus. Council has briefed TAFE on how the new campus can integrate into the broader Port of Sale precinct. Council has also partnered with TAFE Gippsland, Gippsland East Local Learning and Employment Network and Nexus Mutual to establish a Higher Education Study Hub in Sale to support local university students.	In Progress (95%)
Undertake a twelve-month review of the Wellington Centre operations (including structure, hours, etc) with findings to Council prior to 30 June.	An operational review of the Wellington Centre was delivered in June. The report is an overall examination of the new facility's first year of operations within the Port of Sale cultural precinct and provides comparisons with the service outcomes delivered during 2017 calendar year. This document addresses financial issues, procedures, communication issues, staffing, operational structures, range of programs, statistical performance reports, hours of operation, access and other factors that affect the service delivery onsite and support its continuation as a highly functioning community facility.	Completed
ECONOMY		
Progress West Sale Airport initiatives including future stages of the Eastern Recreation Aviation Precinct and the Infrastructure Upgrades (Runway Extension) Project.	The \$6M runway extension and lighting upgrade at West Sale Airport has been completed. Runway 09/27 has been lengthened to 1800 metres and further strengthens Wellington's aviation capability. The upgrade will support the needs of RAAF Base East Sale's Basic Pilot Training School. Detailed designs for the Eastern Recreation Aviation Precinct (ERAP) have been prepared.	Completed
ORGANISATIONAL		
Effectively manage and operate the Gippsland Regional Livestock Exchange and develop a business	A governance structure for GRLE operation was established during the year. An audit of GRLE operation encompassing its transition to	Completed

Major Initiatives	Progress Comment	Status
plan and associated governance structures to Council's satisfaction.	Council direct management, covering financial management, risk management, reporting and operational performance was completed to review the processes.	
Secure funding for the upgrade of Cameron Sporting Complex Maffra to ensure the facility meets growing demand.	Two State Government funding announcements were made in October 2018 totalling \$4M towards the project. Sport and Recreation Victoria are contributing \$3M and Latrobe Valley Authority are contributing \$1M.	Completed

Initiatives	Progress Comment	Status
COMMUNITIES		
Provide exceptional visitor information services through Council's Visitor Information Centre network and report to Council on key deliverables by June 2019.	Sale Visitor Information Centre has experienced a 12% increase in its first year on year comparison and has played a large role in recent months in providing up to date advice on fires, traffic conditions, alternate drives and providing general advice about slowing down, headlights, allowing more time, traffic congestion and referring to websites Vic Roads and Vic Emergency.	Completed
Progress a review of the Boating Facilities Strategic Plan, including opportunity for community engagement, and present to Council for consideration.	Recreational Boating Facilities Plan 2019 was completed, approved and endorsed by Council.	Completed
Report Council achievements in the delivery of the RuralAccess Work Plan and Outcomes for Wellington Shire Council.	The workplan has been achieved with projects completed including; Seaspray Beach Access matting, transition of Good Access is Good Business program to Gippsland Disability Advocacy Service and Gippsland TAFE, transition of Inclusive Emergency Management to Scope and the transition of Inspired by the Lakes Community Event to GippSport. Low Cost No Cost guide continues to be in demand and funding options to reprint will need to be sought in the near future.	Completed
Implement two recommendations from the Age Friendly Position Statement 2018.	Wellington Shire Council Age Friendly Communities Strategy was adopted at a Council meeting in April 2019. Two initiatives from this strategy have not been delivered due to the Strategy needing to be adopted first and a lack of staff resourcing to deliver initiatives. This will be addressed in 2019-20 with additional resourcing attached to this strategy.	In Progress (10%)
SERVICES AND INFRASTRUCTURE		
Finalise the tools and data to inform annual reviews of the 10 Year Community Facilities Capital Program, making sure that the program incorporates all community facilities.	Development of a Community Facilities Project Prioritisation Model was commenced in early 2019. Engagement with internal stakeholders has been a strong influence throughout the Model development and a draft version is expected to be ready for testing in late July 2019. The Model will allow for all community facilities projects to be ranked against one another in order of importance according to set criteria relating to asset condition, community facilities hierarchy, compliance, operations and maintenance improvements and impact on participation. The development of this tool will be the main input to the 10 year capital works plan for Community Facilities	In Progress (70%)

Initiatives	Progress Comment	Status
Develop an implementation plan for the town entry improvement program and commence the development of initial priorities for Loch Sport, including opportunities for community engagement where appropriate.	Designs for the Loch Sport town entry project have now been completed, with only minor adjustments remaining. Engagement has been undertaken with the Loch Sport Business and Tourism Association and the Loch Sport Post Office with no negative feedback received. Construction for the Loch Sport town entry is expected to commence in the first half of the 2019/20 financial year. Further design works for the Maffra town entry (Sale Road) are planned for the 2019/20 financial which will include community engagement with abutting property owners and the Maffra Business and Tourism Association. Works for the Heyfield town entry (west side) and the Stratford town entry (east side) is planned as part of Council's future capital works program.	Completed
Audit accessibility needs and complete required designs for retrofitting of all existing Regional & District level play spaces.	Audit has been imbedded in the Capital Works Program and will see improvements to the accessibility of designated play spaces.	Completed
Engage with stakeholders to complete designs of the Port of Sale Mooring Access Project.	Designs for the layout of the moorings were completed in 2018/19 after a key stakeholder engagement process. Detailed design work will be achieved in 2019/20.	Completed
Review the logic of the placement of community managed facilities in the Facilities Hierarchy including operating subsidy amounts and make appropriate recommendations for any changes required to be considered by Council.	Community Managed Facilities Strategy which is currently being developed will provide a future vision and practical action steps for reviews, development of new processes and resourcing structures for community managed facilities. Projects in the strategy will include: <ul style="list-style-type: none"> - a review of the logic of the placement of community managed facilities in the Facilities Hierarchy - a review of operating subsidy calculations and values to determine if they meet the costs of managing and maintaining a site. Benchmarking and research into appropriate models have been conducted, but recommendations for change will come in the 2019/20 year.	Completed
Undertake an audit of the HVAC system at The Wedge, to identify best patron comfort and environmental savings.	The scope of the audit for the heating, ventilation and air-conditioning system at The Wedge Performing Arts Space was altered to allow the contractor to include the engagement of a consultant mechanical engineer. This additional work would make the HVAC study more comprehensive and useful for future facility planning, including The Wedge Development Options Study that is also being undertaken during this 2019 year.	Completed

Initiatives	Progress Comment	Status
Undertake holistic review of town centre and tourism feature signage for major townships and develop an action plan.	<p>Council staff completed the final draft for the Loch Sport township signage based on the feedback received from stakeholder consultation in May. Further feedback will be sought from the LSBTA early July, with the project expected to commence in the first quarter of the 2019/20 financial year.</p> <p>Township signage designs for the six major urban centres has commenced and will be completed over the next six months. Feedback will be sought from all relevant community groups and stakeholders prior to installation.</p>	In Progress (80%)
Prepare Special Charge Schemes for Council adoption and progress as required.	An active year on the special charge scheme front with several schemes being finalised and new schemes adopted. These include Dundas Street north and south, Riverview Rd, McMillian St and Bruce St. The year also saw adoption of a revised Road and Street Construction Plan and with it a refined list of projects and a new method of apportionment.	Ongoing
Complete a feasibility study on the benefits of changing sports turf over to more drought and disease tolerant turf species.	TifTuf couch is proving to be a viable option and considered suitable for Council in some landscapes and sporting surfaces.	Completed
Review the processes, maintenance levels and responsibilities of community-managed facilities (particularly Crown land) and make appropriate recommendations for any changes required to be considered by Council.	<p>Community Managed Facilities Strategy which is currently being developed will provide a future vision and practical action steps for reviews, development of new processes and resourcing structures for community managed facilities. Projects in the strategy will include:</p> <ul style="list-style-type: none"> - a review of responsible management and planned maintenance on community managed facilities to ensure community outcomes are being met and volunteers are being supported to manage their sites in a strategic, planned way. - a review of Council's support for facilities on Crown land, particularly in the areas of maintenance and planned renewal. <p>Benchmarking and research into appropriate models have been conducted, but recommendations for change will come in the 2019/20 year.</p>	Completed
Advance the industrial rezoning of land in Wurruk/West Sale to support economic growth.	Amendment C103, which proposes to rezone land adjacent to the West Sale Airport for industrial purposes, was adopted by Council on 18 June 2019 and has been submitted to the Minister for Planning for final approval.	Completed
Implement Project 1 and 2 of a Planning Scheme Review (as part of the State Government's Planning in the Economic Growth Zone project) to	Council Officers continue to liaise with the Department of Environment, Land, Water and Planning (DELWP) who are facilitating various planning scheme changes as part of the State Government's Planning in the Economic Growth	Ongoing

Initiatives	Progress Comment	Status
ensure that the Planning Scheme is up to date/relevant.	Zone (PEGZ) project and Smart Planning initiative. It is expected that a Planning Scheme Amendment will be publically notified in late 2019.	
Implement updated noise contour mapping for RAAF Base East Sale (subject to consultation with the Department of Defence) to support the ongoing operation of this airfield.	Initial engagement with the Department of Defence has been undertaken. The complex issues associated with noise contour mapping need to be further considered in the 2019/20 financial year (in consultation with Defence).	Ongoing
Develop a consistent and practical internal land use planning process to ensure open space requirements are adequately considered	SPEAR Software has provided consistent and practical internal land use planning process to ensure open space requirements are adequately considered.	Completed
Implement the North Sale Development Plan into the Planning Scheme to support well planned housing growth.	The final stage of the adopted North Sale Development Plan project, being the Infrastructure Contributions Mechanism, is currently being finalised by Officers. Further drainage assessment work will be undertaken in the 2019/20 financial year to inform final infrastructure requirements and costings.	Ongoing
Provide engineering input for the development of Strategic Land Use Plans in a timely manner.	Work has continued on key strategic plans with Maffra being introduced and adopted for further investigation this year.	Ongoing
Facilitate preparation of a development plan for the Wurruk Growth area (subject to a private request) to support well planned housing growth.	A Development Plan request is yet to be lodged for the Wurruk Growth Area.	Not Due to Start
Review the Residential Road and Street Construction Plan, including opportunity for community engagement, and present to Council for consideration.	The Residential Road and Street Construction Plan provides an opportunity for both Council and residents to upgrade urban streets via a special charge scheme. A review of this Plan has been undertaken over the 2018/19 financial year and has involved the introduction of a fixed fee funding model. This model involves two separate fees, \$6,000 for the urban service level and \$3,600 for the small and coastal service level. Each property is allocated a charge based on an access benefit. Community engagement for the new Plan was held between December 2018 and February 2019, where Council received and considered 55 submissions. The final document was adopted by Council on 7 May 2019.	Completed
NATURAL ENVIRONMENT		

Initiatives	Progress Comment	Status
Continue to implement recommendations and actions to support the 5 year work plan to reduce energy consumption by 5% per year at The Wedge Performing Art Space and the Wellington Centre.	The roof-mounted components required for The Wedge lighting fixtures project completed this year. No major electrical upgrades were able to be made to the Port of Sale Wellington Centre whilst the building remained within the construction defect warranty period, given the new building has been operating for only eighteen months.	Completed
Continue to implement recommendations and actions to support the 5 year work plan to reduce energy consumption by 5% per year at Aqua Energy and Gippsland Regional Sports Complex (GRSC).	Multiple projects and actions have been completed at Aqua Energy (AE) and GRSC in 2018/19 to reduce energy usage. These include: Continuation of LED lighting replacement program at AE and commencement of this at GRSC, installation of solar PV panels at AE and GRSC, upgrade of solar hot water panels at AE, installation of variable intensity LED lighting for GRSC synthetic pitch. Other minor actions such as motion sensors to control lighting in indoor areas, have also been undertaken.	In Progress (80%)
LIFELONG LEARNING		
Plan and manage the rollout requirements for the Educloud Project across Wellington Shire Council's, participating Schools and Wellington Libraries.	Educloud rollout to all Wellington Shire Libraries, Port of Sale, provision of access to all VCE students within Wellington, and other designated sites has been completed.	Completed
ECONOMY		
Work with partners including Latrobe Valley Authority, RDV and AusIndustry to promote government funding opportunities to Wellington businesses to support expansion plans and job creation and report outcomes to Council.	Working with both the Commonwealth and State Government Wellington Shire secured \$1.25M in funding to support drought impacted farmers. Council assisted 42 businesses with their applications for funding through the Latrobe Valley Authority and/or Regional Development Victoria resulting in \$2.3M in approved funding and the creation of 42 jobs.	Completed
Implement the 2018-20 Action Plan associated with Wellington Shire Economic Development Strategy.	The 2018-20 Action Plan which is imbedded in the current Economic Development strategy is on track to be successfully implemented by 2020. Implementation will continue to be tracked in the coming 12 months including the development of the 2020-22 Action Plan.	Completed
Seek funding for and develop a business case for the extension of the Great Southern Rail Trail through to Yarram to increase visitation and business opportunities in adjacent areas.	The funding application for Building Better Regions was unsuccessful. Other funding opportunities will be pursued in 2019/20.	In Progress (50%)

Initiatives	Progress Comment	Status
Implement year one actions emanating from the Recreation Vehicle (RV) Strategy.	Year one actions emanating from the Recreation Vehicle (RV) Strategy have been implemented.	Completed
ORGANISATIONAL		
Update finance business systems to meet governance requirements.	The upgrade was completed successfully.	Completed
Design and develop a new Wellington Shire Council website.	This project is postponed until the impacts of future shared services arrangements are established.	Deferred
Complete improvement upgrades for the Microwave Communications Infrastructure across Wellington Shire Council and East Gippsland Shire.	Major Microwave upgrade for the Rosedale Library has been completed with improved connectivity for community. RAAF approval has been received for the construction of new tower at GRSC. This is scheduled to commence in the 2019/20 period.	Completed
Undertake the implementation of a Workforce Management System (WMS) across all Leisure Services managed facilities.	This project commenced after gaining the support of other areas of the organisation. Internal stakeholder consultation has begun with representatives from HR, Finance, IT and Leisure Services. These people will now constitute the Working Group for the roll out of this project. Funding for the installation of a WMS was approved as part of the 2019-20 Capital Expenditure budget.	In Progress (55%)
Build a network with other Gippsland based councils to share knowledge and learn from each other's experiences in Parks and Gardens.	Council's Parks and Garden staff have well developed relationships with East Gippsland, Baw and South Gippsland Parks and Gardens staff, sharing knowledge and training often.	Completed
Identify and facilitate shared services opportunities with participating GLGN Councils.	Local Government Victoria allocated a grant of \$4.5M from the Rural Councils Transformation Program, to four of the GLGN Councils, so that they can begin work on exploring the shared services opportunity.	Ongoing
Review Council's list of Surplus Land so that land value can be realised in accordance with policy and standards of best practice and develop a business case that supports the recommended process/timeframe.	In accordance with Council Policy, an annual review process to identify surplus land was completed with one potential new property being listed. All property assets identified as being surplus has undergone an assessment and valuation process and accord with best practice and statutory requirements.	Completed
Establish a central Register for all contracts across the organisation to ensure consistency and good governance.	This project was not started due to resource limitations. It will be carried forward to the next year.	Not progressing

Initiatives	Progress Comment	Status
Develop a Workforce Management Plan to address the human resourcing requirements while meeting relevant Access and Inclusion plan outcomes to ensure that Council has the right employees, with the right skills, to deliver the Council Plan and services required by the community, both now and in the future.	This project was not progressed as anticipated as staff are working in collaboration with the Gippsland Local Government Network (GLGN) Human Resources team on Workforce Planning.	In Progress (10%)

INTERIM JUNE 2019 QUARTERLY FINANCE SUMMARY

INCORPORATED IN PERFORMANCE REPORT

INTERIM OPERATING RESULT STATEMENT
For the year ending 30 June 2019

	FINANCIAL YEAR ENDING 30 JUNE 2019			
	Actual \$000's	Year End Forecast \$000's	Adopted Budget \$000's	Actual variance to Budget \$000's
Income				
Rates and charges	61,909	62,013	61,411	498
Statutory fees & fines	763	792	811	(48)
User fees	7,075	7,331	7,525	(450)
Grants - operating	22,321	10,088	8,580	13,741
Grants - capital	17,012	17,857	13,836	3,176
Contributions - monetary	1,615	1,722	1,546	69
Contributions - non monetary	599	284	-	599
Other income	3,632	4,137	2,288	1,344
Total Income (Inc capital income)	114,926	104,224	95,997	18,929
Expenditure				
Employee costs	25,783	26,425	26,927	1,144
Contractors, materials and services	29,517	31,825	32,297	2,780
Bad and doubtful debts	3	92	86	83
Depreciation and amortisation	23,663	23,663	24,130	467
Borrowing costs	355	391	391	36
Net (loss)/gain on disposal of property, infrastructure, plant & equipment	902	840	(151)	(1,053)
Other expenses	1,827	1,592	2,453	626
Total Expenditure	82,050	84,828	86,133	4,083
Surplus for the year	32,876	19,396	9,864	23,012
Other comprehensive income				
Net asset revaluation increment	-	-	-	-
TOTAL COMPREHENSIVE RESULT	32,876	19,396	9,864	23,012

Note: Council must report publicly against the original adopted budget on a quarterly basis. The following provides an explanation of the differences between the adopted budget and the interim actuals (as at 8 July 2019). The final 2018/19 financial statements will be completed in August 2019 and audited by the Victorian Auditor General and sent to the Local Government minister by 30 September 2019. Whilst completing annual accounts to confirm with all accounting standards and reporting obligations for audit, finalisation adjustments will be incorporated, with present indications the 2018/19 surplus being approximately \$32.9 million.

Please see commentary below to explain the timing of components of this surplus:

Annual Summary - Actuals vs Adopted Budget

Council's 2018/19 interim surplus result of \$32.9 million is made up of:

	<u>ACTUAL</u>	<u>BUDGET</u>	<u>VARIANCE</u>
Operating	\$15.0M	(\$5.6M)	\$20.6M
Capital	\$17.9M	\$15.4M	\$2.5M
	<u>\$32.9M</u>	<u>\$9.8M</u>	<u>\$23.1M</u>

Operationally, the major variances are:

Net additional rates and charges raised during the year	\$0.5 million
Operating Grants- Grants Commission received in advance for 19/20	\$7.4 million
Operating grants- Gippsland Shared Services	\$4.5 million
Operating grants- Drought Community support	\$0.7 million
Operating grants-Other	\$1.2 million
Other income	\$1.3 million
Employee cost savings	\$1.1 million
Savings in materials and services	\$2.8 million
Landfill rehabilitation provision (non cash)-savings	\$1.3 million
	<u>\$20.8 million</u>

Capital, the major variances are:

2017/18 grant funding for Port of Sale Cultural Hub finalised in 2018/19	\$2.2 million
Finalisation of current Roads to Recovery five year program	\$1.9 million
18/19 unsuccessful grant applications for roads	(\$1.3 million)
Aggregate of smaller variances	(\$0.3 million)

Note - Timing of capital works can often distort the comprehensive result/surplus of any Council. Positive surplus should always be cautiously assessed and reported in light of shifting project timelines.

