



WELLINGTON
SHIRE COUNCIL

The Heart of Gippsland

Council Meeting Agenda

Meeting to be held at

Port Of Sale Civic Centre

Foster Street, Sale

Tuesday 21 April 2015, commencing at 6pm

or join Wellington on the Web:

www.wellington.vic.gov.au

ORDINARY MEETING OF COUNCIL – 21 APRIL 2015

AGENDA & TABLE OF CONTENTS

	ITEM	PAGE NUMBER
A	PROCEDURAL	
A1	STATEMENT OF ACKNOWLEDGEMENT AND PRAYER	
A2	APOLOGIES	
A3	DECLARATION OF CONFLICT/S OF INTEREST	
A4	CONFIRMATION OF MINUTES OF PREVIOUS COUNCIL MEETING	7
A5	BUSINESS ARISING FROM PREVIOUS MEETING/S Gippsland Lakes Ministerial Advisory Committee	9
A6	ACCEPTANCE OF LATE ITEMS	12
A7	NOTICES OF MOTION	13
A8	RECEIVING OF PETITIONS OR JOINT LETTERS Item A8(1) Outstanding Petitions Item A8(2) Funding for the Yarram Eisteddfod	14 15 16
A9	INVITED ADDRESSES, PRESENTATIONS OR ACKNOWLEDGEMENTS	56
A10	QUESTIONS ON NOTICE Item 10(1) Outstanding Questions on Notice	57 58
A11	MAYOR'S REPORT	60
A12	YOUTH COUNCIL REPORT	
B	REPORT OF DELEGATES	
C	OFFICERS' REPORT	
	C1 CHIEF EXECUTIVE OFFICER	64
	ITEM C1.1 MARCH 2015 PERFORMANCE REPORT	65
	ITEM C1.2 CHIEF EXECUTIVE OFFICER'S REPORT	93
	C2 GENERAL MANAGER CORPORATE SERVICES	95
	ITEM C2.1 ASSEMBLY OF COUNCILLORS	96
	ITEM C2.2 DRAFT REVISED COUNCIL PLAN 2013-17	102
	ITEM C2.3 2015/16 DRAFT BUDGET, PROPOSED RATES AND FEES AND CHARGES	141

	ITEM	PAGE NUMBER
	C3 GENERAL MANAGER DEVELOPMENT	233
	ITEM C3.1 AMENDMENT C95 - PORT ALBERT RURAL RESIDENTIAL LIFESTYLE LOTS REVIEW AND PLANNING CONTROLS REVIEW IMPLEMENTATION	234
	C4 GENERAL MANAGER BUILT AND NATURAL ENVIRONMENT	433
	C5 GENERAL MANAGER COMMUNITY AND CULTURE	434
	ITEM C5.1 BRIAGOLONG RECREATION RESERVE COMMITTEE OF MANAGEMENT MINUTES	435
	ITEM C5.2 ESSO BHP BILLITON WELLINGTON ENTERTAINMENT CENTRE ADVISORY GROUP MINUTES	441
D	URGENT BUSINESS	445
E	FURTHER GALLERY AND CHAT ROOM COMMENTS	445
F	CONFIDENTIAL ATTACHMENTS	
G	IN CLOSED SESSION	



Council Meeting Information

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

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

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



A - PROCEDURAL



STATEMENT OF ACKNOWLEDGEMENT

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



PRAYER

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

Amen



A - PROCEDURAL

A4 CONFIRMATION OF MINUTES OF PREVIOUS COUNCIL MEETING/S

ITEM A4

ADOPTION OF MINUTES OF PREVIOUS MEETING/S

ACTION OFFICER:

GENERAL MANAGER CORPORATE SERVICES

DATE:

21 APRIL 2015

OBJECTIVE

To adopt the minutes of the Ordinary Council Meeting of 7 April 2015 as tabled

PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY

RECOMMENDATION

That Council adopt the minutes and resolutions of the Ordinary Council Meeting of 7 April 2015 as tabled.

CONFLICT OF INTEREST

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



A - PROCEDURAL

A5 BUSINESS ARISING FROM PREVIOUS MEETING/S

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

ACTION OFFICER

CHIEF EXECUTIVE OFFICER

DATE:

21 APRIL 2015

ITEM	FROM MEETING	COMMENTS	ACTION BY
<p>Item 1 Gippsland Lakes</p> <p><i>That Council write a letter of support and budget submission to the Hon. Lisa Neville, Minister for Environment Water and Climate Change, outlining the outstanding work completed by the Gippsland Lakes Ministerial Advisory Committee (GLMAC) over the past two years. In recognising the enormous economic, social and environmental impact the health of the Gippsland Lakes has for all Victorians, Council urges the Andrews Labor Government to:</i></p> <ol style="list-style-type: none"> <i>1. Allocate \$8.5m to the health, management and sustainable development of the Gippsland Lakes through the Gippsland Lakes Environment Fund;</i> <i>2. Continue to improve the model of local coordination through the establishment of a new Gippsland Lakes Management Committee (potentially as a stand-alone public sector entity), with a charter to advise government and coordinate action and resources for the protection, development and management of the Gippsland Lakes, and</i> <i>3. Consider further advice on the evolution of the GLMAC model to improve the delivery of planning, management and community engagement for the Gippsland Lakes and ensure the coordinated delivery of government objectives for the Lakes.</i> 	<p>17 February 2015</p>	<p>A letter of support for the Gippsland Lakes Committee was posted to The Hon Lisa Neville MP on 23/02/2015.</p> <p><u>7 April 2015</u> Refer to letter attached (Attachment 1)</p> <p><u>21 April 2015</u> Refer to letter attached (Attachment 2)</p>	<p>General Manager Development</p>



**Office of the Minister
Minister for Environment, Climate Change and Water**

Hon Lisa Neville MP

8 Nicholson Street
East Melbourne Victoria 3002
Australia
PO Box 500
East Melbourne Victoria 8002
Australia
Telephone: +61 3 9637 9654
DX 210098

Ref: MIN001218



Cr Carolyn Crossley
Mayor
Wellington Shire Council
PO Box 506
SALE VIC 3850



Dear Cr Crossley

GIPPSLAND LAKES MINISTERIAL ADVISORY COMMITTEE

Thank you for your letter dated 20 February 2015 addressed to Minister Neville regarding the Gippsland Lakes Ministerial Advisory Committee.

Your correspondence is currently under consideration and a response from the minister will be forthcoming shortly.

Yours sincerely

**Hamish Park
Chief of Staff**

2 / 03 / 2015





**Minister for Environment,
Climate Change and Water**

Hon Lisa Neville MP

Ref: MIN001218



Cr Carolyn Crossley
Mayor
Wellington Shire Council
PO Box 506
SALE VIC 3850

02 FEB 2015

8 Nicholson Street
East Melbourne Victoria 3002
Australia
PO Box 500
East Melbourne Victoria 3002
Australia
Telephone: +61 3 9637 9634
FAX 210098

Dear Cr Crossley

GIPPSLAND LAKES MINISTERIAL ADVISORY COMMITTEE

Thank you for your letter dated 20 February 2015 regarding the Gippsland Lakes and the work of the Gippsland Lakes Ministerial Advisory Committee (GLMAC).

The Victorian Government recognises the important environmental, social, cultural and economic values of the Gippsland Lakes and that maintaining the health of the Gippsland Lakes is vital to supporting these values.

The upcoming completion of the GLMAC's term provides an opportunity to review its performance and explore options for improving the future management and health of the Gippsland Lakes.

I appreciate you conveying council's view to inform my consideration of this issue.

Yours sincerely

Hon Lisa Neville MP
Minister for Environment, Climate Change and Water

26/3/2015





A - PROCEDURAL

A6 ACCEPTANCE OF LATE ITEMS

A7 NOTICE/S OF MOTION



A - PROCEDURAL

A8 RECEIVING OF PETITIONS OR JOINT LETTERS

ITEM A8(1)**OUTSTANDING PETITIONS**

ACTION OFFICER

GOVERNANCE

DATE:

21 APRIL 2015

ITEM	FROM MEETING	COMMENTS	ACTION BY
Concerns regarding long grass on the road, east end of Slade Street and north to Rankin Street, Alberton	7 April 2015	Report to Council 5 May 2015	Manager Built Environment

ITEM A8(2)**RECEIPT OF PETITION: FUNDING FOR THE YARRAM
EISTEDDFOD**

DIVISION: LIVEABILITY
 ACTION OFFICER: GENERAL MANAGER LIVEABILITY
 DATE: 21 APRIL 2015

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

OBJECTIVE

To present Council with a petition in relation to funding for the Yarram Eisteddfod.

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

That Council receive the attached petition in relation to funding for the Yarram Eisteddfod.

BACKGROUND

A petition containing 637 signatures has been received by Council.

A copy of the petition is attached for Council information.

LEGISLATIVE IMPACT

Section L6.59 of Wellington Shire Council Processes of Municipal Government (Meetings and Common Seal) Local Law No 1 provides for petitions and joint letters:

“A petition or joint letter presented to the Council must lay on the table for a period determined by the Council but not exceeding the next two Council Meetings. No motion, other than to receive the petition or joint letter may be accepted by the Chairperson, unless the Council unanimously agrees to deal with it earlier.”

YARRAM EISTEDDFOD INC
P.O. BOX 265
YARRAM 3971
President
Garry Stephens
Secretary
Judy Stephens



21st March 2015

Chief Executive Officer
Wellington Shire Council
P.O. Box 506
SALE 3850

WELLINGTON
SHIRE COUNCIL

31 MAR 2015

RECEIVED

Dear Mr Morcom,

Funding for the Yarram Eisteddfod

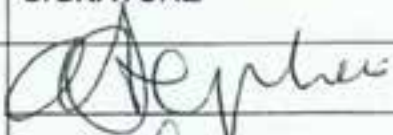
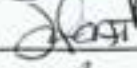



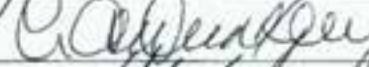


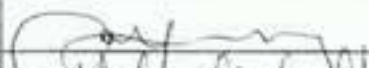
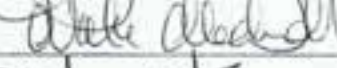




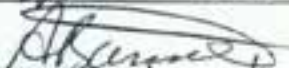
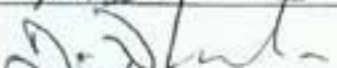

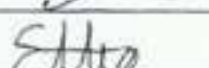
Further to my letter of 1st December in which I indicated that the Eisteddfod Committee was taking up a petition to present to Council seeking term certain funding for the Yarram Eisteddfod. I now wish to enclose this petition for consideration by Council.

My Committee would like to see Council at the start of each term give important annual events like the Yarram Eisteddfod certainty of funding for the life of the Council. The Committee has been deeply grateful for the positive support it has received from the community who believe that the Council should provide annual funding to the Eisteddfod. In 2014 the Eisteddfod had over 1500 participants and another 3600 people who attended one or more of the 20 sessions held at the Regent Theatre Yarram. My Committee hopes that Council can give favourable consideration to the petition.

Yours faithfully,

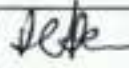

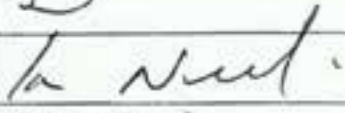
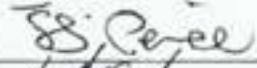


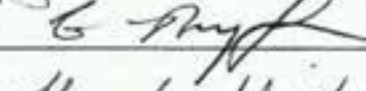



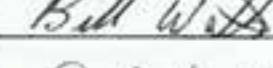
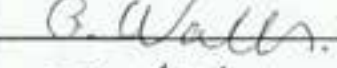





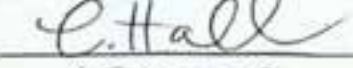

Judy Stephens
SECRETARY

TO THE MAYOR AND COUNCILLORS OF THE WELLINGTON SHIRE COUNCIL. WE THE UNDERSIGNED PETITIONERS HUMBLY PRAY THAT THE COUNCIL OF THE WELLINGTON SHIRE WILL RECOGNISE THE YARRAM EISTEDDFOD AS A MAJOR CULTURAL EVENT IN THE SHIRE AND PROVIDE THE EISTEDDFOD WITH TERM CERTAIN FUNDING FOR THE LIFE OF EACH COUNCIL.

NAME	ADDRESS	SIGNATURE
GARY STEPHENS		
Jay Pratt		
Dawn Bragg		
Aime Douglas		
Barrie Beeson		
ANN DUNKLEY		
LESLEY COOK		
Ian Pullman		
Jenny Young		
NOLA MEDWEN		
BRUCE MORGAN		
TRODY JOYCE		
Vanessa O'Halloran		
ALBERT BARRAND		
Angie Barrand		
J. J. Theodore		
Ellie		
Suli Bond		

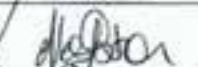



Term certain funding means that the Council would set an annual grant for the four year term of the Council for the Yarram Eisteddfod.

TO THE MAYOR AND COUNCILLORS OF THE WELLINGTON SHIRE COUNCIL. WE THE UNDERSIGNED PETITIONERS HUMBLY PRAY THAT THE COUNCIL OF THE WELLINGTON SHIRE WILL RECOGNISE THE YARRAM EISTEDDFOD AS A MAJOR CULTURAL EVENT IN THE SHIRE AND PROVIDE THE EISTEDDFOD WITH TERM CERTAIN FUNDING FOR THE LIFE OF EACH COUNCIL.

NAME	ADDRESS	SIGNATURE
Kirsten Crocker		
Joan Crocker		
Ian Nudd		
JAMIE PEIRCE		
NICKI TAYLOR		
Jenny Middleton		
Charles Bryant		
Hannah Mair		
Ben Taylor		
Anthony King		
Bill Walls		
Rail Walls		
Dulcie Barlow		
VICKI WESTON		
Kaylene Morrison		
Anthony McKern		
Christine Honey		
Cassandra Hall		
Louise Jeffs		



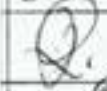

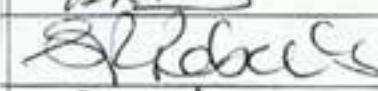
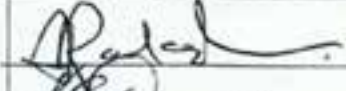
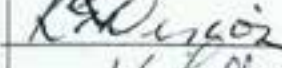
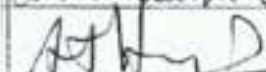
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NAME	ADDRESS	SIGNATURE
Jessie Smith		
SOPHIE MACAULAY		
Julie Twigg		
Robin Twigg		
Jan Missen		
Nance Jonston		
TRACY JOYCE		
G. Moore		
T. Pearson		
STEVE JONES		
Catherine Brewer		
Anthony Fowler		
Mari Fowler Bell		
Rhena Myers		
Colleen Murphy		
JAN SUCKLING		
LAUREN LEBLANC		
Elizabeth Gregory		
ELEANOR DICK		

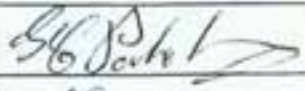


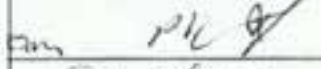
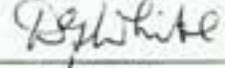
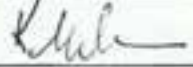

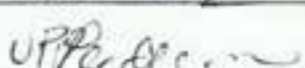
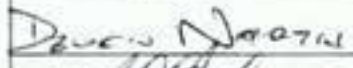
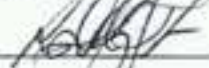
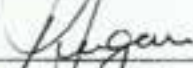
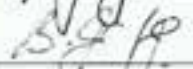
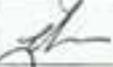
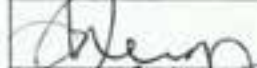
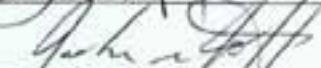

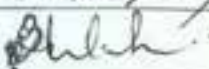
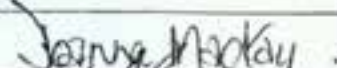

Term certain funding means that the Council would set an annual grant for the four year term of the Council for the Yarram Eisteddfod.

TO THE MAYOR AND COUNCILLORS OF THE WELLINGTON SHIRE COUNCIL WE THE UNDERSIGNED PETITIONERS HUMBL Y PRAY THAT THE COUNCIL OF THE WELLINGTON SHIRE WILL RECOGNISE THE YARRAM EISTEDDFOD AS A MAJOR CULTURAL EVENT IN THE SHIRE AND PROVIDE THE EISTEDDFOD WITH TERM CERTAIN FUNDING FOR THE LIFE OF EACH COUNCIL.

NAME	ADDRESS	SIGNATURE
Don Gov. Musi Tanna		
KERRI ROBSON		Kerri Robson
Don & Barb Colbran		
WILMA PRICE		Wilma Price
Dymek Leeburn		
Bob Lozbur		
D. ROITHY MILLER		D. Roithy Miller
MOREA BARLOW		
Lorraine Shute		Lorraine
KIM LAIDLAW		Kim Laidlaw
K. COOPER		K. Cooper
C Le Blanc		C. LeBlanc
KEA BROWN		KEA
SHARLEE ROBERTS		
ANTHONY ROBERTS		
Ken Dixon		
KEVIN COLLINS		Kevin Collins
Barbara M'Alpin		Barbara M'Alpin
ANGUS HUGHES		

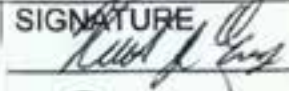
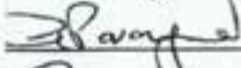


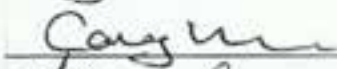
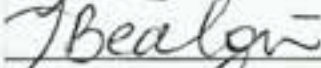




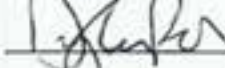
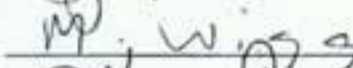
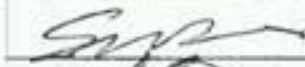

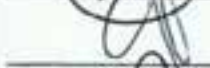
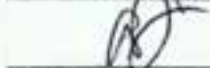


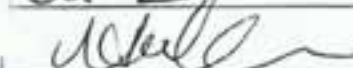
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TO THE MAYOR AND COUNCILLORS OF THE WELLINGTON SHIRE COUNCIL. WE THE UNDERSIGNED PETITIONERS HUMBLY PRAY THAT THE COUNCIL OF THE WELLINGTON SHIRE WILL RECOGNISE THE YARRAM EISTEDDFOD AS A MAJOR CULTURAL EVENT IN THE SHIRE AND PROVIDE THE EISTEDDFOD WITH TERM CERTAIN FUNDING FOR THE LIFE OF EACH COUNCIL.

NAME	ADDRESS	SIGNATURE
G PITCHING		
R Stahlhouse		
A. GAULKE		
Mary hush		
DOT WHITE		
Klull		
V. MADLOCK		
V. Henderson		
Greg LeBlanc		
ROBERT D McFARLANE		
PHILIP FREGON		
DEMI JEFFS		
G 41RS		
GARY FRASHER		
JOHN JEFFS		
Bob Klull		
Jay Shluker		
Jackey		
Karen Badger		

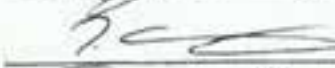



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NAME	ADDRESS	SIGNATURE
KEITH CRAY		
Glenda Padagred		
Elaine Nelson		
Jillie Middleton		
Cory Middleton		
Tracey Beaton		
Bec Brennan		
A. FRASER		
Clara Mandsteh		
Alan Dean		
DYAN RASH		
MARK Wigg		
P. Harwood		
Emily Lane		
Ruthy Briggs		
Rob GROSSY		
Caidan deWin		
H. RUNDLE		
C Jaensch		
A. Olafshaw		



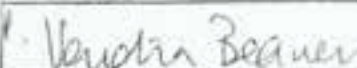
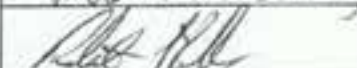
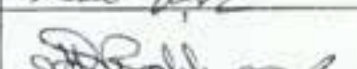
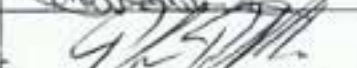
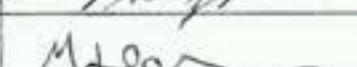
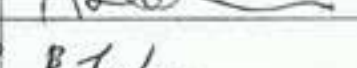
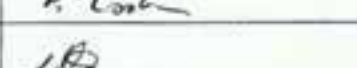

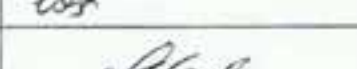
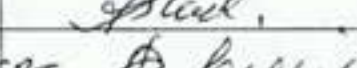
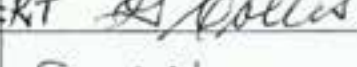
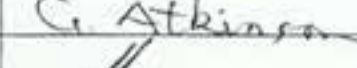
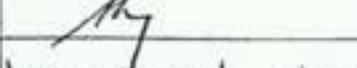
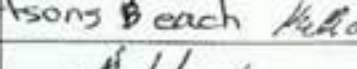
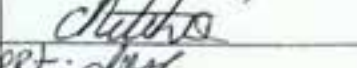


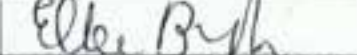
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NAME	ADDRESS	SIGNATURE
N. Blunden		
T. GAVVY		
S. Brewster		
J. Ashdown		
Phoebe Maher		
M. Blunden		
Brett Morgan		
R. CATHILL		
R. CATHILL		
C. WALLIS		
L. Hammond		
K. Malek		
M. Thomson		
K. IRWIN		
J. Alford		
C. Brooks		
T. Alford		
C. Whitaker		
D. Whitaker		





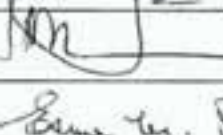
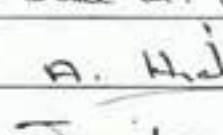
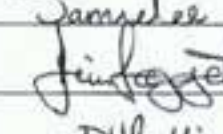
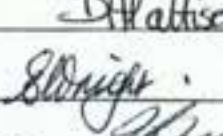
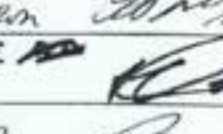
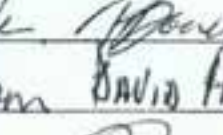



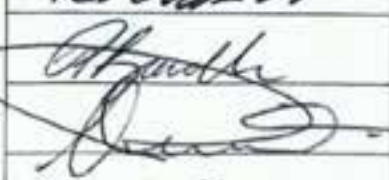
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NAME	ADDRESS	SIGNATURE
Alexis Curry		
Anthony Sheedy		
Ulla Killory		
Veneta Beaney		
ROBERT KUMAR		
MARLENE ROBBINS		
Peter Putter		
MICHAEL HASSON		
ROD COCKSON		
		
Bill Black		
DOROTHY COLLIS		
Cled Atkinson		
Way Kirwan		
Kerri Gough		
CAM BITCHIE		
Lynodie Jackson		
DAVE TROLLER		
Elke Bush		

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NAME	ADDRESS	SIGNATURE
C ROUSE		
A. JAMES		
JACQUIL HAMES		
C ROBERTS		
J. MANER		
J. Penney		
Kn Jess		
BORASHTOWN		
Esme Pash		
Angela Hickey		
JAMILEE KURTH		
JIM LEAGETT		
David Pattison.		
Blaine Wright		
FRED WRISMAN		
R. COUETT		
		
IAN MacAVOY		

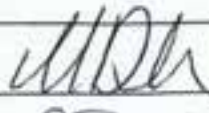






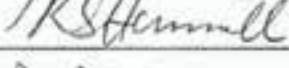



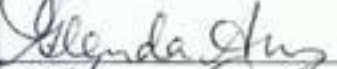
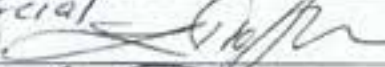



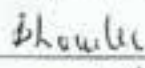

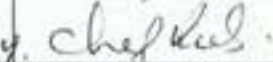
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NAME	ADDRESS	SIGNATURE
J. Crawford		J. Crawford
Lynham Allen		Lynham Allen
A.W. HOBSON		A.W. Hobson
J. Sam THAKATZ		J. Sam Thakatz
A. Radford		A. Radford
S. OLIVERIAN		S. Oliverian
BARBARA CLONK		Barbara Clonk
Mariella Plant		Mariella Plant
CHRISTOPHER COOKE		Christopher Cooke
Elynda Betson		Elynda Betson
GRAHME KEE		Grahme Kee
Robert Kee		Robert Kee
Joy Jensen		Joy Jensen
BARBARA GARWOOD		B. Garwood
Bruce Green		Bruce Green
Angela Bass		Angela Bass
BARB GREENLAND		Barb Greenland
JOHN SCHARP		John Sharp
Shula Coades		S. Coades

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NAME	ADDRESS	SIGNATURE
Michelle Dillon		
Bronwyn Stewart		
Bob Savan		
Ken White		
Conna Bonney		
Marie Lennon		
JOR SHERRIFF		
Rosemary Hammill		
B R Stachhouse		
Diane Hennig		
Jan McDonald		
GLENDAMAMOS		
LEANNE HOFFA		
ANTHEA ALBERT		
C Atque		
Michelle Eschwege		
Beth Lawler		
G. ROBERTS		
C Roberts		