A summary of actual major variances to budget for 2018/19 are:

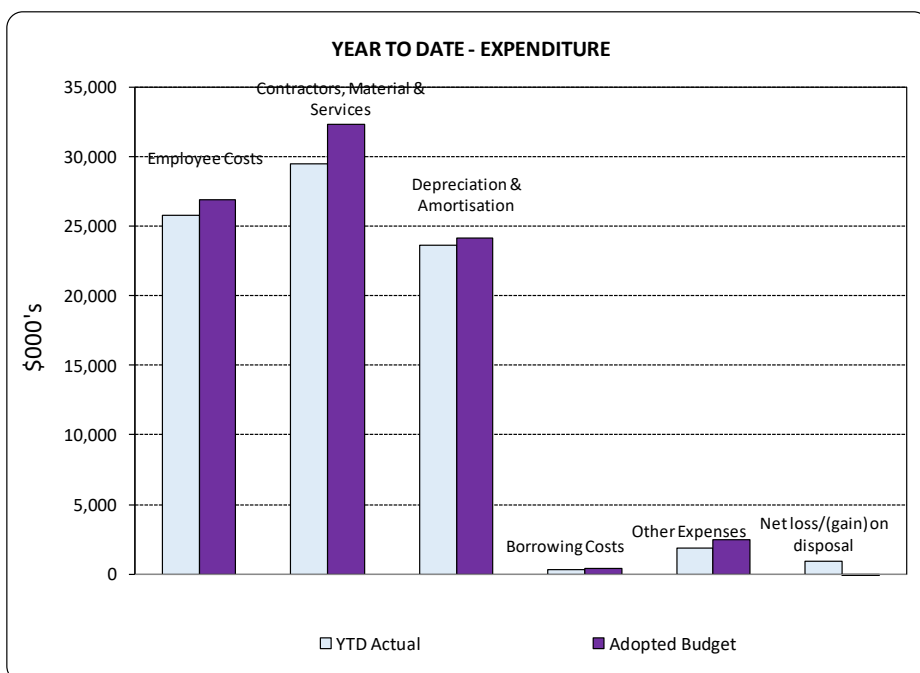
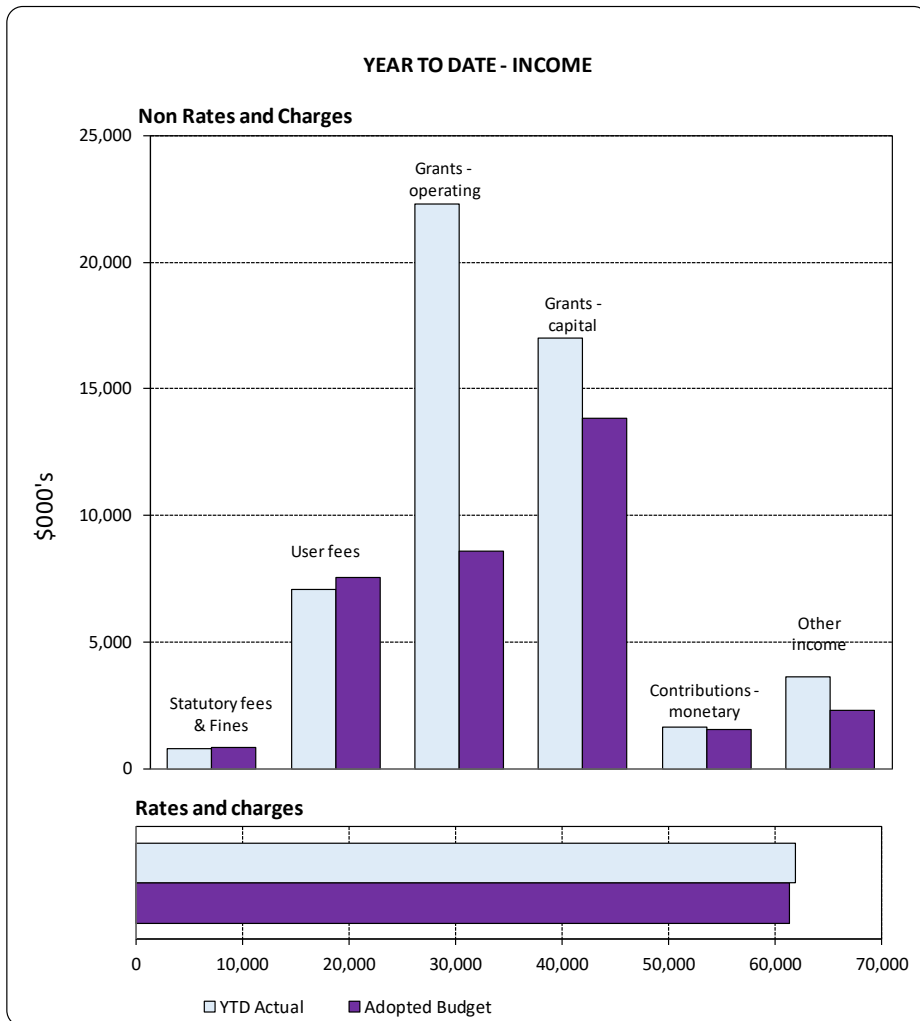
Income

- **\$0.50 million** Additional rates struck since 2018/19 budget adoption.
- **\$13.74 million** Operating grants variance mainly relates to 50% of Council's 2019/20 Victoria Grants Commission (VGC) allocation of \$7.4 million and \$4.5 million associated with the Gippsland Shared Services initiative being received in June 2019, which will be carried forward to 2019/20. New grant funding of \$678k has been received for drought community resilience and support programs and \$200k for Stratford Recreation Reserve. Additional funding of \$768k has also been received against the 2018/19 Victoria Grants Commission allocation in our budget.
- **\$3.18 million** Capital grant variance mainly represents the final invoices raised for the Port of Sale Redevelopment project of \$2.2 million for the work completed in 2017/18. The conclusion of the current five year Roads to Recovery program has resulted in additional \$1.9 million being received. This is offset by unsuccessful funding applications of \$1.3 million for road and bridge upgrades.
- **\$0.60 million** Donations and asset contributions (non monetary) associated with new subdivisions have been recognised through the year.
- **\$1.34 million** Other income primarily represents higher than projected interest on investments of \$509k due to advance funds being received and expenditure trend being lower than budgeted. New assets of \$601k (non cash) have been recognised during the year.

Expenditure

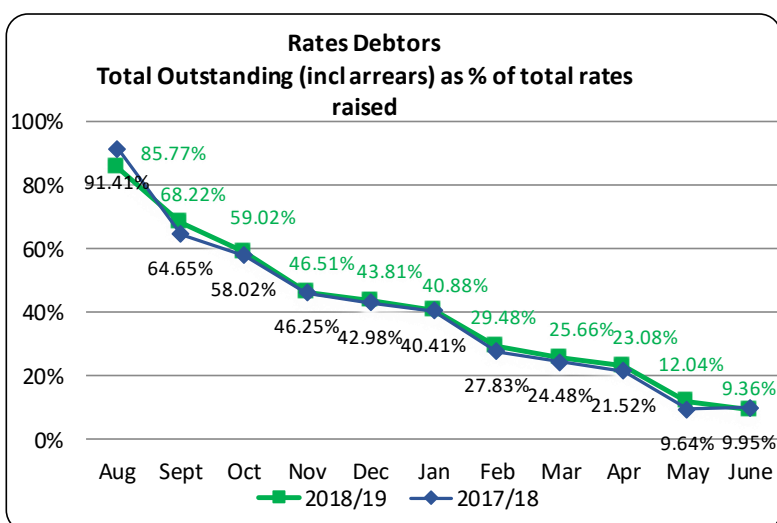
- **\$1.14 million** Savings in employee costs resulted from staff vacancies (some long term) but slightly offset by use of casuals and agency staff. Lower than expected annual workcover premium will generate overall savings of approximately \$310k for the year.
- **\$2.78 million** Contractors, materials and services under spent includes:
 - a. **\$891k** - Expenditure associated with software maintenance and IT projects deferred to 2019/20 due to the delay in major upgrade of Council's corporate system.
 - b. **\$650k** - Planned expenditure for Gippsland Shared Services initiative will now occur in 2019/20 as new successful funding opportunities were sourced during 2018/19.
 - c. **\$649k** - Contractor payments yet to be incurred for community projects such as Sale Memorial Hall upgrade work.
 - d. **\$590k** - Utilities, consultants and building maintenance are underspent.
- **\$0.47 million** Depreciation and amortisation is lower than budgeted mainly due to reclassification of written down value of assets replaced. The final calculations for 2018/19 numbers are yet to be finalised.
- **(\$1.05 million)** Net loss on disposals mainly relates to reclassification of written down value of assets replaced.
- **\$0.67 million** Other expenses relates to removal of landfill rehabilitation expense provision of (\$1.75million), which was taken up as part of the 2017/18 financials. This is partly offset by derecognised assets (\$437k), written off assets (\$387k) and 2018/19 landfill rehabilitation expense of (\$404k) taken up during the year.

INTERIM JUNE 2019 COMPONENTS AT A GLANCE



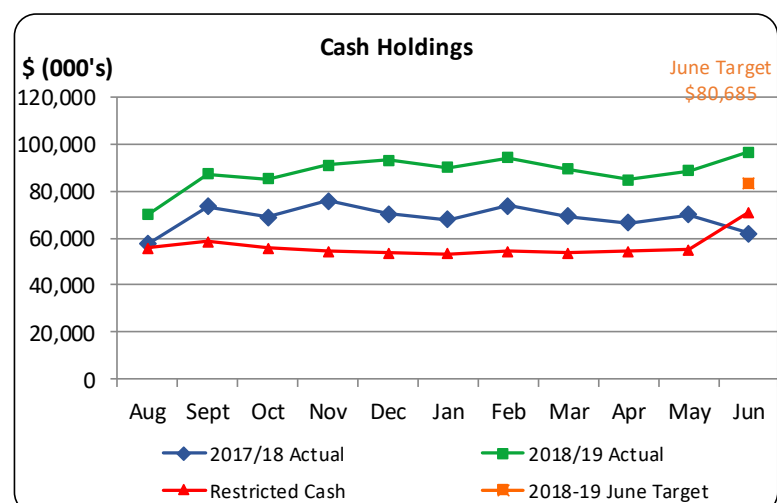
INTERIM BALANCE SHEET AS AT 30 JUNE 2019

Actual		Interim Actual	Year end Forecast	Adopted Budget
June 19		June 19	June 19	June 19
\$000's		\$000's	\$000's	\$000's
Assets				
80,462	Total Current Assets	103,985	88,119	71,698
896,098	Total Non Current Assets	917,995	908,454	893,201
976,560	Total Assets	1,021,980	996,573	964,899
Liabilities				
13,530	Total Current Liabilities	17,901	20,839	24,019
24,539	Total Non Current Liabilities	18,559	18,347	11,869
38,069	Total Liabilities	36,460	39,186	35,888
938,491	Net Assets	985,520	957,387	929,011



The rate debtors outstanding at the end of June 2019 were \$6.7 million (9.36%) compared to June 2018 of \$6.2 million (9.9%).

Overall an excellent effort to raise and collect over \$62.0 million in 2018/19 financial year.



Council cash holdings at the end of June 2019 are \$96.5 million and higher than June 2018 of \$72.3 million due to advance funds and lower than expected expenditure.

The current cash holdings includes restricted funds of \$9.3 million to reserves, \$23.3 million to cover provisions and trusts, and \$30.0 million associated with the operating and capital carried forwards.

The balance is generally working capital for ongoing operations.

INTERIM CAPITAL EXPENDITURE PROGRAM

For the period ending 30 June 2019

	FINANCIAL YEAR ENDING 30 JUNE 2019			
	Actual \$000's	Year End Forecast \$000's	Adopted Budget \$000's	Actual variance to Budget \$000's
Property	4,404	4,681	6,907	(2,503)
Infrastructure	26,657	29,794	33,284	(6,627)
Plant and Equipment	2,389	3,114	2,821	(432)
Intangibles	75	82	664	(589)
Grand Total	33,525	37,671	43,676	(10,151)

	FINANCIAL YEAR ENDING 30 JUNE 2019			
	Actual \$000's	Year End Forecast \$000's	Adopted Budget \$000's	Actual variance to Budget \$000's
Renewal	19,321	23,775	26,596	(7,275)
Upgrade	8,909	8,567	12,784	(3,875)
Expansion	2,746	2,603	3,961	(1,215)
New Assets	2,549	2,726	335	2,214
Grand Total	33,525	37,671	43,676	(10,151)

Capital Works Summary - Financial Year Ending 30 June 2019

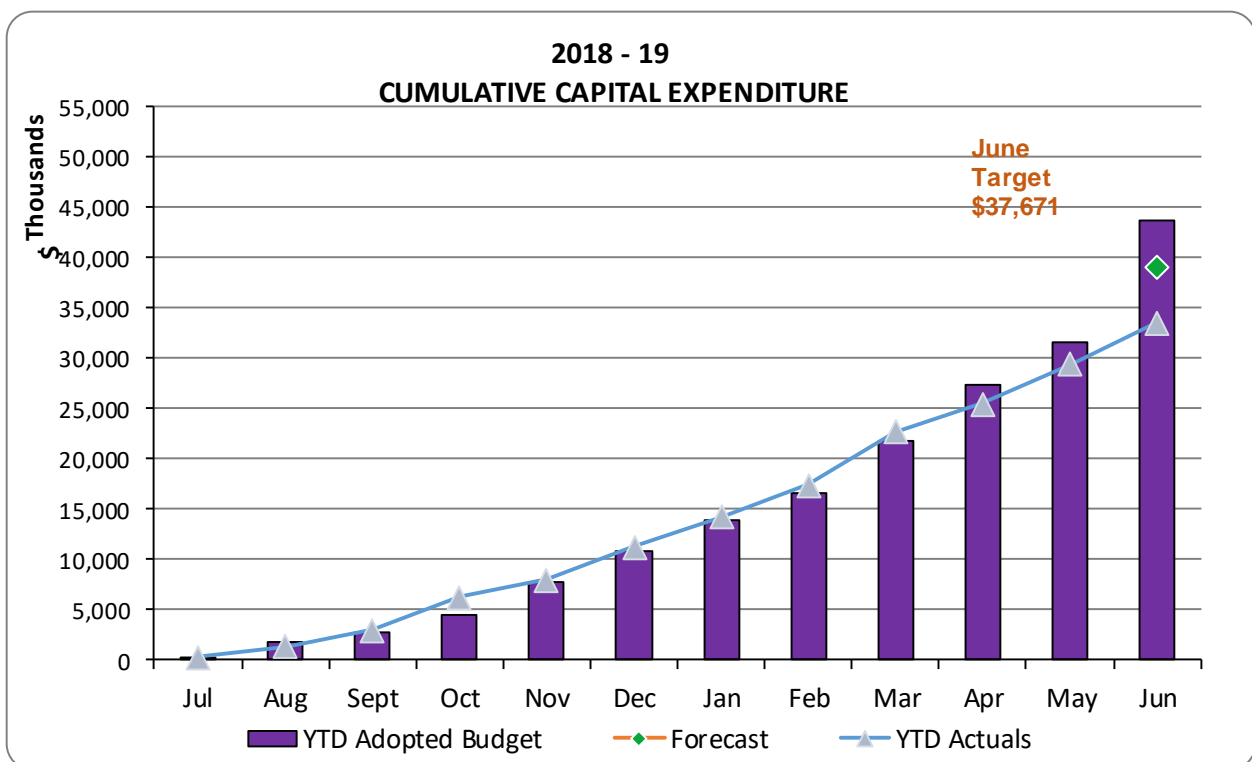
- A significant capital works program has been undertaken with many achievements and expenditure across the Shire of \$33.5 million.
- The West Sale Aerodrome Runway extension project was \$6.2 million.
- Capital improvements works on Buildings and Recreation Facilities \$5.8 million.
- Capital Sealed Roads & Kerb Channel Works \$6.3 million .
- Roads to Recovery projects \$3.5 million.
- Capital Unsealed Roads Works \$1.5 million .

The budgeted capital works not completed in 2018/19 of \$10 million largely results from:

- 1) Projects delayed due to extended community consultation or liaison with other authorities, \$8.7 million.
- 2) Unsuccessful grant applications, \$1.3 million.

June 2019 Quarterly Highlights

- Completion of the West Sale Aerodrome Runway extension
 - Completion of the Rosedale - revitalisation project
 - Works were essentially completed for the Glebe Woondella Share Path multi - year project with final connection of lighting to be completed.
 - Works on Sale Tennis Club is progressing with the works completed on the Clubhouse pavilion.
 - Baldwin Reserve Change Room Development was officially opened in May 2019.
 - Gordon St Heyfield Netball Courts are essentially complete and were used in the first weekend in May 2019. Due to the current cold temperatures the acrylic surface will be completed in October 2019.
 - A number of delayed projects are being carried over into 2019/20. Overall, 6 projects are in preplanning and 23 projects are underway to be completed in the next financial year.
- A total of 116 projects have reached completion for the 2018/19 financial year.**





C2 - REPORT

GENERAL MANAGER CORPORATE SERVICES

ITEM C2.1**ASSEMBLY OF COUNCILLORS**

DIVISION: CORPORATE SERVICES
ACTION OFFICER: GENERAL MANAGER CORPORATE SERVICES
DATE: 16 JULY 2019

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

OBJECTIVE

To report on all assembly of Councillor records received for the period 26 June 2019 to 10 July 2019.

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

That Council note and receive the attached Assembly of Councillor records for the period 26 June 2019 to 10 July 2019.

BACKGROUND

Section 80A of the *Local Government Act 1989* requires a written record 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 Councillor records received for the period 26 June 2019 to 10 July 2019.

Assembly of Councillors summary of reports received for the period 26 June 2019 to 10 July 2019.

Date	Matters considered	Councillors and officers in attendance
2 July 2019	IT / Diary meeting	Councillor Crossley, Councillor Hall, Councillor Hole, Councillor McCubbin, Councillor Maher, Councillor Ripper, Councillor Rossetti, Councillor Stephens. David Morcom, Chief Executive Officer Leah Carubia, Executive Assistant – CEO Damian Norkus, ICT Operations Officer
2 July 2019	Community Satisfaction Survey Results Avon River Bridge Contract Award Stratford Courthouse Theatre Update Sale Police Update Power Purchase Agreement Offer	Councillor Crossley, Councillor Hall, Councillor Hole, Councillor McCubbin, Councillor Maher, Councillor Ripper, Councillor Rossetti, Councillor Stephens. David Morcom, Chief Executive Officer Arthur Skipitaris, General Manager Corporate Services Chris Hastie, General Manager Built & Natural Environment John Websdale, General Manager Development Stephen Dempsey, Acting General Manager Community & Culture Tim Rowe, Manager Natural Environment & Parks Joanna Rule, Sustainability Projects Officer

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.

PROPOSAL

That Council note and receive the attached assembly of Councillors records during the period 26 June 2019 to 10 July 2019.

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 2017-21 Theme 6 Organisational states the following strategic objective and related strategy:

Strategic Objective 6.3

"Maintain a well governed, transparent, high performing, ethical and accountable organisation."

Strategy 6.3.3

"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:** 2 July 2019

2. **ATTENDEES**

Councillors:

Name	In attendance (tick)		Name	In attendance (tick)	
	Yes	No		Yes	No
Cr Bye		✓	Cr Maher	✓	
Cr Crossley	✓		Cr Ripper	✓	
Cr Hall	✓		Cr Rossetti	✓	
Cr Hole	✓		Cr Stephens	✓	
Cr McCubbin	✓				

Name	In attendance (tick)		Name	In attendance (tick)	
	Yes	No		Yes	No
D Morcom, CEO	✓		S Houlihan, GMCC		✓
C Hastie, GMB&NE		✓	J Websdale, GMD		✓
A Skipitaris, GMCS		✓	S Dempsey, (Acting GMCC)		✓

Others in attendance: (list names and item in attendance for)	Item No.
Leah Carubia, Damian Norkus	1

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

1. IT / Diary Meeting

4. **Conflict of Interest disclosures made by Councillors:**

Nil

ASSEMBLY OF COUNCILLORS

1. **DATE OF MEETING:** 2 July 2019

2. ATTENDEES

Councillors:

Name	In attendance (tick)		Name	In attendance (tick)	
	Yes	No		Yes	No
Cr Bye		✓	Cr Maher	✓	
Cr Crossley	✓		Cr Ripper	✓	
Cr Hall	✓		Cr Rossetti	✓	
Cr Hole	✓		Cr Stephens	✓	
Cr McCubbin	✓				

Name	In attendance (tick)		Name	In attendance (tick)	
	Yes	No		Yes	No
D Morcom, CEO	✓		S Houlihan, GMCC		✓
C Hastie, GMB&NE	✓		J Websdale, GMD	✓	
A Skipitaris, GMCS	✓		S Dempsey (actg. GMCC)	✓	

Others in attendance: (list names and item in attendance for)	Item No.
Bruce Smith, Mark Benfield	1
Chris Hastie, (<i>External Presenter Susannah Seaholme-Rohan Rail Projects</i>)	2
Stephen Dempsey	3
Scott Brennan (<i>Inspector VicPol - external presenter</i>)	4
Tim Rowe, Joanna Rule	5

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

2. Community Satisfaction Survey Results
3. Avon River Bridge Contract Award
4. Stratford Courthouse Theatre Update
5. Sale Police Update
6. Power Purchase Agreement Offer

4. Conflict of Interest disclosures made by Councillors:

Nil

ITEM C2.2

LOCAL GOVERNMENT BILL 2019 ADDITIONAL REFORM PROPOSAL

DIVISION: CORPORATE SERVICES
ACTION OFFICER: GENERAL MANAGER CORPORATE SERVICES
DATE: 16 JULY 2019

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

OBJECTIVE

To request that the Mayor write to the Minister for Local Government requesting that the Local Government Bill 2019, which includes additional reforms, be deferred for 12-18 months. This would enable appropriate and informed examination of the issues, including cost impacts on Councils and the considered development of options in consultation with the sector.

PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY

RECOMMENDATION

That the Mayor write to the Minister for Local Government requesting:

- that the Local Government Bill 2019 Reform Proposals be deferred for 12-18 months to enable appropriate examination of the issues, including cost impacts on Councils and the considered development of options in consultation with the sector; and***
- an immediate one-month extension to the feedback period while the Minister for Local Government considers the deferral of the 2019 Reform proposals to allow councils adequate time to provide a formal response.***

BACKGROUND

The Minister for Local Government, the Hon Adem Somyurek MP has announced the government's intention to introduce the Local Government Bill 2019 into Parliament later this year.

A Bill intended to become the new Local Government Act for Victorian councils was introduced into Parliament in May 2018. The Local Government Bill 2018 (the 2018 Bill) was passed by the Legislative Assembly but lapsed in the Legislative Council when Parliament expired before the November 2018 Victorian election.

The proposed new Bill 2019 will retain some provisions of the 2018 Bill while six new reforms are proposed to be added to the original included in this Bill.

There are grave concerns within the sector regarding the new Reform Proposals and the lack of due process. It is unreasonable that new reforms of such consequence, including mandated single member wards and voter petitions appear to be solely based on anecdotal feedback with no evidence base and with no consideration of the detrimental consequences for councils and their communities.

The approach taken by the State Government with regard to the 2019 Reform proposals clearly show disregard and disrespect for a consultative and collaborative approach. Also, the lack of a 2019 Reform Proposal Exposure Draft prevents informed consideration and creates risks not only for council and their communities but also for the State. The 30 day feedback window is inadequate and ignores councils' due governance processes including council meeting cycles.

The sector is seeking that the Reform Proposals be deferred for 12-18 months which would enable appropriate examination of the issues, including cost impacts and the development of options in consultation with the sector.

OPTIONS

Council has the following options:

1. Request that the Mayor write to the Minister for Local Government requesting that the Local Government Bill 2019 Reform Proposals be deferred for 12-18 months; or
2. Not request that the Mayor write to the Minister for Local Government requesting that the Local Government Bill 2019 Reform Proposals be deferred for 12-18 months.

PROPOSAL

That the Mayor write to the Minister for Local Government requesting that the Local Government Bill 2019 Reform Proposals be deferred for 12-18 months to enable appropriate examination of the issues, including cost impacts on Councils and the considered development of options in consultation with the sector.

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 2017–21 Theme 6 Organisational states the following strategic objective and related strategy:

Strategic Objective 6.3

"Maintain a well governed, transparent, high performing, ethical and accountable organisation."

Strategy 6.3.3

"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.



C3 - REPORT

GENERAL MANAGER DEVELOPMENT

ITEM C3.1**MONTHLY PLANNING DECISIONS - MAY**

DIVISION: DEVELOPMENT

ACTION OFFICER: MANAGER LAND USE PLANNING

DATE: 16 JULY 2019

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 May 2019.

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

That Council note the report on recent Planning Permit trends and Planning Application determinations between 1 May and 31 May 2019.

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 May and 31 May 2019 is included in Attachment 1.

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

OPTIONS

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

PROPOSAL

That Council note the report of recent planning permit trends and planning application determinations between 1 May and 31 May 2019.

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

The Council Plan 2017–2021 Theme 2: Services and 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 2.3.3

'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 1/05/2019 AND 31/05/2019**

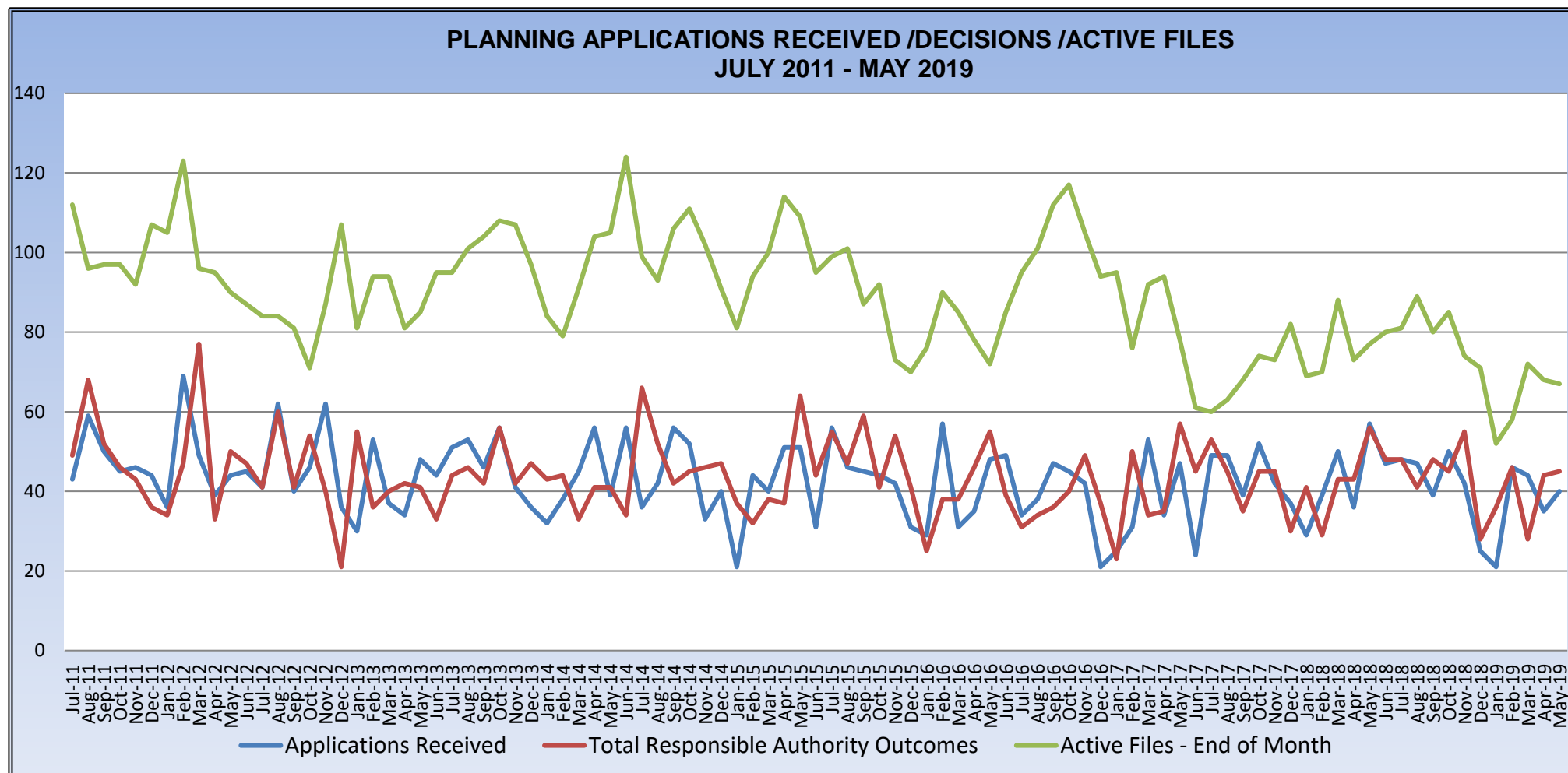
Application No/Year	Date Received	Property Title & Address	Proposal	Status
357-3/2011	19/12/2018	Assessment No. 10157 LOT: 4 PS: 27844 110 PEARSON ST SALE	Amendment to permit for revised location of building envelope.	Permit Issued by Delegate of Resp/Auth 7/05/2019
411-2/2015	7/05/2019	Assessment No. 192526 CA: 9 SEC: 4 73-79 PRINCE ST ROSEDALE	Use and development of the land for a service station.	Permit Issued by Delegate of Resp/Auth 15/05/2019
168-2/2016	18/03/2019	Assessment No. 441840 LOT: 1 PS: 7276067 7 SWAN LAKE DVE SALE	Use and development of the land for 8 display homes.	Permit Issued by Delegate of Resp/Auth 13/05/2019
118-3/2017	1/04/2019	Assessment No. 221358 LOT: 1110 LP: 52648 106 MERIDAN RD GOLDEN BEACH	Buildings and works associated with construction of a dwelling.	Withdrawn 27/05/2019
66-2/2018	22/02/2019	Assessment No. 110361 LOT: 3 PS: 300238 635 CAIRNBROOK RD GLEGARRY	Use and development of an indoor recreation facility (horse arena).	Permit Issued by Delegate of Resp/Auth 23/05/2019
180-2/2018	22/03/2019	Assessment No. 78212 PC: 107226 16 THOMSON ST STRATFORD	Subdivision of the land to create three residential lots from two.	Permit Issued by Delegate of Resp/Auth 1/05/2019
195-1/2018	7/06/2018	Assessment No. 106690 LOT: 2 PS: 128557 SALE-HEYFIELD RD FULHAM	Re-subdivision of 3 lots into 2 lots to excise an existing dwelling.	Permit Issued by Delegate of Resp/Auth 28/05/2019
203-1/2018	15/06/2018	Assessment No. 434043 LOT: 17 PS: 727597G 2,232 PRINCES HWY ROSEDALE	Change of use from motel to residential building.	Permit Issued by Delegate of Resp/Auth 1/05/2019
285-1/2018	13/08/2018	Assessment No. 279067 PTL: 3 BLK: 1 PS: 3222 41 WHARF ST PORT ALBERT	Buildings and works/construction of a showroom/dwelling.	Withdrawn 8/05/2019
425-1/2018	4/12/2018	Assessment No. 38158 LOT: 1 TP: 846600 123-125 FOSTER ST SALE	Buildings and works/reconstruction of an office/road zone.	NOD issued by Delegate of Respon/Auth 29/05/2019
431-1/2018	7/12/2018	Assessment No. 388157 LOT: 24 PS: 506503D 12 PANORAMA DVE WOODSIDE BEACH	Buildings and works associated with construction of a dwelling.	NOD issued by Delegate of Respon/Auth 8/05/2019

Application No/Year	Date Received	Property Title & Address	Proposal	Status
7-1/2019	18/01/2019	Assessment No. 119156 PC: 370629V 27-31 GOLDEN BEACH DVE GOLDEN BEACH	Buildings and works/construction of a single dwelling.	Permit Issued by Delegate of Resp/Auth 23/05/2019
12-1/2019	29/01/2019	Assessment No. 327734 CA: 46H LICOLA RD HEYFIELD	Buildings and works associated with a dwelling.	Permit Issued by Delegate of Resp/Auth 7/05/2019
47-1/2019	19/02/2019	Assessment No. 396739 LOT: 11 PS: 527845E 22 EVELYN DVE SALE	Two lot subdivision.	NOD issued by Delegate of Respon/Auth 23/05/2019
48-1/2019	19/02/2019	Assessment No. 22335 LOT: 4 LP: 20751 111-113 ELGIN ST SALE	Two lot subdivision.	Permit Issued by Delegate of Resp/Auth 6/05/2019
49-1/2019	21/02/2019	Assessment No. 11213 LOT: 1 LP: 127290 135-143 RAGLAN ST SALE	Use of the land for Industry (Window Manufacture).	Permit Issued by Delegate of Resp/Auth 13/05/2019
59-1/2019	1/03/2019	Assessment No. 316372 CA: 43B SEC: B COMMERCIAL RD HEYFIELD	Buildings and works/construction of a drainage control structure.	Permit Issued by Delegate of Resp/Auth 1/05/2019
68-1/2019	12/03/2019	Assessment No. 198135 LOT: 1 PS: 420122T 269 BRADLEYS RD STRADBROKE	Two lot subdivision to excise an existing dwelling.	Withdrawn 10/05/2019
73-1/2019	14/03/2019	Assessment No. 219014 LOT: 1 TP: 143447T 63 BEACHCOMBER RD GOLDEN BEACH	Buildings and works associated with construction of a dwelling.	Permit Issued by Delegate of Resp/Auth 9/05/2019
79-1/2019	19/03/2019	Assessment No. 96172 LOT: 11 PS: 148625 87 NEWTON DVE STRATFORD	Amend covenant to allow more than one dwelling.	Permit Issued by Delegate of Resp/Auth 21/05/2019
81-1/2019	19/03/2019	Assessment No. 283002 LOT: 4 PS: 145912 OLD PORT FORESHORE RD PORT ALBERT	Buildings and works associated with construction of a dwelling.	Permit Issued by Delegate of Resp/Auth 1/05/2019
84-1/2019	21/03/2019	Assessment No. 409458 LOT: 5 PS: 623658S 49C BOGGY CREEK RD LONGFORD	Buildings and works associated with construction of an outbuilding.	Permit Issued by Delegate of Resp/Auth 6/05/2019
87-1/2019	22/03/2019	Assessment No. 117465 PC: 352579L 59 TI-TREE DVE GOLDEN BEACH	Buildings and works associated with construction of an outbuilding.	Permit Issued by Delegate of Resp/Auth 8/05/2019

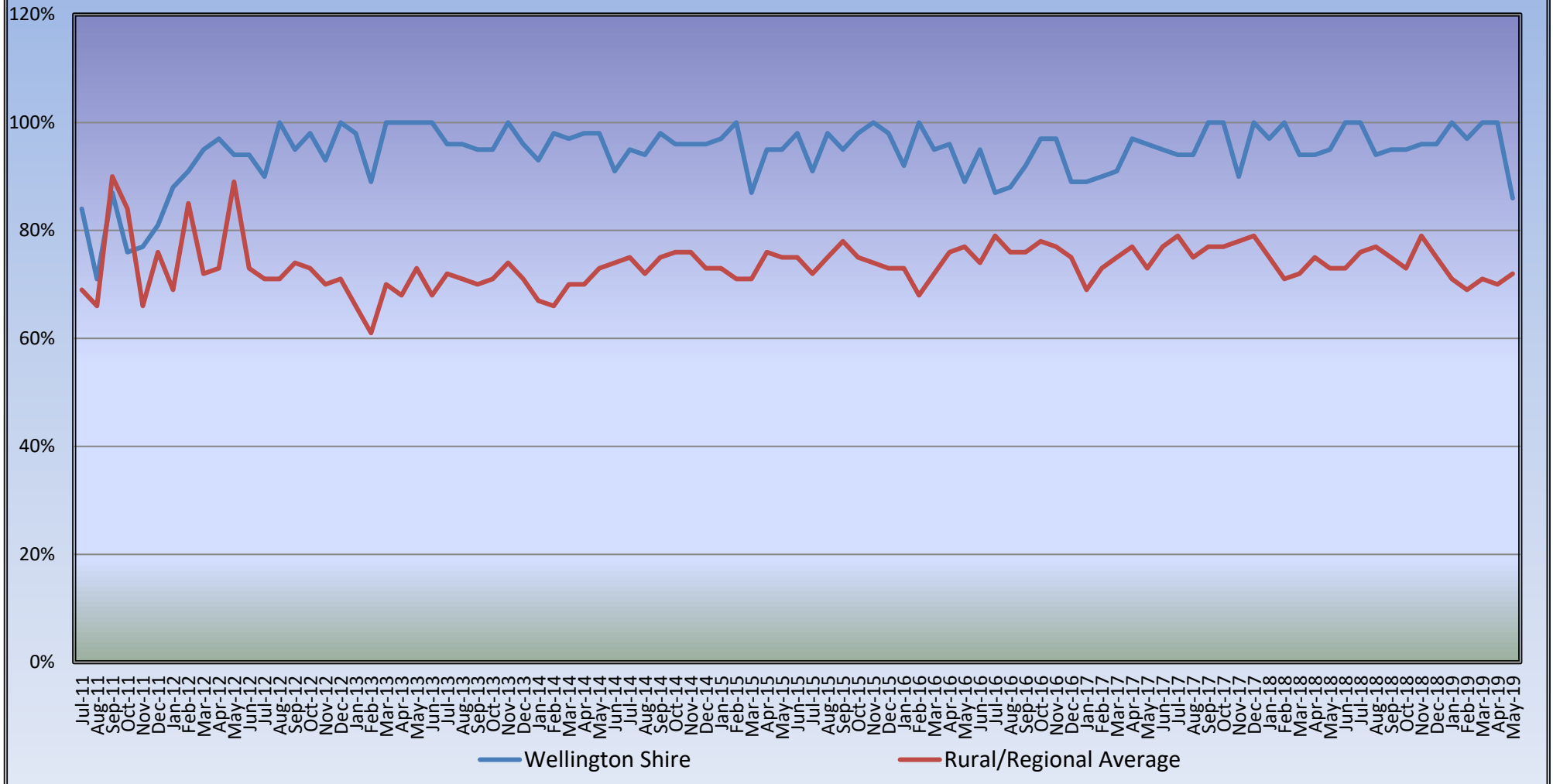
Application No/Year	Date Received	Property Title & Address	Proposal	Status
89-1/2019	22/03/2019	Assessment No. 345173 CA: 5A SEC: 1 ELLIOT RD VALENCIA CREEK	Buildings and works associated with construction of a dwelling.	Permit Issued by Delegate of Resp/Auth 22/05/2019
95-1/2019	28/03/2019	Assessment No. 224378 PC: 377080J 9-11 BERNADETTE AVE LOCH SPORT	Buildings and works associated with construction of an outbuilding.	Permit Issued by Delegate of Resp/Auth 29/05/2019
100-1/2019	1/04/2019	Assessment No. 421693 LOT: 3 PS: 536484K 39 BROBERG CL HEYFIELD	Buildings and works associated with construction of a dwelling.	Permit Issued by Delegate of Resp/Auth 3/05/2019
102-1/2019	2/04/2019	Assessment No. 7567 LOT: 1 TP: 534270D 25-27 MACARTHUR ST SALE	Two lot subdivision.	Permit Issued by Delegate of Resp/Auth 21/05/2019
104-1/2019	3/04/2019	Assessment No. 363507 LOT: 1 TP: 246381Y 385 MILLERS RD COONGULLA	Buildings and works associated with construction of a farm shed.	Permit Issued by Delegate of Resp/Auth 1/05/2019
114-1/2019	10/04/2019	Assessment No. 245621 LOT: 1102 LP: 54791 15 VICTORIA ST LOCH SPORT	Buildings and works associated with construction of a dwelling.	Permit Issued by Delegate of Resp/Auth 16/05/2019
117-1/2019	12/04/2019	Assessment No. 39321 LOT: 1 PS: 729754G 52 GUTHRIDGE PDE SALE	Buildings and works associated with an extension to existing dwelling.	Permit Issued by Delegate of Resp/Auth 3/05/2019
123-1/2019	16/04/2019	Assessment No. 353169 LOT: 238 LP: 54201 12 WELLINGTON ST COONGULLA	Buildings and works associated with construction of a single dwelling.	Permit Issued by Delegate of Resp/Auth 17/05/2019
128-1/2019	30/04/2019	Assessment No. 224550 LOT: 618 LP: 53109 27 BLUFF DVE LOCH SPORT	Buildings and works associated with the construction of a dwelling.	Permit Issued by Delegate of Resp/Auth 14/05/2019
132-1/2019	1/05/2019	Assessment No. 238006 LOT: 1553 LP: 58872 153 NATIONAL PARK RD LOCH SPORT	Buildings and works associated with construction of an outbuilding.	Permit Issued by Delegate of Resp/Auth 3/05/2019
135-1/2019	6/05/2019	Assessment No. 101501 LOT: 5 LP: 205096 DENISON RD ROSEDALE	Use and development of the land for a dwelling.	Permit Issued by Delegate of Resp/Auth 27/05/2019
136-1/2019	6/05/2019	Assessment No. 313288 LOT: 1 TP: 891335 GLENMAGGIE RD GLENMAGGIE	Buildings and works associated with alterations to an ablutions block.	Permit Issued by Delegate of Resp/Auth 31/05/2019

Application No/Year	Date Received	Property Title & Address	Proposal	Status
139-1/2019	8/05/2019	Assessment No. 341313 LOT: 207 PS: 9946 55 MORISON ST MAFFRA	Buildings and works/construction of an electronic scoreboard.	Permit Issued by Delegate of Resp/Auth 14/05/2019
141-1/2019	8/05/2019	Assessment No. 426684 PC: 377399X 3-9 NORTHLAND DVE SALE	Buildings and works associated with extensions to existing offices.	Permit Issued by Delegate of Resp/Auth 14/05/2019
150-1/2019	15/05/2019	Assessment No. 283796 CA: 72A 7,085 SOUTH GIPPSLAND HEDLEY	Buildings and works associated with construction of a farm shed.	Permit Issued by Delegate of Resp/Auth 17/05/2019
153-1/2019	20/05/2019	Assessment No. 70375 PC: 404783M 20-24 BERGEN CRES SALE	Buildings and works/extension to existing age care facility.	Permit Issued by Delegate of Resp/Auth 31/05/2019
154-1/2019	20/05/2019	Assessment No. 383455 CA: 3 SEC: 1 14 PRINCE ST ROSEDALE	Buildings and works associated with extensions to existing bottle shop	Permit Issued by Delegate of Resp/Auth 29/05/2019
155-1/2019	22/05/2019	Assessment No. 389726 LOT: 1 TP: 830554 23 WHARF ST PORT ALBERT	Buildings and works associated with construction of a shed.	Permit Issued by Delegate of Resp/Auth 29/05/2019
156-1/2019	22/05/2019	Assessment No. 237941 PC: 102552 169-171 NATIONAL PARK RD LOCH SPORT	Buildings and works associated with construction of a shed.	Permit Issued by Delegate of Resp/Auth 29/05/2019
157-1/2019	23/05/2019	Assessment No. 37291 LOT: 1 TP: 534306 14 DUNDAS ST SALE	Buildings & works/extensions to existing heritage dwelling.	Permit Issued by Delegate of Resp/Auth 30/05/2019
158-1/2019	23/05/2019	Assessment No. 50153 LOT: 1 TP: 805682U 86-88 YORK ST SALE	Buildings and works associated with construction of a carport.	Permit Issued by Delegate of Resp/Auth 31/05/2019
162-1/2019	27/05/2019	Assessment No. 236307 LOT: 1 TP: 86512A 218 NATIONAL PARK RD LOCH SPORT	Buildings and works associated with construction of an outbuilding.	Permit Issued by Delegate of Resp/Auth 31/05/2019