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NAME	ADDRESS	SIGNATURE
Roslyn MacAulay		Roslyn MacAulay
Bryan Wainwright		Bryan Wainwright
REINHARD MEINER		WOODSIDE
GLEN FINK		Glen Fink
Ken Botha		Ken Botha
Annamarie McInnes		A. McInnes
Jo White 100		Jo White
Marian Macdonald		M. Macdonald
Peter Stone		Peter Stone
John Donald		KEOA TREMBATH
Dawn Young		Dawn Young
Harold LENNON.		Harold Lennon
Bony Mann		Bony Mann
Susan McPherson		Susan McPherson
Shelley Wilson		Shelley Wilson
Lena Spence		Lena Spence
Ken PLUNKETT		Ken Plunkett
Dense Symington		Dense Symington
Mandy Sutton		Mandy Sutton

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NAME	ADDRESS	SIGNATURE
Diane Foot		Diane Foot
FRANK I WALKER		Frank I Walker
Alison Mischen		Alison Mischen
LINDA DE WIN		Linda De Win
DAVID MACAULAY		David Macaulay
MARGARET GREENHA		M. Greenha
John Jess		John Jess
Russel Praetz		Russel Praetz
Allan Rendell		Allan Rendell
LYNN FORBES		Lynn Forbes
GEORGE CIPOLLA		George Cipolla
MARIA CIPOLLA		Maria Cipolla
Frank BAGGALEY		Frank Baggageley
CHRIS M'CALLUM		Chris McCallum
ANDREW MCCALLUM		Andrew McCallum
Cardyn Adams		Cardyn Adams
RACHAEL WIGHT		Rachael Wight
Lynette Davis		Lynette Davis
Sue Waugh		Sue Waugh

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NAME	ADDRESS	SIGNATURE
HEATHER FLYNN		Heather Flynn
ELIZABETH PALLET		Elizabeth W. Pallett
HEATHER HALL		Hall
CHRISTOPHER EDWARDS		Edwards
JENNY LEGGETT		Jeggett
PETER SAVAGE		Savage
ANNA LAWLER		Lawler
HELEN KENNEDY		H. Kennedy
JENNIFER LE BROCK		Jennifer Le Brock
JILL BROCKWAY		Jill Brockway
DIANNE FARLEY		D. K. Farley
MARNEEN HARKIN		M. Harkin
ISOBEL ZYGARICH		Isobel Zygarchik
ELLEN KING		ERK
ALISON PAYNE		Alison Payne
BARBARA BLOND		Barbara Blond
MICHAEL BLOND		M. Blond
ALISON KETTER		Alison Ketter
JAYNE DEAN COLLIS		Jayne Dean Collis
MAYOR REID		Mayor Reid

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NAME	ADDRESS	SIGNATURE
JOANNE CHENERY		<i>[Signature]</i>
Roger McDonald		<i>[Signature]</i>
Sonia McDonald		<i>[Signature]</i>
Lee McDonald		<i>[Signature]</i>
ROBYN KNIGHT		<i>[Signature]</i>
Alex Rodaughan		<i>[Signature]</i>
SALLY WOODS		<i>[Signature]</i>
Janine Heins		<i>[Signature]</i>
PAUL MORRIS		<i>[Signature]</i>
JARRO SWIFT		<i>[Signature]</i>
David Akers		<i>[Signature]</i>
JAMIE R. COLLIER		<i>[Signature]</i>
PAUL DAVIS		<i>[Signature]</i>
JOY LOWE		<i>[Signature]</i>
Dennis Knish		<i>[Signature]</i>
GRAEME FARRAN		<i>[Signature]</i>
N VINCENT		<i>[Signature]</i>
M. RISHOM		<i>[Signature]</i>
Kyle Wilson		<i>[Signature]</i>



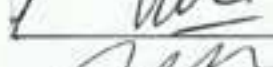
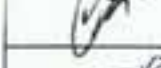




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NAME	ADDRESS	SIGNATURE
Paige Brawn		PBrawn.
Sully Turnbull		Sturnbull
JADE AYTON		Jay
Laura Bland		Laura
Michelle Graham		M. Graham
Sue Benc		S. Benc
Jan Nicol		Jan Nicol
Jenny Middleton		Jenny Middleton
TERRY MIDDLETON		Terry Middleton
DEN STONE		Den Stone
THOMAS WARBY		Thomas Warby
Bec Warby		Bec Warby
DAVID WARBY		David Warby
Bonnie Mayne		Bonnie Mayne
Sharyn Allott		Sharyn Allott
Helen Barlow		H. Barlow
Lynn Scaraper		Lynn Scaraper
Christina Lithgow		Christina Lithgow
Linda Thunders		Linda Thunders

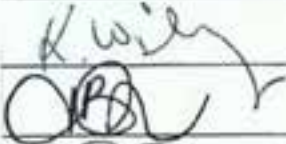

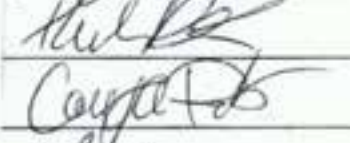

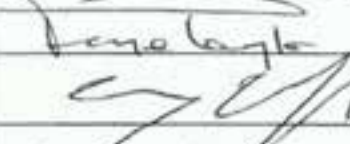
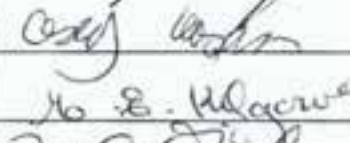
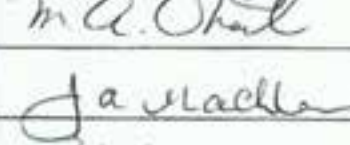
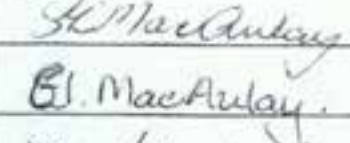
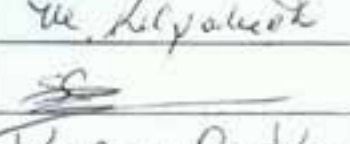
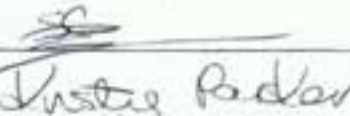
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NAME	ADDRESS	SIGNATURE
Kelly Underwood		
T. FARRELL		
D. Owens		
Molly Pettie		
Paul Savage		
Yen Luc		
Liem Nguyen		
Alan Swift		
Janice Johnson		
Vanessa Banik		
Rockelle Olarenshaw		
Theresa Paggitt		
Luna Powell		
Tracey Richards		
Julie Bentley		
Joan Lewis		
ANNA SMITH		
Justine Milne		
Ann Arnold Lowe		

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TO THE MAYOR AND COUNCILLORS OF THE WELLINGTON SHIRE COUNCIL WE THE UNDERSIGNED PETITIONERS HUMBLY PRAY THAT THE COUNCIL OF THE WELLINGTON SHIRE WILL RECOGNISE THE YARRAM EISTEDDFOD AS A MAJOR CULTURAL EVENT IN THE SHIRE AND PROVIDE THE EISTEDDFOD WITH TERM CERTAIN FUNDING FOR THE LIFE OF EACH COUNCIL.

NAME	ADDRESS	SIGNATURE
Kelley Wigley TRABLAND		K. Wigley 
SHARON McDONALD Mandy Roberts		
Hudson Roberts		
Cooper Roberts		
Tonia Bowden		
Dean Bowden		
Faye Taylor		
Ashley Clifford		
Casey Kilgour		
MARGARET KILGOUR MARG O'NEIL		M. O. Kilgour M. O. Neil
JUDITH MACAULAY SUE MACAULAY		J. MacAulay S. MacAulay
ELSPETH MACAULAY		E. MacAulay
Riemen Kilgour		R. Kilgour
Stephen Fear		
Kristy Parker		Kristy Parker

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NAME	ADDRESS	SIGNATURE
RAY BROWN		R Brown
Ron Jones		R Jones
A. Dwy		A Dwy
M Kelpatich		M Kelpatich
Hakeyn Kellee		H Kellee
Ronda Kinnell		R Kinnell
Tom REAKES		T Reakes
Drew Stephens		D Stephens
Annmarie McLane		A McLane
DAVID BRASS		D Brass
L. Fethinski		L Fethinski
N WATSON		N Watson
Tim Steele		T Steele
Dale Steele		Dale Steele
Kyle Steele		K Steele
Rebekah Neilson		R Neilson
NEIL COLLINS		N Collins
Indie Furlong		I Furlong
Wendie Fenwick		W Fenwick
Gary Burt		Gary Burt

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NAME	ADDRESS	SIGNATURE
Marie Betty		Marie Betty
Marion Attenborough		Marion Attenborough
Maia Fobson		Maia Fobson
Michael B. Rose		Michael B. Rose
PETER ROSE		Peter Rose
Vera. Stead		Vera Stead
Mollie Leary		Mollie Leary
Paul Stone		Paul Stone
Paul Blund		Paul Blund
Wendy Uber		Wendy Uber
Janet Schepers		Janet Schepers
BETTY GROSS		B. Gross
Mary Bartow		M. Bartow
Jenny Page		J. Page
Sarah Page		Sarah Page
Barry Summers		B. Summers
Alvine Hynel		Alvine Hynel
HERBERT VARRY		HERBERT VARRY
Kanti McAlpin		Kanti McAlpin

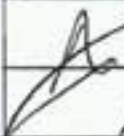
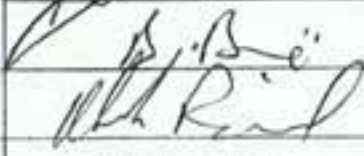
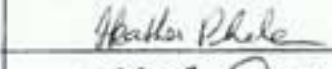
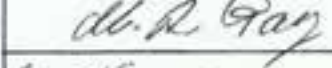
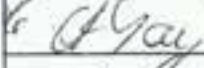

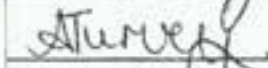
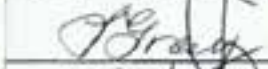
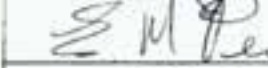




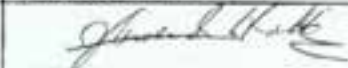



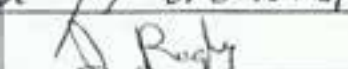
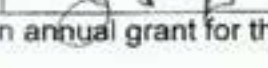
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NAME	ADDRESS	SIGNATURE
Bruce Wort		BWort
Barbara Brown		Barbara Brown
Dani Kai		Dani Kai
Fiona Pickard		Fiona Pickard
Brenda Morris		Brenda Morris
Thomas Mufford		Tom Mufford
Margaret Proud		Margaret Proud
Gus Hughes		Gus Hughes
Katrina Cisen		Katrina Cisen
Sue Petersen		Sue Petersen
Geoff Perston		Geoff Perston
BJ HAYES		BJ Hayes
Jess Fuffe		Jess Fuffe
Shirley HUGHES		Shirley Hughes
Lois Cronow		Lois Cronow
Bonnie Banfield		Bonnie Banfield
Rebecca Kirkey		Rebecca Kirkey
KERRIE ANDERSON		Kerrie Anderson
ROD ANDERSON		Rod Anderson

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NAME	ADDRESS	SIGNATURE
Phil Tracey		
B. Baird		
M. Baird		
H Phelan		
St. Gay		
Doelen Gay		
Richard Gay		
Annette Turvey		
Faye Gray		
E. Peral		
Colin Sawarin		
elbuddred Vardy		
NEIL NIHO		
St Roberts		
J Honay		
Paul J Russell		
John Papworth		
John Norstacote		
Julie Rugh		

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NAME	ADDRESS	SIGNATURE
L. BURGESS		<i>L. Burgess</i>
J Burgess		<i>J Burgess</i>
C. Petterson		<i>C. Petterson</i>
B. Petterson		<i>B. Petterson</i>
V PORTER		<i>V Porter</i>
T. KIRKPATRICK		<i>T. Kirkpatrick</i>
V. Kirkpatrick		<i>V.A. Kirkpatrick</i>
R.P. Ester		<i>R.P. Ester</i>
MARLENE GACALBA		<i>Marlene Gacalba</i>
S. Gregory		<i>S. Gregory</i>
Glan Eaten		<i>Glan Eaten</i>
Nell Kempath		<i>Nell Kempath</i>
Lacey Joyce		<i>Lacey Joyce</i>
Lyn Smith		<i>Lyn Smith</i>
Rob Davies		<i>Rob Davies</i>
L. HAMPTON		<i>L. Hampton</i>
m clothier		<i>m clothier</i>
m. Drawlay		<i>m. A. Drawlay</i>
T Soltana		<i>T. Soltana</i>

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NAME	ADDRESS	SIGNATURE
<i>William Wilson</i>		<i>W. Wilson</i>
<i>John Brown</i>		<i>J. Brown</i>
LORRIAN SIMMONS		<i>LS</i>
LINDA BOWDEN		<i>L. Bowden</i>
Sue Petersen		<i>S. Petersen</i>
Rosalie CONROY		<i>Rosalie Conroy</i>
Sally STIBERC		<i>S. Stiber</i>
JULIE RAY		<i>Julie Ray</i>
<i>John Bartlett</i>		<i>J. Bartlett</i>
David CHRISTISON		<i>D. Christison</i>
Sue Hinkley		<i>S. Hinkley</i>
Tina Hambleton		<i>T. Hambleton</i>
KAREN OLESEN		<i>K. Olesen</i>
Bud Green		<i>B. Green</i>
Carol Hobson		<i>C. Hobson</i>
Sally Reardon		<i>S. Reardon</i>
Ricky Murphy		<i>R. Murphy</i>
B. BRAPPEN		<i>B. Brappén</i>
Florence Jenkins		<i>F. Jenkins</i>

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NAME	ADDRESS	SIGNATURE
B. Cooper		B. Cooper
MARGARET GREENWOOD		M. Greenwood
Peter Luke		Peter Luke
S. Eastwood		S. Eastwood
Sarah Coles		S. Coles
BRUCE MORCANN		B. Morcann
Tony Furlong		T. Furlong
KAYE PROUDLEY		K. Proudley
J. T. KNIGHT		J. T. Knight
J. Hobbs		J. Hobbs
E. Lowe		E. Lowe
Kelly Underwood		K. Underwood
P. Sayer		P. Sayer
Carolee Patti		C. Patti
G. PERSTON		G. Perston
S. MOORE		S. Moore
Shud Locke		S. Locke
D. Adriaens		D. Adriaens
N MERRETT		N. Merrett

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NAME	ADDRESS	SIGNATURE
IAN TURMBOH		<i>Ian Turmboh</i>
Jenny Middleton		<i>Jenny Middleton</i>
Wen Bourke		<i>Wen Bourke</i>
Mel Gay		<i>Mel Gay</i>
Albert Grunaway		<i>Albert Grunaway</i>
Wendy Barker		<i>Wendy Barker</i>
MARIA JONES		<i>Maria Jones</i>
Olga Steed		<i>Olga Steed</i>
J. Crawford		<i>J. Crawford</i>
Wendy Scamery		<i>Wendy Scamery</i>
R Britton		<i>R Britton</i>
Eleanor Wight		<i>Eleanor Wight</i>
A CHRISTENSEN		<i>A Christensen</i>
A. Pearson		<i>A. Pearson</i>
DAVID PALMER		<i>David Palmer</i>
Nouna Foot		<i>Nouna Foot</i>
ROBERT BACON.		<i>Robert Bacon</i>
John Duke		<i>John Duke</i>
wendy Palmer		<i>Wendy Palmer</i>






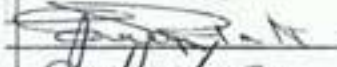
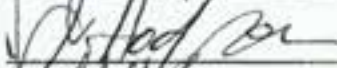
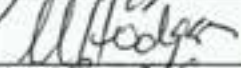


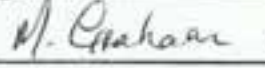





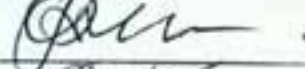
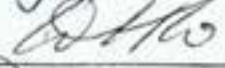
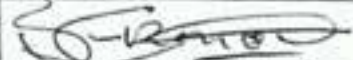
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NAME	ADDRESS	SIGNATURE
DAVID FINLAY		
CATHY BOOTH-JONES		
Mikalah Nelson		
M. Smith		
R. Gough		
J Lucas		
C Souvaan		
MARY WILLIS		
GREG STARR		
KATIE MARAULAY		
CHI CHIM		
Thelma Turnbull		
J. Mary		
J. Albrecht		Tennette Albrecht
J. Dawell		J. Dawell
Kath Daines		K M Daines
Juhei Petrauskas		J.P. Petrauskas
KEVIN SPARROW		
JAN MORRISON		PORT ALBERT

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NAME	ADDRESS	SIGNATURE
Amy Norman		
Harry Roberts		
A. Christensen		
LORNA CRAVEN-SANDS		
B. Hawker		
Colin Pat		
Jenny Hodgson		
Melinda Hodgson		
Pat. Lithgen		
David Graham		
M. Graham		
Phoebe Nelson		
D. Williams		
V. Bonar		
B. Daff		
J. Dan-Collins		
Geoff Peaston		
D.H. WEDON		
B. GROW		

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NAME	ADDRESS	SIGNATURE
Jill Walpole		J Walpole
Karin Northmore		K Northmore
Rose Back McLean		R Back McLean
Kim Baggaley		Kim Baggaley
Angie Gutawski		Angie Gutawski
Vaye Gray		Vaye Gray
Sue Coad		Sue Coad
Bill Mullan		Bill Mullan
Fiona Hampton		Fiona Hampton
AMIR VICINO		Amir Vicino
Kuan Gellie		Kuan Gellie
Bro Sutherland		Bro Sutherland
BARBARA KEMP		Barbara Kemp
Helen Bewell		Helen Bewell
JAKE McDONALD		Jake McDonald
BETTY COCKSIDGE		B. Cocksidge
Jim Brown		Jim Brown
Sharyn Beady		Sharyn Beady

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NAME	ADDRESS	SIGNATURE
Julie Petruskas		J Petruskas
John Petruskas		J Petruskas
Caylene Copp		C Copp
Aileen McKeage		A McKeage
Dora Dunstan		D Dunstan
Doug Humphreys		D Humphreys
KEVIN MITCHELL		K Mitchell
MONIKA MIETNER		M Mietner
Sharlyn Rowe		S Rowe
Benny WHITEHEAD		B Whitehead
Angus Toole		A Toole
Heather Woodhouse		H Woodhouse
Ayla Hay		A Hay
J. Preston		J. Preston
Peta Hamill		P Hamill
Chris Oank		C Oank
Pam Mason		Pam Mason
Sally-Ani Henderson		S Henderson

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NAME	ADDRESS	SIGNATURE
P. LATCH		P. Latch
A. BARRAND		A. Barrand
B. Barrand		B. Barrand
W. Kilgour		W. Kilgour
P. MANNICK		P. Mannick
W. Mactear		W. Mactear
L. Johns		L. Johns
M. LUKE		M. Luke
A.J. KEE		A.J. Kee
W. Steel		W. Steel
A. SMALE		Andrew Small
L. COLLIS		L. Collis
G. SCHOFIELD		G. Schofield
A. Mattern		A. Mattern
W. Gifford		W. Gifford
Mary Froud		M. Froud
Tayah Beaton		T. Beaton
Robyn Clarke		R. Clarke



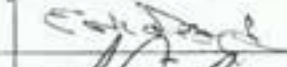
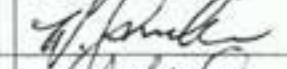


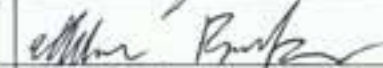
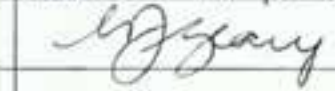
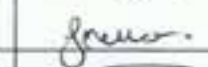

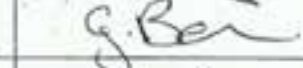
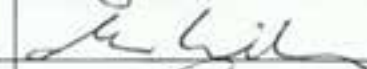

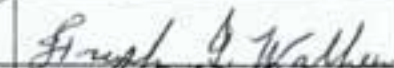

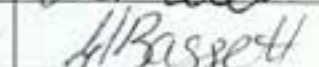
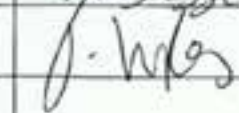
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NAME	ADDRESS	SIGNATURE
Kerrie Disney		K Disney
Jenn Nickell		J Nickell
M. MILLER		M Miller
L. Coles		L Coles
C. ANNIE HILL		C Hill
E. WALKER		E Walker
Margaret Ford		M Ford
Marg Beagley		M Beagley
GRAEME MACLENNAN		G MacLennan
Sue Hinkley		S Hinkley
Joanne Yvette Frans		Yvette Frans
Anette Sklar		A Sklar
J. Brown		J Brown
Noelle Trembath		N Trembath
JUDY PHILLIPS		J Phillips
MARY WARREN		Mary Warren
NICK SHAN		N Shan

Term certain funding means that the Council would set an annual grant for the four year term of the Council for the Yarram Eisteddfod.

TO THE MAYOR AND COUNCILLORS OF THE WELLINGTON SHIRE COUNCIL. WE THE UNDERSIGNED PETITIONERS HUMBLY PRAY THAT THE COUNCIL OF THE WELLINGTON SHIRE WILL RECOGNISE THE YARRAM EISTEDDFOD AS A MAJOR CULTURAL EVENT IN THE SHIRE AND PROVIDE THE EISTEDDFOD WITH TERM CERTAIN FUNDING FOR THE LIFE OF EACH COUNCIL.

NAME	ADDRESS	SIGNATURE
Rose Galloway		
Mark Doyle		
EVADoule		
Will Smith		
JARE McDONARD		
CATHIE FINK		
William Rossiter		
LOIS GEARY		
Cheryl Mellor		
Tony Bambridge		
Glenice Bamfield		
Marc Wilson		
Chris JOSEPHS		
FRANK I WALKER		
Louise Miller		
Mandy Bassett		
John Poes		

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NAME	ADDRESS	SIGNATURE
HEATHER STEPHENS		Heather Stephens
MARIE O'CONNOR		Marie O'Connell
Sharlyn Moore		[Signature]
Tom Peakes		[Signature]
Pelli Davis		[Signature]
JOE DUNN		[Signature]

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NAME	ADDRESS	SIGNATURE
Kath Mawson		K. Mawson
Norma Smith		N. Smith
Hugh Davies		H. Davies

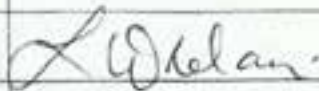
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NAME	ADDRESS	SIGNATURE
Beryl Corbett		B.J. Corbett
Judy Richards		J. Richards
Rosemary Kendall		R. Kendall
Nancy Pearce		Nancy Pearce
Helen Swales		Helen Swales

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NAME	ADDRESS	SIGNATURE
LEONIE WHELAN		

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NAME	ADDRESS	SIGNATURE
R. Crandall		R. Crandall

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A - PROCEDURAL

A9 INVITED ADDRESSES, PRESENTATIONS OR ACKNOWLEDGEMENTS



A - PROCEDURAL

A10 QUESTIONS ON NOTICE

ITEM A10(1)

OUTSTANDING QUESTIONS ON NOTICE

ACTION OFFICER

CHIEF EXECUTIVE OFFICER

DATE:

21 APRIL 2015

ITEM	FROM MEETING	COMMENTS	ACTION BY
NIL			



A - PROCEDURAL

A11 MAYOR'S REPORT

ITEM A 11**MAYOR'S REPORT**

OFFICER:

COUNCILLOR CAROLYN CROSSLEY

DATE:

21 APRIL 2015

RECOMMENDATION

That the Mayor's report be noted.

Tinamba Food and Wine Festival and Launching the Foodmap

Wellington's reputation for food and wine excellence grows from strength to strength. We have an ever expanding list of restaurateurs, café owners, wine makers, meat and vegetable producers as new business moves to our area. This year's Tinamba Food and Wine Festival, proudly supported by a Council Community Assistance Grant, showcased some of the best of Wellington's produce.

This year was part of the inaugural Harvest of Wellington Festival, a brilliant Wellington Regional Tourism initiative focussing even more closely on some of the great produce and food related activities on offer in our municipality. It was the perfect opportunity to launch the Central Gippsland Foodmap, an online foodie experience for residents and tourists alike.

The culmination of hard work over the past two years, the Foodmap is an interactive online directory of local food producers and providers in Wellington Shire and Latrobe City. It connects consumers with their food and provides a platform that supports local economies and healthy communities as well as raising the profile of farming and food production as a valued livelihood.

ANZAC Day Preparations

This coming Saturday is ANZAC Day and communities across Wellington have been preparing for this year's 100 Years of ANZAC commemoration. The Maffra Country Women's Association have been preparing crochet poppies for the 5,000 Poppies Project at Federation Square this coming ANZAC Day. The community in Rosedale have been busily making 1,000 crepe poppies for the town's ANZAC Service.

A great deal of work has been undertaken in Stratford. I was honoured to be part of their community commemoration service, which took place on Saturday 11 April, and unveil the magnificent Saluting Soldier statue by nationally renowned chainsaw sculptor, John Brady. The event was a wonderful illustration of the community spirit we have in Wellington and the statue a lasting tribute to remember the sacrifices of our service men and women over the last 100 years.

I warmly encourage residents to attend an ANZAC Day service this weekend and pay tribute to those who have fought in our name.

Royal Australian Air Force Birthday

Wellington Shire Council is proud of our close affiliation with RAAF Base East Sale. On Tuesday 31 March I attended a reception for Air Force Week, an event to celebrate the 94th birthday of the RAAF, the world's second oldest Air Force.

The evening brought community together with RAAF Officers to celebrate and enjoy local foods including cheeses and wines. RAAF Base East Sale has been a valued part of this community, and a huge benefit to our economy for over 70 years. We look forward to a bright and positive continuation of this solid partnership.

Wellington People's Choice Awards

I thoroughly enjoyed this year's Wellington People's Choice Awards, with the awards night held at the Criterion in Sale on 30 March. A wide range of businesses and tourist destinations across our wonderful shire were winners on the night, which is a great celebration of the strength of what our local tourism industry has to offer. I congratulate all of the finalists and winners on your achievements.

Relay for Life

I was humbled by the dedication of so many participants in this year's Relay for Life at Sale Greyhounds on Saturday 28 March. I walked with a number of teams on the Saturday night which provided an excellent opportunity to find out people's inspiration for taking part. The event raised over \$100,000 for the Cancer Council, an incredible achievement that demonstrates the extraordinarily generosity in Wellington and the dedication of the committee's tireless efforts to bring our local relay to life.

MAV Board

Congratulations to Cr Malcolm Hole on his election to the Board of the Municipal Association of Victoria (MAV). As the legislated peak body for Victoria's 79 councils, it is important to have a local voice in this forum. The MAV advocates with government as a collective local government voice as well as providing councils and councillors with a wide range of activities including training, support and advice. Wellington Shire Council is proud that one of our own joins the Board.

**COUNCILLOR CAROLYN CROSSLEY
MAYOR**



A - PROCEDURAL

A12 YOUTH COUNCIL REPORT

Youth Council will present a report to Council at the 21 July 2015 Council Meeting.



B –REPORT

DELEGATES



C1 - REPORT

CHIEF EXECUTIVE OFFICER

ITEM C1.1**MARCH 2015 PERFORMANCE REPORT**

DIVISION: CEO
 ACTION OFFICER: CHIEF EXECUTIVE OFFICER
 DATE: 21 APRIL 2015

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

OBJECTIVE

For Council to receive and note the March 2015 Council Performance Report.

PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY

RECOMMENDATION

<i>That Council receive and note the March 2015 Council Performance Report as attached.</i>
--

BACKGROUND

The March 2015 Council Performance Report comprises key highlights towards achievement of the 2013 -17 Council Plan, progress in relation to Major Initiatives and Initiatives as identified in the 2014/15 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 March 2015 Performance Report, Council can resolve to either:

1. Receive and note the March 2015 Council Performance Report; or
2. Not receive and note the March 2015 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 March 2015 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 March 2015 quarter as well as the expected financial position for the 2014/15 year. The report indicates that the final operating result for 2014/15 will be better than originally budgeted, by \$4.04 million, mainly due to the impact of a number of large operating projects, such as the Longford Landfill rehabilitation (\$1.0 million) and the Wellington Coast Subdivision Strategy voluntary assistance scheme (\$3.1 million) not expected to be completed in 2014/15 and being carried forward to future years. This is partially offset by lower capital grants and contributions expected to be received by 30 June 2015 relating to projects delayed into 2015/16.

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 March 2015 Council Performance Report has been prepared in the context of existing Council policies.

COUNCIL PLAN IMPACT

Objective 2.2 states that Council will:

"Maintain processes and systems to ensure sound financial management"

Objective 2.3 states that Council will:

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

MARCH PERFORMANCE REPORT

MARCH 2015 COUNCIL PLAN HIGHLIGHTS

Good Sports Alcohol and ICE Forum

On Monday 2 March, Community Wellbeing staff partnered with GippSport and the Australian Drug Foundation to provide a community forum on Alcohol and ICE at the Sale Baptist Church. The target audience of the forum were representatives from Sporting Clubs and Community Groups. The forum provided information on how clubs and groups can develop policies and practices to provide a positive culture that does not allow members to be involved in club activity if they are under the influence of illicit drugs or who are abusing alcohol. Over 120 people attended the forum and there was positive feedback from participants.

International Women's Day 2015

Sunday 8 March 2015 was International Women's Day. There were numerous celebrations offered throughout Wellington Shire. On Thursday 12 March during an event offered by Gippsland Women's Health at the Stratford Courthouse Theatre, Deb Milligan's work in Community Arts initiatives was acknowledged. Deb and other women across Gippsland were nominated by peers for their valued contributions.

Youth Council partnered with Gippsland Women's Health to provide a breakfast on Friday 13 March to celebrate International Women's Day. Around 60 people attended the breakfast and networking event with guest speaker Clementine Ford offering a speech which challenged most attendees. There was mixed feedback from the event and as a result Youth Council and Gippsland Women's Health are reviewing event planning processes to ensure future International Women's Day events are inclusive and focus on celebrating women's achievements and contributions.

Entertainment Centre Ticket Sales

At the beginning of this month EBBWEC reached its financial year target of \$165,000 in tickets sales. We have increased the budget target to \$270,000 and are well on the way to achieving this new goal. During the month of March 1,930 people attended shows at the Entertainment Centre generating an income of \$39,100.

Library: Partnerships

Library staff supported Friends of Sale Botanic Gardens during Parks & Gardens Week 2015 in delivery of 6 special Teddy Bears Picnic story times at Sale Botanic Gardens on 12 March. Sale Library regular story time participants attended this session in addition to children from primary schools including St Thomas, Longford, Gippsland Grammar and Bundalaguah. Over 190 children and parents/carers benefited from this literary and social experience showcasing Council assets and services.

Library: REAL Training

Six library staff have now completed online training to improve awareness and develop strategies in dealing with situations where patrons' experience of the library may be compromised by ignorance or lack of understanding. REAL (Resource for Equitable Access to Libraries) is a collaborative initiative of the State Library of Victoria, Public Libraries Victoria and Vision Australia. Over 350 public library staff have completed the course since introduction in September 2014.

Gippsland Art Gallery touring exhibition Daniel Crawshaw 'High Country Gothic' opens at the Bayside Arts and Cultural Centre on 28 March

U.K. artist Daniel Crawshaw, who completed a two month residency in 2012 at the Cowwarr Art Space using his time to travel into the Gippsland High Country to draw in preparation for a major exhibition of works at the Gippsland Art Gallery between March and May last year. This exhibition will be on at the Bayside Arts and Cultural Centre in Brighton between 28 March and 26 April.

Sale Memorial Hall Masterplan

Work on the Sale Memorial Hall Masterplan has started with the consultant conducting a site visit and a meeting with Council Officers and members of the hall's Committee of Management. The committee will continue to work with the consultant, initially on historical aspects of the site, usage and other issues.

Wellington Shire Council Aquatic Strategy

The tender for the WSC Aquatic Strategy 2015 – 2020 has been awarded, with assessment of existing aquatic assets currently underway. A comprehensive consultation process will follow, incorporating Council Officers, key stakeholders, regular users and the general community.

Cultural Facilities Hierarchy Management Tool

The Cultural Facilities Hierarchy Management Tool has been developed and presented to a Council workshop. Data from the community groups is continually being updated as it becomes available. The tool is to be discussed within Council's Built Environment Strategic Group and will be used to drive the development of a Cultural Facilities Strategy for Council.

Emergency Management Centre New IT Kits

12 Council emergency management staff attended one of two training sessions on the new Emergency Relief Centre (ERC) IT Kits. The new IT Kits increases our capability to set up an effective and efficient ERC or Registration Point at any location (with mains power) and have full communication with our MECC (or other entity) and the internet. It also provides other support agencies to log into our "Gateway", with their devices, to access the print/scan/fax capability.

New Rating Strategy Adopted

A Wellington Shire Council Rating Strategy, a requirement of the new Local Government Performance Reporting Framework Governance checklist, was adopted by Council on 17 March 2015.

Loch Sport Reticulated Sewer Scheme

Development work continues to be undertaken including consultation with the Loch Sport Community on Saturday 11 April 2015 in relation to Decommissioning Septic Tanks.

Irrigation Expo

Council sponsored and provided staff resources to develop first Irrigation Expo in Sale, 18 March, organised by Dairy Australia, Southern Rural Water with State Government sponsorship. Objectives were to attract new businesses but also promote opportunities for existing business. Attendances were over 500 and feedback was excellent with a number of businesses reporting large orders as a result. Venue as Equestrian Shed at Showgrounds which worked well as an exhibition event site.

Agricultural Industry Transformation – Gippsland Project

Commodity modelling from project was displayed at Irrigation Expo in Sale 18 March and launched as part of Farm World Agribusiness Lunch 27 March. Launch undertaken in conjunction with release of information on RDA Gippsland website on the project, including examples of some of the crop modelling completed. Outcomes of the project will allow farmers to assess potential for different crops as changing climatic conditions reduce potential for some crops in other areas leading to greater focus in opportunities for other crops in the Gippsland region.

Council Report on Visitor Information Centre (VIC) Review

Report presented to Council 17 March 2015 finalising the outcomes of the VIC Review and also providing latest visitor number statistics for the VICs across Wellington.

People's Choice Awards (PCA) Wellington

Wellington Regional Tourism (WRT) held evening function attended by representatives of the tourism industry across the region, for the People's Choice Awards in a range of industry categories. The PCA are undertaken as part of marketing arrangements and sponsorship with Council.

Longford Outline Development Plan Consultation

The draft Longford Outline Development Plan (ODP) was publically released at a community consultation session held on 11 March 2015. When finalised, the ODP will guide future growth and development in Longford.

North Sale Outline Development Plan Consultation

Landowner, agency and stakeholder consultation for the North Sale Outline Development Plan (ODP) took place on 11 March 2015. Once prepared, the ODP will be used as the basis to promote the further development of the North Sale growth area.

Road Seal Program

The \$3.5M annual road reseal and asphalt re sheet program is now primarily complete. Under the 2014/2015 program approximately 125kms of roads were resealed and 5kms of urban streets were asphalt re-sheeted.

Weirs Crossing

The Weirs Crossing Flood Safety Warning system has now been commissioned and is in operation.

MARCH PERFORMANCE REPORT

Major Initiatives	Completion Target	Progress Comment	Status
LEADERSHIP AND ENGAGEMENT			
<p>Undertake a review of Wellington Matters, both in terms of timing and content as well as its effectiveness as a communication agent</p>	<p>30 June 2015</p>	<p>A review paper was prepared based on the Wellington Matters survey undertaken late last year and the 2014 Community Satisfaction Survey. Councillors were presented with a workshop in July 2014 and agreed to proposed changes with minor amendments.</p> <p>The first edition of the new Wellington Matters was produced in August, distribution in September. The new version is concise with information reflective of public feedback. It is printed on paper manufactured in Morwell and printed in Bairnsdale. This publication also presents the ability to value to add through the commencement of an organisation social media channel.</p> <p>The review presented that whilst the Wellington Matters remains a popular communication agent, an increasing number of residents seeks information via social media. As a result, Wellington Shire Council's Facebook page went live on 6 August 2014.</p>	<p>Completed</p>

Major Initiatives	Completion Target	Progress Comment	Status
ORGANISATIONAL			
Ensure input and reporting of data to meet the requirements of the Local Government Performance Reporting Framework is completed within regulatory guidelines.	30 June 2015	<p>Responsibility for reporting on each of the Local Government Performance Reporting Framework (LGPRF) indicators has been assigned to relevant managers and each has been included in our primary corporate planning and reporting system. The LGPRF working group met in October to review both data and commentary collected for the Jul-Sep reporting period to further ensure that Council is able to meet the new regulatory reporting requirements. Data was sent to DTPLI for inclusion in the first quarter, 2014 reporting trial.</p>	Ongoing
Manage the project planning and delivery of the Information technology requirements for the Desailly Street office relocation.	30 April 2015	<p>Data centre now operational at Desailly Street.</p> <p>Desktop fit out progressing - almost complete.</p> <p>New phone system install complete.</p> <p>Meeting Room technology fit out progressing well.</p> <p>Staff training to commence from 1st April to 20th April.</p> <p>Project on track/ on time as per schedule for April 27 Delivery.</p>	In Progress (87% complete)
Develop a Rating Strategy to guide future rating decisions for Council's consideration.	28 February 2014	The Rating Strategy was adopted by Council on 17 March 2015	Completed

Major Initiatives	Completion Target	Progress Comment	Status
NATURAL ENVIRONMENT			
Progress rehabilitation of the Sale Transfer Station site as required by the project plan.	30 June 2015	Project put on hold due to interest in site from Gippsland Water for sewerage pump station. Discussions with GW continuing.	In Progress (58% complete)
INFRASTRUCTURE			
As one of the key components of the Port Albert flood protection and drainage study, asses and report on possible flood protection solutions for the northern end of Port Albert.	30 June 2015	A Council Workshop was held in September where this action was discussed. The study proposed would not resolve the issues regarding the extension of the seawall.	Completed
Progress refurbishment of Sale Livestock Exchange in accordance with the project plan	30 June 2015	This is a multiyear project requiring five contracts to complete the refurbishment. Four contracts have been awarded, with works complete on one and progressing well on the other three. The status of the five contracts is as follows: 2014 021 Buyers Walkway Crown Unit Supply Works Commenced off site 05/11/14 2014 022 Removal of Existing Pens Completed 28/11/14 2014 023 Selling Shed Construction Works Commenced off site 11/11/14	In Progress (75% complete)

Major Initiatives	Completion Target	Progress Comment	Status
		<p>2014 024 Selling Shed Fit out Awarded 16 December 2014. Site works commenced</p> <p>2014 025 Civil Works including site access Preplanning</p> <p>It is expected that the civil works contract will be awarded in the second half of this calendar year and all works will be completed as scheduled.</p>	
<p>Implement recommendations of the West Sale Airport Report on Land Tenure and Council resolution to progress development of freehold land for recreational purposes at West Sale Airport</p>	<p>30 June 2015</p>	<p>Issues of freehold and leasehold land tenure in the Eastern (Recreational Aviation) Precinct to be considered with the view of encouraging development in a planned and well thorough manner. Outline Development Plan have been prepared for consideration by Advisory Group and have been presented to Council. Council report will be presented in April regarding land tenure options following discussion with Senior Officers and Councils WSA Committee.</p>	<p>In Progress (75% complete)</p>
<p>Finalise the development of new office accommodation at Desailly Street, Sale</p>	<p>30 June 2015</p>	<p>Key Building contract advertised and awarded in September 2014. All others key contracts in place for electrical, mechanical, furniture and floor coverings. Works plan developed to have office relocated to Desailly Street by 24 April 2015.</p>	<p>In Progress (95% complete)</p>
<p>LAND USE PLANNING</p>			
<p>Publically exhibit/advance a planning scheme amendment to</p>	<p>30 June</p>	<p>Following public exhibition, the Port Albert Rural Lifestyle Lot Review was</p>	<p>Completed</p>

Major Initiatives	Completion Target	Progress Comment	Status
implement the Port Albert Rural Lifestyle Lot Review and report to Council	2015	adopted by Council on 2 December 2014. The adopted project will now be implemented through a planning scheme amendment.	
ECONOMY			
Continue to advocate for the delivery of Defence Project AIR 5428 at RAAF Base East Sale	31 March 2015	<p>Discussions continuing with key representatives for AIR5428 bid and media release issued 18 December providing general update and that indications are outcome will be known first quarter of 2015 but not announced necessarily immediately. Ongoing assistance by Council to facilitate information to support Victorian outcome.</p> <p>Council had a presence at Victorian Govt Stand for Avalon Air show 2015 to promote future potential business opportunities from a successful bid for AIR 5428 and flow on for West Sale Airport. Opportunities for the Eastern (Recreational Aviation) Precinct were also discussed. Councillor and Manager Economic Development met with senior executives of companies tendering for AIR5428.</p>	In Progress (90% complete)
COMMUNITY WELLBEING			
Complete the Sale Memorial Hall Master Plan	30 June 2015	<p>Site visit conducted with InSyncq Consultants and meeting held with CoM to initiate Master Plan process. Historical data is being reviewed and final report due for completion in August.</p> <p>Council has been successful in obtaining \$30,000 towards a \$40,000 total project - for the Sale Memorial</p>	In Progress (76% complete)

Major Initiatives	Completion Target	Progress Comment	Status
		Hall Precinct Masterplan development.	
Ensure the early years service at the Yarram District Hub commences on time and on budget	30 June 2015	The committee for Yarram Early Learning Inc. has met twice in March 2015. The provider approval application has been lodged with ACECQA the regulatory authority and the service approval application will be submitted in early April with an approval process that could take up to 90 days. The anticipated opening date for the service has been delayed to the start of term 3. Negotiations have commenced with UnitingCare Gippsland regarding the transmission of the Kindergarten staff and business.	In Progress (75% complete)
Advance the development of the Port of Sale Cultural Hub in accordance with agreed timelines and budget	30 June 2015	Preliminary draft concept plans and cost plans provided by architect and quantity surveyor in December. Value management exercise undertaken to attempt to bring cost plan down to project budget. Concept redesign was deemed necessary due to excessive cost against project budget. New concept design, costed at \$10.7m was presented to external steering group and Council on 17th February after support for the design was obtained from the Office of the Victorian Government Architect's Victorian Design Review Panel in January. Council to consider adoption of concept design at its meeting on 3 March.	Ongoing
Ensure the Library Service within the Yarram District Hub commences on time and on budget and works towards maximising potential	30 June 2015	Yarram Library successfully opened to the public on 30 October 2014.	Ongoing

Major Initiatives	Completion Target	Progress Comment	Status
Review and Audit the Municipal Emergency Management Plan	30 June 2015	<p>The Municipal Emergency Management Plan (MEMP) was audited on 12 January 2015 and passed audit.</p> <p>Review of the MEMP for the next three year cycle will start in February 2015.</p>	Completed
Ensure implementation of municipal responsibilities for 2014-15 in the Healthy Wellington Action Plan.	30 June 2015	<p>Social Connection and Inclusion - Finalising Action Plan, final feedback due in April.</p> <p>Community Services Expo as part of Parks Week held on the 14th March. Launched the Expression of Interest for entries on to the Volunteering Website, receiving a number of community services organisations and clubs wanting to be a part of the website.</p> <p>Beyond Blue Big Blue Bus Thursday 26 Feb - Rural Access and Youth Council assisted with the Blue Bus stopping in Sale Mall.</p> <p>Sale to Sea Disability Kayak Challenge 11 – 14 March inclusive event – 75 Paddlers – 30% paddlers with disability. Six paddlers with disability from Wellington Shire were supported by RuralAccess and GippSport to participate in this years Challenge.</p> <p>Physical Activity - Finalising Action Plan – finalised by next working group in May. In Partnership with GippSport and Councils within Gippsland are working on Active April. Wellington is encouraging the community to register with Active April – WSC in partnership with Healthy Lifestyle Unit and Communication and PR are embarking on a Social Marketing</p>	In Progress (75% complete)

Major Initiatives	Completion Target	Progress Comment	Status
		<p>campaign which will include promotions of physical activity programs run at WSC (Walking Cycling Resources) Aqua Energy, GippSport and partnering agencies associated with Healthy Wellington. will also feature in Wellington News.</p> <p>Prevention of Violence Against Women and Children</p> <p>Finalising Action Plan be final by May. WSC, Youth Council and Gippsland Women's Health (GWH) coordinated events for International Women's Day. Events included Community Breakfast, and Awards Celebrating Women /Movie Night.</p> <p>Healthy Eating No progress on Action Plan - of the 4</p> <p>members on the working group 2 are vacant.</p> <p>CGHS has been working with kindergartens and their</p> <p>Involvement in Smile for Miles.</p>	

Initiatives	Completion Target	Progress Comment	Status
LEADERSHIP AND ENGAGEMENT			
Facilitate delivery of two key outcomes in the Community Engagement strategy implementation plan	30 June 2015	The Community Engagement Strategy 2011-2015 has been reviewed and revised. Engagement is underway to receive feedback on a Community Engagement Process and to determine the supporting information, training and documentation needed by Council staff to comply with this process. Next meeting of group is in early April.	In Progress (75% complete)

Ensure the 2014-15 actions in the Arts and Culture Strategy are allocated to appropriate business units for implementation	30 June 2015	Have followed up as required with key internal stakeholders of Council to determine what actions will be important this year for their business unit.	In Progress (65% complete)
Implement the 2014-15 actions in the Access and Inclusion Plan that are the responsibility of the Arts and Culture Unit	30 June 2015	<p>The Library, Art Gallery and Entertainment Centre all completed by February an Access and Inclusion Audit of their current facilities using the relevant Institute of Access Training Australia handbooks.</p> <p>A desktop portable hearing loop has been purchased for the Yarram Library, and is awaiting installation. Library staff will continue to undertake online training via REAL (Resource for Equitable Access to Libraries) a collaborative state-wide initiative.</p>	In Progress (85% complete)
Commence development of a Communications Strategy to enhance the flow of information to and from the Wellington Shire community.	30 June 2015	Work has continued in relation to the EM sub-plan including preparation of the Municipal Influenza Communications Plan.	Ongoing

Initiatives	Performance Target	Progress Comment	Status
ORGANISATIONAL			
Review organisational corporate planning and reporting system requirements to ensure effective corporate planning and reporting.	30 December 2014	A business case outlining the identified benefits and potential cost savings to council has been developed and is currently pending approval from the General Manager Corporate Services	In Progress (70% complete)
Commence the development of a new Domestic Waste Water Management Plan.	30 June 2015	<p>Consultant has advised that all information provided by both WSC and EGS is complete.</p> <p>The second inception meeting is to occur in April/May with all steering group members as per the Project Brief.</p> <p>The Consultant has been provided with the two instalments of (\$9000) due to project milestone completions.</p>	In Progress (50% complete)
Undertake a review of Council's corporate records management system and its fit for purpose.	31 October 2014	Review complete. Submission and presentation to CMT scheduled for Feb 2015.	Completed
Prepare Annual Budget in accordance with legislative requirements and present to Council for consideration	30 June 2015	A Budget Direction and Context Workshop were conducted with Council on 27 January 2015, to seek their feedback to guide the budget development process. The draft Capital works program, proposed Fees & Charges schedule and proposed rating levels have been workshopped with Council during March 2015.	In Progress (45% complete)
Complete and Implement a New Recruitment Strategy	30 June 2015		Ongoing

Initiatives	Completion Target	Progress Comment	Status
NATURAL ENVIRONMENT			
Develop three Town Street Tree Plans	30 June 2015	Analysis of existing conditions in Cowwarr and Seaspray now completed. Mapping of streets completed. Information for handouts being developed. Stage 2 Briagolong planting in planning stage.	In Progress (67% complete)
INFRASTRUCTURE			
Complete installation of new energy efficient street lights in accordance with the project plan.	30 June 2015	This project commenced in 2013/2014 with the selection and purchase of LED luminaires to replace the 80 watt Mercury Vapour luminaires currently being used. Installation of the 18W LED luminaires is progressing with the majority of the southern areas of the shire complete and work is continuing in Maffra and Sale. Approximately 1200 luminaires have been replaced to date.	In Progress (60% complete)
Implement planning and initial consultation stages of Wellington Residential Road & Street Construction Plan	30 June 2015	Implementation plan has been discussed with Council in a workshop on 5 August 2014 with direction received to pursue consultation with residents of priority projects. Work has commenced on design for the first priorities of the Implementation Plan. Initial public meetings are planned for March 2015.	In Progress (67% complete)
LAND USE PLANNING			
Prepare an updated outline development plan for North Sale and associated developer contribution regime	30 June 2015	MESH consultants have been appointed to prepare the North Sale Outline Development Plan/Contributions Plan. An inception meeting was held on 6 February 2015. Stakeholder consultation was undertaken on 11 March 2015. A Council workshop was held on 17 March 2015. A draft design response plan is pending.	In Progress (77% complete)

Initiatives	Completion Target	Progress Comment	Status
LAND USE PLANNING			
Prepare an updated outline development plan for North Sale and associated developer contribution regime	30 June 2015	MESH consultants have been appointed to prepare the North Sale Outline Development Plan/Contributions Plan. An inception meeting was held on 6 February 2015. Stakeholder consultation was undertaken on 11 March 2015. A Council workshop was held on 17 March 2015. A draft design response plan is pending.	In Progress (77% complete)
ECONOMY			
Implement a coordinated Wellington Shire Events Program with associated funding streams and processes	30 June 2015	<p>Work continuing with liaison with other business units on events coordination, and Council workshop held 2 September to provide update. New internal coordination process in place from mid September, with division of responsibilities for Events Administration, Events Liaison and Events Attraction/Strategic management roles.</p> <p>New process already showing benefit and assisting organisers. New website content posted Jan 15 with Event Notification Form and guidance included.</p> <p>Council workshop for Events Attraction framework held 17 February 2015 with positive feedback on recommended way ahead.</p> <p>Benchmarking potential venues with others across region and State. Commenced photographic promotion of event capacity in Wellington with use of Equestrian Shed at Showgrounds for Irrigation Expo.</p>	In Progress (97% complete)
COMMUNITY WELLBEING			
Complete all Level 3 Recreation Master Plans	30 June 2015	7 of 13 Level 3 master plans have been completed and 1 level 4 master plan has been completed. A further 4 master	In Progress (55% complete)