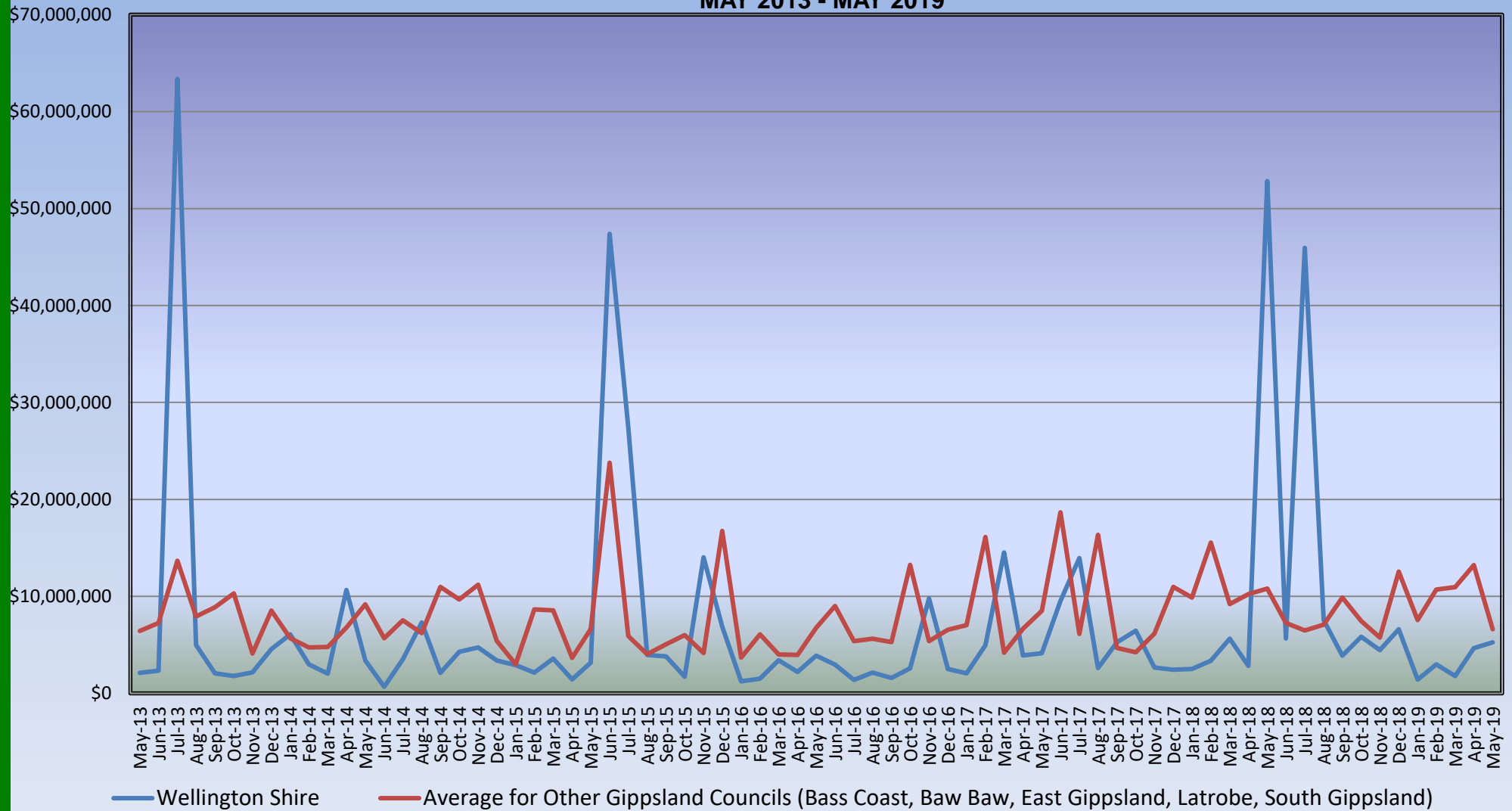
Total No of Decisions Made: 45



DECISIONS ISSUED WITHIN 60 DAYS JULY 2011 - MAY 2019



ESTIMATED VALUE OF WORKS MAY 2013 - MAY 2019



ITEM C3.2**QUARTERLY STRATEGIC LAND USE PLANNING UPDATE**

DIVISION: DEVELOPMENT

ACTION OFFICER: MANAGER LAND USE PLANNING

DATE: 16 JULY 2019

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

OBJECTIVE

To update Council on the strategic land use planning work program for the second quarter (April – June) of 2019.

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

That Council receive the 2019 second quarterly update on the strategic land use planning work program (included in Attachment 1 to this Report).

BACKGROUND

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

OPTIONS

That Council:

1. receive the 2019 second quarterly update on the strategic land use planning work program;
or
2. not receive the 2019 second quarterly update on the strategic land use planning work program and seek further information for consideration at a future Council meeting.

PROPOSAL

To receive the 2019 second quarterly update on the strategic land use planning work program.

CONFLICT OF INTEREST

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

LEGISLATIVE IMPACT

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

COUNCIL PLAN IMPACT

The Council Plan 2017–2021 Theme 2: Services and Infrastructure states the following strategic objective and related strategies:

Strategic Objective 2.3

'Wellington Shire is well planned, considering long term growth and sustainability.'

Strategy 2.3.1

'Continue to provide strategic planning to encourage long term growth and sustainability in Wellington Shire.'

Strategy 2.3.2

'Ensure sufficient land supply to provide for a range of lifestyle options which support housing diversity including affordable housing.'

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 strategies.

Current Strategic Land Use Planning Projects

North Sale Development Plan & Developer Contributions Plan

Priority: High Anticipated completion: 19/20

Status

The 'North Sale Development Plan' (Development Plan) was formally adopted by Council at its meeting of 17 April 2018 and facilitates the coordinated and integrated growth of 294 hectares of land within the nominated growth area to the north of Sale over the next 15 – 20 years.

The final Development Plan is available to view electronically on Council's website and in hard copy at the Shire offices at 18 Desailly Street, Sale.

Detailed work (including further drainage investigations) continues in the preparation of the associated complex Infrastructure Funding Arrangement, which will seek to equitably apportion the costs associated with the required infrastructure provision across the developable land within the growth area.

West Sale and Wurruk Industrial Land Supply Strategy – Technical Report Preparation

Priority: High Anticipated completion: 18/19

Status

The '*West Sale and Wurruk Industrial Land Supply Strategy (April 2018)*', (the Strategy) was formally adopted by Council at its meeting of 19 June 2018. The Strategy includes a recommendation to rezone 55Ha of land adjacent to the West Sale Airport (Candidate Area 2) for industrial uses.

A recommended action of the Strategy is the preparation of several detailed technical reports to address issues relating to cultural heritage, vegetation, drainage and traffic matters.

With funding from the Victorian Planning Authority via the '*Streamlining for Growth*' program, consultants Urban Enterprise have been appointed to prepare the technical reports to support the detailed master planning of Candidate Area 2.

A suite of draft technical reports has now been completed and is currently subject to detailed review by Council Officers.

Planning in the Economic Growth Zone (PEGZ)

Priority: High Anticipated completion: 19/20

Status

The '*Economic Growth Zone*' (EGZ) was established in November 2016 as part of a \$226 million package to help boost the local economy of the Latrobe Valley following a general downturn in economic conditions.

The EGZ includes Wellington Shire; Latrobe City and Baw Baw Shire. The '*Planning in the Economic Growth Zone*', (PEGZ) initiative comprises a series of planning projects that constitute the town planning response to the Minister for Planning's declaration of the EGZ.

All the PEGZ projects aim to support economic development through a review of the Wellington Planning Scheme (the Planning Scheme) provisions to create a simpler, more consistent and less cumbersome planning system across the EGZ.

Council is currently working closely with the State Government to translate the Planning Scheme into a new format before progressing a formal Amendment to include the recommendations of the various PEGZ studies into the Planning Scheme in late 2019.

Port of Sale East Bank Redevelopment Study
Priority: High Anticipated completion: 19/20

Status

The '*Port of Sale East Bank Redevelopment Study*', (the Study) aims to investigate the strategic land use opportunities and associated planning provisions required to guide the redevelopment of land located on the eastern side of the Port of Sale, being land formerly occupied by the Sale High School and Specialist School.

Following community consultation in February 2019, Ratio planning consultants prepared draft planning scheme provisions to facilitate appropriate uses and development on the site, the details of which are currently being reviewed by Council.

Following a review of the draft documents by key stakeholders, a final set of planning provisions will be presented to Council in August 2019 for consideration.

Maffra Structure Plan
Priority: High Anticipated completion: END 19/20

Status

As a key strategic land use planning project for 2019/20, the Maffra Structure Plan will focus on the growth needs of the township and establish an overall plan of how and where it should grow and develop into the future. The Structure Plan will:

- provide an up-to-date and relevant strategic land use planning framework for Maffra;
- facilitate the coordinated and integrated growth of the township;
- provide an informed direction for the future supply of land for residential, commercial and industrial uses, and
- review associated drainage and infrastructure issues holistically.

The structure planning process will involve a component of community engagement that will be commensurate with the scope of the study. Further details of the study will be provided on Council's website once the study has commenced.

Council Planning Scheme Amendments

C99: Updated Flood Mapping

Priority: High Anticipated Completion: END 19/20

Status

Council officers, in consultation with the West and East Gippsland Catchment Management Authorities have prepared the draft provisions required to facilitate updated mapping within flood prone areas of the municipality. The mapping will better reflect the most up-to-date flood data available, within the Wellington Planning Scheme. The mapping is proposed to be supported by new and revised planning policy within the Wellington Planning Scheme.

At the meeting of 18 June 2019, Council resolved to lay Amendment C99 on the table so Councillors can obtain additional information on Wellington Shire's proposed policy response to updated flood mapping and implications of how future development will be assessed.

C102: Technical Amendment

Priority: Low Anticipated completion: 19/20

Status

Detailed background work in compiling minor policy-neutral technical errors within the Wellington Planning Scheme (i.e. mapping and grammatical anomalies) is continuing. The detailed content of Amendment C102 will be discussed with the Department of Environment, Land, Water and Planning in due course, and where necessary, the support of individually affected landowners sought.

C103: West Sale Industrial Land

Priority: High Anticipated Completion: 19/20

Status

Amendment C103 applies to 55Ha of agricultural land immediately adjacent to the east of the West Sale Airport.

Amendment C103 will facilitate industrial uses and apply detailed planning controls to manage the potential impacts of future development on nearby sensitive uses.

Planning Scheme Amendment C103 was exhibited between 7 March and 8 April 2019 and presented to Council at the Tuesday 18 June 2019 meeting. At the meeting, Council considered all the submissions received and resolved to adopt Amendment C103, which is currently being considered for approval by the Minister for Planning.

Private Planning Scheme Amendments

C94: Rezoning of the former Sale Police Station Site **Priority: High Completed**

Status

At the request of the Department of Justice, the former Sale Police Station (located on the South Gippsland Highway) was rezoned from the Public Use Zone to the Residential Growth Zone to facilitate it's sale as a surplus asset to the Department's needs. A formal Notice of Approval of the rezoning appeared in the Government Gazette on 14 January 2016.

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

C105: Stratford Rail Bridge Upgrade **Priority: High Anticipated Completion 18/19**

Status

Amendment C105 is being prepared by the Minister for Planning and is required to introduce the relevant planning provisions into the Wellington Planning Scheme to enable the efficient delivery of the new railway bridge crossing at Stratford.

The Amendment will allow the use and development of land associated with the project to be undertaken without the need for planning permits if it is in accordance with the proposed, 'Gippsland Line Upgrade – Avon River Bridge Upgrade Incorporated Document, November 2018'.

Council resolved to provide written support for Amendment C105 at the meeting of 7 November 2018.

Amendment C105 was formally approved by the Minister for Planning on 17 May 2019.

ITEM C3.3**PLANNING PERMIT APPLICATION P125/2018**

DIVISION:

DEVELOPMENT

ACTION OFFICER:

MANAGER LAND USE PLANNING

DATE:

16 JULY 2019

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

OBJECTIVE

To determine planning permit application P125/2018 for the use and development of land for a residential hotel, removal of native vegetation, alteration to an access to a Road Zone Category 1 and associated buildings and works.

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

- 1. Council, pursuant to Section 59, 60, 61 and 65 of the Planning and Environment Act 1987, issue a notice of refusal to grant Planning Permit P125/2018 for use and development of land for a residential hotel, removal of native vegetation, alteration to an access to a Road Zone Category 1 and associated buildings and works on the following grounds:***
- 2. The proposal is not consistent with State and Local Planning Policy as outlined in the objection from the West Gippsland Catchment Management Authority dated 4 July 2019.***
- 3. The proposal is not consistent with State and Local Planning Policy as outlined in the objection from the Department of Environment, Land, Water and Planning dated 15 March 2019.***

BACKGROUND

Council has received planning permit application P125/2018 to use and develop land for the Nun Duk Hotel/Resort facility adjoining Lake Wellington, west of Seacombe (refer to broader locality plan in Figure 1 and specific locality plan in Figure 2 below).

Figure 1 – Broader locality plan

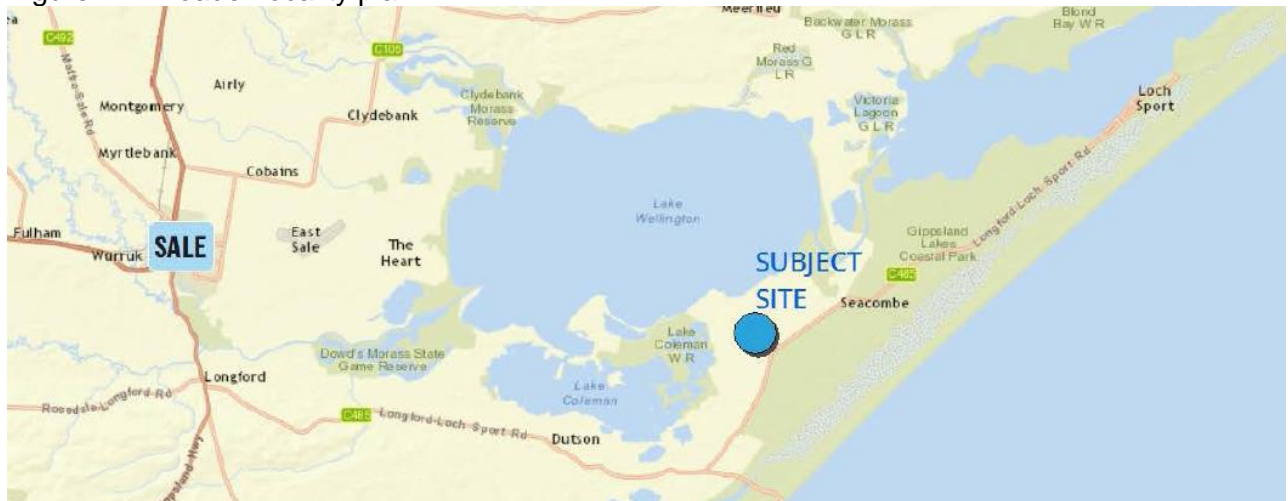
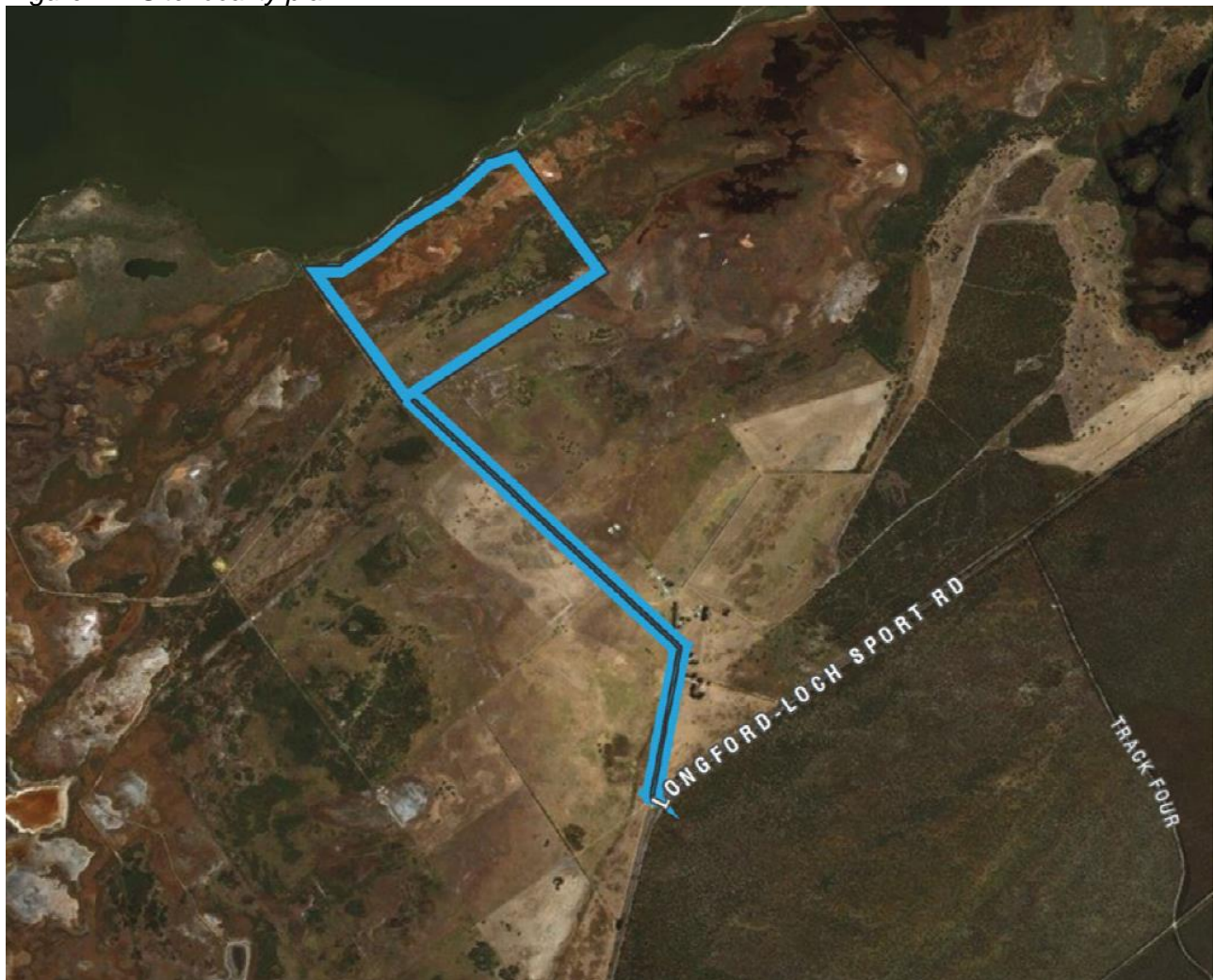


Figure 2 – Site locality plan



(Both Figures sourced from the application documentation).

As shown in Figure 2, the subject site is located on the southern fringe of Lake Wellington and is accessed from the Longford-Loch Sport Road.

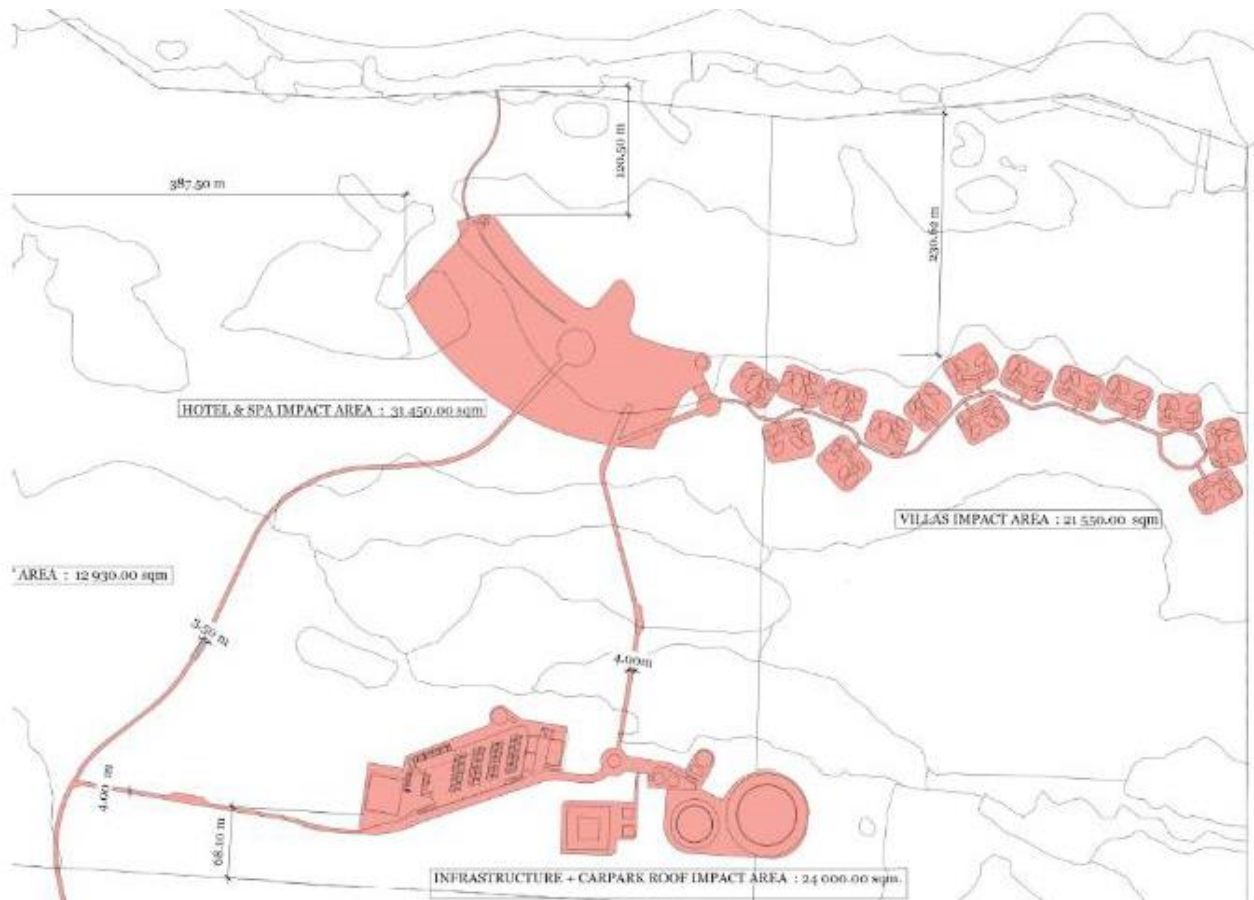
The subject site is low lying, only marginally elevated above sea level.