Initiatives	Completion Target	Progress Comment	Status
		plans have been initiated and are waiting for User Group Surveys to be returned. Consultation meetings will be established with remaining Level 3 reserves for early in 2015.	
Ensure Implementation of all municipal responsibilities identified in the Municipal Emergency Management Plan 2014-15	30 June 2015	The Municipal Emergency Management Plan (MEMPlan) was not activated during March 2015.	Ongoing
Ensure implementation of the 2014-15 actions identified in the Municipal Early Years Action Plan	30 June 2015	<p>Provided support to Liam Cole for the delivery of Professional Development training entitled "The Wild Project" held at Gippsland Grammar Garnsey/senior campus on 5 March.</p> <p>Partnering with Vic Roads to deliver their starting out safely road education program to early years professionals. The evening will be hosted by Unitingcare Gippsland on August 4.</p> <p>11 March I facilitated in partnership with Sale Special School session 3 of the VCAA and Bastow Institute Twilight session where a review of the Inquiry to Implementation Project was discussed.</p> <p>Attended Baby's Day Out on March 10 and questioned parents about important early years services to them – are their needs being met? and what could be improved?</p> <p>March 16 Discussed with facilitator of Longford Playgroup on how to promote their sessions within the community, linked her in with Leanne Dharmi from Playgroup Victoria, M&CH Facebook and promotion through schools and kinders as well as articles in the Gippsland Times.</p> <p>March 18 met with Home Base Care Team at Unitingcare Gippsland to discuss partnership of the Out of Home Agreement.</p>	In Progress (75% complete)

Initiatives	Completion Target	Progress Comment	Status
<p>Ensure implementation of 2014-15 actions identified in relation to the Access and Inclusion plan</p>	<p>30 June 2015</p>	<p>The Community Wellbeing Team have agreed to provide work experience for a student from the Sale Specialist School.</p> <p>The EBBWECC communication boards are in their final consultation phase to commence implementation at EBBWECC Reception in April 2015.</p> <p>RuralAccess/Community Wellbeing is part of the advisory working group for the Communications Team Accessible Video messaging for the Council Website.</p>	<p>In Progress (75% complete)</p>
<p>Support the implementation of the Youth Council 2014 action plan and the development and implementation of the 2015 Youth Council action plan</p>	<p>30 June 2015</p>	<p>Youth council have been working hard this month as they delivered, partnered and supported various community activities. They started with running the Yarram Skate event in partnership with YMCA. for this event, Kaitlin our Yarram representative, engaged with her peers from the area so there was input from the Yarram community. They also ran the children activities at the Sale Music Festival. For this event the group attended regular meetings and prepared each of the workshop stations. At the Sale Mall Community Services expo, the group conducted a survey around youth services in the area. As this group debriefs they will look at the questions they asked and look at the purpose of surveys. The group then also hosted International Women's Day breakfast, which they are still in evaluation mode and revisiting their expectations within partnerships. A lot of mixed emotions from this event. The group also hosted the Gippsland Regional Final at Sale Skate Park.</p>	<p>In Progress (75% complete)</p>

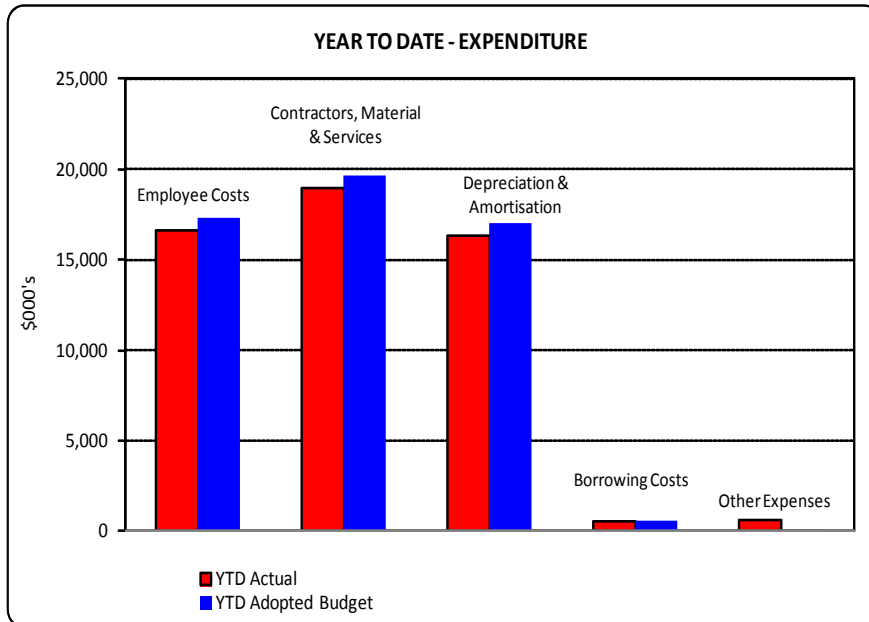
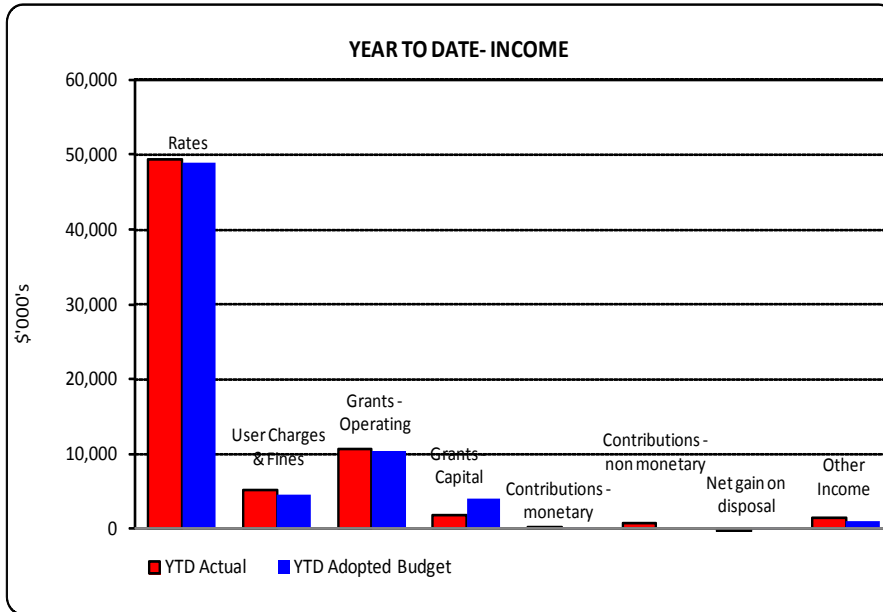
Initiatives	Completion Target	Progress Comment	Status
		This was a long event with positive outcomes for all partners involved in the event. Finally Youth Council presented Maffra Primary with their Walk to School Awards at assembly.	

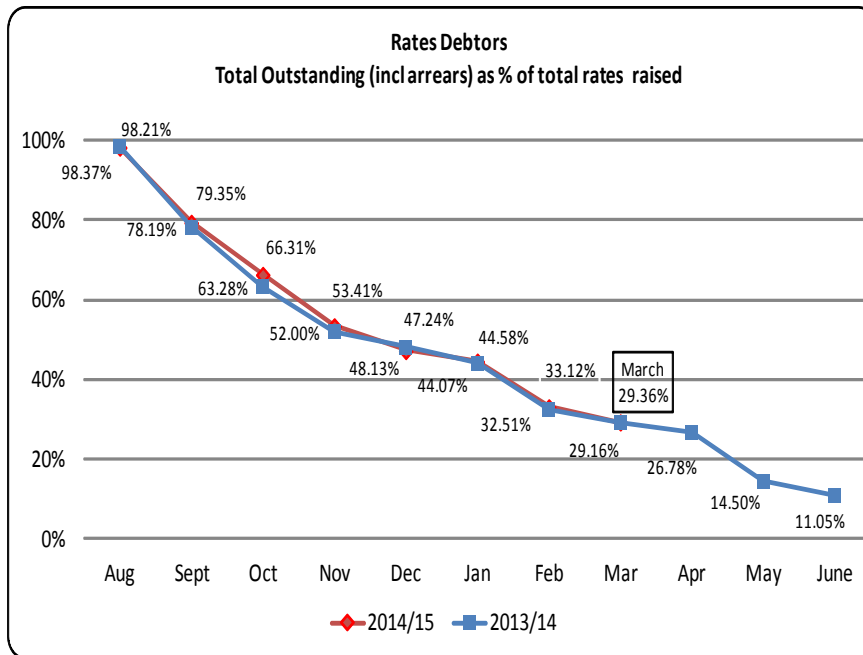


MARCH 2015 PERFORMANCE REPORT

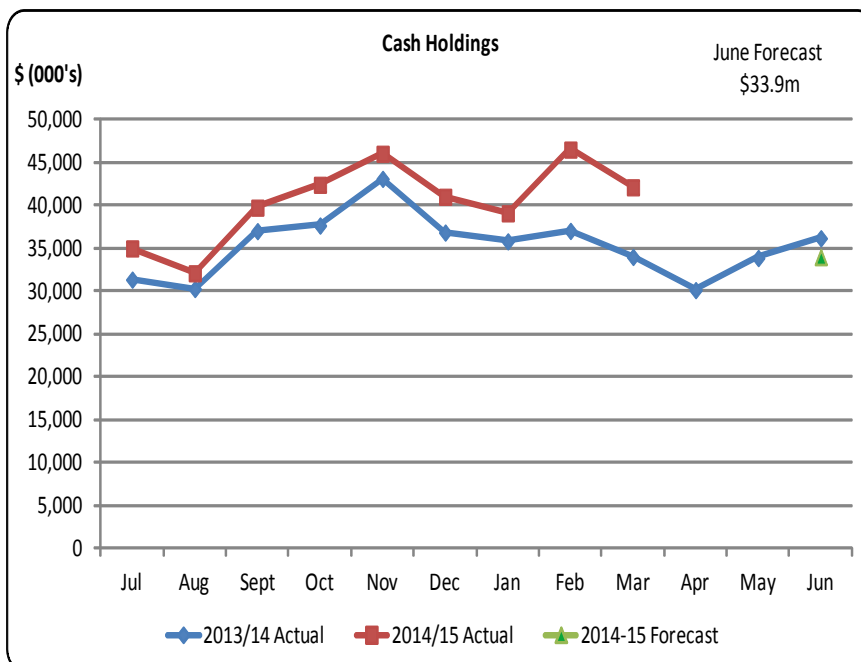
MARCH 2015 FINANCIAL HIGHLIGHTS

The financial highlight report as at 31 March 2015 provides summary information regarding Council's operating and capital works performance for the year to date.





The percentage outstanding on rate debtors as at the end of March 2015 is slightly above by 0.20% compared to same time last year which was 29.16%. Increased concentration on debt collection measures will improve the final outstanding balance to be expected around 11.05% at end of 30 June 2015.



Council cash holdings at the end of March 2015 of \$42.1 million are above the March 2014 balance of \$34.01 million. The higher than expected current cash holdings includes restricted funds of \$7.5 million to cash back reserves, \$7.8 million to cover provisions and \$11.4 million associated with the operating and capital carry forwards.

INCOME STATEMENT

For the period ending 31 March 2015

	YEAR TO DATE 2014-15			FULL YEAR 2014-15		
	Actual \$000's	Adopted Budget \$000's	Variance \$000's	Adopted Budget \$000's	Forecast \$000's	Variance \$000's
Income						
Rates	49,305	48,873	433	48,923	49,318	395
Statutory Fees & Fines	798	657	141	977	1,174	197
User Fees	4,308	3,965	344	5,635	5,839	204
Grants - Operating	10,583	10,304	279	14,211	14,988	777
Grants - Capital	1,849	4,056	(2,207)	5,003	3,554	(1,449)
Contributions - monetary	234	192	42	999	886	(113)
Contributions - non - monetary	704	-	704	-	705	705
Net gain on disposal of property, infrastructure, plant and equipment	(237)	85	(322)	93	(212)	(305)
Other Income	1,455	990	465	1,292	1,504	212
Total Income	68,999	69,122	(121)	77,133	77,756	623
Expenditure						
Employee Costs	16,616	17,325	709	23,453	22,967	(486)
Contractors, Materials and Services	18,970	19,683	713	31,006	28,375	(2,631)
Bad and Doubtful Debts	-	2	2	112	110	(2)
Depreciation and Amortisation	16,309	17,005	696	22,854	21,956	(898)
Borrowing Costs	507	550	44	816	773	(43)
Other Expenses	644	-	(644)	-	644	644
Total Expenditure	53,046	54,565	1,520	78,241	74,825	(3,416)
Surplus/(Deficit) for the period	15,953	14,557	1,399	(1,108)	2,931	(4,039)

Note: The forecast figures reflect changes which will increase or decrease Council's operating income or expenditure by 30 June 2015, since the adoption of the original budget. This enables Council to more accurately monitor financial performance during the year and predict the end of the year position. Council must however report publicly against the original adopted budget on a quarterly basis.

SUMMARY

The operating result for the third quarter of the financial year reflects a surplus of \$15.95 million against an adopted budget surplus of \$14.56 million. Council expects that the final result for 2014/15 will be better than originally budgeted by \$4.04 million. The forecast expenditure for contractor and material payments has been reduced due to the impact of a number of large operating projects such as Longford Landfill Rehabilitation and the Wellington Coast Subdivision Strategy voluntary assistance scheme not being completed in 2014/15 and carried forward to future years. Employee costs forecasted to be spent by year end will be \$486,000 lower due to various factors such as unfilled staff vacancies and timing of staff utilising long service leave benefits. This will be offset by lower capital grants and contributions to be received by 30 June 2015 for projects delayed into 2015/16.

INCOME

Rates - Additional rates of \$433,000 have been raised due to the finalisation of some residential subdivisions and other supplementary valuations after the completion of the 2014/15 budget, which have been reflected in the revised forecast.

Fees & Fines - An increase in major commercial landfill activities during the year has resulted in higher commercial tipping fees income of \$156,000 and it is expected to reach \$2.1 million by the year end. Entertainment centre ticket sales were greater than expected due to the popularity of shows but are partly offset by reduced venue hire income. There have been higher than expected attendance at leisure facilities, and this trend is expected to continue resulting in a higher forecast income by 30 June 2015. Overall, it is anticipated that the forecast income from fees and fines will be above budget by \$401,000 at year end.

Grants - Operating - New grant funding has been received in response to Jack River fire recovery and Vulnerable people in emergency programs. Other variances relate to the timing of receipt for several annual grants such as immunisation and rural access projects. It is anticipated the forecast of \$15.0 million will be received by 30 June 2015, and the increase mainly relates to natural disaster funding expected for December 2014 storm events and Jack River fire.

Grants - Capital - There are several capital projects including Gordon Street Recreation Reserve Redevelopment, McLoughlins Beach Footbridge, Sale CBD Infrastructure Renewal Program, Greigs Creek Bridge and Maxfield Bridge work will occur later than originally planned, resulting in a delay in the associated income. A new grant has been raised for the Kilmory Resource Recovery Area Extension project. The grant towards the Princes highway/Cobains road intersection upgrade will not be received due to project scope change. Major projects carried forward to 2015/16 will result in a forecast reduction of \$1.5 million against the adopted budget.

Contributions - monetary - New contributions for the Gippsland Regional Plan and two transport projects were received and the forecast has been adjusted to reflect the change. A capital contribution expected for the Princes highway/Cobains Road Intersection Upgrade project will not be received as the project scope has been changed. Overall, forecast monetary contributions are expected to be lower than the original budget at year end.

Contributions - non - monetary - Non monetary contributions recognises gifted and donated assets relating to land acquired under the Wellington Coast Subdivision Strategy Voluntary Assistance Scheme and infrastructure assets from new subdivisions.

Net Gain (Loss) on Disposal of Assets - The transfer of land to a community group, the disposal of Thomson River Caravan Park assets and the write off of a grader has resulted in an unbudgeted accounting loss on the disposal of assets, which has been reflected in the revised forecast.

Other income - The year to date variance relates to unbudgeted proceeds from the sale of miscellaneous equipment and structures from the Sale Livestock Exchange and unbudgeted insurance recovery. Interest on rates has exceeded budget due to the impact of higher than expected rates debtors to date, which will result in the forecast exceeding budget by \$212,000 at year end.

EXPENDITURE

Employee Costs - Year to date employee costs are underspent due to vacancies, staff on long service leave and the timing of annual leave. Corporate training and tertiary studies expenses projected for the year are lower than budget. This is partly offset by the use of agency staff to backfill some critical operations and an increase in the annual workcover premium. Taking into account these adjustments the forecast is \$486,000 below the adopted budget.

Contractors, Materials and Services - The majority of the underspend relates to materials, utility payments and contributions due to timing differences within the entire organisation, but there is \$0.9 million of committed contractor and material expenditure as at end of March 2015. Costs associated with the Longford landfill site rehabilitation will not occur in 2014/15 but will be carried forward to 2015/16.

The forecast of \$28.4 million is a reduction of \$2.6 million from the adopted budget, this is mainly due to a delay in settling Wellington Coast Subdivision Strategy voluntary assistance scheme contributions after an extension of time granted to submit the titles and the delay in the Longford landfill site rehabilitation until 2015/16. This reduction in forecast is partly offset by unbudgeted expenditure of approximately \$500,000 for December 2014 storm events, remediation works at the Thomson River Caravan Park and expenditure relating to various other projects funded through new grants and contributions.

Depreciation and Amortisation - Differences in depreciation and amortisation due to the timing of asset capitalisation have resulted in a year to date variance below budget. Full year forecast depreciation has been revised to reflect the impact of the decrease in total capital expenditure for the current year and is predicted to be below budget by \$898,000 to reach the annual allocation of \$21.9 million.

Other expenses - Some roads have been derecognised as they are no longer Council maintained. The forecast has been adjusted to include these along with the derecognition of assets at the Stratford Infant Welfare Centre and the Thomson River Caravan Park office and recreation rooms.

BALANCE SHEET
As at 31 March 2015

Actual		Actual	Adopted Budget	Forecast
March 14		March 15	June 15	June 15
\$000's		\$000's	\$000's	\$000's
<u>Current Assets</u>				
34,008	Cash and Cash Equivalents	42,118	23,316	33,977
14,105	Trade and Other Receivables	15,420	4,147	5,680
66	Prepayments	95	292	261
48,179	Total Current Assets	57,633	27,755	39,918
<u>Non Current Assets</u>				
1,067	Trade and Other Receivables	1,246	873	1,247
850,338	Property, Infrastructure, Plant & Equipment	875,022	868,587	881,994
383	Intangible Assets	384	631	547
851,788	Total Non Current Assets	876,652	870,091	883,788
899,967	Total Assets	934,285	897,846	923,706
<u>Current Liabilities</u>				
1,607	Trade and Other Payables	2,557	5,475	5,279
784	Interest Bearing Borrowings	2,004	3,197	3,126
5,171	Employee Benefits	5,384	5,087	5,751
729	Trust Deposits	711	600	720
540	Provisions	540	540	539
8,831	Total Current Liabilities	11,196	14,899	15,415
<u>Non Current Liabilities</u>				
9,904	Interest Bearing Borrowings	11,848	11,180	10,001
302	Employee Benefits	302	437	281
1,473	Provisions	1,527	1,473	1,487
11,679	Total Non Current Liabilities	13,677	13,090	11,769
20,510	Total Liabilities	24,873	27,989	27,184
879,457	Net Assets	909,412	869,857	896,522
<u>Represented by Ratepayer Equity</u>				
280,816	Accumulated Surplus	301,140	268,961	289,280
592,465	Reserves	600,729	595,903	600,729
6,176	Other Reserves	7,543	4,993	6,513
879,457	Total Equity	909,412	869,857	896,522

CAPITAL EXPENDITURE PROGRAM EXPENDITURE

For the period ending 31 March 2015

	YEAR TO DATE 2014-15			FULL YEAR 2014-15		
	Actual	Adopted Budget	Variance	Adopted Budget	Forecast	Variance
	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's
Bridges	442	588	146	1,823	1,012	(811)
Drainage	54	100	46	150	150	-
Footpaths & Cycleways	246	233	(13)	932	862	(70)
Plant, Machinery & Equipment	763	1,463	701	1,786	2,113	328
Roads	3,700	5,540	1,840	10,353	7,899	(2,454)
Buildings	6,713	9,440	2,727	12,315	11,434	(881)
Parks & Environmental Services	1,057	2,938	1,881	3,773	2,094	(1,679)
Waste Management	11	736	725	753	197	(556)
Landfill Improvements	12	30	18	30	12	(18)
Furniture and Fittings	330	249	(80)	257	368	111
Information Technology	574	769	194	769	718	(51)
Library Books	217	196	(21)	251	245	(6)
Intangibles	228	420	192	444	278	(166)
Grand Total	14,347	22,703	8,356	33,634	27,382	(6,252)

As at 31 March 2015, the capital expenditure forecast is \$27.4 million, down from an adopted budget of \$33.6 million due to works budgeted for 2014/15 which will now be carried forward into 2015/16. This includes multiyear projects such as the Port of Sale Cultural Hub and Gordon Street Recreation Reserve Clubrooms Redevelopment, as well as other projects including Stephenson Park Power Supply Upgrade and IT infrastructure and communication upgrades for Council's remote sites.

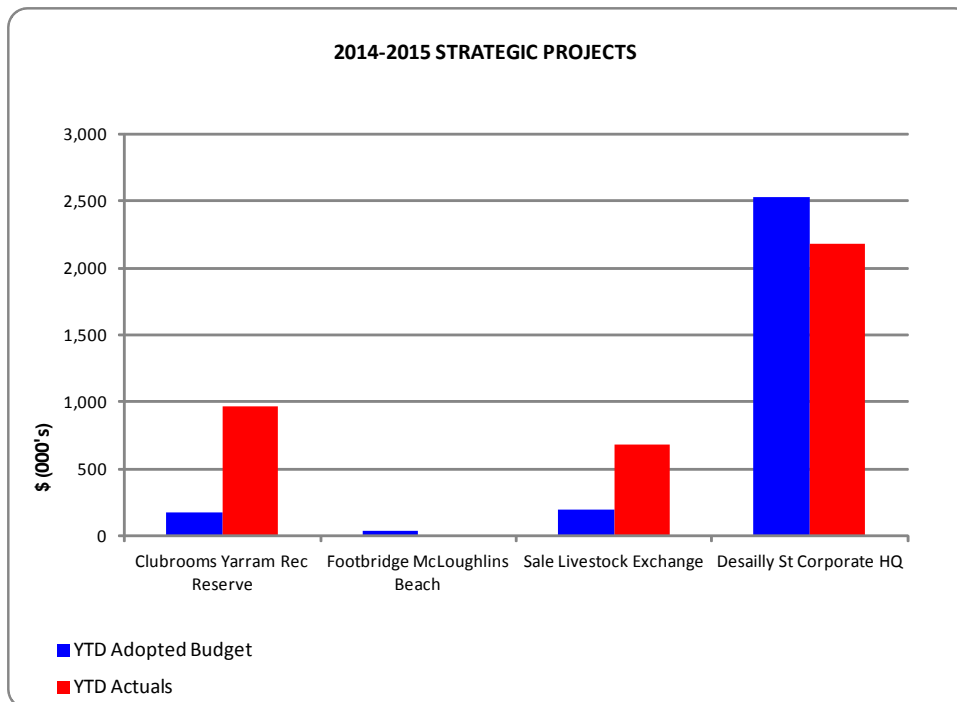
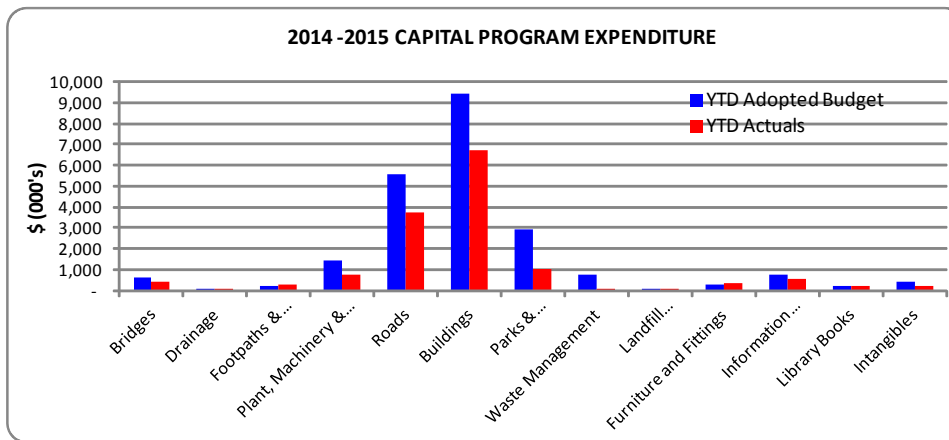
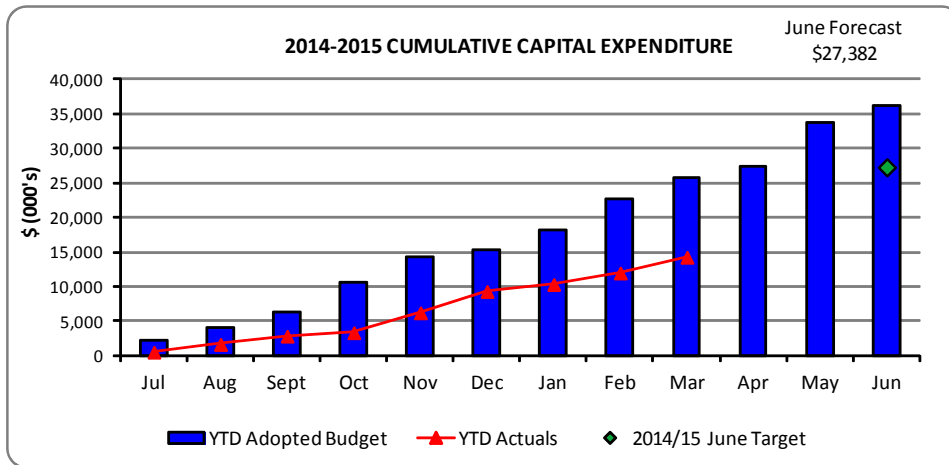
Of the 141 projects planned for this year, 32% are complete, 35% have commenced, 6% are in the contract stage and 24% are in preplanning. The remaining 3% includes Maxfield's Footbridge renewal which is on hold awaiting the decision of a funding application. The proposed work on Taylors Lane has been cancelled due to an unsuccessful funding application.

The Yarram District Hub building works are complete and Lawler Street road works are expected to be completed by May 2015. Works on the Yarram Recreation Reserve clubrooms refurbishment are progressing, however there have been some issues with design which will delay the completion to June 2015. Works on the Sale Livestock Exchange upgrade are continuing with the shed nearing completion and walkway under construction, the fit out is expected to be completed by June 2015 and the civil works will continue in 2015/16. The Sale CBD Infrastructure Renewal Program is continuing along Raymond Road from Cunninghame Street to Macarthur Street, with the Macarthur Street section now complete.

The Desailly Street Corporate Headquarters project is progressing well with signage to be completed prior to Council staff occupying the new office which is scheduled for April 2015. The associated information and communication systems are also scheduled for completion in April 2015, with work on remote sites continuing after Desailly Street is complete. The Port of Sale Cultural Hub project is progressing with the concept design approved by Council and the final design expected to be completed by July 2015. The Royal Flying Doctor Service facilities at Sale Oval are expected to be complete within forecast by May 2015.

The annual road reseal program (\$3.0 million) was completed in March 2015 but the Asphalt Urban Street program has been delayed to be completed in April 2015 due to unsuitable weather. Tenders are expected to be awarded in April 2015 for the Rosedale Flynns Creek Road Widening and the Yarram Morwell Road Reconstruction, both projects are expected to be completed by June 2015.

Of the \$1 million forecast for major plant 82% of items have either been purchased or committed. The fleet renewal program has placed 3 vehicles on hold till 2015/16 but remains on track to reach its 2014/15 forecast, dependent however on availability of stock.



ITEM C1.2**CHIEF EXECUTIVE OFFICER'S REPORT**

OFFICER:

CHIEF EXECUTIVE OFFICER

DATE:

21 APRIL 2015

RECOMMENDATION

That the Chief Executive Officer's Report be received.

18 March**MEETING WITH INSPECTOR ROB WALLACE VICPOLICE, SALE**

Rob gave me with an overview of the (then) yet to be opened Sale Police Station – an excellent regional police facility built on the site of the old Sale Prison.

19 March**REGIONAL DEVELOPMENT AUSTRALIA GIPPSLAND COMMITTEE MEETING, Sale****20 March****GIPPSLAND LOCAL GOVERNMENT NETWORK GROUP FORUM AND ALL COUNCILLOR FORUM, Warragul**

This session was also attended by Mayor Crossley and Crs Wenger, McIvor, Rossetti and Hole.

The new Labor Member for Eastern Victoria, Harriet Shing, addressed the group and answered a number of diverse questions ranging from unconventional gas through to public transport and train links into Melbourne. Despite her relatively short time in office, Harriet showed a very good grasp of local and regional issues, and positioned herself to be available to Gippsland Councils as a strong advocate for our issues.

Presentations were also heard from Regional Development Australia (RDA) Gippsland and Mary Aldred, CEO for Committee for Wellington.

In the afternoon, the meeting heard from Edward O'Donohue, Upper House Member and Shadow Minister for Police, and Gary Blackwood, Member for Narracan. There was a strong emphasis from both about the need to maintain pressure on the Andrews Government to continue to support regional local government through provision of grants for roads, bridges and other key infrastructure and services.

23 March**MEETING WITH RADIAL TIMBERS, Yarram**

Along with GM Development John Websdale and GM Natural and Built Environment Chris Hastie, we met with Chris McEvoy, Director of Radial Timber Pty Ltd in Yarram, to discuss their plans for future operations in Yarram.

MEETING WITH MAYOR, DR HARRY BALLIS AND CHANCELLOR PAUL HEMMING, FEDERATION UNIVERSITY

Mayor Crossley and I met with Harry and Paul to discuss the latest Federation University plans for Gippsland and particularly Sale and Central Gippsland. Of particular interest (to us!) was the Port of Sale development site and Federation Training/Federation University's plans for their facilities in Sale. The Mayor and I are meeting Wendy Wood, CEO of Federation Training in the next fortnight and will be in a position to update Councillors after that meeting.

MEETING WITH REPRESENTATIVE OF WEST SALE AIRPORT

Met with Darren Chaffer, representing a number of existing recreational users of the West Sale facility, to discuss progress with the upcoming subdivision and sale of private allotments within the airport precinct.

26 March

MEETING WITH MAYOR AND HARRIET SHING MP

Mayor Crossley and I met with the new Labor Member for Eastern Victoria, Harriet Shing, and discussed:-

- Port of Sale Cultural Hub Project;
- Defence Project AIR5428
- Federation Training, Port of Sale Campus
- Sale Specialist School / Education Precinct
- Macalister Irrigation District
- Expansion of Fulham Correctional Centre

The Briefing was to provide Harriet with a more detailed and up-to-date, understanding of these key projects and to seek her support.

30 March

MEETING WITH REGIONAL DEVELOPMENT VICTORIA EXECUTIVE – PORT OF SALE CULTURAL HUB AND PRECINCT APPLICATION TO THE NATIONAL STRONGER REGIONS FUND

Met with senior representatives of RDV in Melbourne to discuss Council's application for federal funds for the PoSCH project.

ATTENDING PEOPLE'S CHOICE AWARDS, SALE

Attended another very successful awards night with approximately 180 people in attendance at the Criterion Hotel along with Mayor Crossley, Crs Rossetti and Hole, General Manager Development John Websdale and staff officers Leanne Wishart, Frank Norden and Dean Hardisty.

31 March

ATTENDING AIR FORCE WEEK RECEPTION, RAAF BASE EAST SALE

13 APRIL

MEETING WITH ROB WALLACE VICPOLICE, SALE

Rob provided me with a tour of the new Sale Police facility. Councillors will also have an opportunity to view the facility in May.

15-17 APRIL

ATTENDING RURAL COUNCILS' VICTORIA RURAL SUMMIT, HALLS GAP



C2 - REPORT

GENERAL MANAGER CORPORATE SERVICES

ITEM C2.1**ASSEMBLY OF COUNCILLORS**

DIVISION: CORPORATE SERVICES

ACTION OFFICER: GENERAL MANAGER CORPORATE SERVICES

DATE: 21 APRIL 2015

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

OBJECTIVE

To report on all assembly of Councillor records received during the period 25 March 2015 to 14 April 2015.

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

That Council note and receive the attached Assembly of Councillors records received during the period 24 March 2015 to 14 April 2015.

BACKGROUND

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

Below is a summary of all assembly of Councillors records received during the period 25 March 2015 to 14 April 2015.

Assembly of Councillors summary of reports received between 25 March 2015 to 14 April 2015		
Date	Matters considered	Councillors and officers in attendance
7 April 2015	1. Councillors Diary	Councillors Crossley, Rossetti, Cleary, McCubbin, McIvor, Wenger, Hole Gail Hogben, Executive Assistant Sharon Willison, Mayoral & Councillor Support Officer

Assembly of Councillors summary of reports received between 25 March 2015 to 14 April 2015		
Date	Matters considered	Councillors and officers in attendance
7 April 2015	1. Built and Natural Environment Strategic Group Meeting	Councillor Mclvor (arrived 8.53am) John Tatterson, Manager Built Environment Daniel Miller, Acting Manager Healthy Lifestyles Sandra Rech, Coordinator Asset Management Dean Morahan, Manager Assets & Projects
7 April 2015	1. Pre Council Agenda Meeting 2. Latrobe Wharf – Swing Bridge Precinct	Councillors Crossley, Rossetti, Cleary, McCubbin, Mclvor (Item 1 only), Wenger, Hole, Duncan (Item 2 only) David Morcom, Chief Executive Officer Arthur Skipitaris, General Manager Corporate Services Chris Hastie, General Manager Built & Natural Environment John Websdale, General Manager Governance Glenys Butler, General Manager Liveability John Tatterson, Manager Built Environment (Item 2) Frank Norden, Tourism Development Officer (Item 2) David Butler, Coordinator Built Environment Facilities (Item 2)

OPTIONS

Council has the following options:

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

PROPOSAL

That Council note and receive the attached assembly of Councillors records received during the period 24 March 2015 to 14 April 2015.

CONFLICT OF INTEREST

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

LEGISLATIVE IMPACT

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

COUNCIL PLAN IMPACT

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

Strategic Objective

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

Strategy 2.3

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

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

ASSEMBLY OF COUNCILLORS

1. DATE OF MEETING:

07/04/2015

2. ATTENDEES:

Councillors:

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

Officers In Attendance:

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

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

Name	Item No.	Name	Item No.
Gail Hogben	1		
Sharon Willison	1		

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

1. Councillors' Diary Meeting

4. Conflict of Interest disclosures made by Councillors:

Nil

ASSEMBLY OF COUNCILLORS

1. DATE OF MEETING:

07/04/2015

2. ATTENDEES:

Councillors

Name	In attendance (tick)		Name	In attendance (tick)	
	Yes	No		Yes	No
Cr Crossley			Cr McCubbin		
Cr Rossetti			Cr Mclvor (arrived 8.53am)	√	
Cr Cleary			Cr Wenger		
Cr Davine			Cr Hole		
Cr Duncan					

Officers In Attendance

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

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

Name	Item No.	Name	Item No.
John Tatterson, Manager Built Environment	1	Sandra Rech, Coordinator Asset Management	1
Daniel Miller, Acting Manager Healthy Lifestyles	1	Dean Morahan, Manager Assets & Projects	1

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

1. Built and Environment Strategic Group Meeting

4. Conflict of Interest disclosures made by Councillors:

Nil

ASSEMBLY OF COUNCILLORS

1. DATE OF MEETING:

07/04/2105

2. ATTENDEES:

Councillors:

Name	In attendance (tick)		Name	In attendance (tick)	
	Yes	No		Yes	No
Cr Crossley	✓		Cr McCubbin	✓	
Cr Rossetti	✓		Cr Mclvor <i>(Item 1 only)</i>	✓	
Cr Cleary	✓		Cr Wenger	✓	
Cr Davine		✓	Cr Hole	✓	
Cr Duncan <i>(Item 2 only)</i>	✓				

Officers In Attendance:

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

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

Name	Item No.
John Tatterson, Manager Built Environment	2
Frank Norden, Tourism Development Officer	2
David Butler, Coordinator Built Environment Facilities	2

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

1. Pre Council Agenda Meeting
2. Latrobe Wharf – Swing Bridge Precinct

4. Conflict of Interest disclosures made by Councillors:

Nil

ITEM C2.2**DRAFT REVISED COUNCIL PLAN 2013-17**

DIVISION: CORPORATE SERVICES
 ACTION OFFICER: MANAGER PEOPLE AND EXCELLENCE
 DATE: 21 APRIL 2015

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

OBJECTIVE

The objective of this report is for Council to agree in principle to the draft revised Council Plan 2013-17 and to seek public submissions in accordance with Section 223 of the *Local Government Act 1989*.

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

- 1. *In accordance with the requirements of Section 223 of the Local Government Act 1989, Council publicly advertise for submissions on the attached draft revised Council Plan 2013-2017; and***
- 2. *In accordance with Section 223 of the Local Government Act 1989 Council consider any submissions received at a Special Council Meeting to be held on 2 June 2015 at 1pm***

BACKGROUND

In accordance with Section 125 of the *Local Government Act 1989*, every Council must prepare a Council Plan that includes:

- The strategic objectives of Council
- Strategies for achieving the objectives for at least the next four years
- Strategic indicators for monitoring the achievement of the objectives
- A Strategic Resource Plan
- Any other matters as prescribed by regulation

A copy of the draft revised Council Plan 2013-17 is attached for Council's consideration.

OPTIONS

Council has the following options:

1. Seek submissions on the attached draft revised Council Plan 2013-17; or
2. Request further changes to the draft revised Council Plan 2013-17 and consider releasing for public comment at a future meeting of Council.

PROPOSAL

It is proposed that in accordance with the requirements of Section 223 of the *Local Government Act 1989*, Council publicly advertise for submissions on the attached draft revised Council Plan 2013-17, and in accordance with Section 223 of the *Local Government Act 1989* Council consider any submissions received at the Council Meeting to be held on 2 June 2015 at 1pm.

CONFLICT OF INTEREST

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

FINANCIAL IMPACT

The draft revised Council Plan 2013-17 incorporates a summary of budget provisions in its Strategic Resource Plan section.

The strategies incorporated in the draft Council Plan 2013-17 will have varying degrees of financial impact over the short and longer term. Absolute understanding of the draft revised Council Plan 2013-17 will be gained by reading it in conjunction with the Council's Budget, currently being finalised for the 2015/16 financial year.

COMMUNICATION IMPACT

The draft revised Council Plan 2013-17 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

Council may make adjustments to its Council Plan following the seeking of submissions under section 223 of the *Local Government Act 1989*.

The Council will comply with the requirements of the *Local Government Act 1989* by adopting a Council Plan.

COUNCIL POLICY IMPACT

The draft revised Council Plan 2013-17 has been prepared generally in the context of existing Council policies, but may lead to their revision or the development of new policies as a result of implementation of the initiatives contained in it.

RESOURCES AND STAFF IMPACT

The strategies contained within the draft revised Council Plan 2013-17 will generally be implemented within the existing resources of the Council.

The Strategic Resource Plan component of this draft revised Council Plan 2013-17 outlines the financial and staff resources provided for its implementation.

COMMUNITY IMPACT

The attached draft revised Council Plan 2013 -17 has been prepared in light of the Wellington 2030 Vision. It is intended to set out for the community the objectives, initiatives and strategies that the Council considers are needed to implement its Vision on behalf of the community over the next three years.

CONSULTATION IMPACT

In accordance with Section 125(9) of the *Local Government Act 1989*, Council will place the draft revised Council Plan 2013-17 in the public domain for comment. Advertisements will be placed in local newspapers to seek community submissions on the draft revised Council Plan 2013-17 and copies will be available for inspection at all Council Customer Service Centres, libraries and on Council's website.

Council Plan

2013-17



WELLINGTON
SHIRE COUNCIL

The Heart of Gippsland

Agenda - Ordinary Council Meeting 07/21 April 2015



Our Vision

People want to live in Wellington Shire because of its liveability, environment and vibrant economy

Contents

Message from the Mayor	4
About Wellington Shire	5
Delivering our Plan	6
Our Integrated Planning Framework	7
Theme 1 Leadership and Engagement	8
Theme 2 Organisational	10
Theme 3 Natural Environment	12
Theme 4 Infrastructure	14
Theme 5 Land Use Planning	16
Theme 6 Economy	18
Theme 7 Community Wellbeing	20
Resourcing our Plan	22
Financial Performance Indicators	23
Comprehensive Income Statement	25
Balance Sheet	26
Statement of Changes in Equity	27
Statement of Cash Flows	28
Statement of Capital Works	29
Statement of Human Resources	30
Other Information	31



Message from the Mayor

I am pleased to commend to you the Wellington Shire Council 2013-17 Council Plan.

This document identifies key themes and strategies which Council will pursue in conjunction with the community over the next 4 years.

It also provides a robust framework that allows Council to respond quickly and appropriately to external funding and regulatory issues.

Wellington Shire Council is proud of its commitment to community engagement, which guides the way in which we deliver over 100 services to, advocate on behalf of, and provide leadership for, our community.

Our shared long term community vision, Wellington 2030, underpins everything Council does. That vision, prepared with the community, provides the foundations for this, our Council Plan, which identifies how Council will work in partnership with our community over the next 4 years as we work towards our vision for the future.

Cr. Carolyn Crossley
Mayor

Deputy Mayor



Cr. John Duncan



Cr. Peter Cleary



Cr. Emilie Davine



Cr. Malcolm Hole



Cr. Darren McCubbin



Cr. Patrick McIvor



Cr. Scott Rossetti



Cr. Bob Wenger



About Wellington Shire

Wellington Shire lies at the heart of Gippsland and is Victoria's third largest municipality with a total area of approximately 11,000 square kilometres.

Wellington reaches from the rugged beauty of the high country to one of the longest beaches in the world; we have a bounty of unique wilderness, historical attractions and a wide range of recreational and leisure activities available.

More than 40,000 residents live in Wellington Shire, spread across more than thirty diverse and distinct communities, including the larger towns of Sale, Maffra, Heyfield, Rosedale, Stratford and Yarram.

Our economy is diverse, including agriculture, intensive horticulture, oil and gas, forestry and timber, government, defence, education, construction, retail, tourism and professional services.





Delivering our Plan

The following section identifies the 7 key themes which will enable the Council Plan to be delivered.



Our Integrated Planning Framework

In 2008 Wellington Shire Council undertook an extensive community consultation process to identify the long term aspirations of our community.

The process resulted in the development of our long term Community Vision, Wellington 2030.

'Wellington 2030' was used to develop and guide our key themes and strategic objectives for the 2013-17 four year Strategic Plan, our Council Plan.

Each of the seven key themes is supported by a 'Vision' describing Councils aspirations for this area of the Plan as well as Strategic Objectives which identify the outcomes we aim to achieve, whether by delivering services directly, working in partnership or by advocating on behalf of our community.

Strategies, relating to each Strategic Objective, describe how we aim to achieve those Objectives and are themselves supported by Strategic Indicators to enable us to effectively report back to our community on our progress.



Leadership and Engagement

Our Vision

"Wellington residents feel engaged and informed by Council. Council has a reputation for leadership, taking action on the initiatives to realise Wellington 2030. "

Strategic Objective

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

Strategies

1.1 Ensure sound processes are in place to facilitate input into Council deliberations and decision making.

1.2 Maintain sound processes to inform the community about Council business.

1.3 Council Strategies and Plans reflect the aspirations of our diverse communities.

1.4 Relationships with key stakeholders are fostered.

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



Strategic Indicators

- Increased community satisfaction rating for Council's interaction and responsiveness in dealing with the public.¹
- Increased community satisfaction rating with Council's advocacy and community representation on key local issues.¹
- Increased community satisfaction rating with community engagement.¹
- Increased community satisfaction rating with overall performance.¹

Source: ¹ Victorian Local Government Survey (DPCD).

Supporting Council Strategic Plans

- Community Engagement Strategy
- Wellington 2030
- Community Plans



Organisational

Our Vision

"Wellington is recognised as a leader in local government in Victoria and is a competently managed and led organisation which performs to the highest standards.

We strive to meet the needs of our community through clear organisational goals and objectives whilst continuing to attend to our core business in an ethical and financially responsible manner."

Strategic Objective

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

Strategies

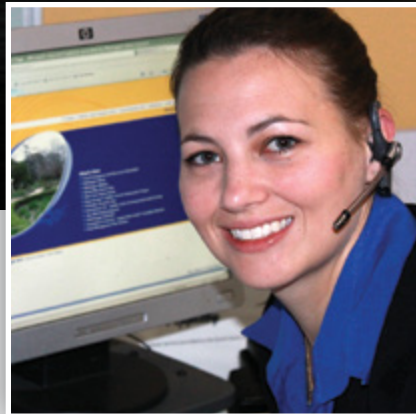
2.1 Value our staff and encourage continuous improvement across all facets of the organisation.

2.2 Maintain processes and systems to ensure sound management.

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

2.4 Ensure effective and accountable risk management and occupational health and safety systems.

2.5 Provide quality customer service to our community.



Strategic Indicators

- Long term Financial Plan produces improvements in Council's annual underlying financial result.¹
- Increased community satisfaction rating with overall performance.²
- Increased staff satisfaction and engagement.³
- External financial audits of Council reflect compliance with legislation.⁴
- Increased percentage of current assets compared with current liabilities.⁵

Supporting Council Strategic Plans

- Annual Budget
- Strategic Resource Plan

Sources: ¹ Annual Financial Statements. ² Victorian Local Government Survey (DPCD).
³ Internal staff engagement survey. ⁴ Auditor General Victoria. ⁵ Local Government Performance Reporting Framework.

3

Natural Environment

Our Vision

"Wellington has clean air and healthy rivers, streams and lakes. The native flora and fauna are plentiful and diverse.

Our public land is protected and well managed. Water supplies are secure and abundant."

Strategic Objective

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

Strategies

3.1 Strive for a sustainable balance between the use of Wellington Shire's natural resources, biodiversity and the need to protect them for future generations.

3.2 Demonstrate leadership in efficient energy use, waste and water management.

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

3.4 Ensure Wellington Shire's natural environment is responsibly managed.

3.5 Increase community resilience and ability to contribute to sustainable living through engagement and education.



Strategic Indicators

- Maintain a high community satisfaction rating for overall performance of waste management.¹
- Environmentally Sustainable Design principles are incorporated in the construction of new facilities and major upgrades.²
- Decreased percentage of Wellington's residential waste to landfill.³
- Decreased CO2 equivalent Council fleet vehicle emissions.⁴
- Decreased CO2 equivalent Council building and facilities emissions.⁵
- Conditions of the WSC landfill licence are met.⁶

Supporting Council Strategic Plans

- Aerodrome Grassland Management Plan
- Built Environment Strategy
- Economic Development and Tourism Plan
- Environmental Sustainability Strategy
- Gippsland Regional Waste Management Plan
- Municipal Fire Management Plan
- Open Space Plan
- Road Management Plan
- Roadside Native Vegetation Management Plan
- Urban Forest Plan

Sources: ¹ Victorian Local Government Survey (DPCD). ² Internal design documents. ³ Volume reports from external contractor. ⁴ Smartfleet annual report. ⁵ Planet Footprint. ⁶ Environment Protection Authority landfill license conditions.

4

Infrastructure

Our Vision

"Wellington has roads, paths and community and recreation facilities that are sustainable, accessible and valued by our community."

Strategic Objective

Assets and infrastructure that meet current and future community needs.

Strategies

- 4.1 Undertake service delivery planning to provide community assets in response to identified needs.
- 4.2 Ensure assets are managed, maintained and renewed to meet service needs.
- 4.3 Manage Council community facilities planning to ensure that outputs are based on identified community needs.



Strategic Indicators

- Increased community satisfaction rating for overall performance in local roads and footpaths.¹
- Asset condition of Wellington Shire Council roads, buildings, footpaths, playgrounds and toilets.²
- Increased annual spend on asset renewal as a percentage of total capital expenditure.³
- Increased overall performance score - Implementation of the Road Management Plan.⁴
- Increased community satisfaction rating with the appearance and cleanliness of public places.¹
- Increased percentage of sealed local roads below the renewal intervention level set by Council.⁵

Sources: ¹ Victorian Local Government Survey (DPCD). ² Asset Inspection Audits. ³ WSC Capital Works Budget. ⁴ Civic Mutual Plus. ⁵ Local Government Performance Reporting Framework.

Supporting Council Strategic Plans

- Access and Inclusion Plan
- Arts and Culture Strategy
- Community Engagement Strategy
- Community Plans
- Municipal Health and Wellbeing Plan
- Domestic Animal Management Plan
- Healthy Lifestyles Strategy
- Municipal Emergency Management Plan
- Municipal Services Strategy
- Physical Activity Strategy
- Walking and Cycling Strategy
- Urban Forest Plan



Land Use Planning

Our Vision

"Wellington's Land Use Policies regulate the use of land in an efficient, effective and ethical way reflecting community values and sustainable development."

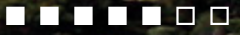
Strategic Objective

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

Strategies

5.1 Ensure Land Use Policies and Plans utilise an integrated approach to guide appropriate land use and development.

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



Strategic Indicators

- Planning applications received.¹
- Total value of municipal development.²
- Increased percentage of planning applications processed within statutory timeframes.¹
- Number and percentage of applications appealed to VCAT.³
- Number and percentage of VCAT appeals that support Council's decision.³
- Increased number of planning application decisions made within 60 days.⁴

Supporting Council Strategic Plans

- Built Environment Strategy
- Community Plans
- Municipal Health and Wellbeing Plan
- Economic Development and Tourism Strategy
- Wellington Coastal Strategy
- Wellington Shire Planning Scheme

Sources: ¹ Internal database. ² DPCD Planning Permit Applications (annual) report. ³ Victorian Civic Administrative Tribunal. ⁴ Local Government Performance Reporting Framework.

6

Economy

Our Vision

"Wellington has a diverse and vibrant economy. Existing industries are supported and strengthened and we actively support new business opportunities. Our economy generates wealth which remains in the region to provide employment for our people."

Strategic Objective

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

Strategies

- 6.1 Support business growth to align with the competitive strengths of the region.
- 6.2 Encourage infrastructure planning and delivery to support economic growth.
- 6.3 Attract new investment, lifestyle growth and visitors by developing and supporting Wellington Shire's regional identity.