The subject site forms part of a broader rural holding containing a rural dwelling and outbuildings.

A copy of the planning permit application (including further information received from the permit applicant) can be inspected in hard copy at Council's Sale Service Centre (18 Desailly St) and has also been made available on the Councillor Home Page.

The approximately \$80 million development is summarised as containing:

- a hotel development (across two levels) in the 'central retreat' with associated restaurant, spa, bar and gallery facilities;
- a series of 'villas' located east of the 'central retreat'; and
- an 'infrastructure services' area to the south (refer to concept plan below sourced from the application documents).



The Nun Duk development proposes on-site water and sewerage treatment and servicing via renewable energy, although further details of servicing arrangements will be required (via condition) should Council elect to approve the planning permit application.

The image below (sourced from the application documents) provides an *indicative* visual depiction of the building footprint against aerial imagery, noting that the main 'central retreat' building is setback approximately 120 metres from Lake Wellington, which is a RAMSAR listed waterway.



According to the application, the Nun Duk development is proposed to operate year-round for 7 days a week, 24 hours a day, with an estimated 80-120 staff in total. The maximum number of guests is approximately 162 people. The proposed use and development, if approved, would provide significant economic and tourism benefit (further details are outlined in the application documents).

In terms of the Wellington Planning Scheme, the subject land is contained in the Farming Zone and is affected by various Overlays (at least in part) including the Environmental Significance Overlay Schedule 1 (ESO 1 - Coastal and Gippsland Lakes Environs), Environmental Significance Overlay Schedule 2 (ESO2 - Wetlands), Bushfire Management Overlay (BMO), Floodway Overlay (FO) and Land Subject to Inundation Overlay - LSIO (see planning property report included in Attachment 1). The subject land is also in a mapped area of cultural heritage sensitivity. The various overlays affecting the land and the site of the use/development give clear recognition to the significant environmental values of the locality.

The relevant zone and overlay controls (and relevant Planning Scheme policies and decision guidelines) can be accessed via <http://planningschemes.dtpli.vic.gov.au/schemes/wellington>.

Pursuant to the Farming Zone, a permit is required to use and develop land for a residential hotel. Buildings and works requirements are also triggered by the ESO1 and ESO2; FO (directly affecting the site of the proposed development); and the LSIO (affecting part of the accessway). It is noted that ESO1 and ESO2 also trigger a planning permit to remove vegetation.

Planning permissions are also sought for the removal of native vegetation under Clause 52.17 – Native Vegetation and to alter access to a Road Zone Category 1 (Clause 52.29 - Land Adjacent to a Road Zone 1).

Notice of the application was given to adjoining landowners; by placing a sign on the site; and advertising the proposal in the Gippsland Times in accordance with the *Planning and Environment Act 1987*. Nine (9) supporting submissions and three (3) objecting submissions have been received. Copies of submissions received can be viewed in hard copy at the Sale Service Centre and have been placed on the Councillor Home Page. In summary, the supporting submissions favour economic development and job opportunities, while objecting parties raise concern about environmental impacts in this sensitive location.

The application was referred to various internal and external agencies including Ausnet Services; Country Fire Authority; Department of Defence; Department of Environment, Land, Water and Planning (DELWP); Department of Health and Human Services; Department of Economic Development, Jobs, Transport and Resources; Environment Protection Authority (EPA); Parks Victoria; Southern Rural Water; Transport for Victoria; VicRoads; West Gippsland Catchment Management Authority (WGCMA); and Council's Infrastructure Planner.

Two recommending (i.e. non-binding) referral authorities, being the WGCMA and DELWP have objected to the application (refer to further details under the heading Environmental Impact below). Other referral authorities either have no objection or no objection subject to conditions. A copy of all referral responses can be publicly inspected at Council's Sale Service Centre and has been made available on the Councillor Home Page.

The Minister for Planning has previously advised that an Environmental Effects Statement (EES) is not required for the proposed use and development (this advice can be publicly inspected at Council's Sale Service Centre and has been made available on the Councillor Home Page). While this satisfies the *Environmental Effects Act 1978*, it is still necessary for environmental matters to be appropriately considered and assessed under the *Planning and Environment Act 1987* and the Wellington Planning Scheme.

Following the completion of relevant statutory processes under the *Planning and Environment Act 1987* and the Wellington Planning Scheme, it is now appropriate for Council to determine the planning permit application.

OPTIONS

Council has the following options:

1. That Council pursuant to Section 59, 60, 61 and 65 of the *Planning and Environment Act 1987* issue a notice of refusal to grant Planning Permit P125/2018 for use and development of land for a residential hotel, removal of native vegetation, alteration to an access to a Road Zone Category 1 and associated buildings and works; or
2. That Council pursuant to Section 59, 60, 61, 62, 64 and 64A of the *Planning and Environment Act 1987* issue a Notice of Decision to Grant Planning Permit P125/2018 for use and development of land for a residential hotel, removal of native vegetation, alteration to an access to a Road Zone Category 1 and associated buildings and works (in accordance with Attachment 2); or
3. That Council defer consideration of planning permit application P125/2018 and seek further information for consideration at a future Council meeting.

PROPOSAL

That Council pursuant to Section 59, 60, 61 and 65 of the *Planning and Environment Act 1987* issue a notice of refusal to grant Planning Permit P125/2018 for use and development of land for a residential hotel, removal of native vegetation, alteration to an access to a Road Zone Category 1 and associated buildings and works.

CONFLICT OF INTEREST

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

FINANCIAL IMPACT

Should Council elect to refuse the application as recommended by Officers and an appeal is lodged at the Victorian Civil and Administrative Tribunal (VCAT) by the applicant, Council officers will act on Council's behalf.

Should Council elect to support the planning permit application and an appeal is lodged at VCAT by an objector or referral authority, Council will need to engage a planning consultant to act on its behalf (given the Officer recommendation).

LEGISLATIVE IMPACT

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

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

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

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

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

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

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

It is noted that the Wellington Planning Scheme calls for integrated decision making and the assessment of conflicting objectives in favour of net community benefit.

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

COUNCIL PLAN

The Council Plan 2017–2021 Theme 2: Services and 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 options which support housing diversity including affordable housing.'

Strategy 2.3.3

'Recognise and advocate for best practice land development which considers energy efficiency and sustainability for housing.'

Strategic Objective 3.1

'Conserve and protect our natural environment through responsible and sustainable management practices.'

Strategy 3.1.1

'Ensure development is appropriate to conserve our environmentally sensitive landscape for future generations.'

Strategy 3.1.2

'Work in partnership to protect and preserve Wellington Shire's natural environment, biodiversity, resources and environmental heritage.'

Strategic Objective 5.3

'Grow Wellington Shire's visitor economy'

Strategy 5.3.2

'Enhance visitor experiences through the development of quality facilities and services.'

This Report and the associated recommendation supports (in part) the above Council Plan strategic objectives and strategies. In contrast, approval of the proposed use and development would also support (in part) the above Council Plan strategic objectives and strategies.

ENVIRONMENTAL IMPACT

Overview

Details of environmental impacts and mitigation submitted by the permit applicant are outlined in the planning permit application material, including the Environmental Impact Assessment prepared by Ecology and Heritage Partners, August 2018.

Environmental impacts (and their potential avoidance and mitigation) is a key issue for Council to consider in determining Planning Permit P125/2018, particularly in relation to flooding (and future

climate change risk); native vegetation removal (approximately 9 hectares of native vegetation is proposed to be removed); and potential fauna impacts.

The permit applicant relies on the chosen siting proximate to Lake Wellington principally due to market viability/operator desire and suggests that environmental values have largely been degraded, while the WGCMA and DELWP would prefer to see the development located outside a floodway and in an area which better avoids native vegetation (and other environmental) impacts. The WGCMA's 4 July 2019 referral response clearly states 'the Authority has repeatedly suggested that the development would be more sensitively sited, and maybe acceptable, if it is moved within the subject land, to a location of lesser environmental value and risk.' Similarly, the DELWP 15 March 2019 referral response also clearly indicates that 'the key option to avoid these impacts would be to relocate the development to better avoid the removal of native vegetation.'

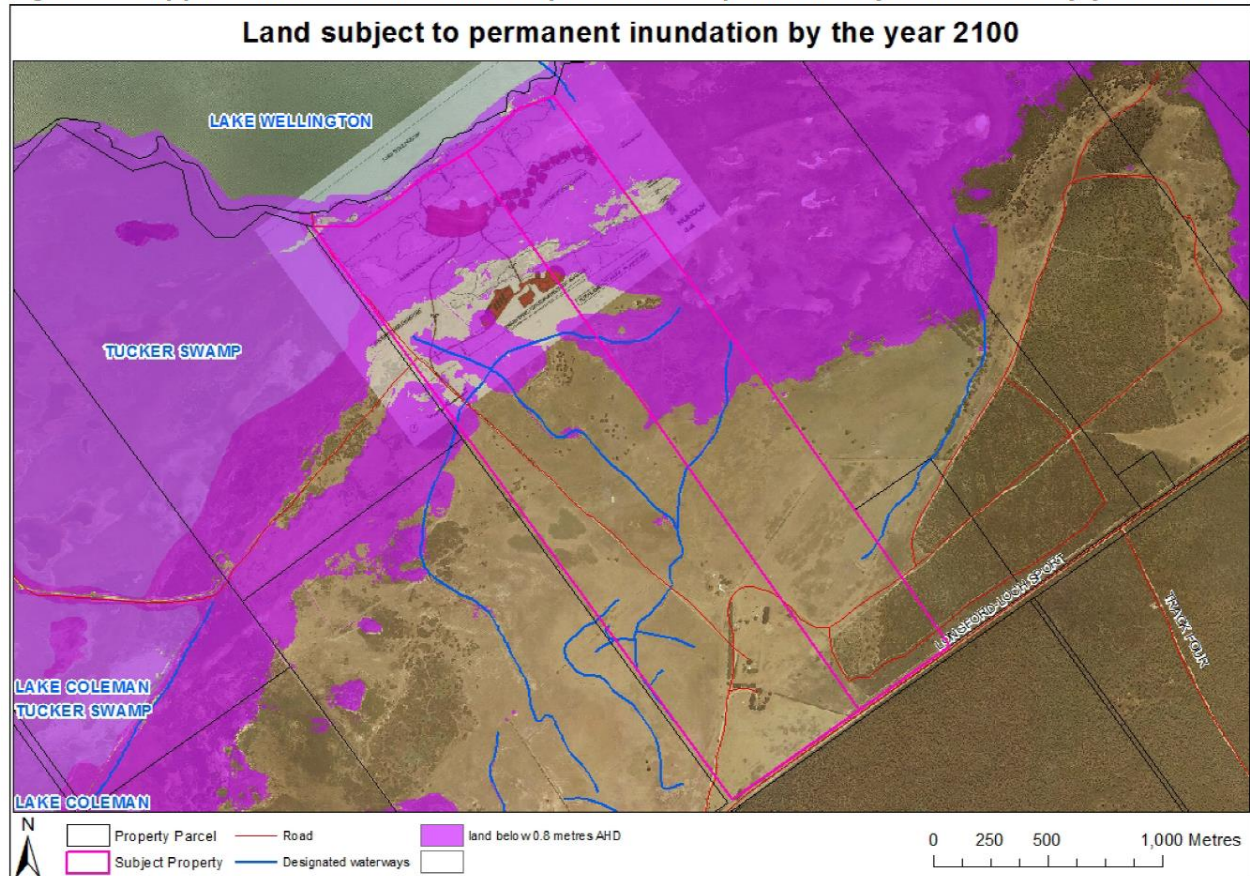
The applicant's formal response to the DELWP and WGCMA objections can be publicly inspected at Council's Sale Service Centre and has been made available on the Councillor Home Page. Despite the WGCMA and DELWP objections (and best practice planning principles of avoiding environmental impacts where practicable), the permit applicant does not wish to re-site the development and instead submits that appropriate permit conditions can adequately mitigate the minor environmental impacts in this location. The applicant also submits that as the development cannot avoid land subject to coastal hazards, it has been carefully designed to respond to them.

While the WGCMA and DELWP objections are 'non-binding', Council's adopted 'Assessment of development in relation to potential sea level rise policy' (available via the Council Policy Manual on Council's website <http://www.wellington.vic.gov.au/Your-Council/Publications/Documents-Available-for-Public-Inspection>) recognises that 'Council will continue to rely on the best available technical knowledge and information provided by the WGCMA at the time of making any planning decision'. On this basis, given that the WGCMA has objected to the application due to the extreme flood risk affecting the site and its access, it is appropriate that Officers recommend to Council that the application be refused, despite the significant economic and social benefits which would result from the establishment of the Nun Duk facility.

Flood and erosion issues

The permit applicant will establish building floor levels at 3.3m AHD (0.3 m above the 3.0m AHD 2100 flood level). However, the raised culvert design access route (at 2.2m AHD) only provides for safe vehicle access under current 1% AEP flood extents. While the applicant has submitted that permit conditions can be used to require future submission of flood response plans, this is not considered to be an orderly planning outcome particularly in the context of future climate change risk (noting that much of the site is planned to be permanently inundated by 2100 based on mapping provided by the WGCMA as shown below).

Figure 2 – Approximate extent of land expected to be permanently inundated by year 2100



Further, while the applicant submits that the development at a 120 metre setback from Lake Wellington will not be impacted by further erosion, the Gippsland Lakes Coastal Hazard Assessment project previously commissioned by the Department of Sustainability and Environment (now DELWP) identified that areas most affected by sea level rise related increases in erosion susceptibility include the shoreline of Lake Wellington' (see page 49 of https://www.coastsandmarine.vic.gov.au/_data/assets/pdf_file/0030/412968/Report-4_Lake-Shoreline-Erosion-Hazard.pdf).

Siting a major development (with up to 160 occupants) in an area of current flood risk and increasing risk due to climate change factors is not considered to be an appropriate land use planning outcome (despite the warning time available with rising flood levels in the Gippsland Lakes system), when such an outcome can be avoided in the first instance. It is important that the precautionary principle be considered by Council in determining this application.

Flora and fauna considerations

The DELWP objection also raises concerns about compliance with State planning policy. The DELWP 15 March 2019 referral response clearly indicates that 'the siting of the proposed development combined with the extent of native vegetation to be removed and the subsequent environmental impacts of this, presents inconsistency with the above-mentioned policies.' Further, 'based on the extent of the proposed native vegetation removal within mapped habitat, many species (24) are likely to have habitat affected by the proposed development. This includes two critically endangered birds, five endangered birds, 10 vulnerable birds and seven rare plants. The impact on habitat for rare or threatened species is assessed as high.'

In relation to migratory bird impacts, it is noted that the permit applicant's Environmental Impact Assessment report identified one nationally significant species (Common Tern) during the avifauna

survey. Further, one State significant fauna species (Eastern Great Egret) was recorded, which is listed as threatened under the *Flora and Fauna Guarantee Act 1988*. The Environmental Impact Assessment report also acknowledged that the timing of the surveys was not considered suitable to adequately address all migratory shorebirds that could potentially occur in the study area. However, it was concluded that the subject site does not constitute important habitat and birds could simply relocate to other extensive shoreline areas along Lake Wellington.

While the permit applicant has submitted that native vegetation impacts have already been sufficiently avoided through resiting (e.g. by reconfiguring the villas to the east) and can be mitigated via appropriate offsetting (an appropriate offset could be secured under a section 69 agreement under the *Conservation, Forests and Lands Act 1987*), following further discussions with the proponent and DELWP on-site, DELWP have not been prepared to withdraw their objection.

Policy considerations

The permit applicant has clearly recognised that planning policy seeks to avoid construction within the floodplain and environmentally sensitive areas, but submits that the broader socio economic benefits of this eco-tourism development, together with the sensitive construction techniques and sustainable design to be adopted favours approval and outweighs the perceived environmental detriment from the current siting. The applicant also submits that permit conditions can adequately mitigate any impacts. Further details of the applicant's position, including the assertion that all planning matters are not being appropriately balanced in favour of net community benefit (see 17 June 2019 letter), can be publicly inspected in hard copy at Council's Sale Service Centre and has been made available on the Councillor Home page.

While Council officers clearly recognise the significant socio-economic benefits of the proposal (and the policy support offered in the Planning Scheme to support economic and tourism development), when balanced against the current and future environmental constraints/risks in this sensitive location, Officers better favour refusal of the application. Refusal of the application is consistent with the technical advice of DELWP and the WGCMA and better aligns with relevant policy outlined in the Wellington Planning Scheme (see Planning Policy Impact section below) and the objectives and decisions guidelines of the relevant planning controls (in particular ESO1, ESO2 and the FO which affect the site of the main development).

Other environmental issues

The EPA has not objected to the application subject to conditions requiring further assessment of coastal acid sulphate soils and as necessary required management plans. However, best practice and the planning policy framework would again indicate that such impacts should be avoided where possible (particularly given the proximity to RAMSAR listed waterways). It is noted that background reports prepared for the site (as submitted with the application) have clearly identified actual acid sulphate soil conditions.

Further, it is to be noted that the geotechnical report submitted with the application demonstrates a number of significant issues and geotechnical conditions which will need to be carefully considered (through further analysis) should the development be approved by Council.

As referred to in the Background section above, only conceptual level detail has been provided about the servicing of the development, which can be addressed via permit conditions should Council elect to issue a Notice of Decision to Grant a Planning Permit. It is noted that the use of renewable and innovative technologies would accord with the policy framework and be a positive outcome in the Wellington Shire, particularly for a development of this scale.

While the proposed development is of considerable size (approximately 16.95 metres high), built form impacts in this remote location are considered appropriate and consistent with relevant planning considerations.

Summary

Overall, while many 'positives' would be generated by the proposed use and development, the siting of the development better favours refusal. This position is consistent with the technical position of DELWP and the WGCMA and the avoidance principles clearly expressed in the Wellington Planning Scheme. Had the development been resited to better avoid flood and flora and fauna impacts, there would have been no reason to not support the application.

PLANNING POLICY IMPACT

State policy

Various State Planning Policies are relevant to this proposal, relating principally to environmental matters and economic/tourism development including (but not limited to) the following Clauses:

Clause 11.03-4S – Coastal Settlement

*Avoid development on ridgelines, primary coastal dune systems and low-lying coastal areas
Consider as relevant the Victorian Coastal Strategy (2014).*

Clause 12 - Environmental and Landscape Values

Planning should help to protect the health and ecological systems and the biodiversity they support (including ecosystems, habitats, species and genetic diversity) and conserve areas with identified environmental and landscape values.

Clause 12.01-1S

Avoid impacts of land use and development on important areas of biodiversity.

Clause 12.01-2S

To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation.

Clause 12.02-1S

*Ensure development protects and seeks to enhance coastal biodiversity and ecological values.
Avoid disturbance of coastal acid sulphate soils.*

Clause 12.03-1S

To protect and enhance river corridors, waterways, lakes and wetlands.

Clause 12.05-1S

To protect and conserve environmentally sensitive areas including the Gippsland Lakes.

Clause 13.01-1S

To minimise the impacts of natural hazards and adapt to the impacts of climate change through risk based planning.

Clause 13.01-2S

Avoid development in identified coastal hazard areas susceptible to inundation (both river and coastal), erosion, landslip/landslide, acid sulphate soils, bushfire and geotechnical risk.

Clause 13.03-1S

Avoid intensifying the impact of flooding through inappropriately located use and development.

Clause 15.02-1

To encourage land use and development that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions.

Clause 17

Planning is to contribute to the economic wellbeing of the State and foster economic growth by providing land, facilitating decisions and resolving land use conflicts so that each region may build on its strengths and achieve its economic potential.

Clause 17.04-1S

Encourage the development of a range of well designed and sited tourist facilities, including integrated resorts, accommodation, host farm, bed and breakfast and retail opportunities.

Create innovative tourism experiences.

Clause 17.04-1R

Facilitate tourism in strategic tourism investment areas shown on the Gippsland Regional Growth Plan (noting that the Gippsland Lakes are identified as a Strategic Tourism Investment Area).

Support nature-based tourism proposals that complement and are compatible with the region's environment and landscape attractions or are close to identified strategic tourism investment areas.

Clause 17.04-2S

Ensure tourism development, within non-urban areas, demonstrates a tourist accommodation need and supports a nature-based approach.

Ensure development is of an appropriate scale, use and intensity relative to its location and minimises impacts on the surrounding natural, visual, environmental and coastal character.

Clause 19.01-2S

To promote the provision of renewable energy in a manner that ensures appropriate siting and design considerations are met.

On balance, the proposal positively responds to economic development and tourism growth directions in State policy, but raises various policy conflicts relating to environmental constraints/hazards including flooding, native vegetation impacts, acid sulphate soils, and future coastal climate change impacts, particularly in the context of the ability to avoid these hazards.

Local policy

Local planning policy is also supportive of economic and tourism development in the Wellington Shire, including capitalising on various natural assets. However, the policy framework is clear in its recognition of the need to plan for and manage various hazards and environmental issues, including flooding and the protection of biodiversity assets. The following policies/clauses (not exhaustive) are considered relevant to the assessment of the application:

Clause 21.03-2

RAMSAR site of international importance is clearly recognised in the Wellington Framework Plan (on Lake Wellington) in this Clause.

Clause 21.04

The issue of climate change, in particular potential sea level rise, is an important consideration for coastal communities in the region and is currently under investigation in other related coastal studies.