Strategic Indicators

- Increased local employment rates.¹
- Increased Wellington Shire visitor rates.²
- Increased Visitor Information Centre visitations.³
- Increased population growth in municipality.⁴
- Increased local business participation in business development activities.⁵
- Number of planned Wellington Shire Council business development activities delivered.⁵

Sources: ¹ Department of Education, Employment and Workplace Relations . ² Tourism Victoria. ³ Visitor Information Centre records. ⁴ Australian Bureau of Statistics. ⁵ Local Government Performance Report Wellington Shire Council Meeting Of 21 April 2015

Supporting Council Strategic Plans

- Boating Facilities Strategy
- Built Environment Strategy
- Community Plans
- Municipal Health and Wellbeing Plan
- Economic Development and Tourism Strategy
- Wellington Shire Planning Scheme

7

Community Wellbeing

Our Vision

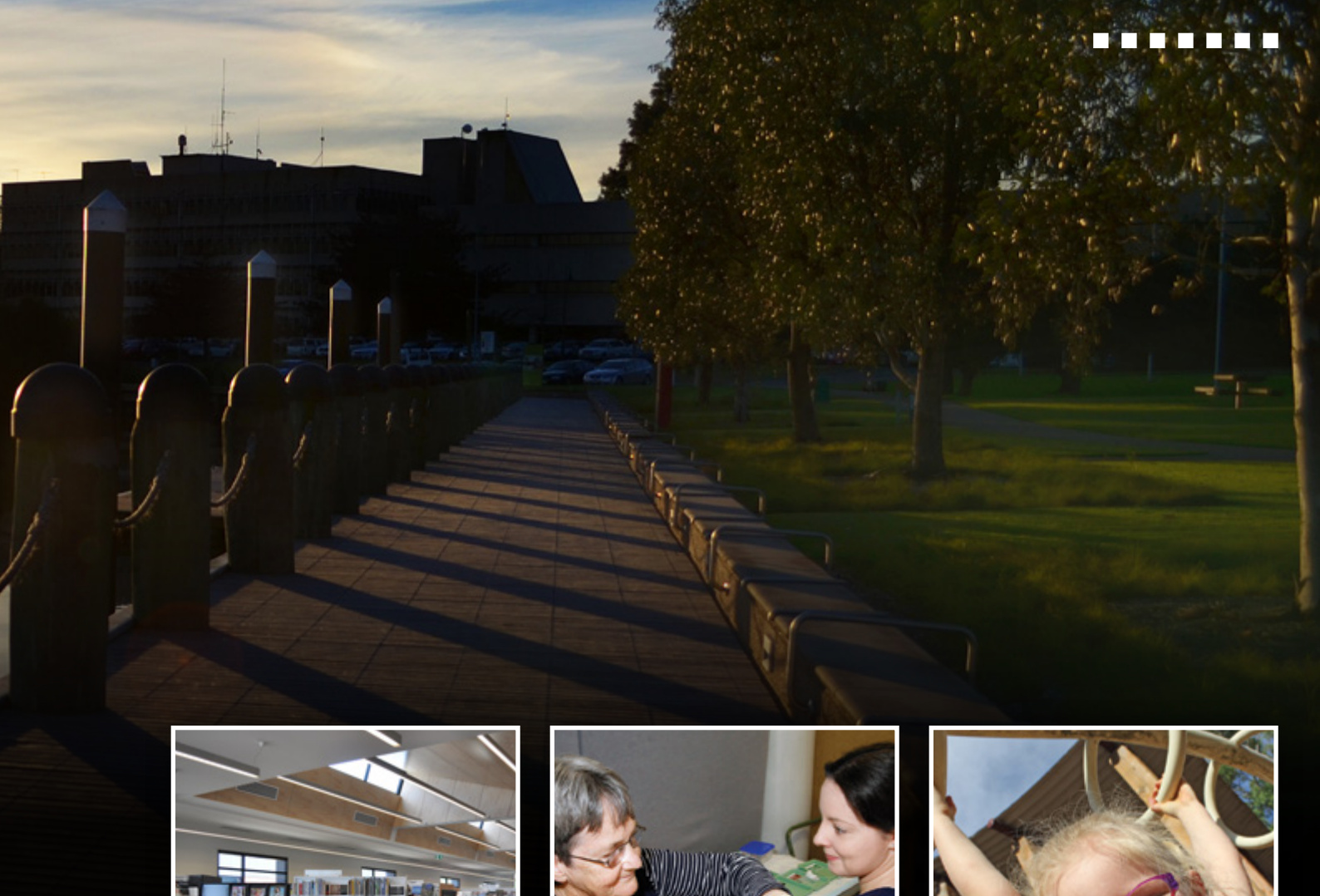
"Wellington is a vibrant community that values partnerships and collaboration in the planning and delivery of health and wellbeing programs, services and activities."

Strategic Objective

Enhanced health and wellbeing for the whole Community.

Strategies

- 7.1 Support access to a range of recreational opportunities for all sectors of the community.
- 7.2 Engage collaboratively with external partners to ensure a best practice approach to all aspects of emergency management.
- 7.3 Ensure services relating to safety, health and wellbeing are highly effective and valued by the community.
- 7.4 Coordinate the development, implementation and review of policies, plans and strategies that identify and implement Council's health and wellbeing priorities.
- 7.5 Support youth leadership and capacity building.
- 7.6 Strengthen relationships with the Aboriginal community through the establishment of strategic partnerships.
- 7.7 Work in partnerships to provide leadership and strategic direction on issues of risk relating to community safety.



Strategic Indicators

- Increased opportunity for people to access footpaths and bikeways, tracks and trails.¹
- Increased community satisfaction rating for overall performance of recreational facilities.²
- Enhanced overall Municipal Emergency Management Planning performance.³
- Support provided to volunteers/ community groups via grants and development opportunities.⁴
- Rates of access and participation in a range of arts and cultural activities.⁵
- Local creative endeavours are supported through grant allocations and other initiatives.⁶
- Increased percentage of community members as active WSC library members.⁷
- Increased number of visits to WSC aquatic facilities per head of municipal population.⁷
- Decreased time taken to action food complaints.⁷

Supporting Council Strategic Plans

- Access and Inclusion Plan
- Arts and Culture Strategy
- Community Engagement Strategy
- Community Plans
- Municipal Health and Wellbeing Plan
- Domestic Animal Management Plan
- Healthy Lifestyles Strategy
- Municipal Emergency Management Plan
- Municipal Services Strategy
- Physical Activity Strategy
- Walking and Cycling Strategy

Sources: ¹ Number of kilometres of increased footpaths and bikeways, tracks and trails. ² Victorian Local Government Survey (DPCD). ³ Municipal Emergency Management Planning annual committee survey. ⁴ Internal Grants and Community Development database. ⁵ Community Indicators Victoria. ⁶ Internal Grants and Community Development database. ⁷ Local Government Performance Reporting Framework.
 Agenda - Ordinary Council Meeting Of 21 April 2015



Resourcing our Plan

The following section contains the financial and other resources required to turn the Council Plan into reality.

Financial Performance Indicators

The following table highlights Council's current and projected performance across a range of key financial performance indicators. These indicators provide a useful analysis of Council's financial position and performance and should be used in the context of the organisation's objectives.

Indicator	Measure	Budget 2015/16	Strategic Resource Plan Projections			+/-
			2016/17	2017/18	2018/19	
Operating position						
	Adjusted underlying surplus (deficit) / Adjusted underlying revenue					
Adjusted underlying result	<i>Permissible range: -20.0% to 20.0%</i>	-0.8%	6.2%	3.7%	2.3%	+
Liquidity						
	Current assets/Current liabilities					
Working Capital	<i>Permissible range: 100.0% to 300.0%</i>	240.1%	255.2%	300.5%	238.3%	-
	Unrestricted cash / Current liabilities					
Unrestricted cash	<i>Permissible range: 0.0% to 200.0%</i>	179.1%	191.5%	233.4%	185.1%	+
Obligations						
	Interest bearing loans and borrowings / Rate revenue					
Loans and borrowings	<i>Permissible range: 0.0% to 50.0%</i>	25.7%	23.5%	22.9%	23.1%	+
	Interest and principal repayments / Rate revenue					
Loans and borrowings	<i>Permissible range: 0.0% to 10.0%</i>	7.5%	4.8%	3.4%	2.7%	+
	Non-current liabilities /Own source revenue					
Indebtedness	<i>Permissible range: 0.0% to 50.0%</i>	20.9%	19.7%	19.9%	15.3%	+
	Asset renewal expenses /Asset Depreciation					
Asset renewal	<i>Permissible range: 50.0% to 100.0%</i>	96.2%	95.6%	94.9%	94.7%	+
Stability						
	Rate revenue / Adjusted underlying revenue					
Rates concentration	<i>Permissible range: 40.0% to 80.0%</i>	66.3%	66.7%	68.7%	67.8%	+
	Rate revenue / Capital improved value of rateable properties in the municipality					
Rates effort	<i>Permissible range: 0.2% to 0.7%</i>	0.6%	0.6%	0.6%	0.6%	o

Financial Performance Indicators

Indicator	Measure	Budget 2015/16	Strategic Resource Plan Projections			+/-
			2016/17	2017/18	2018/19	
Efficiency						
	Total expenses / Number of property assessments					
Expenditure level	<i>Permissible range: \$2,000 to \$4,000</i>	2,344.60	2,254.80	2,333.27	2,449.83	+
	Residential rate revenue / Number of residential property assessments					
Revenue level	<i>Permissible range: \$800 to \$1,800</i>	1,188.01	1,240.23	1,294.32	1,350.75	-
	Number of permanent staff resignations and terminations / Average number of permanent staff for the financial year					
Workforce turnover	<i>Permissible range: 5.0% to 20.0%</i>	12.0%	11.0%	10.0%	10.0%	+

Key to Forecast Trend:

- + Forecast improvement in Council's financial performance/financial position indicator
- o Forecasts that Council's financial performance/financial position indicator will be steady
- Forecast deterioration in Council's financial performance/financial position indicator

Comprehensive Income Statement For the four years ended 30 June 2019

	2016 \$'000	2017 \$'000	2018 \$'000	2019 \$'000
Income				
Rates and charges	51,373	53,353	55,396	57,521
Statutory fees and fines	1,140	1,174	1,208	1,243
User fees	5,870	6,142	6,303	6,496
Grants - operating	13,598	13,372	13,922	14,072
Grants - capital	6,560	7,781	4,849	6,184
Contributions - monetary	964	2,332	2,290	2,152
Contributions - non monetary	-	-	-	-
Net gain/(loss) on disposal of property, infrastructure, plant and equipment	239	225	123	205
Other income	1,297	1,335	1,375	1,416
Total income	81,041	85,714	85,466	89,289
Expenses				
Employee costs	24,249	25,327	26,650	28,099
Materials and services	30,948	26,490	27,508	30,166
Bad and doubtful debts	111	114	117	121
Depreciation and amortisation	22,015	22,453	22,795	22,552
Borrowing costs	731	681	607	619
Other expenses	-	-	-	-
Total expenses	78,054	75,065	77,677	81,557
Surplus/(deficit) for the year	2,987	10,649	7,789	7,732
Other comprehensive income				
Items that will not be reclassified to surplus or deficit in future periods				
Net asset revaluation increment/(decrement)	-	-	-	-
Total comprehensive result	2,987	10,649	7,789	7,732

The Comprehensive Income Statement shows what is expected to happen over the next four years in respect of income, expenses and other gains/losses.

The bottom line shows the movement in Council's financial position during the next four years which is reflected in the movement in net assets/equity in the balance sheet

KEY ASSUMPTIONS

In developing the Strategic Resource Plan rates and charges must be considered as an important source of revenue, accounting for 63.4% (excluding Special Charge Schemes) of the total revenue expected to be received by Council. It is also necessary to balance the importance of rate revenue as a funding source with community sensitivity to increases. In determining the rates and charges increase, Council had to consider the issues of reduced government funding due to the freeze on federal assistance grant payments, and preparing for the impending introduction of rate capping scheduled for 2016/17. Council reviewed services and the ten year capital works program with these parameters in mind.

Income from all rates and charges will increase by 3.75% (excluding supplementary rates) in 2015/16, while increased income from general rates alone will rise by 3.5%. The Waste Infrastructure charge will increase to \$35, while the Garbage charge will increase to \$176. The EPA Levy Charge will also remain at \$14.92 for each property that receives a garbage service. An increase of 2.5% in the general rate in the dollar has been projected in subsequent years.

Fees and Charges will contribute approximately 8.6% of the Council's total revenue in 2015/16 and will increase in line with CPI over the next 4 years, where pricing is controlled by the Council rather than set by legislation.

External Grants over the next four years will range from 22% to 25% of total revenue. These are used to fund both capital and operating expenditure. Capital grants are used to fund capital projects and are based on confirmed funding levels. The Victoria Grants Commission allocation for 2015/16 and 2016/17 has remained at the 2014/15 allocation due to the three year indexation freeze on financial assistance grants. A 3% increase has been applied to 2017/18 and 2018/19 based on the 2014/15 level. Other recurrent operating grants are forecast to increase by between 1% and 3%.

Employee Costs are projected to rise by between 5.0% and 5.5% in accordance with the current Enterprise Bargaining Agreement and allowing for annual movement between banding levels. Staff numbers will generally remain static over the four year period, with minor reductions occurring due to the finalisation of funding for 3.3 EFT positions.

Materials and Services costs are driven by a number of external factors including prevailing economic conditions (such as fuel prices), industry specific issues and CPI. Excluding the impact associated with the completion in 2015/16 of a number of major operating projects, such as the rehabilitation of Longford, Kilmany and Yarram landfill sites and a contribution towards the Princes Highway Cobains Rd Intersection upgrade, these costs are forecast to increase by between 3% and 5% per annum.

Balance Sheet
For the four years ended 30 June 2019

	2016 \$'000	2017 \$'000	2018 \$'000	2019 \$'000
Assets				
Current assets				
Cash and cash equivalents	29,703	29,073	35,197	36,240
Trade and other receivables	4,641	4,587	5,062	5,184
Other assets	261	261	261	261
Total current assets	34,605	33,921	40,520	41,685
Non-current assets				
Trade and other receivables	1,285	2,362	3,578	4,751
Property, infrastructure, plant and equipment	889,488	898,547	899,462	906,546
Intangible assets	1,081	889	668	448
Total non-current assets	891,854	901,798	903,708	911,745
Total assets	926,459	935,719	944,228	953,430
Liabilities				
Current liabilities				
Trade and other payables	5,751	4,951	5,143	5,632
Trust funds and deposits	720	720	720	720
Provisions	6,071	6,340	6,672	7,034
Interest-bearing loans and borrowings	1,871	1,283	950	4,107
Total current liabilities	14,413	13,294	13,485	17,493
Non-current liabilities				
Provisions	1,212	1,025	1,042	1,059
Interest-bearing loans and borrowings	11,325	11,242	11,753	9,198
Total non-current liabilities	12,537	12,267	12,795	10,257
Total liabilities	26,950	25,561	26,280	27,750
Net assets	899,509	910,158	917,948	925,680
Equity				
Accumulated surplus	294,560	306,256	313,730	323,112
Reserves	604,949	603,902	604,218	602,568
Total Equity	899,509	910,158	917,948	925,680

The Balance Sheet provides a snapshot of the Council's expected financial position at the end of each of the next four years. Total equity represents the net worth of Council.

Statement of Changes in Equity For the four years ended 30 June 2019

	Total \$'000	Accumulated Surplus \$'000	Revaluation Reserve \$'000	Other Reserves \$'000
2016				
Balance at beginning of the financial year	896,522	289,280	600,729	6,513
Surplus/(deficit) for the year	2,987	2,987	-	-
Net asset revaluation increment/(decrement)	-	-	-	-
Transfers to other reserves	-	4,067	-	(4,067)
Transfers from other reserves	-	(1,774)	-	1,774
Balance at end of the financial year	899,509	294,560	600,729	4,220
2017				
Balance at beginning of the financial year	899,509	294,560	600,729	4,220
Surplus/(deficit) for the year	10,649	10,649	-	-
Net asset revaluation increment/(decrement)	-	-	-	-
Transfers to other reserves	-	2,994	-	(2,994)
Transfers from other reserves	-	(1,947)	-	1,947
Balance at end of the financial year	910,158	306,256	600,729	3,173
2018				
Balance at beginning of the financial year	910,158	306,256	600,729	3,173
Surplus/(deficit) for the year	7,790	7,790	-	-
Net asset revaluation increment/(decrement)	-	-	-	-
Transfers to other reserves	-	1,663	-	(1,663)
Transfers from other reserves	-	(1,979)	-	1,979
Balance at end of the financial year	917,948	313,730	600,729	3,489
2019				
Balance at beginning of the financial year	917,948	313,730	600,729	3,489
Surplus/(deficit) for the year	7,732	7,732	-	-
Net asset revaluation increment/(decrement)	-	-	-	-
Transfers to other reserves	-	3,702	-	(3,702)
Transfers from other reserves	-	(2,052)	-	2,052
Balance at end of the financial year	925,680	323,112	600,729	1,839

Statement of Cash Flows For the four years ended 30 June 2019

	2016 Inflows/ (Outflows) \$'000	2017 Inflows/ (Outflows) \$'000	2018 Inflows/ (Outflows) \$'000	2019 Inflows/ (Outflows) \$'000
Cash flows from operating activities				
Rates and charges	51,131	53,119	55,155	57,270
Statutory fees and fines	1,140	1,174	1,208	1,243
User fees	5,820	6,174	6,247	6,401
Grants - operating	14,620	13,578	13,716	14,278
Grants - capital	6,741	7,781	4,849	6,184
Contributions - monetary	944	1,190	985	876
Interest received	1,000	1,030	1,061	1,093
Other receipts	297	305	314	323
Employee costs	(23,905)	(25,038)	(26,295)	(27,710)
Materials and services	(30,485)	(27,297)	(27,322)	(29,687)
Other payments	(1,111)	(200)	-	-
Net cash provided by/(used in) operating activities	26,192	31,816	29,918	30,271
Cash flows from investing activities				
Payments for property, infrastructure, plant and equipment	(30,925)	(32,152)	(24,106)	(30,260)
Proceeds from sale of property, infrastructure, plant and equipment	1,121	1,058	741	1,049
Net cash provided by/(used in) investing activities	(29,804)	(31,094)	(23,365)	(29,211)
Cash flows from financing activities				
Finance costs	(731)	(681)	(607)	(619)
Proceeds from borrowings	3,195	1,200	1,461	1,552
Repayment of borrowings	(3,126)	(1,871)	(1,283)	(950)
Net cash provided by/(used in) financing activities	(662)	(1,352)	(429)	(17)
Net increase (decrease) in cash and cash equivalents	(4,274)	(630)	6,124	1,043
Cash and cash equivalents at the beginning of the financial year	33,977	29,703	29,073	35,197
Cash and cash equivalents at the end of the financial year	29,703	29,073	35,197	36,240

The Cash Flow Statement shows the expected movement in cash over the next four years

The net cash flows from operating activities shows the expected cash available after providing services to the community. These funds along with net cash provided by financing activities are used to fund ongoing capital requirements

Statement of Capital Works For the four years ended 30 June 2019

	2016 \$'000	2017 \$'000	2018 \$'000	2019 \$'000
Property				
Land	-	235	-	-
Land improvements	60	1,230	0	75
Buildings	9,686	6,812	4,571	9,970
Total property	9,746	8,277	4,571	10,045
Plant and equipment				
Plant, machinery and equipment	2,639	2,728	2,119	2,599
Fixtures, fittings and furniture	184	69	58	75
Computers and telecommunications	118	6	-	-
Library books	229	238	247	256
Total plant and equipment	3,171	3,041	2,424	2,930
Infrastructure				
Roads	9,055	12,834	11,701	11,515
Bridges	2,725	1,560	427	624
Footpaths and cycle ways	937	1,346	1,005	1,044
Drainage	305	210	985	1,450
Waste management	670	230	300	-
Parks, open space and streetscapes	3,550	4,474	2,513	2,552
Total infrastructure	17,242	20,654	16,931	17,185
Intangibles	766	180	180	100
Total capital works expenditure	30,925	32,152	24,106	30,260
Represented by:				
New asset expenditure	225	-	-	-
Asset renewal expenditure	20,740	20,403	17,157	18,809
Asset expansion expenditure	470	1,157	1,081	982
Asset upgrade expenditure	9,490	10,592	5,867	10,469
Total capital works expenditure	30,925	32,152	24,106	30,260

The Statement of Capital Works shows the expected expenditure on capital works over the next four years

Capital Works Strategies

The capital works program over the four year period (as part of the ten year capital works program) will continue to be refined to ensure alignment with Asset Management Plan objectives and strategies. All projects are evaluated on a case by case basis, taking into account public safety, community need, legislative requirements and availability of funding, both internal and external. Essential to Council achieving its Asset Management Plan objectives over the next four years is the continuation of the Roads to Recovery funding initiative of \$12.79 million.

Borrowing Strategies

Council has revised its Long Term Financial Plan, taking into consideration the need to plan carefully for funding the renewal of infrastructure assets, and remain a financially sustainable organisation.

New borrowings have been forecast for all years from 2015/16 to 2018/19, to fund major capital works such as the construction of the Sale Livestock Exchange and future residential street and drainage schemes. At the end of the four year financial period, total debt is forecast to be \$13.31 million - well within the relevant Local Government Reporting Framework indicators.

Statement of Human Resources
For the four years ended 30 June 2019

	2016	2017	2018	2019
	\$'000	\$'000	\$'000	\$'000
Staff expenditure				
Employee costs - Operating	24,249	25,327	26,650	28,099
Employee costs - Capital	93	93	-	-
Total staff expenditure	24,342	25,420	26,650	28,099
	FTE	FTE	FTE	FTE
Staff numbers				
Employees	282.9	281.3	279.6	279.6
Total staff numbers	282.9	281.3	279.6	279.6

**Other Information
For the four years ended 30 June 2019**

1. Summary of planned capital works expenditure

2016	Asset Expenditure Types				Total \$'000	Total \$'000	Grants \$'000	Contributions \$'000	Council Cash \$'000	Borrowings \$'000
	New \$'000	Renewal \$'000	Expansion \$'000	Upgrade \$'000						
Property										
Land	-	-	-	-	-	-	-	-	-	-
Land improvements	60	60	-	-	60	-	-	-	-	-
Total land	60	60	-	-	60	-	-	-	-	-
Buildings	9,686	3,209	30	6,446	9,686	1,680	508	6,328	1,170	
Total buildings	9,686	3,209	30	6,446	9,686	1,680	508	6,328	1,170	
Total property	9,746	3,269	30	6,446	9,686	1,680	508	6,328	1,170	
Plant and equipment										
Plant, machinery and equipment	2,639	2,639	-	0	2,639	15	-	2,624	-	-
Fixtures, fittings and furniture	184	128	28	29	178	10	-	168	-	-
Computers and telecommunications	118	56	-	62	118	-	-	118	-	-
Library books	229	218	-	11	235	-	-	235	-	-
Total plant and equipment	3,171	3,040	28	102	3,171	25	-	3,145	-	-
Infrastructure										
Roads	9,055	7,924	36	1,095	9,055	2,400	300	6,355	-	-
Bridges	2,725	2,662	-	63	2,725	2,185	-	540	-	-
Footpaths and cycle ways	937	590	62	285	937	-	-	937	-	-
Drainage	305	155	150	-	305	-	-	305	-	-
Waste management	670	302	-	369	670	84	-	586	-	-
Parks, open space and streetscapes	3,550	2,708	140	478	3,550	186	-	3,364	-	-
Total infrastructure	17,242	14,340	388	2,290	17,242	4,855	300	12,087	-	-
Intangibles	766	91	23	652	766	-	-	766	-	-
Total capital works expenditure	30,925	20,740	470	9,490	30,865	6,560	808	22,327	1,170	

	Asset Expenditure Types				Funding Sources					
	Total \$'000	New \$'000	Renewal \$'000	Expansion \$'000	Upgrade \$'000	Total \$'000	Grants \$'000	Contributions \$'000	Council Cash \$'000	Borrowings \$'000
2017										
Property										
Land	235	-	-	150	85	235	-	-	235	-
Land improvements	1,230	-	1,230	-	-	1,230	-	-	1,230	-
Total land	1,465	-	1,230	150	85	1,465	-	-	1,465	-
Buildings	6,812	-	2,259	55	4,498	6,812	1,600	250	4,962	-
Total buildings	6,812	-	2,259	55	4,498	6,812	1,600	250	4,962	-
Total property	8,277	-	3,489	205	4,583	8,277	1,600	250	6,427	-
Plant and equipment										
Plant, machinery and equipment	2,728	-	2,728	-	-	2,728	0	-	2,728	-
Fixtures, fittings and furniture	69	-	17	35	17	69	10	-	59	-
Computers and telecommunications	6	-	-	-	6	6	0	-	6	-
Library books	238	-	226	-	12	238	0	-	238	-
Total plant and equipment	3,041	-	2,971	35	35	3,041	10	-	3,031	-
Infrastructure										
Roads	12,834	-	9,798	38	2,999	12,834	3,300	1,890	7,644	-
Bridges	1,560	-	1,494	-	66	1,560	1,325	75	160	-
Footpaths and cycle ways	1,346	-	612	439	295	1,346	250	0	1,096	-
Drainage	210	-	210	-	-	210	0	0	210	-
Waste management	230	-	15	200	15	230	0	0	230	-
Parks, open space and streetscapes	4,474	-	1,734	240	2,500	4,474	1,296	40	3,138	-
Total infrastructure	20,654	-	13,863	917	5,875	20,654	6,171	2,005	12,478	-
Intangibles	180	-	80	-	100	180	-	-	180	-
Total capital works expenditure	32,152	-	20,403	1,157	10,592	32,152	7,781	2,255	22,116	-

2018	Asset Expenditure Types					Funding Sources				
	Total \$'000	New \$'000	Renewal \$'000	Expansion \$'000	Upgrade \$'000	Total \$'000	Grants \$'000	Contributions \$'000	Council Cash \$'000	Borrowings \$'000
Property										
Land	-	-	-	-	-	-	-	-	-	-
Land improvements	-	-	-	-	-	-	-	-	-	-
Total land	-	-	-	-	-	-	-	-	-	-
Buildings	4,571	-	3,246	604	721	4,571	2,104	250	2,217	-
Total buildings	4,571	-	3,246	604	721	4,571	2,104	250	2,217	-
Total property	4,571	-	3,246	604	721	4,571	2,104	250	2,217	-
Plant and equipment										
Plant, machinery and equipment	2,119	-	2,119	-	-	2,119	15	-	2,103	-
Fixtures, fittings and furniture	58	-	18	22	18	58	10	-	48	-
Computers and telecommunications	0	-	-	-	-	-	-	-	-	-
Library books	247	-	235	-	12	247	-	-	247	-
Total plant and equipment	2,424	-	2,371	22	30	2,424	25	-	2,398	-
Infrastructure										
Roads	11,701	-	9,090	39	2,572	11,701	1,960	1,660	8,081	-
Bridges	427	-	358	-	69	427	260	-	167	-
Footpaths and cycle ways	1,005	-	634	66	305	1,005	-	-	1,005	-
Drainage	985	-	265	-	720	985	-	288	697	-
Waste management	300	-	0	300	0	300	-	-	300	-
Parks, open space and streetscapes	2,513	-	1,113	50	1,350	2,513	500	-	2,013	-
Total infrastructure	16,931	-	11,460	455	5,016	16,931	2,720	1,948	12,263	-
Intangibles	180	-	80	-	100	180	-	-	180	-
Total capital works expenditure	24,106	-	17,157	1,081	5,867	24,106	4,849	2,198	17,058	-

	Asset Expenditure Types					Funding Sources				
	Total \$'000	New \$'000	Renewal \$'000	Expansion \$'000	Upgrade \$'000	Total \$'000	Grants \$'000	Contributions \$'000	Council Cash \$'000	Borrowings \$'000
2019										
Property										
Land	-	-	-	-	-	-	-	-	-	-
Land improvements	75	-	75	-	-	75	-	-	75	-
Total land	75	-	75	-	-	75	-	-	75	-
Buildings	9,970	-	3,540	626	5,805	9,970	3,251	-	6,719	-
Total buildings	9,970	-	3,540	626	5,805	9,970	3,251	-	6,719	-
Total property	10,045	-	3,615	626	5,805	10,045	3,251	-	6,794	-
Plant and equipment										
Plant, machinery and equipment	2,599	-	2,599	-	-	2,599	-	-	2,599	-
Fixtures, fittings and furniture	75	-	19	37	19	75	10	-	65	-
Computers and telecommunications	0	-	-	-	-	-	-	-	-	-
Library books	256	-	243	-	13	256	0	-	256	-
Total plant and equipment	2,930	-	2,861	37	32	2,930	10	-	2,920	-
Infrastructure										
Roads	11,515	-	8,841	41	2,634	11,515	1,973	1,723	7,820	-
Bridges	624	-	552	-	72	624	450	-	174	-
Footpaths and cycle ways	1,044	-	659	68	318	1,044	-	-	1,044	-
Drainage	1,450	-	1,120	-	330	1,450	-	297	1,153	-
Waste management	-	-	-	-	-	-	-	-	-	-
Parks, open space and streetscapes	2,552	-	1,162	210	1,180	2,552	500	50	2,002	-
Total infrastructure	17,185	-	12,334	319	4,533	17,185	2,923	2,070	12,193	-
Intangibles	100	-	-	-	100	100	-	-	100	-
Total capital works expenditure	30,260	-	18,809	982	10,469	30,260	6,184	2,070	22,007	-

Other Information
For the four years ended 30 June 2019

2. Summary of planned human resources expenditure

	2016	2017	2018	2019
	\$'000	\$'000	\$'000	\$'000
Built and Natural Environment				
Permanent - Full time	9,031	9,433	9,926	10,465
Permanent - Part time	172	180	190	200
Total Built and Natural Environment	<u>9,204</u>	<u>9,613</u>	<u>10,115</u>	<u>10,665</u>
Chief Executive Officer				
Permanent - Full time	716	748	787	830
Permanent - Part time	-	-	-	-
Total Chief Executive Officer	<u>716</u>	<u>748</u>	<u>787</u>	<u>830</u>
Development				
Permanent - Full time	3,564	3,722	3,917	4,129
Permanent - Part time	748	782	822	867
Total Development	<u>4,312</u>	<u>4,504</u>	<u>4,739</u>	<u>4,997</u>
Corporate Services				
Permanent - Full time	3,100	3,238	3,407	3,592
Permanent - Part time	255	266	280	295
Total Governance	<u>3,355</u>	<u>3,504</u>	<u>3,687</u>	<u>3,887</u>
Community and Culture				
Permanent - Full time	3,394	3,545	3,730	3,933
Permanent - Part time	1,508	1,575	1,657	1,747
Total Community and Culture	<u>4,902</u>	<u>5,120</u>	<u>5,387</u>	<u>5,680</u>
Total Casuals and other expenditure	1,760	1,839	1,935	2,040
Total staff expenditure	<u>24,249</u>	<u>25,327</u>	<u>26,650</u>	<u>28,099</u>
	FTE	FTE	FTE	FTE
Built and Natural Environment				
Permanent - Full time	114.0	114.0	113.0	113.0
Permanent - Part time	1.1	1.1	1.1	1.1
Total Built and Natural Environment	<u>115.1</u>	<u>115.1</u>	<u>114.1</u>	<u>114.1</u>
Chief Executive Officer				
Permanent - Full time	6.0	6.0	6.0	6.0
Permanent - Part time	0.0	0.0	0.0	0.0
Total Chief Executive Officer	<u>6.0</u>	<u>6.0</u>	<u>6.0</u>	<u>6.0</u>
Development				
Permanent - Full time	37.0	37.0	37.0	37.0
Permanent - Part time	10.4	10.4	9.7	9.7
Total Development	<u>47.4</u>	<u>47.4</u>	<u>46.7</u>	<u>46.7</u>
Governance				
Permanent - Full time	34.0	34.0	34.0	34.0
Permanent - Part time	3.4	3.4	3.4	3.4
Total Governance	<u>37.4</u>	<u>37.4</u>	<u>37.4</u>	<u>37.4</u>
Community and Culture				
Permanent - Full time	39.0	38.0	38.0	38.0
Permanent - Part time	22.6	22.0	22.0	22.0
Total Community and Culture	<u>61.6</u>	<u>60.0</u>	<u>60.0</u>	<u>60.0</u>
Total Casuals	<u>15.5</u>	<u>15.5</u>	<u>15.5</u>	<u>15.5</u>
Total staff numbers	<u>282.9</u>	<u>281.3</u>	<u>279.6</u>	<u>279.6</u>



WELLINGTON
SHIRE COUNCIL
The Heart of Gippsland

Port of Sale Civic Centre

70 Foster Street (PO Box 506)
Sale Victoria 3850
Tel 1300 366 244 Fax 03 5142 3499

Yarram Service Centre

156 Grant Street, Yarram Victoria 3971
Tel 03 5182 5100

Web www.wellington.vic.gov.au

Email enquiries@wellington.vic.gov.au

ITEM C2.3**2015/16 DRAFT BUDGET, PROPOSED RATES AND FEES AND CHARGES**

DIVISION: CORPORATE SERVICES

ACTION OFFICER: MANAGER FINANCE

DATE: 21 APRIL 2015

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

OBJECTIVES

For Council to resolve to advertise the 2015/16 Draft Budget and seek public submissions in accordance with Section 223 of the *Local Government Act 1989*.

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

That:

1. ***Council advertise its 2015/16 Draft Budget (as attached) in accordance with Section 129 of the Local Government Act 1989; and***
2. ***Council consider submissions on the 2015/16 Draft Budget at a Council Meeting on Tuesday 2 June 2015 at 1pm; and***
3. ***Council meet on Tuesday 16 June 2015 at 6pm to consider the formal adoption of the 2015/16 Budget; and***
4. ***Council makes the following declarations regarding rates and charges for the period commencing on 1 July 2015 and concluding on 30 June 2016:***
 - A) ***Pursuant to the provisions of Sections 158, 161 and 162 of the Local Government Act 1989, the Wellington Shire Council hereby resolves to declare that the amount it intends to raise by rates and annual service charges is \$51,372,398:***

<i>General Rate:</i>	<i>\$46,498,055</i>
<i>Cultural & Recreational Land rates</i>	<i>\$ 73,849</i>
<i>Supplementary Rates</i>	<i>\$ 200,000</i>
<i>Garbage Charge:</i>	<i>\$ 3,257,760</i>
<i>Waste Infrastructure Charge:</i>	<i>\$ 1,059,065</i>
<i>EPA Levy Charge:</i>	<i>\$ 276,169</i>
<i>Boisdale Common Effluent System Charge</i>	<i>\$ 7,500</i>

- B) (1) It be further declared that, subject to paragraph 4 of this Part, the general rate be raised through the application of differential rates.**
- (2) A rate in the dollar of 0.005362 be specified as the general rate.**
- (3) It be confirmed that the general rate for all rateable land within the municipal district be determined so that the amount payable be the Capital Improved Value multiplied by the rate in the dollar of 0.005362.**
- (4) a) It be recorded that Council considers that a differential rate will contribute to the equitable and efficient carrying out of Council functions.**
- b) A differential rate be declared for that rateable land having the characteristics specified below, which characteristics will form the criteria for the differential rate so declared:**
- (i) Farm Land:**
Within the meaning of Section 2 of the Valuation of Land Act 1960 as amended
“Farm land” means any rateable land –
- that is not less than 2 hectares in area; and
- that is used primarily for grazing (including agistment), dairying, pig-farming, poultry-farming, fish-farming, tree-farming, bee-keeping, viticulture, horticulture, fruit-growing or the growing of crops of any kind or for any combination of those activities; and
- that is used by a business –
- that has a significant and substantial commercial purpose or character; and**
 - that seeks to make a profit on a continuous or repetitive basis from its activities on the land; and**
 - that is making a profit from its activities on the land, or that has a reasonable prospect of making a profit from its activities on the land if it continues to operate in the way that it is operating; and**
 - where the ratepayer is a Primary Producer as evidenced by a current ATO assessment**
- c) The differential rate be determined by multiplying the Capital Improved Value of the rateable Farm Land as described in paragraph b) by the rate in the dollar of 0.004290.**

D) Waste Infrastructure Charge:

C) Garbage Charge:

- (1) An annual service charge of \$176.00 be declared for the collection and disposal of garbage in respect of Residential premises to which the service is available – whether or not the owner or occupier of any such premises avails themselves of the service.**
- (2) An annual service charge of \$193.60 (includes GST) be declared for the collection and disposal of garbage in respect of Commercial premises to which the service is available.**
- (1) An annual service charge be declared for the development of Landfills, Recycling facilities, Transfer Stations and the rehabilitation of Landfill sites, and provision of facilities for ongoing monitoring of landfills, to ensure that Council is able to continue to provide a waste disposal service.**
- (2) The charge be \$35.00 for each property in respect of which a municipal charge may be levied. This charge will not apply to properties identified as being within the Ninety Mile Beach Restructure Plan Stages 7 – 22, with the exception of those properties with an existing dwelling, where the charge will still apply.**

E) EPA Levy Charge:

- (1) An annual service charge of \$14.92 be declared to cover the costs levied by the Environment Protection Authority on the operation of landfills, not otherwise recouped.**

The charge be levied on each property to which a Garbage Charge is applied, at the rate of one EPA Levy Charge for each Garbage Charge.

F) Boisdale Common Effluent System Charge:

- (1) An annual service charge of \$288.00 be declared for wastewater availability in respect of Residential premises in the township of Boisdale, to contribute towards the costs of operation and management of the Boisdale Common Effluent System (the System).**
- (2) An annual service charge of \$316.80 (includes GST) be declared for wastewater availability in respect of Commercial premises in the township of Boisdale, to contribute towards the costs of operation and management of the System.**
- (3) The charge be levied on each property which is connected to the System, at the rate of one charge per tenement connected.**

G) Cultural and Recreational Land:

- (1) *The following amounts (excluding service charges) be declared as payable in accordance with Section 4 of the Cultural and Recreational Lands Act 1963, having regard to the services provided by the Council in relation to such lands and the benefit to the community derived from this recreational land:*

ORGANISATION	LOCATION	AMOUNT
<i>Gippsland Woodcraft Group Inc</i>	<i>843 Maffra-Rosedale Rd, Nambrok</i>	<i>NIL</i>
<i>Glenmaggie & District Boat Club</i>	<i>Licola Rd, Glenmaggie</i>	<i>NIL</i>
<i>Heyfield Bowling Club Inc</i>	<i>George St, Heyfield</i>	<i>\$1,115.29</i>
<i>Heyfield Golf Club Inc</i>	<i>91 Golf Course Rd, Heyfield</i>	<i>\$1,337.82</i>
<i>Lake Wellington Yacht Club Inc</i>	<i>725 Marlay Point Rd, Clydebank</i>	<i>NIL</i>
<i>Maffra Bowling Club Inc</i>	<i>Princess St, Maffra</i>	<i>\$892.77</i>
<i>Maffra Golf Club</i>	<i>Fulton Rd, Maffra</i>	<i>\$4,025.52</i>
<i>Maffra Sale Motorcycle Club</i>	<i>54 Tatterson Lane, Newry</i>	<i>\$522.79</i>
<i>Maffra Sale Motorcycle Club</i>	<i>Morison St, Maffra</i>	<i>\$498.67</i>
<i>Maffra Squash & Racquetball Club Inc</i>	<i>Little Johnson St, Maffra</i>	<i>NIL</i>
<i>Para Park Co-operative Game Reserve</i>	<i>Sunday Island, Port Albert</i>	<i>\$5,986.67</i>
<i>Port Albert Water Sports & Safety Centre</i>	<i>31-37 Bay St, Port Albert</i>	<i>NIL</i>
<i>Rockley Tennis Club</i>	<i>Dawson St, Sale</i>	<i>NIL</i>
<i>Sale & District Aero Modellers Club Inc</i>	<i>Back Maffra Rd, Sale</i>	<i>\$69.71</i>
<i>Sale Agricultural Society – Showgrounds</i>	<i>Dawson St, Sale</i>	<i>\$2,622.02</i>
<i>Sale Agricultural Society – Sale Greyhound Club</i>	<i>Maffra-Sale Rd, Sale</i>	<i>\$9,785.65</i>
<i>Sale Agricultural Society – Sale Bridge Club</i>	<i>Maffra-Sale Rd, Sale</i>	<i>\$127.35</i>
<i>Sale Angling & Sportsfishing Club</i>	<i>5 David St, Manns Beach</i>	<i>\$231.91</i>
<i>Sale Angling & Sportsfishing Club</i>	<i>Punt Lane, Sale</i>	<i>\$170.24</i>
<i>Sale Community Bowls Club Ltd</i>	<i>Foster St, Sale</i>	<i>\$6,702.50</i>
<i>Sale City Football Netball Club Inc</i>	<i>Guthridge Pde, Sale</i>	<i>\$412.87</i>
<i>Sale United Football Club Inc</i>	<i>313-321 Raglan St, Sale</i>	<i>\$502.69</i>
<i>Sale Croquet Club</i>	<i>Guthridge Pde, Sale</i>	<i>NIL</i>
<i>Sale Field & Game Association</i>	<i>Chessum Rd, Longford</i>	<i>\$225.20</i>
<i>Sale Golf Club</i>	<i>2631 Rosedale-Longford Rd, Longford</i>	<i>\$7,484.01</i>
<i>Sale-Maffra Badminton Association Inc.</i>	<i>59 Gibsons Rd, Sale</i>	<i>\$2,000.03</i>
<i>Sale Small Bore Rifle Club</i>	<i>86 Stephenson St, Sale</i>	<i>NIL</i>
<i>Sale Tennis Club</i>	<i>51 Guthridge Pde, Sale</i>	<i>\$766.77</i>
<i>Sale Turf Club</i>	<i>Maffra-Sale Rd, Sale</i>	<i>\$1,222.54</i>
<i>Sale Turf Club</i>	<i>1227 Maffra-Sale Rd, Sale</i>	<i>\$13,182.48</i>
<i>Sporting Legends Club Inc</i>	<i>316 Montgomery Rd, Bundalaguah</i>	<i>NIL</i>
<i>Stratford Angling Club Inc</i>	<i>Hollands Landing Rd, Hollands Landing</i>	<i>NIL</i>
<i>Stratford Bowls Club</i>	<i>18-22 Dawson St, Stratford</i>	<i>\$922.26</i>
<i>Wurruk Bowls Club Inc</i>	<i>Hunt Place, Wurruk</i>	<i>\$585.80</i>
<i>The Yarram Country Club Inc</i>	<i>332-338 Commercial Rd, Yarram</i>	<i>\$8,943.82</i>
<i>Yarram Golf Club</i>	<i>42 Golf Links Rd, Yarram</i>	<i>\$2,412.90</i>
<i>Yarram Motorcycle Club</i>	<i>96 Morris Rd, Yarram</i>	<i>\$1,099.21</i>
TOTAL		\$73,849.49

H) Pursuant to the provisions of Section 169 of the Local Government Act 1989, Council resolves to declare a Rates Rebate on land with a Deed of Covenant for conservation purposes.

(1) Council considers that this rebate will ensure that the biodiversity values of the land will be protected for the benefit of the broader community.

(2) The rebate will apply only to the land that is affected by a covenant as described in the covenant document.

(3) The rebate will be applied at \$5 per hectare, with a minimum rebate of \$100 and a maximum equal to the annual general rate on the property for that portion of land.

Conditions apply as per Council's Policy No. 4.1.12 – Rates Rebate on land with a Deed of Covenant for Conservation Purposes.

BACKGROUND

Council has developed the 2015/16 Draft Budget, for the financial year commencing 1 July 2015 and ending 30 June 2016. Council undertook several workshops in early 2015 as part of the budget development, which reviewed proposed capital projects, operational costs, service levels, fees and changes as well as Council's rating strategy.

The proposed 2015/16 Budget reflects a 3.5% increase in the rate in the dollar for general rates, and an overall increase in income from all rates and charges (excluding supplementary rates) of only 3.75%.

The increasing cost of compliance with Environment Protection Authority (EPA) requirements in the provision of waste infrastructure (landfills and transfer stations) has resulted in the need to increase the Waste Infrastructure Charge from \$32 to \$35, in order to be able to fund future capital works. In addition, the Garbage Charge will increase to \$176.00, with the associated EPA Levy Charge to remain unchanged at \$14.92.

This proposed increase in rates and charges takes into account the current economic climate and its impact on ratepayers, while recognising the need to continue providing an acceptable level of service to the community.

Fees and charges set by Council have also been reviewed and increases proposed where appropriate.

The next step in the process is for Council to formally advertise the 2015/16 Draft Budget and to receive submissions regarding same so that Council is in a position to consider the adoption of the proposed budget at the 16 June 2015 Council Meeting.

The full range of issues considered within the budget is detailed in the attached document, which is based on the best practice guide for reporting local government budgets in Victoria. This document represents the core component of an annual budget report and recognises that there are different levels of interest in the budget by various stakeholders. This different level of interest is considered by structure within the document, beginning with an overview (sections 1-3), moving to analysis of the key issues embodied in the budget (sections 4-7) and linking the budget to the long-term strategies of Council (sections 8-11). The budget document also includes appendices setting out

greater levels of detail on important matters directly related to the budget and setting out statutory disclosures required by the *Local Government Act 1989*.

OPTIONS

Council has the following options:

1. To advertise the 2015/16 Draft Budget seeking submissions from the public; or
2. To seek further information and present the 2015/16 Draft Budget to Council for consideration at a later Council meeting, taking into account that legislation requires that Council must adopt the budget no later than 30 June 2015.

PROPOSAL

That:

1. Council advertise its 2015/16 Draft Budget (as attached) in accordance with Section 129 of the *Local Government Act 1989*; and
2. Council consider submissions on the 2015/16 Draft Budget at a Council Meeting on Tuesday 2 June 2015 at 1pm; and
3. Council meet on Tuesday 16 June 2015 at 6pm to consider the formal adoption of the 2015/16 Budget; and
4. Council make declarations regarding rates and charges for the period commencing on 1 July 2015 and concluding on 30 June 2016.

CONFLICT OF INTEREST

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

FINANCIAL IMPACT

The estimated amount to be raised by general rates and the proposed rate in the dollar is reflected in the table below:

Type of Property	Proposed Rate in the dollar	Total Income
General residential	0.005362	\$29,201,820
Commercial/Industrial	0.005362	\$7,940,763
Farm	0.004290	\$9,355,472
Cultural and Recreational Land		\$73,849
Supplementary Rates		\$200,000
Total		\$46,771,904

The estimated amount to be raised through service charges and the proposed charge per property is as follows:

Type of Charge	Per rateable property	Total Income
Kerbside collection (Garbage)	\$176.00	\$3,257,760
Waste Infrastructure Charge	\$35.00	\$1,059,065
EPA Levy Charge	\$14.92	\$ 276,169

Boisdale Common Effluent System Charge	\$288.00	\$7,500
Total		\$4,600,494

All rates are levied on Capital Improved Values, which were revalued at 1 January 2014 and were effective from 1 July 2014.

Council also proposes a rate rebate on land with a Deed of Covenant for conservation purposes, which will amount to approximately \$11,000.

COMMUNICATION IMPACT

All individuals or organisations making submissions in response to the 2015/16 Draft Budget will have an opportunity to present to Council on Tuesday 2 June 2015, and will be advised in writing of the outcome once Council has considered their submission.

LEGISLATIVE IMPACT

As soon as practicable after a Council has prepared a proposed budget, the Council must give public notice in accordance with Section 129 of the *Local Government Act 1989*. Section 223 of the *Local Government Act 1989* requires Council to provide a 28 day submission period.

COUNCIL PLAN IMPACT

The revised Council Plan 2013-17 includes in our Governance (Organisational) vision that:

“Wellington is recognised as a leader in local government in Victoria and is a competently managed and led organisation which performs to the highest standards. We strive to meet the needs of our community through clear organisational goals and objectives whilst continuing to attend to our core business in an ethical and financially responsible manner.”

The preparation of the annual budget and releasing it to the community for public comment is in line with this vision.

RESOURCES AND STAFF IMPACT

The outcomes of the budget process will have an impact on the level of resources available in the 2015/16 financial year and the staffing levels of Council.

COMMUNITY IMPACT

The 2015/16 Draft Budget reflects the financial impact of the services provided by Council to the community, and as such will impact on the community through enhanced services especially in infrastructure construction, maintenance, recreation programs and facilities, and strengthening community participation.

ENVIRONMENTAL IMPACT

Council considers that the declaration of a rate rebate on land with a Deed of Covenant for conservation purposes will ensure that the biodiversity values of the land will be protected for the benefit of the broader community.



WELLINGTON SHIRE COUNCIL

2015/16 Budget

DRAFT

21 April 2015

This Budget Report has been prepared with reference to Chartered Accountants ANZ “Victorian City Council Model Budget 2015/2016” a best practice guide for reporting local government budgets in Victoria.

2015/16 Budget - Wellington Shire Council

Contents	Page
Mayor's introduction	3
Chief Executive Officer's summary	4
Budget Processes	9
Overview	
1. Linkage to the Council Plan	10
2. Services, initiatives and service performance indicators	12
3. Budget Influences	25
Budget analysis	
4. Analysis of operating budget	27
5. Analysis of budgeted cash position	34
6. Analysis of capital budget	38
7. Analysis of budgeted financial position	43
Long term strategies	
8. Strategic resource plan and financial performance indicators	46
9. Rating information	51
10. Borrowing strategy	54
11. Infrastructure information	56
Appendices	
A Financial statements	61
B Rates and Charges	68
C Capital works program	71
D Fees & charges schedule	77

Mayor's introduction

A year ago, Wellington Shire Council was proud to deliver our lowest rate rise in over a decade. This year we present to you the 2015/16 Budget, with our lowest rise again.

Consideration over this year's rate increase presented a variety of challenges, as we tackled the issues of reduced federal government funding due to the freeze on Grants Commission payments, and preparing for the impending introduction of rate capping, scheduled for 2016/17.

With the abovementioned constraints in mind and a strong desire to reduce the rate rise below that of 2014/15, Council reviewed services, the ten year Capital works program and implemented further operational efficiencies, which has enabled a general rate rise of only 3.5% in the rate in the dollar for 2015/16.

In the 2015/16 Budget, through ongoing engagement with our communities, we have identified a series of works that will improve our shire's liveability and access to services. These works include:

\$4.73 million on the Port of Sale Cultural Hub project, our new community space at The Port including Gippsland Art Gallery, Sale Library and Library Headquarters, Council Chamber and café

\$1.00 million on residential street schemes construction

\$125,000 on the renewal of McAlister and Wellsford Streets Stratford roundabout

\$800,000 on the reconstruction of Brewers Hill Road Maffra

\$225,000 to redevelop the Loch Sport Lake Victoria Foreshore

\$1.42 million on the redevelopment of Heyfield Gordon Street Recreation Reserve clubrooms and fire services upgrade

\$937,000 on the annual footpaths and shared paths program

\$450,000 to complete the Yarram streetscape renewal

\$554,500 on boating infrastructure facilities

\$2.40 million on rehabilitation of Kilmany and Longford landfills

\$550,000 to renew Lower Dargo Bridge

\$300,000 on renewal of the Rosedale Streetscape

\$1.17 million to complete the Sale Livestock Exchange Upgrade

In addition to our capital works program, we will continue to deliver a wide and varied range of services. These include providing over 5,600 immunisations; reuniting over 600 domestic pets with their owners; loaning over 600,000 items from our libraries; teaching over 700 children how to swim; emptying 18,400 garbage and recycling bins every week; inspecting over 1300 food premises; and deciding over 1000 planning permit applications.