In the interim, Council will exercise its discretion through the planning permit process to require a climate change response plan for new development in areas identified as being vulnerable to sea level rise and inundation.

Consider proposed major development outside existing coastal centres only when a genuine need has been demonstrated and environmental capability adequately assessed to ensure minimal adverse impact.

Ensure development and works within a wetland are associated with the ongoing use of the land as a wetland.

Consider major developments on freehold land outside existing settlements where they will not have adverse environmental and social impacts.

Ensure tourist developments along the coastline and lakes foreshore locate on environmentally suitable sites.

Clause 21.13-2

Recognise and protect native flora and fauna and maintain biological diversity within the Shire, particularly in alpine, coastal, and wetland systems.

To recognise the ecological importance of the Gippsland Lakes and coastal environment to the region.

Clause 21.14-1

Ensure land use and development planning and proposals are cognisant of possible sea level rise and its potential impacts on the Shire's coastal settlements.

Discourage development in areas of significant coastal vulnerability.

Clause 21.14-3

Restrict development on floodplains and land liable to inundation.

Clause 21.15-1

Ensure that development or work within a wetland provide for the ongoing use of that land as a healthy wetland.

To minimise the impacts of development and human activity on the ecological values of the coast and around the Gippsland Lakes.

Clause 21.17-5

To encourage the development of tourism around the Shire's natural environment, and cultural and heritage assets.

Encourage rural based tourist activities that do not adversely impact upon legitimate agricultural activities, lead to fragmentation of high-quality agricultural land or cause adverse impacts on the Shire's natural resources.

Clause 22 Rural Policy

This policy is designed to protect agricultural land from inappropriate subdivision and development. While the land is zoned Farming, the area of land proposed to be developed does not comprise land of agricultural value. Policy support for tourism ventures are supported in this clause where compatible with environmental and landscape values and where appropriate infrastructure provision is made.

Like State planning policy, similar policy 'tensions' exist in the local policy framework. On balance, it is considered that State and local planning policy provides sufficient weight to not support the currently sited proposal, despite the social and economic benefits which would result from a development of this kind in the Wellington Shire.

ENGAGEMENT IMPACT

Consultation has been undertaken in accordance with the public notice requirements of the *Planning and Environment Act 1987*. It is noted that a planning consultation meeting was not held with the applicant and the objectors given the fundamental difference in the position of the parties. However, the permit applicant separately consulted with both the WGCMA and DELWP following objections being received, but both agencies have maintained their objection to the application.

RISK MANAGEMENT

The most risk averse decision for Council in the context of future climate change risk and protecting community safety would be to refuse to grant a planning permit for the proposed use and development. However, should Council elect to support the proposal, permit conditions will be imposed to require future provision of climate change and flood response plans, which will be legally bound to the title of the subject land.

PLANNING PROPERTY REPORT



From www.planning.vic.gov.au on 29 April 2019 02:04 PM

PROPERTY DETAILS

Address: **3215 LONGFORD-LOCH SPORT ROAD SEACOMBE 3851**
 Lot and Plan Number: **Lot 5 PS330759**
 Standard Parcel Identifier (SPI): **5\PS330759**
 Local Government Area (Council): **WELLINGTON** www.wellington.vic.gov.au
 Council Property Number: **More than one - not listed.**
 Planning Scheme: **Wellington** planning-schemes.delwp.vic.gov.au/schemes/wellington
 Directory Reference: **VicRoads 99 H4**
 This property has 17 parcels. For full parcel details get the free Basic Property report at [Property Reports](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
 Urban Water Corporation: **Gippsland Water**
 Melbourne Water: **outside drainage boundary**
 Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**
 Legislative Assembly: **GIPPSLAND SOUTH**

Planning Zones

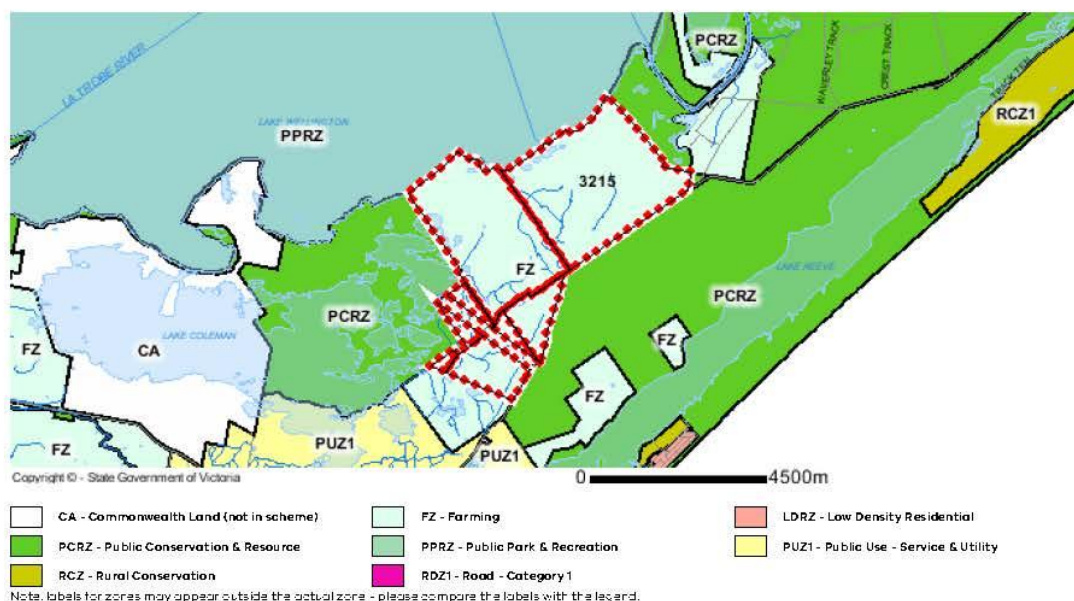
[FARMING ZONE \(FZ\)](#)

[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)

[PUBLIC CONSERVATION AND RESOURCE ZONE \(PCRZ\)](#)

[SCHEDULE TO THE PUBLIC CONSERVATION AND RESOURCE ZONE \(PCRZ\)](#)

[ROAD ZONE - CATEGORY 1 \(RDZ1\)](#)



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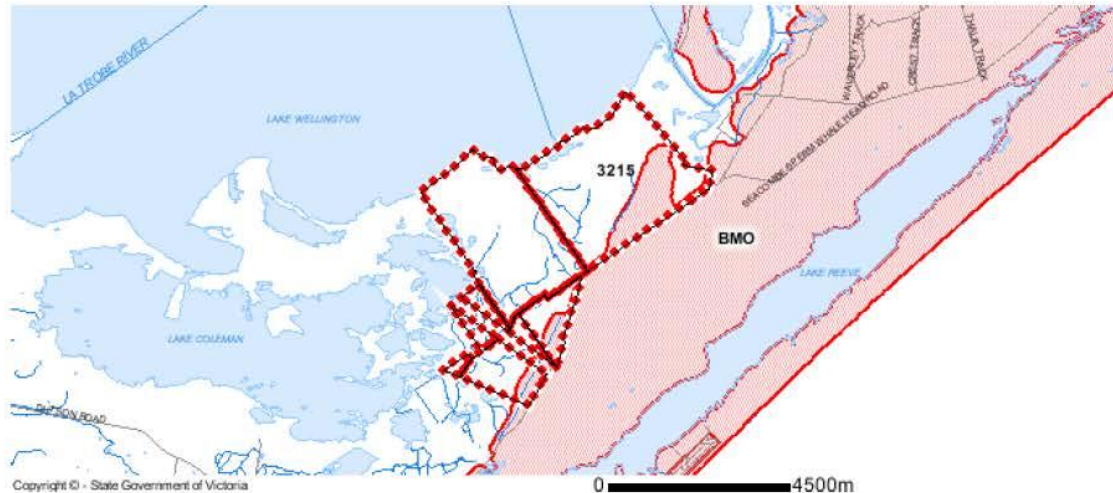
PLANNING PROPERTY REPORT



Environment,
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and Planning

Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO)



BMO - Bushfire Management

Note, due to overlaps, some overlays may not be visible, and some colours may not match those in the legend.

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 (ESO1)

ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 2 (ESO2)



ESO - Environmental Significance

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Environment,
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Planning Overlays

FLOODWAY OVERLAY (FO)

FLOODWAY OVERLAY SCHEDULE (FO)



FO - Floodway

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend.

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)

LAND SUBJECT TO INUNDATION OVERLAY SCHEDULE (LSIO)



LSIO - Land Subject to Inundation

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PLANNING PROPERTY REPORT



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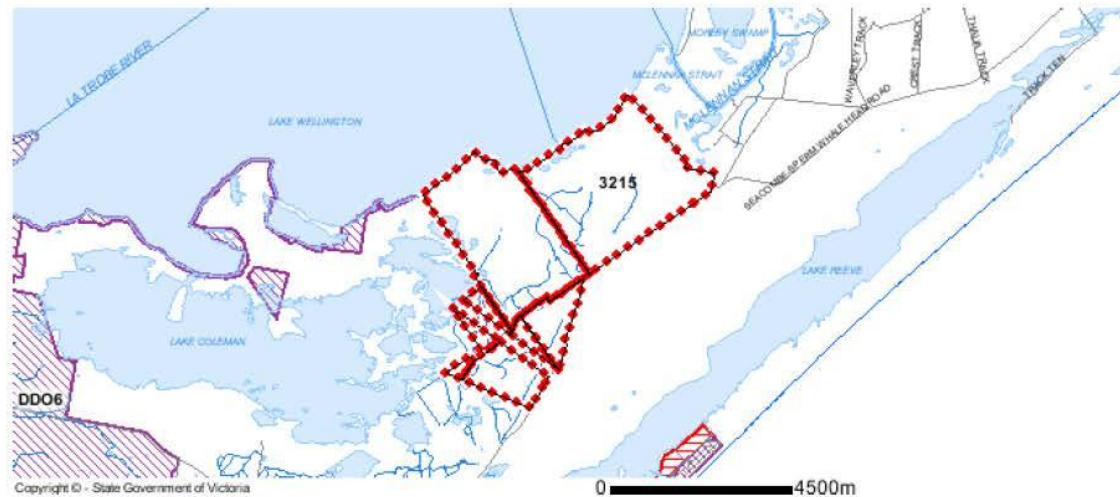
Planning Overlays

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

DESIGN AND DEVELOPMENT OVERLAY (DDO)

RESTRUCTURE OVERLAY (RO)



 DDO - Design and Development

 RO - Restructure

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Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.gov.vic.gov.au/govQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.vic.gov.au/aboriginalvictoria/heritage/planning-and-heritage-management-processes.html>



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PLANNING PROPERTY REPORT



Environment,
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Further Planning Information

Planning scheme data last updated on 17 April 2019.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the *Planning and Environment Act 1987*.

It does not include information about exhibited planning scheme amendments, or zonings that may affect the land.

To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <http://mapshare.maps.vic.gov.au/vicplan>

For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

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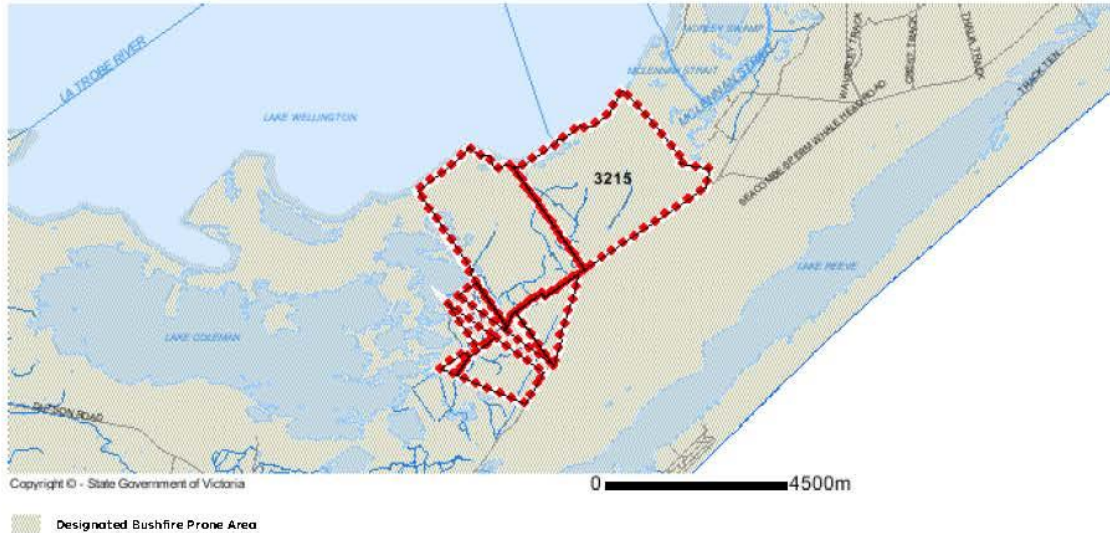
PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

Designated Bushfire Prone Area

This property is in a designated bushfire prone area.
Special bushfire construction requirements apply. Planning provisions may apply.



Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011 and amended from time to time.

The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

Designated bushfire prone areas maps can be viewed on VicPlan at <http://mapshare.maps.vic.gov.au/vicplan> or at the relevant local council.

Note: prior to 8 September 2011, the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website www.vba.vic.gov.au

Copies of the Building Act and Building Regulations are available from www.legislation.vic.gov.au

For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>

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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1992 (Vic).

PLANNING PROPERTY REPORT: 3215 LONS FORD-LOCH SPORT ROAD SEACOMBE 3851

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Attachment 2 – Proposed conditions for Notice of Decision to Grant a Planning Permit – P125/2018

AMENDED PLANS/DOCUMENTS REQUIRED

1. Prior to the commencement of the use or development, amended plans/documents to the satisfaction of the Responsible Authority must be submitted to and be approved by the Responsible Authority. When approved, the plans/documents will be endorsed and will then form part of the permit. The plans must be drawn to scale and dimensioned and three copies must be provided. The plans/documents must be generally in accordance with those provided with the application but modified to show:
 - a. A schedule of construction materials, external finishes and colours
 - b. Specific details of all services to be provided, including the location, operation, disposal and maintenance of all required service infrastructure (power, water, wastewater, water treatment, recycling infrastructure, heating and cooling, and spa water supply, circulation and disposal)
 - c. Details of all required earthworks and further geotechnical investigations as recommended in the geotechnical report submitted (Cardno, April 2018)
 - d. Details of any native vegetation impacts associated with the raised culvert design access road and the final alignment designed to avoid (where practicable) any native vegetation impacts.
 - e. Details of all stormwater retention and treatment.

ENDORSED PLANS/LAYOUT NOT ALTERED

2. The use and development allowed by this permit as shown on the endorsed plans and/or described in the endorsed documents must not be altered or modified except with the prior written consent of the Responsible Authority.

LANDSCAPE PLANS

3. Prior to the commencement of the use or development, amended landscape plans must be submitted to and be approved by the Responsible Authority. When approved, the plans will be endorsed by the Responsible Authority and will then form part of this permit. The plans must be generally in accordance with the landscape concept plans prepared by TCL submitted with the application but modified to show:
 - a. A native vegetation removal plan, prepared in consultation with the Department of Environment, Land, Water and Planning and the Responsible Authority, which clearly documents all native vegetation to be removed;
 - b. A landscape plan, prepared in consultation with the Department of Environment, Land, Water and Planning and the Responsible Authority, which includes a detailed planting schedule of all on-site revegetation using indigenous species;
 - c. All associated earthworks and landscaping features, such as retaining walls, bunds and culverts; and
 - d. A landscape maintenance plan.

NATIVE VEGETATION REMOVAL AND OFFSETS

4. Before any native vegetation is removed, evidence that an offset has been secured must be provided to the Responsible Authority and the Department of Environment, Land, Water and Planning. This offset must be in accordance with the requirements of *Permitted clearing of native vegetation – Biodiversity assessment guidelines and the Native Vegetation Gain Scoring Manual*. Offset evidence can comprise either:

- a. A security agreement, to the required standard, for the offset site or sites including a 10-year offset management plan; or
 - b. A credit register extract from the Native Vegetation Credit Register.
- 5. Except for native vegetation shown to be removed on the endorsed native vegetation removal plan, native vegetation must not be removed or destroyed without the further written consent of the Responsible Authority.

ENVIRONMENTAL MANAGEMENT PLAN

- 6. Prior to the commencement of the use or development, an Environmental Management Plan (EMP) must be prepared to the satisfaction of the Responsible Authority. When approved, the EMP will be endorsed by the Responsible Authority and will then form part of this permit. The EMP must be generally in accordance with the EMP prepared by Aecom dated 29 March 2018 and:
 - a. may be prepared in sections or stages;
 - b. must be in accordance with relevant EPA requirements and guidelines;
 - c. must include the following plans as required by Conditions of permit:
 - Construction Management Plan
 - Water Quality and Soil Erosion Management Plan
 - Recycled Water Management Plan
 - Land Capability Analysis
 - Acid Sulphate Management Plan (if required)
 - Stormwater Management Plan
 - Cultural Heritage Management Plan
 - Traffic Management Plan
 - Chemical and Fuel Storage Management Plan
 - Waste Management Plan
 - Emergency Response Plan

Construction Management

- 7. Before the development starts a Construction Management Plan to the satisfaction of the Responsible Authority must be submitted to and be approved by the Responsible Authority. When approved the plan will be endorsed and form part of the permit. The plan must address the following matters:
 - a. Management of stormwater during construction to avoid pollution through the contamination of runoff by chemicals, sediments, wastes or pollutants in accordance with 'Best Practice Environmental Management Guidelines for Stormwater Management and Construction Techniques for Sediment Pollution Control' (EPA).
 - b. Measures to minimise the impacts of construction vehicles arriving and departing from the site.
 - c. Measures to accommodate private vehicles of workers/tradespersons.
 - d. Details of the construction equipment and facilities, including delivery points, storerooms, toilets, temporary offices and workers facilities.
 - e. Noise attenuation measures to be put in place to protect the amenity of the surrounding area during construction having regard to the EPA Guidelines on Construction and Demolition Noise.
 - f. Measures to minimise the generation and dispersal of dust.
 - g. Details of a 24-hour hotline for access to a project manager accountable for the project and compliance with the Construction Management Plan.
 - h. Arrangements for waste collection and other services during construction.

Water Quality and Soil Erosion

8. The Environmental Management Plan must include a sediment, erosion and water quality management plan which is to include:
 - a. identification of construction and operational processes that could potentially lead to water contamination;
 - b. procedures for wastewater discharge management;
 - c. pollution management measures for stored and stockpiled materials including waste materials, litter, contaminated run-off and any other potential source of pollution to ground or surface waters;
 - d. incorporation of appropriate pollution control measures; and
 - e. program and appropriate capacity for annual inspection and regular maintenance of any on-site wastewater management system.

Recycled Water

9. Prior to commencement of development, a Recycled Water Management Plan must be submitted to and approved by the responsible authority in consultation with the EPA. The plan must be prepared in accordance with EPA Guidelines and address indirect impacts associated with pollution from treated wastewater and irrigation of adjoining farming land.

Land Capability

10. Prior to commencement of development, a Land Capability Assessment must be submitted to and be approved by the Responsible Authority. The Assessment must be prepared in accordance with EPA Guidelines and must address, amongst other matters, environmental impacts to soil, groundwater, and surface water as a result of irrigation of farmland.

Stormwater

11. Prior to commencement of development, a Stormwater Management Plan must be submitted to and be approved by the Responsible Authority. The plan must include measures to:
 - a. reduce sediment loads in runoff to Lake Wellington,
 - b. removal of gross pollutants from stormwater prior to water leaving the site, and
 - c. removal of nutrients through bioremediation or biofiltration prior to stormwater leaving the site.

Traffic

12. Prior to commencement of development, a Traffic Management Plan must be submitted to and be approved by the Responsible Authority. The plan must address, but not be limited to, impacts associated with construction traffic and access in the local vicinity and wider road network.

Climate Change and Flood Response Plan

13. Prior to commencement of the development, a Climate Change Response Plan and Flood Response Plan must be submitted to and be approved by the Responsible Authority. When approved, the Climate Change Response Plan and Flood Response Plan will be endorsed and will then form part of the permit. The plan must include:
 - a. a flood response plan, including:
 - Flood risk and behaviour
 - Management and landowner responsibilities
 - Flood preparation details
 - Flood response details
 - Flood recovery plan (clean up and salvage and monitoring)

- emergency contact list (including after-hours emergency contacts)
- b. a climate change response plan, including:
 - Details of all climate change risks and mitigation actions to be taken, inclusive of details of how road access will be raised/treated in the future to provide 2100 flood level protection.

PRIOR TO CONSTRUCTION

14. Prior to the commencement of any works, the Responsible Authority and all relevant referral agencies nominated by the Responsible Authority must meet on-site with the approved contractor to confirm all obligations identified in the approved Construction Management Plan.

DURING CONSTRUCTION

15. Unless otherwise approved in writing by the Responsible Authority, all actions identified in the approved Construction Management Plan must be complied with to the satisfaction of the Responsible Authority.

PRIOR TO OCCUPATION

16. Unless otherwise approved in writing by the Responsible Authority, prior to occupation of the approved use and development all approved buildings and works, associated infrastructure and revegetation as shown on the endorsed plans/documents must be established to the satisfaction of the Responsible Authority.

SECTION 173 AGREEMENT

17. Prior to the use or development commencing, the owner must enter into an agreement with the Responsible Authority under section 173 of the *Planning and Environment Act 1987*. The owner must pay the costs of preparing, lodging and registering the agreement and any subsequent amendment, removal or other dealing associated with the agreement. The agreement must be registered on the certificate of title for the land. The agreement must provide that:
 - a. The owners will comply with the actions stipulated in the approved climate change response plan and flood response plan.

The agreement will bind the owner and must run with the land so that all successors in title are bound by the agreement. The agreement must be completed to the satisfaction of the Responsible Authority and must be registered on the title in accordance with section 181 of the *Planning and Environment Act 1987*.

FLOODING

18. The finished floor level of the approved development must be a minimum of 3.3m AHD.
19. Access to the land must be established to a minimum of 2.2m AHD as shown on the endorsed plans and thereafter be raised to the satisfaction of the Responsible Authority in accordance with the actions identified in the approved climate change response plan and flood response plan.

ACCESS AND PARKING

20. The surface of the access road, car park areas and loading areas must be formed, treated and maintained to the satisfaction of the Responsible Authority.

WATERWAYS

21. No polluted and/or sediment laden runoff is to be discharged directly or indirectly into nearby waterways.

NOISE

22. Noise levels emanating from the land must not exceed those required to be met under Noise from Industry in Regional Victoria, EPA Publication 1411 (or as amended).

WASTE

23. Before the development starts a revised Waste Management Plan must be submitted and approved by the Responsible Authority. When approved the plan will be endorsed and form part of the permit. The plan must be generally in accordance with the Waste Management Plan prepared by Arup, dated 19 March 2018 and detail the arrangement for the storage and collection of waste and collection times and frequency.
24. All waste and waste storage bins must be stored within the building or be placed in a suitable location outside which is screened from public view. The waste material must be regularly removed from the land. All vehicles removing waste must have fully secured and contained loads so that no waste material is spilled and no dust or odour is created to the satisfaction of the Responsible Authority.

LIGHTING

25. External lighting must be designed, baffled and located to the satisfaction of the Responsible Authority.

DRAINAGE

26. Prior to the occupation of the approved use and development, the applicant must provide reticulated storm water drainage to drain this development to the satisfaction of the Responsible Authority. The approved design must meet the water quality standards required by the "Best Practice Environmental Management Guidelines" and be in accordance with Councils Infrastructure Design Manual.
27. The drainage plan must include on site detention structures to ensure that the post development discharge rate from the site does not exceed the predevelopment discharge rate. All stormwater from the development must be conveyed to satisfactory points or areas of discharge approved by the Responsible Authority so that it will have no detrimental effect on the environment or adjoining properties. The approved discharge point for this application is to retain onsite.

ENVIRONMENT PROTECTION AUTHORITY (EPA)

28. Prior to the commencement of buildings and works, a plan must be prepared by a suitably qualified person which details further assessment of Coastal Acid Sulphate Soils to be carried out during earthworks. The plan must be verified by an environmental auditor appointed under section 53S of the *Environment Protection Act 1970* and submitted to the Responsible Authority for approval. Once approved, the plan will be endorsed and form part of the planning permit. The plan must include but not be limited to:

- a) a soil sampling program and assessment; and
- b) a further Coastal Acid Sulphate Soils hazard assessment.

29. Prior to the commencement of construction of any buildings, if the further assessment of Coastal Acid Sulphate Soils indicates that there is a risk of exposure of Coastal Acid Sulphate Soils to the atmosphere, a Coastal Acid Sulphate Soils Management Plan (CASSMP) must be prepared by a suitably qualified person. The CASSMP must be verified by an environmental auditor appointed under section 53S of the *Environment Protection Act 1970* and submitted to the responsible authority for approval. Once approved, the CASSMP will be endorsed and form part of the planning permit. The CASSMP must include but not be limited to:

- a) a framework for the ongoing management and monitoring of impacts from Coastal Acid Sulphate Soils throughout construction of the buildings and works;
- b) disposal of Coastal Acid Sulphate Soils (if required); and
- c) any ongoing post construction monitoring and/or management requirements.

SOUTHERN RURAL WATER

30. The take and use of groundwater for the purpose of providing water for the development must be in accordance with a take and use licence approved by Southern Rural Water in accordance with Section 51 of the *Water Act 1989*.

31. The extraction of groundwater in accordance with an approved take and use licence must not occur until such time as a disposal of wastewater management plan has been developed and approved by Southern Rural Water.

TRANSPORT FOR VICTORIA

32. The permit holder must take all reasonable steps to ensure that disruption to bus operation along Longford-Loch Sport Road is kept to a minimum during the construction of the development. Foreseen disruptions to bus operations and mitigation measures must be communicated to Public Transport Victoria eight (8) weeks prior by telephoning 1800 800 007 or emailing customerservice@ptv.vic.gov.au.

COUNTRY FIRE AUTHORITY

33. Roads must be constructed to a standard so that they are accessible in all weather conditions and capable of accommodating a vehicle of 15 tonnes for the trafficable road width.

- a. The average grade must be no more than 1 in 7 (14.4%) (8.1 degrees) with a maximum of no more than 1 in 5 (20%) (11.3 degrees) for no more than 50 meters. Dips must have no more than a 1 in 8 (12%) (7.1 degree) entry and exit angle.
- b. Curves must have a minimum inner radius of 10 metres.
- c. Have a minimum trafficable width of 3.5 metres and be clear of encroachments for at least 0.5 metres on each side and 4 metres above the access way.
- d. Roads more than 60m in length from the nearest intersection must have a turning circle with a minimum radius of 8m (including roll-over kerbs if they are provided) T or Y heads of dimensions specified by the CFA may be used as alternatives.

The above requirements can be varied with the written consent of the CFA and the Responsible Authority.

PERMIT EXPIRY

34. This permit will expire if the development is not commenced within two (2) years or is not completed within five (5) years of the date of this permit. In accordance with section 69 of the *Planning and Environment Act 1987*, an application may be submitted to the Responsible Authority for an extension of the periods referred to in this condition.

Notes:

- A wastewater treatment plant (A03 – sewage treatment) exceeding a design or actual flow rate of 5000L per day is a scheduled activity under the *Environment Protection (Scheduled Premises and Exemptions) Regulations 2017* and therefore the applicant should make a Pathway Application to the EPA, further information on the process is located at <http://www.epa.vic.gov.au/our-work/publications/publication/2017/june/1560-2> .

- The permit holder should comply with the requirements of the approved Cultural Heritage Management Plan 15323, approved on 23 July 2018.

- Prior to the commencement of buildings and works, the permit holder should consider making a referral to the Commonwealth Department of Environment and Energy to confirm the requirements (if any) of the *Environment Protection and Biodiversity Conservation Act 1999*.

- Department of Defence

The subject site is located outside the 2035 Australian Noise Exposure Forecast (ANEF) for RAAF Base East Sale (the Base), however it is reasonable to expect that subject site will experience noise from aircraft over-flights in the course of operations at the Base. The frequency of these occurrences depends on operational needs and weather conditions and, due to the 24-hour nature of the Base, may include night-time and weekend operations.

While Air Force personnel are conscious of the noise generated by their activities and make efforts to minimise community exposure to aircraft noise, military operations can't be readily modified to meet the amenity expectations of new residents. Defence will not accept any responsibility for compensation claims based on aircraft noise.

- It is preferred that any offset agreement to be entered into be secured under a section 69 agreement under the *Conservation, Forests and Lands Act 1987*

ITEM: C3.4**PROPOSED SALE OF LOT 5 WEST SALE AIRPORT**

DIVISION: DEVELOPMENT

ACTION OFFICER: GENERAL MANAGER DEVELOPMENT

DATE: 16 JULY 2019

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

OBJECTIVE

The objective of this report is to seek Council authorisation to progress the sale of Council land described as Lot 5 Jackson Drive, Fulham at West Sale Airport (WSA) (refer Figure 1).

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

- 1. Council authorise the Chief Executive Officer to offer for sale Council Land described as Lot 5, Jackson Drive, Fulham at West Sale Airport;***
- 2. Council advertises its intention to sell land at West Sale Airport at or above market value, subject to the provisions of the Local Government Act 1989 section 189 and 223, including calling for submissions in relation to the proposed sale;***
- 3. Subject to not receiving any submissions, Council authorise the Chief Executive Officer to progress the sale at or above the current market value including executing necessary documents; and***
- 4. The information contained in the Confidential Attachment F1.1 Proposed Sale of Lot 5 West Sale Airport of this Council Meeting agenda and designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the General Manager Development on 9 July 2019 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

Two workshops have been completed regarding the proposed sale of Lot 5 at West Sale Airport on 19 March 2019 and 18 June 2019.

Progressing the sale of Lot 5 is considered to satisfy a sustained interest to develop an aviation business at West Sale Airport under a freehold ownership model. It can be noted that a common issue expressed by tenants that leasehold tenure is restrictive when seeking finance and view as a non-appreciating asset.

The purchaser has confirmed intentions to operate a small aviation business building and restoring sport and vintage aircraft. The prospective purchaser has also arranged to purchase the hangar noting this is not owned by Council and under long term lease to another party.

The method of sale would be via private treaty and is consistent with previous methods of land sales at West Sale Airport where the purchaser is effectively the incumbent tenant under a lease. A subdivision is required to create an individual lot and separate title.

The Confidential Attachments provide further detail regarding land valuation and sale process.



Figure 1 – Lot 5 Jackson Drive, Fulham.

OPTIONS

The following options are available to Council:

1. Progress the sale; or
2. Retain the land in public ownership.

PROPOSAL

That;

1. Council authorise the Chief Executive Officer to offer for sale Council Land described as Lot 5, Jackson Drive, Fulham at West Sale Airport;
2. Council advertises its intention to sell land at West Sale Airport at or above market value, subject to the provisions of the *Local Government Act 1989* section 189 and 223, including calling for submissions in relation to the proposed sale;
3. Subject to not receiving any submissions, Council authorise the Chief Executive Officer to progress the sale at or above the current market value including executing necessary documents; and
4. The information contained in the Confidential Attachments F1.1 Proposed Sale of Lot 5 West Sale Airport of this Council Meeting agenda and designated under Section 77 Clause (2)(c) of the *Local Government Act 1989* as confidential by the General Manager Development on 9 July 2019 because it relates to the following grounds under Section 89(2) of the *Local Government Act 1989*: h) any other matter which the Council or special committee considers would prejudice the Council or any person;
be designated confidential information under Section 77 Clause (2)(b) of the *Local Government Act 1989*.

CONFLICT OF INTEREST

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

FINANCIAL IMPACT

This report recommends a sale of leased land at or above market value.

COMMUNICATION IMPACT

In accordance with the *Local Government Act 1989* (Vic) Council is required to consider submissions in the event submissions were received.

LEGISLATIVE IMPACT

All land transactions progressed as a result of the recommendations of this report must comply with the requirements of the *Local Government Act 1989*. Section 189 of the *Local Government Act 1989* (Vic) obligates Council to provide public notice of the proposal, and to give consideration to any submissions received.

Land valuations must also be obtained which are not more than six months old. Council has a valuation current as of 24 April 2019.

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

COUNCIL POLICY IMPACT

Wellington Shire Council's Policy for the Sale, Exchange and Acquisition of Land accords with best practice guidelines from the Department of Planning and Community Development. It states that transactions should be in the best interests of the community and provide the best result (financial and non-financial) for Council and the community.

COUNCIL PLAN IMPACT

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

Strategic Objective 2.2

Council assets are responsibly, socially, economically and sustainably managed.

Strategic Objective 5.2

Use a targeted approach to attract new business investment to Wellington Shire, to support population growth.

Strategy 5.2.1

Create a supportive investment environment that encourages new development and job growth.

Strategy 5.2.3

Actively promote new investment opportunities in key market sectors where Wellington Shire has a competitive strength while celebrating success.

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

PLANNING POLICY IMPACT

The site is zoned Special Use Zone (SUZ) and is subject to a number of Planning Overlays related to land being situated on an aerodrome.

RESOURCES AND STAFF IMPACT

The management of the implementation of actions within the recommendations of this report will be provided for within the Development Division. Specialised advice may continue to be procured from time to time such as legal, aviation and engineering.

COMMUNITY IMPACT

No community impacts have been identified relating to this report.

ENVIRONMENTAL IMPACT

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

ENGAGEMENT IMPACT

No engagement impacts have been identified relating to this report.

RISK MANAGEMENT IMPACT

The recommendation within this report is considered to have addressed risk management impact.



C4 - REPORT

GENERAL MANAGER BUILT AND NATURAL ENVIRONMENT

ITEM C4.1**POWER PURCHASE AGREEMENT**

DIVISION: BUILT AND NATURAL ENVIRONMENT

ACTION OFFICER: GENERAL MANAGER BUILT & NATURAL ENVIRONMENT

DATE: 16 JULY 2019

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

OBJECTIVE

The purpose of this report is to seek Council approval to enter into an agreement with Municipal Association Victoria (MAV) to participate in a tender with the intention to procure renewable electricity through a long term (7-10year) Local Government Power Purchase Agreement for approximately twenty five percent of council's electricity requirements.

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

- Council authorise the Chief Executive Officer to enter into an agreement with the Municipal Association Victoria (MAV) to participate in a tender with the intention to procure renewable electricity through a long term (7-10 years) Local Government Power Purchase Agreement for approximately twenty five percent of council's electricity requirements.***
- The information contained in the attached document item F1.2 Power Purchase Agreement Proposal and Financial Impact of this Council Meeting Agenda and designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the General Manager Built and Natural Environment on 8 June 2019 because it relates to the following grounds under Section 89(2) of the Local Government Act 1989, (d) contractual matters be designated confidential information under Section 77 Clause (2)(b) of the Local Government Act 1989.***

BACKGROUND

Council has historically purchased carbon intensive electricity through its energy retailer through short term contracts managed by the MAV. Increasing power costs and high greenhouse gas emissions generated through traditional 'black coal' fired power generation has led to councils' across Victoria seeking alternate energy procurement methods.

Council's energy efficiency and solar power installation programs have reduced the organisation's electricity demand over the past few years, and further reductions will be achieved as these programs continue. However, these activities are unlikely to avoid or replace all of Council's electricity use. The residual electricity would need to be purchased from a renewable generation source in order to achieve further carbon emissions reductions.

In 2018, The Local Government Buyers Group, a partnership of 39 Victorian council's and 5 greenhouse alliances, undertook a study to procure renewable energy through a longer term (7-10 years) Power Purchase Agreement (PPA). A PPA allows customers to purchase electricity from a specific generation source. (eg. Solar and/or wind farm).

Consulting firm Energetics were contracted on behalf of the group to develop a business case to assess the feasibility of council's adopting the PPA model. The business case models three long range electricity price scenarios influenced by different renewable uptake scenarios within the National Electricity Market.

The scenarios include:

- Low renewables: under current policy settings and committed generation projects
- Mid-renewables: assuming introduction of both committed and advanced renewable energy projects
- High renewables: assuming introduction of committed, advanced and publicly announced renewable energy projects.

The PPA's came back favourable in most scenarios, highlighting that renewable energy can be purchased for little or at no extra costs to council. In most scenario's it works out cheaper. A PPA also provides increased budget certainty, and reduces council's greenhouse gas emissions.

Council was invited to participate in the Local Government PPA after the development of the business case and prior to the tender development.

Electricity represents approximately 64% of council's corporate emissions profile (excluding landfill). The Victorian Governments Climate Action Plan outlines its commitment to reach zero net emissions by 2050 with an interim target of between 32 and 39% in 2025. Council's next Sustainability Strategy may likely to present emissions reduction targets for Council.

Participation in the PPA would contribute to emissions reduction targets for council and show leadership by Council across the Wellington Shire community, while potentially delivering lower electricity costs.

OPTIONS

1. Provide approval as per the recommendation authorising the Chief Executive Officer to enter into a binding agreement with the MAV to participate in a joint tender for the procurement of 100% renewable energy for approximately 25% of council's current electricity load.
2. Continue with business as usual by purchasing all of council's emission intensive electricity requirements through future traditional MAV contracts.

FINANCIAL IMPACT

Financial impact has been assessed and due to contractual matters and confidentiality obligations this is confidential

CONFLICT OF INTEREST

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

COMMUNICATION IMPACT

Purchase of 100% renewable electricity at our key 'cultural' hub presents a unique opportunity for Council to promote its leadership in sustainability. If the tender is successfully contracted, the Local Government PPA will be the biggest PPA globally by number of participants.

The Local Government Buyers Group is responsible for the public relations for the project until further notice. This is to ensure consistency in messages being communicated, the adequate management of confidential matters and centralisation of enquires.

Participating councils are responsible for forwarding all media enquiries to the lead Council, immediately upon receipt and must ensure no unauthorised media statements are issued or communications with external parties are made. As the project develops, an external communications plan will be developed in line with anticipated future steps and the Buyers Group's needs.

At the conclusion of the tender and award period, there is opportunity to promote the project through a targeted campaign including a 'launch', branding across the hub and targeted communications.

COUNCIL POLICY IMPACT

Leadership in efficient energy use and support for a coordinated and diverse approach to developing a sustainable environment through partnerships are two principles within the Environmental Sustainability Policy that align with the objectives of this proposal.

COUNCIL PLAN IMPACT

The Council Plan 2017–21 Theme Natural Environment states the following strategic objective and related strategy:

Strategic Objective 3.2

Demonstrate leadership in waste and water and energy efficiency

Strategy 3.2.2

Advocate for and provide leadership toward a low carbon economy.

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

RESOURCES AND STAFF IMPACT

Officers have the capacity to implement required works within existing resource levels.

COMMUNITY IMPACT

The proposal will provide opportunity for Council to demonstrate leadership toward a low carbon economy. This leadership may encourage the broader adoption of renewable energy across the region by community and business.

The support for further renewable energy development across Victoria will stimulate economic development. Many renewable energy facilities also support local communities via community grant programs.

ENVIRONMENTAL IMPACT

Reduction in corporate greenhouse gas emissions by procuring renewable electricity. The estimated emission savings across the 3 sites are 1300 tCo2-e every year based on current emission profiles.

RISK MANAGEMENT IMPACT

Policy changes:

Federal and State Government energy policy heavily influences the electricity market. The assumption is that the higher the renewable mix, the cheaper energy becomes over time. Given the current state of Federal and State Government policy, it is assumed that a mid-renewable scenario is the most likely to eventuate in the next 10 years.

Market risks:

There are risks inherent in all electricity contracts. Short-term contracts (our current position) expose Council to future market prices. Long-term fixed contracts protect from rising prices, however, have the potential to leave Council 'out of the money' if electricity prices fall more than predicted.

The risk has been minimised through the development of the business case and accompanying financial models. Energetics has vast experience in electricity market analysis and have fed relevant data into the scenario modelling.

Contractual risk:

Council is being asked to commit to the PPA project tender stage, without final contracts to review, and there is the expectation that Council will proceed with the engagement as part of this.

To manage this risk, special contract conditions have been recommended by Energetics and the tender outcome will be subject to the final offer being within pre-agreed price parameters (no greater than net present cost of Business as Usual plus the cost of voluntary purchase of 80% Large-Scale Generation Certificates).

Legal advisors will be contracted by the Project Working Group and MAV have formally agreed to act as the lead contract manager.



C5 - REPORT

GENERAL MANAGER COMMUNITY AND CULTURE

ITEM C5.1**QUICK RESPONSE GRANT SCHEME**

DIVISION: COMMUNITY & CULTURE
 ACTION OFFICER: MANAGER COMMUNITY WELLBEING
 DATE: 16 JULY 2019

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

OBJECTIVE

For Council to note the information regarding applications received under the Quick Response Grant Scheme (QRGS) for the period March to June 2019 as at Attachment A.

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

That Council note the information regarding applications received under the Quick Response Grant Scheme for the period March 2019 to June 2019 as at Attachment A.

BACKGROUND

The QRGS aims to fulfil community need by providing a quick turnaround for funding and provides an opportunity for the community to access funding outside the community grants timeline. The QRGS supports the delivery of projects that demonstrate positive impacts on the wider Wellington community. Eligible projects submitted under this program are assessed within two weeks.

Individuals can apply for a Quick Response Grant (QRG) of up to \$500 under the Individual Sponsorship category. Not-for-profit community groups operating in Wellington Shire can apply for up to \$2,000 from the three minor community funding categories (Events, Projects and Facilities).

Applications included in this Council report were assessed between March 2019 - June 2019.

Applications are assessed by an internal assessment panel. Each application is assessed on its benefit to the community, ability to fulfil a community need, project planning and the capacity of the applicant to deliver the project. The panel allocates funding based on assessment criteria and funding guidelines.

In 2018/19, Council is trialling allocation of Community Newsletter Contribution Grants through the QRGS process. Newsletter grants have been allocated by Council for over 10 years and provide financial support for communities wanting to establish or maintain a community newsletter.

OPTIONS

Council has the following options:

1. Note the information regarding successful and unsuccessful applications received under the Quick Response Grant Scheme for the period March 2019 to June 2019 as at Attachment A.; or
2. Request further information and reconsider at a future Council meeting.

PROPOSAL

For Council to receive the information regarding successful and unsuccessful applications under the Quick Response Grant Scheme for the period March 2019 to June 2019 as at Attachment A.

CONFLICT OF INTEREST

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

FINANCIAL IMPACT

These applications have been funded through the Community Grant Scheme within the Community Wellbeing budget. A total of \$17,607.50 was allocated to successful QRG applications for the period March 2019 to June 2019; after this allocation the year to date total of successful 2018/2019 QRG applications is \$110,867. Together with Community Assistance Grants that have been funded in August and March rounds, the Community Grant Scheme budget of \$353,500 for 2018/19 has been fully expended.

The table below is a summary of the funding allocation, detailed list at Attachment A.

Applications received and assessed	
• Minor Community Events	1 totalling \$2,000.00
• Minor Community Projects	5 totalling \$6,807.50
• Minor Community Facilities	4 totalling \$7,800.00
• Individual Sponsorship	3 totalling \$1,500.00
Successful Applications	
• Minor Community Events	1 totalling \$2,000.00
• Minor Community Projects*	5 totalling \$6,307.50
• Minor Community Facilities	4 totalling \$7,800.00
• Individual Sponsorship	3 totalling \$1,500.00
Unsuccessful Applications	
• Minor Community Events	Nil
• Minor Community Projects	Nil
• Minor Community Facilities	Nil
• Individual Sponsorship	Nil

* Part funding allocated to 1 Project

COMMUNICATION IMPACT

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

COUNCIL PLAN IMPACT

The Council Plan 2017-21 Theme 1 Communities states the following strategic objective and related strategy:

Strategic Objective 1.2

Celebrate, recognise and acknowledge our diverse community and improve social connections among youth, aboriginal and aged communities.

Strategy 1.2.1

Ensure that Council services, facilities and events promote inclusivity, social connectedness and accessibility.

COMMUNITY IMPACT

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

ENVIRONMENTAL IMPACT

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

ENGAGEMENT IMPACT

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

RISK MANAGEMENT IMPACT

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

Quick Response Grant Scheme - Successful Applications – March 2019 to June 2019.

Organisation		Project Title	Amount	Description
Successful Minor Community Events				
1	Court in the Act Theatre Co auspiced by Stratford on Avon Shakespeare Assoc	"Enter Ophelia"	\$2,000	Court in the Act Theatre members will partner with the Shakespeare Festival to bring Essential Theatre's "Enter Ophelia".
Total			\$2,000.00	
Successful Minor Community Projects				
1	A Better Life for Foster Kids	Purchase of a new Laptop	\$1,500	A new laptop for A Better Life for Foster Kids to be used for day-to-day running of the charity.
2	Briagolong Tennis Club	Light up Briagolong Tennis Club	\$1,096	Replacement of cables and supply and fit new LED lamps and lenses to existing light fittings.
3	Cowwarr Football Netball Club	Installation of new seating	\$2,000	New aluminium seating for the Netball courts and replace and extend the Football oval seating.
4	Friends of Tarra Bulga National Park Inc	First Aid training for volunteers	\$1,200	Support Tarra Bulga National Park volunteers to complete Senior First Aid (level 2) certificate training.
5	Independent Regional Mothers auspiced by Gippsland Regional Arts, Sale	Cherished Mother and Child Memorial pamphlet	\$511.50	Printing of information pamphlet to be placed at Visitor Information Centres.
Total			\$6,307.50	
Successful Minor Community Facilities				
1	Cowwarr Recreation Reserve / Cowwarr Public Hall	Essential Upgrades to the Cowwarr Hall	\$2,000	Creating a safe and fit for purpose community space for Cowwarr and surrounds.
2	Gippsland Woodcraft Group Inc	Facility Lighting Upgrade	\$2,000	Upgrade existing lighting and install additional energy efficient lighting.
3	East Gippsland Dog Obedience Club	Clubroom extension internal fit out	\$2,000	An internal fit-out to finalise the club room extension.
4	Sale Historical Society Inc	Sale Water Tower electrical and lighting Upgrade	\$1,800	The lighting will improve safe day usage and enable night usage.
Total			\$7,800.00	

Successful Individual Sponsorship				
Individual's Name		Supporting Organisation	Activity Title	Amount
1	Lily Lyndon	Regional Development Coach Cricket Victoria	Darwin U16 Junior Strike League Cricket Carnival	\$500
2	Oakley Pearson	Regional Development Coach Cricket Victoria	Darwin U16 Junior Strike League Cricket Carnival	\$500
3	Andrew Dowling-Richards	No Roads Expedition and Maffra Secondary College	Kokoda Track Expedition	\$500
Total				\$1,500.00

Quick Response Grant Scheme - Unsuccessful Applications – March 2019 to June 2019.

Organisation		Project Title	Description	Comment
Unsuccessful Minor Community Events				
	Nil			
Unsuccessful Minor Community Projects				
1	Nil			
Unsuccessful Minor Community Facilities				
	Nil			
Unsuccessful Individual Sponsorship				
1	Nil			

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

DIVISION: COMMUNITY AND CULTURE
 ACTION OFFICER: MANAGER COMMUNITY WELLBEING
 DATE: 16 JULY 2019

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

OBJECTIVE

For Council to appoint the nominated Maffra Agricultural Society representative to the vacant Committee position as detailed in the attached confidential report, to the Maffra Recreation Reserve Committee of Management for the remainder of the three-year period ending 18 December 2021.

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

- Council appoint the nominated Maffra Agricultural Society representative to the vacant Committee position as detailed in the attached confidential report, to the Maffra Recreation Reserve Committee of Management for the remainder of the three year period, ending 18 December 2021;***
- The information contained in the attached document Item F1.3 Maffra Recreation Reserve Committee Membership of this Council Meeting Agenda and designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the General Manager Community and Culture on 25 June 2019 because it relates to the following grounds under Section 89(2) of the Local Government Act 1989: (h) any other matter which the Council or special committee considers would prejudice the Council or any person; be designated confidential information under Section 77 Clause (2)(b) of the Local Government Act 1989, except that once this recommendation has been adopted the name of the successful member can be made public.***

BACKGROUND

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

The objectives of the Special Committee are:

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.

OPTIONS

Council has the following options:

1. Appoint the nominated Maffra Agricultural Society representative to the vacant Committee position as detailed in the attached confidential report, to the Maffra Recreation Reserve Committee of Management for the remainder of the three year period, ending 18 December 2021; or
2. Seek further information to be considered at a future Council Meeting.

PROPOSAL

That Council appoint the nominated Maffra Agricultural Society representative to the vacant Committee position as detailed in the attached confidential report, to the Maffra Recreation Reserve Committee of Management for the remainder of the three year period, ending 18 December 2021.

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 2017-2021 Theme 2 Services and 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.

ITEM C5.3**MAFFRA RECREATION RESERVE COMMITTEE OF MANAGEMENT MINUTES**

DIVISION: COMMUNITY AND CULTURE
ACTION OFFICER: MANAGER COMMUNITY WELLBEING
DATE: 16 JULY 2019

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 General Meeting held on 3 June 2019.

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

For Council to receive the minutes from the Maffra Recreation Reserve Committee of Management General Meeting held on 3 June 2019.

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 in line with Council policy and relevant Council strategic documents.
- 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.
- To set, maintain and collect appropriate user charges.
- To ensure that the Maffra Recreation Reserve's capital assets are adequately maintained.
- 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:

1. Receive the minutes from the Maffra Recreation Reserve Committee of Management General Meeting held on 3 June 2019.
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 General Meeting held on 3 June 2019.

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 and 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
AGENDA
03/6/2019, 7.30pm
Meeting room Maffra Recreation Reserve Function Centre

President Mat Coleman

Secretary Kath Coggan 0411 098 452

Present: Mat Coleman, Jenny Toma, Cheryl Dowling, Irene Crockford, Grant Smith, Mark Hewlitt, Lisa Ogilvie, Kath Coggan, Paul Bourke

Apologies: Steve Bragg, Sonya Ford, Kevin Christensen

Declaration of Conflicts of Interest

Confirmation of Minutes of Previous Meeting Moved by J. Toma, seconded C. Dowling

Business Arising from Previous Minutes.

Dogs on Leash. Signs now on fences. J. Toma commented that we may be able to have a contained area for dogs "off leash". Need quote for the removal of poplar trees. The motions ratified at the last meeting re the Strategic Plan are in hand. It was noted that WSC is reviewing all strategic plans so development could be slow. A problem for the MRRC as we would like to access a grant from the LVA. The Clint Kelly Account has been renegotiated to quoted price. The drainage project has not been signed off. This committee unhappy with bollards, seating. Noted there were some puddles on the oval.

CORRESPONDENCE IN

Email Bodye Darville, re hiring of facilities at Maffra rec Reserve

Email WSC forwarding CERVUS account

Email WSC re updated Terms of Reference (6 points of change)

Email EVPHC with May report and updated MRR Calendar

Email WSC requesting March/April minutes and financials

Email EVPHC informing 2 day May competition

Email WSC re Emergency Plans

Email EVPHC re incident report Feb 2019

CORRESPONDENCE OUT

Email WSC re Working with Children

Email WSC with March/ April minutes and Financials

TREASURER'S REPORT-tabled. Moved L.Ogilvie, seconded Irene Crockford
REPORTS of User groups

MFNC Going well. 4th home game this weekend. Goalposts now in. Need Mark Benfield to sign off. Afternoon tea next home game to recognize Saputo's contribution to the drainage project. Problems with the ladies' toilets.

The netball courts have been declared sub standard by both WSC and Netball Victoria. Hampered for applying for grants by not having an updated strategic plan. Discussion ensued that we as an entity are poorly funded by WSC. Working party formed to write a submission outlining our concerns to WSC. Positive feedback re the new footpaths.

KENNEL CLUB. Schedule printed and distributed for this year's dog show. Camping enquiries already. Planning underway for next year's show, dates

EVPHC Use of grounds, June, 29, 30, July 27,28, Sept 28,29. Would like to go to Annual fee as opposed to "per use" Club rooms water problem(ongoing). Request to put Business sign advertising Blind/Curtain Company. Granted

MAFFRA MUNICIPAL BAND. Going well

MACMILLAN ROCKHOUNDS. Going well

MAFFRA SHOW.AGM held in April. New President and Treasurer. Michael Coggan elected 2nd Ag. Society rep on the MRRC. Have received a grant from the State government for improving the display area in the Woolshed. Maffra Show committee member Holly Webb, has been chosen as the Gippsland entrant for the Victorian Agricultural Society's Rural Ambassador Award. The GASA AGM will be held on June 16 at the MCSC.

FACILITY FAULTS REPORT: Edger great, Poly leak (new spot). Signs made re dogs on leash. Sign erected acknowledging contributors to the drainage project (Maffra Recreation Reserve's contribution not acknowledged) Both mowers serviced. Toilet Roll holder needs replacement in Men's toilet. Grate near Poultry shed needs cleaning. Volunteer's Grant unsuccessful.

GENERAL BUSINESS

Hiring of Function Centre re Bodye Darville notes.

Premise is that the MFNC can either charge User groups for loss whilst other User groups are using the Function Centre or alternatively request a reduction in rent from the Rec Reserve.

Comments included it is a shared facility and the use of the Function Centre is covered by the leases. Ag Society noted the account it was sent effectively increased their rental by 50%. Ag Society mentioned that the FNC have the opportunity to raise funds for their club from the hire of the Function Centre to casual users (no other User group has this opportunity)

The possibility of flow on effect once a precedence for charging has been established. Concern expressed by CWA that they could end up paying for the CWA luncheons they have. Band questioned would they be charged if they had to use it for performances due to bad weather. FNC representative said that wouldn't happen.

Harness club stated they only have 1 fundraising event for the year and being charged to use the Function Centre would limit their profit (they were charged \$400 last year}.

Question raised as to the possibility of the Ag Society and the FNC working collaboratively over this time. FNC stated maybe there could be a reduced fee for User Groups. Issue to be taken back to both respective committees.

It was noted that it is a requirement of the MFNC to furnish details to the Rec Reserve under Section 8 of their agreement with the MRRC and WSC

Request for EVPHC to pay an annual lease. Agreed the amount would be \$730

MAINTENANCE. Was noted we probably need to put in place a schedule of maintenance for the Function Centre to maintain the building in good condition.

PAYMENT FROM WSC to Maffra Rec Reserve. Unhappy with WSC funding matrix. After discussion it was suggested we prepare a submission to WSC outlining our concerns. Secretary to collate ideas

Meeting closed 9.10pm

Next meeting 01/07/2019

12:25 PM
16/06/14

Maffra Recreation Reserve
Reconciliation Summary
Bendigo Bank - General Account, Period Ending 31/05/2019

	May 31, 19
Beginning Balance	16,898.93
Cleared Transactions	
Cheques and Payments - 2 items	-5,735.90
Deposits and Credits - 1 item	13,145.88
Total Cleared Transactions	7,409.98
Cleared Balance	24,308.91
Uncleared Transactions	
Cheques and Payments - 1 item	-2,952.06
Total Uncleared Transactions	-2,952.06
Register Balance as of 31/05/2019	21,356.85
Ending Balance	21,356.85

12:33 PM
16/06/14

**Maffra Recreation Reserve
Reconciliation Summary**
Bendigo Bank - Investment Acc., Period Ending 31/05/2019

	May 31, 19
Beginning Balance	25,096.54
Cleared Transactions	
Deposits and Credits - 1 item	3.09
Total Cleared Transactions	3.09
Cleared Balance	25,099.63
Register Balance as of 31/05/2019	25,099.63
Ending Balance	25,099.63

ITEM C5.4**GIPPSLAND ART GALLERY ADVISORY GROUP MINUTES**

DIVISION: COMMUNITY AND CULTURE
ACTION OFFICER: MANAGER ARTS AND CULTURE
DATE: 16 JULY 2019

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

OBJECTIVE

To receive the minutes from the Gippsland Art Gallery Advisory Group meeting held on 3 June 2019.

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

That Council receive the minutes of the Gippsland Art Gallery Advisory Group meeting held on 3 June 2019.

BACKGROUND

The Gippsland Art Gallery Advisory Group is a committee of Council that meets every three months. The membership of the advisory group includes a Councillor and representation from professional artists, art educators, Friends of the Gallery members and community.

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

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

OPTIONS

Council has the following options:

1. To receive the minutes from the Gippsland Art Gallery Advisory Group meeting held on 3 June 2019; or
2. Request additional information and receive the minutes from the Gippsland Art Gallery Advisory Group meeting held on 3 June 2019 at a future meeting.

PROPOSAL

To receive the minutes from the Gippsland Art Gallery Advisory Group meeting held on 3 June 2019.

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 2017-21 Theme 2 Services and Infrastructure states the following strategy:

Strategic Objective 2.1

Council services and infrastructure are responsive to identified current and future community needs within budgeted parameters.

Strategy 2.1.2

Provide access to a diverse range of recreational opportunities for all sectors of the community.

The Council Plan 2017-21 Theme 4 Lifelong Learning states the following strategy:

Strategic Objective 4.1

Improve people's access to opportunities to challenge and extend their thinking, promote independence, stimulate ideas, further develop leadership skills and lead meaningful lives.

Strategy 4.1.3

Provide accessible cultural opportunities and activities for all sectors of the community.

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

COMMUNITY IMPACT

Council staff directly manage this community facility, and utilise the input, advice and feedback provided by the Advisory Group regarding the requirements and aspirations of the community with regards to the Gippsland Art Gallery.

ENGAGEMENT IMPACT

The Gippsland Art Gallery Advisory Group comprises a balanced mix of nine community representatives. General community members, practicing artists, Friends of the Gallery delegates and art educators all have a role to liaise with the community, make enquiries, canvas public views and prepare information for recommendation and discussion at the regular meetings regarding the Art Gallery's programs, activities and exhibitions.

GIPPSLAND ART GALLERY ADVISORY GROUP

Wayput Room

Monday 3 June 2019, 5:30pm

MINUTES

Present: Bianca Taylor (Chair), Dr Rob Ziffer, Brian Castles, Robbie Aitken, Bruce Arnup, Klara Jones, Gillian Kline

In Attendance: Simon Gregg (Director), Stephen Dempsey (Manager Arts & Culture)

NO	ACTIVITY	DISCUSSION	DECISION	WHO	ACTION
1	ATTENDENCE				
1.1	Apologies	Cr. Scott Rossetti			
1.2	Resignation	The Advisory Group received the resignation of Chair Deborah Milligan. The Director has sent a thank you letter.	A different member will Chair each meeting		
1.3	Assembly of Councillors	No Councillors present			
2	PREVIOUS MINUTES				
2.1	Minutes	Monday 4 March, 2018	Vote to accept the previous minutes. Moved and carried.	Brian Castles & Robbie Aitken	
3	REPORTS				
3.1	Friends Report	The Friends have recently undertaken a survey of Members, with 47 respondents. Found most over 65 years of age. Other findings read out. Generally favourable response to events and activities.		Klara Jones	
3.2	Director's Report	Director gave report on recent and upcoming events, gallery attendances, the exhibition program, and recent acquisitions		Simon Gregg	
4	BUSINESS ARISING				
4.1	Planning and monitoring of programs, events and	The Gallery Director discussed upcoming exhibitions and events as part of the Director's report. Also discussed: <ul style="list-style-type: none">• New collection display in Gallery 2		Simon Gregg	

	activities in the Art Gallery	<ul style="list-style-type: none"> • Port of Sale sculpture park • Updates on 'blockbuster' exhibitions – Archibald Prize, Royal Collection, Turner • Recent events including Annemieke Mein talk 			
4.2	Expansion and encouraging of volunteer participation and community interest in the Art Gallery, and to assist with promoting the Art Gallery's events and facilities to visitors	<p>The Director informed the AG that the Gallery had received \$15,500 from Creative Victoria to create a new role of 'Indigenous Engagement Officer'. To be advertised later in June with a commencement date of July.</p> <p>Information session held in March, with 22 new volunteers. A Welcome Day with inductions to be held in July.</p> <p>Director has established a Gippsland Arts Network. First meeting to be held 18 June.</p>		Simon Gregg	
4.3.1	Proposed acquisition	Adrian Mauriks, 'Construct 2' (donation)	All voted in favour of accepting work	Simon Gregg	Contact Adrian
4.3.2	Proposed acquisition	The Bluestone Collection (invitation to supply expression of interest in donation)	All voted against accepting the works	Simon Gregg	Inform donor
4.3.3	Proposed acquisition	Kirsteen Pieterse, 'Shoring'	All voted against purchasing the work	Simon Gregg	Inform agent
4.4	Maintenance, augmentation and development of the permanent collection of the Art Gallery	<p>Regional Digitisation Project is underway, with Lesley Scott doing an additional day per week to develop content.</p> <p>Director discussed other recent acquisitions.</p>		Simon Gregg	Report on progress at next meeting
4.5	Cultural and artistic matters relating to the Art Gallery, including promoting cooperation between the Art Gallery and other services of Council	<p>Director working on a Gunaikurnai Content Protocol for Council, which will apply to Gallery. An opportunity to work across different levels and units of Council.</p> <p>New Port of Sale website launched.</p> <p>Director discussed upcoming capital expenditure projects, including Port of Sale flagpoles and banners, and relocation of the Melbourne Cup.</p>		Simon Gregg	Report on progress at next meeting
4.6	Utilise networks to obtain support for the Art Gallery, both financial	<p>Director reported on progress of Foundation.</p> <p>It was proposed that the Gallery/Council manage the funds internally instead of establishing a new and independent legal</p>		Simon Gregg	Report on progress

	and non-financial, and to assist with philanthropic support of these activities	<p>entity. It was also suggested that the entity may need a name other than 'Foundation'.</p> <p>Brian felt that the basis was solid, but encouraged Gallery staff to look at options for an external investment broker so that investments are not as conservative as WSC.</p> <p>Rob expressed concern that an in-house model could be a disincentive to donors, and that there would need to be assurances that funds raised would be used for Gallery purposes.</p>			at next meeting
5	GENERAL BUSINESS				
5.1	Discussion about wider cultural landscape.				
6	NEXT MEETING: Monday 2 September 2019, 5.30pm				



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 the Mayor will respond to you in writing within one week if required, 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

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



ORDINARY COUNCIL MEETING 16 JULY 2019

On this 9th day of July 2019, in accordance with Section 77 Clause (2)(c) of the *Local Government Act 1989*; I, John Websdale declare that the information contained in the attached document **ITEM F1.1 PROPOSED SALE OF LOT 5 WEST SALE AIRPORT** 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;***


.....
John Websdale General Manager Development (Delegate)



WELLINGTON

SHIRE COUNCIL

The Heart of Gippsland

**ORDINARY COUNCIL MEETING
16 JULY 2019**

On this 8th day of July, 2019, in accordance with Section 77 Clause (2)(c) of the *Local Government Act 1989*, I, Chris Hastie, General Manager Built and Natural Environment declare that the information contained in the attached document **ITEM F1.2 POWER PURCHASE AGREEMENT PROPOSAL AND FINANCIAL IMPACT** is confidential because it relates to the following grounds under Section 89(2) of the *Local Government Act 1989*:

d) contractual matters

.....
General Manager Built and Natural Environment (Delegate)



**ORDINARY COUNCIL MEETING
16 JULY 2019**

On this 25th day of June 2019, in accordance with Section 77 Clause (2)(c) of the *Local Government Act 1989*; I, Sharon Houlihan declare that the information contained in the attached document **ITEM F1.2 MAFFRA 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

COUNCILLOR

That the meeting be closed to the public pursuant to Section 89(2) of the Local Government Act 1989 to consider:

- a) personnel matters*
- b) the personal hardship of any resident or ratepayer*
- c) industrial matters*
- d) contractual matters*
- e) proposed developments*
- f) legal advice*
- g) matters affecting the security of Council property*
- h) any other matter which the Council or special committee considers would prejudice the Council or any person*

IN CLOSED SESSION

COUNCILLOR

COUNCILLOR

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