Our natural environment will benefit by a \$3.55 million investment in open space projects. Projects include \$2.75 million on streetscapes, \$340,000 on parks and reserves and sportsgrounds and \$460,000 on playgrounds. Places of significant interest in our local built and natural environment will also benefit from a stage 2 Heritage Study.

This year the Wellington Shire Council has made provision for \$3.2 million in borrowings towards the Sale Livestock Exchange Upgrade (\$1.17 million), supporting the upgrade of the Princes Highway/ Cobains Road Intersection upgrade (\$1.80 million) and \$275,000 towards the residential street scheme construction which will be repaid by the participating ratepayers.

Over the course of the year net borrowings will increase by \$68,000 to a total of \$13.20 million, or twenty-six percent of rates, which is well below the Local Government Performance Reporting Framework permissible range of up to fifty percent.

The foundations of this year's budget rest in exemplary financial management and a successful culture of business improvement. I endorse the 2015/16 Budget as one which continues along our path of sound service provision combined with considered efficiency.

Cr Carolyn Crossley
Mayor

2015/16 Budget - Wellington Shire Council

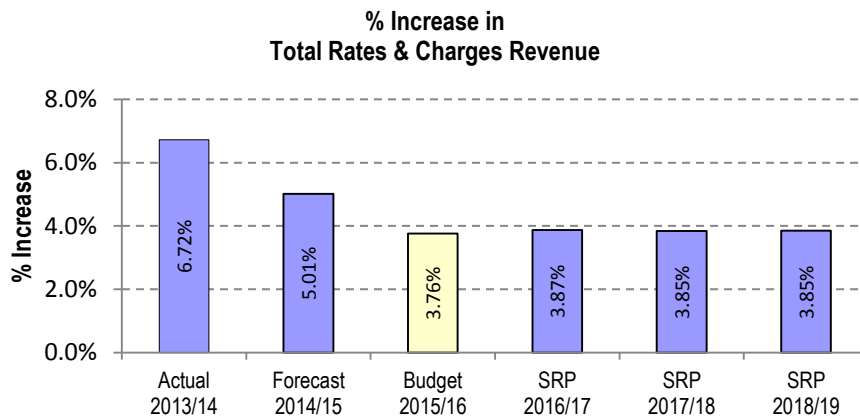
Chief Executive Officer's summary

Council has prepared a Budget for the 2015/16 financial year which seeks to balance the demand for services and infrastructure with the community's capacity to pay. Key budget information is provided below regarding the rate increase, operating result, service levels, cash and investments, capital works, financial position, financial sustainability and strategic activities of the Council.

Key points in the 2015/16 Budget include:

- Increase in the rate in the dollar of 3.5% for General Rates
- Council repaying \$3.1 million of debt
- Provision for new borrowings of \$3.2 million
- A capital works budget of \$30.92 million

1. Rates



Income from all rates and charges (excluding supplementary rates) will increase by 3.75% for the 2015/16 year, raising total rates of \$51.37 million (14/15 \$49.32 million).

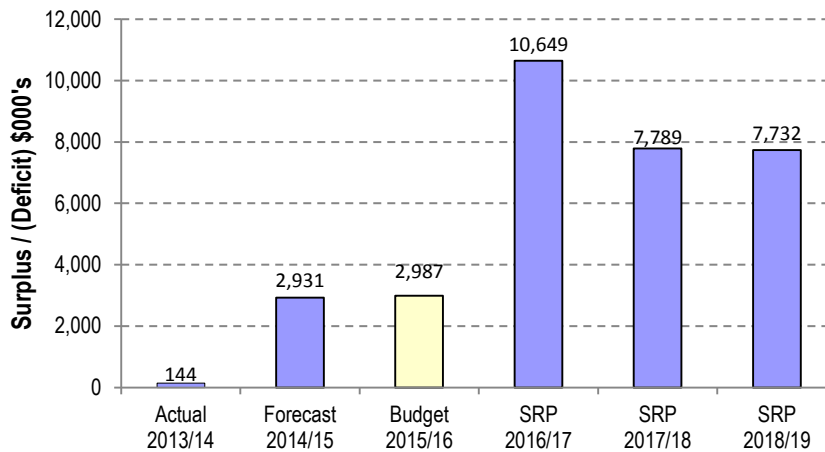
The Waste Infrastructure Charge will increase from \$32 to \$35, and the Garbage Charge will increase from \$171 to \$176.

The separately itemised EPA Levy Charge will remain at \$14.92 for each property which receives a Garbage collection service.

The Boisdale Common Effluent System service charge will remain at \$288 (per connected property) for 2015/16, which will recover a portion of the costs of delivering a sewerage system to the community of Boisdale. Refer to Section 9 - Rating Information for a more detailed discussion.

2015/16 Budget - Wellington Shire Council

2. Operating result

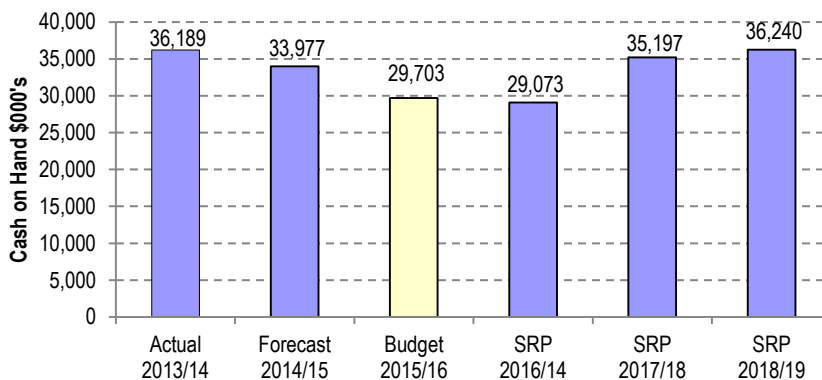


The expected operating result (before other comprehensive income) for the 2015/16 year reflects a surplus of \$2.99 million, representing an increase of \$56,000 over the projected result for 2014/15 (\$2.93 million surplus). Factors contributing to this result include;

- Increased rate income of \$2.06 million.
- Increased employee costs in accordance with EBA agreement and banding progression (\$1.28 million).
- Increased funding for the Roads to Recovery Program (\$3.01 million).
- Increased expenditure associated with the rehabilitation of Longford, Kilmany and Yarram landfill sites (\$2.47 million) and a contribution towards the Princes Hwy Cobains Rd Intersection Upgrade (\$1.80 million).

The adjusted underlying result, which excludes items such as non-recurrent capital grants, capital cash and non-cash contributions is projected to be a deficit of \$579,000, which represents a decline of \$99,000 over 2014/15 - refer to 1.6 of this summary for further information.

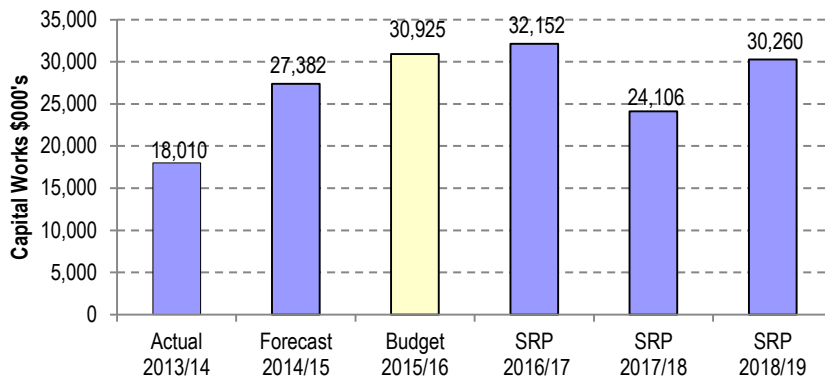
3. Cash and investments



Cash and investments are expected to decrease by \$4.27 million during the year to \$29.70 million as at 30 June 2016. The reduction in cash and investments is in line with Council's Strategic Resource Plan with cash and investments projected to be \$33.98 million as at 30 June 2015. This balance includes \$8.15 million of grant and rates funding (both operating and capital) for projects that will be completed in 2015/16.

2015/16 Budget - Wellington Shire Council

4. Capital works



The capital expenditure program has been developed and prioritised based on a process of consultation that has enabled Council to assess needs and develop sound business cases for each project.

The capital works program for the 2015/16 year is expected to be \$30.93 million of which \$4.67 million relates to projects which will be carried forward from the 2014/15 year. The carried forward component is fully funded from the 2014/15 budget. Of the \$30.93 million of capital funding required, \$15.05 million will come from Council operations, \$8.49 million from external grants, contributions and asset trade-ins, \$1.17 million from loan borrowings and the balance (including the carried forward component) of \$6.22 million from cash and investments and reserves.

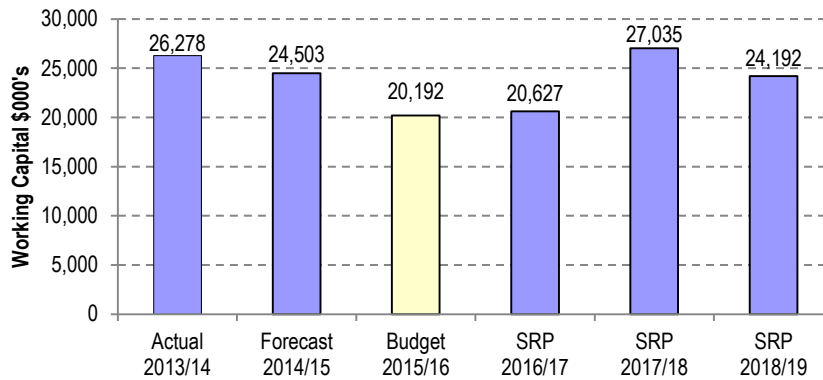
This year's program includes a number of major projects including:

- Continuation of the Port of Sale Cultural Hub (\$3.23 million and \$1.50 million carried forward from 2014/15)
- Redevelopment of Heyfield Gordon Street Recreation Reserve Clubroom (\$866,000)
- Continuance of Sale Streetscape - Infrastructure renewal program (\$1.00 million)
- Completion of Sale Livestock Exchange Upgrade (\$1.17 million)
- Renewal of Park Street Bridge (\$600,000)

Further information on the capital program and our current status regarding the renewal gap can be found in Section 11 - Infrastructure Information.

2015/16 Budget - Wellington Shire Council

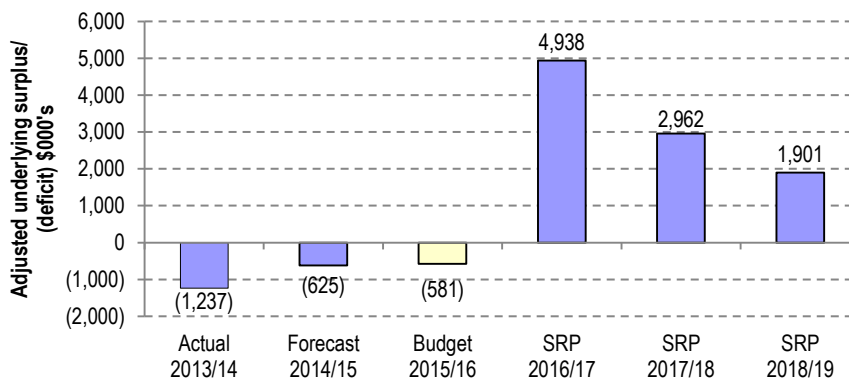
5. Financial position



The financial position is expected to improve with net assets (net worth) to increase by \$2.99 million to \$899.51 million although net current assets (Working Capital) will reduce by \$4.31 million to \$20.19 million as at 30 June 2016. This is mainly due to the use of cash reserves to fund the capital works program. (Net assets is forecast to be \$896.52 million as at 30 June 2015).

The Council's conservative debt management strategy sees debt maintained well within the State Government Local Government Performance Reporting indicator permissible range. This approach has placed Wellington in a healthy financial position to continue addressing infrastructure renewal costs, and will see the Council investing around \$117.44 million over the next four years to tackle this area and fund major new capital initiatives.

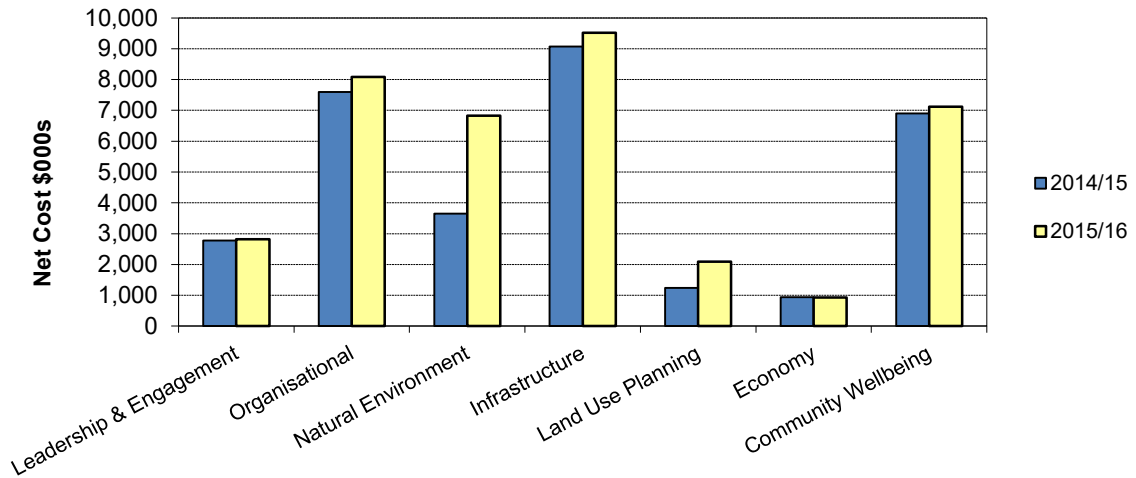
6. Financial sustainability



A high level Strategic Resource Plan (SRP) for the years 2015/16 - 2018/19 has been developed to assist Council in adopting a budget within a longer term prudent financial framework. The key objective of the Plan is financial sustainability in the medium to long term, while still achieving the Council's strategic objectives as specified in the Council Plan. The adjusted underlying result, which is a measure of financial sustainability, shows an overall trend of improving performance over the next four years.

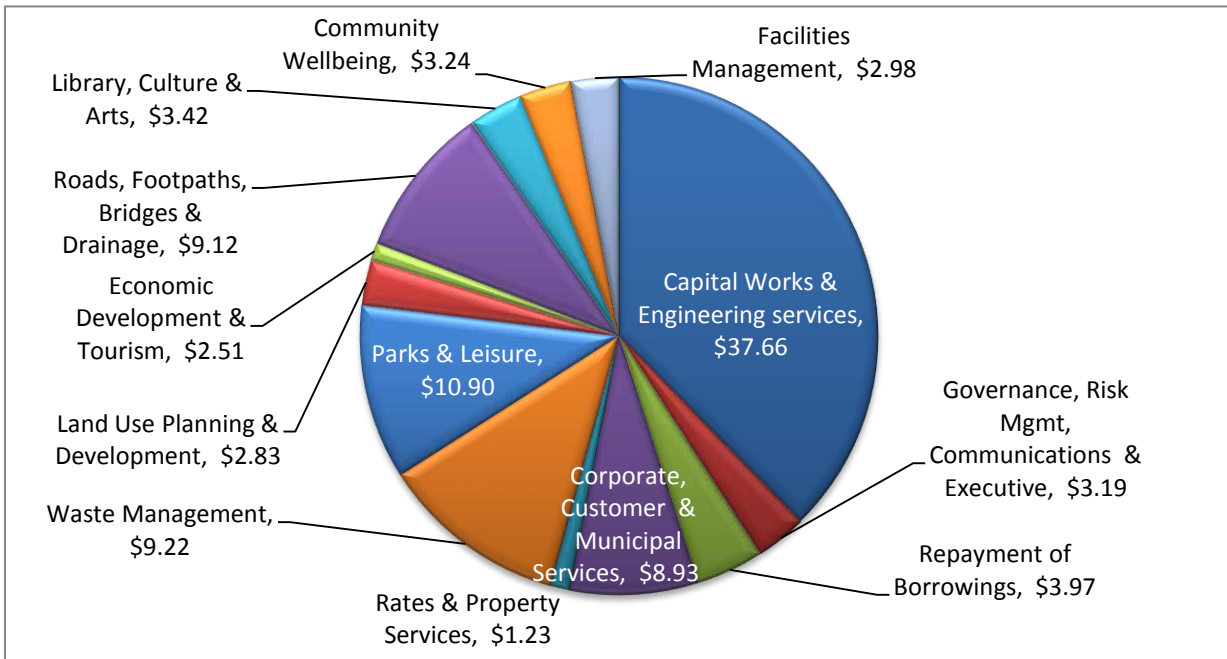
2015/16 Budget - Wellington Shire Council

7. Strategic themes



The Annual Budget includes a range of services and initiatives to be funded that will contribute to achieving the strategic themes specified in the Council Plan. The above graph shows the level of expenditure in the budget to achieve the strategic themes as set out in the Council Plan for the 2015/16 year.

8. Council expenditure allocations



The above chart provides an indication of how Council allocates its expenditure across the main services that it delivers. It shows how much is allocated to each service area for every \$100 that Council spends.

This budget has been developed through a rigorous process of consultation and review and management endorses it as financially responsible. More detailed budget information is available throughout this document.

David Morcom
Chief Executive Officer

2015/16 Budget - Wellington Shire Council

Budget processes

This section lists the budget processes to be undertaken in order to adopt the Budget in accordance with the *Local Government Act 1989* (the Act) and *Local Government (Planning and Reporting) Regulations 2014* (the Regulations).

Under the Act, Council is required to prepare and adopt an annual budget for each financial year. The budget is required to include certain information about the rates and charges that Council intends to levy as well as a range of other information required by the Regulations which support the Act.

The 2015/16 budget, which is included in this report, is for the year 1 July 2015 to 30 June 2016 and is prepared in accordance with the Act and Regulations. The budget includes financial statements being a budgeted Comprehensive Income Statement, Balance Sheet, Statement of Changes in Equity, Statement of Cash Flows and Statement of Capital Works. These statements have been prepared for the year ended 30 June 2016 in accordance with the Act and Regulations, and consistent with the annual financial statements which are prepared in accordance with Australian Accounting Standards. The budget also includes information about the rates and charges to be levied, the capital works program to be undertaken, the human resources required, and other financial information, which Council requires in order to make an informed decision about the adoption of the budget.

In advance of preparing the budget, Officers firstly review and update Council's long term financial projections. Financial projections for at least four years are ultimately included in Council's Strategic Resource Plan, which is the key medium-term financial plan produced by Council on a rolling basis. The preparation of the budget, within this broader context, begins with Officers preparing the operating and capital components of the annual budget during January and February. A draft consolidated budget is then prepared and various iterations are considered by Council at informal briefings during March and April. A 'proposed' budget is prepared in accordance with the Act and submitted to Council in April for approval 'in principle'. Council is then required to give 'public notice' that it intends to 'adopt' the budget. It must give 28 days notice of its intention to adopt the proposed budget and make the budget available for inspection at its offices and on its web site. A person has a right to make a submission on any proposal contained in the budget and any submission must be considered before adoption of the budget by Council.

The final step is for Council to adopt the budget after receiving and considering any submissions from interested parties. The budget is required to be adopted by 30 June and a copy submitted to the Minister within 28 days after adoption. The key dates for the budget process are summarised below:

	Budget process	Timing
1	Officers update Council's long term financial projections	Dec/Jan
2	Officers prepare operating and capital budgets	Dec-Mar
3	Council considers draft budget at informal briefings	Mar /Apr
4	Proposed budget submitted to Council for approval	Apr
5	Public notice advising intention to adopt budget	Apr
6	Budget available for public inspection & comment	Apr/May
7	Submissions period closes (28 days)	May
8	Submissions considered by Council	Jun
9	Budget and submissions presented to Council for adoption	Jun
10	Copy of adopted budget submitted to the Minister	Jun
11	Revised budget where a material change has arisen	Sep-Jun

2015/16 Budget - Wellington Shire Council

Overview

1. Linkage to the Council Plan

This section describes how the Annual Budget links to the achievement of the Council Plan within an overall planning framework. This framework guides the Council in identifying community needs and aspirations over the long term (Wellington 2030) medium term (Council Plan) and short term (Annual Budget) and then holding itself accountable (Annual Report).

1.1 Planning and accountability framework

The Strategic Resource Plan, part of and prepared in conjunction with the Council Plan, is a rolling four year plan that outlines the financial and non-financial resources that Council requires to achieve the strategic objectives described in the Council Plan. The Annual Budget is framed within the Strategic Resource Plan, taking into account the services and initiatives which contribute to achieving the strategic objectives specified in the Council Plan. The diagram below depicts the planning and accountability framework that applies to local government in Victoria.



Source: Department of Environment, Land, Water and Planning (formerly Department of Transport, Planning and Local Infrastructure)

In addition to the above, Council has a long term plan (Wellington 2030) which articulates a community vision, mission and values. The Council Plan is prepared with reference to Wellington 2030.

The timing of each component of the planning framework is critical to the successful achievement of the planned outcomes. The Council Plan, including the Strategic Resource Plan, is required to be completed by 30 June following a general election and is reviewed each year in advance of the commencement of the Annual Budget process.

2015/16 Budget - Wellington Shire Council

1.2 Strategic Objectives

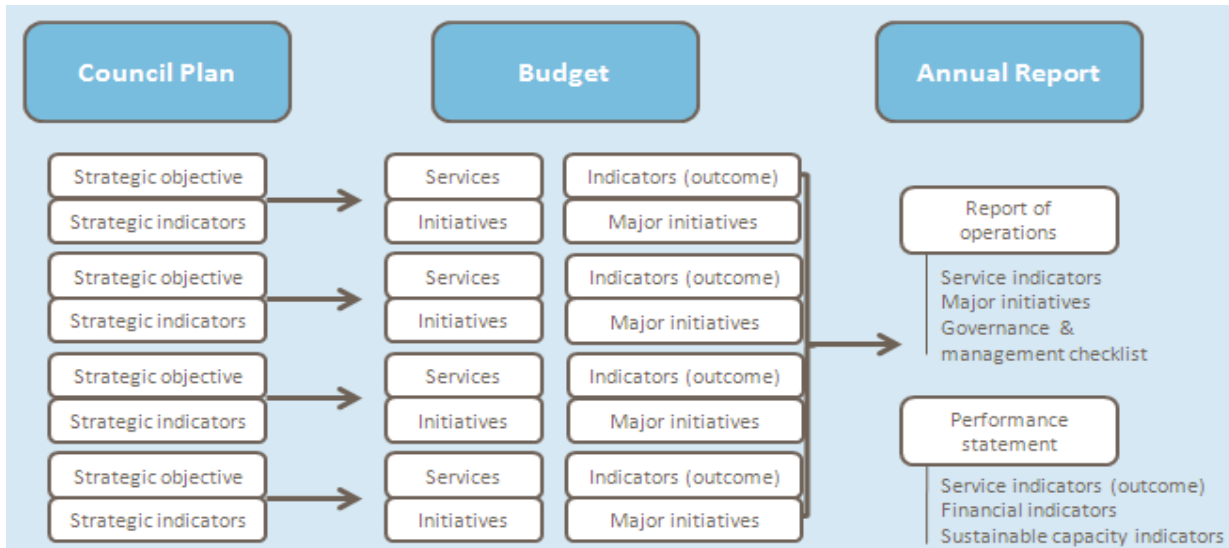
Council delivers services and initiatives under 16 major service categories. Each contributes to the achievement of one of the seven Strategic Objectives as set out in the Revised Council Plan for the years 2013-17, and listed in the following table.

Theme	Strategic Objective
Leadership and Engagement	Our community is informed about Council business and is involved in Council decision making. Council advocates on behalf of the community.
Organisational	An organisation that is responsive, flexible, honest, accountable and consistent.
Natural Environment	A community focused on sustainable living and the future protection of Wellington's natural environment.
Infrastructure	Assets and infrastructure that meet current and future community needs.
Land Use Planning	Appropriate and forward looking land use planning that incorporates sustainable growth and development.
Economy	Supported business growth and employment, lifestyle opportunities and a vibrant tourism sector.
Community Wellbeing	Enhanced health and wellbeing for the whole community.

2015/16 Budget - Wellington Shire Council

2. Services, initiatives and service performance indicators

This section provides a description of the services and initiatives to be funded in the Budget for the 2015/16 year and how these will contribute to achieving the strategic objectives outlined in the Council Plan. It also describes a number of major initiatives, initiatives and service performance indicators for key areas of Council operations. Council is required by legislation to identify major initiatives, initiatives and service performance outcome indicators in the Budget and report against them in their Annual Report to support transparency and accountability. The relationship between these accountability requirements in the Council Plan, the Budget and the Annual Report is shown below.



Source: Department of Environment, Land, Water and Planning (formerly Department of Transport, Planning and Local Infrastructure)

Services for which there are prescribed performance indicators to be reported on in accordance with the Regulations are shown in **bold** and underlined in the following sections.

2015/16 Budget - Wellington Shire Council

2.1 Strategic Objective 1: Leadership and Engagement

To achieve our objectives in this area, we will continue to plan for the present and future, and to lead and advocate for outcomes that benefit the community. We aim to deliver an appropriate level of service and facility that enables Council and staff to operate effectively. The services, major initiatives and service performance indicators for each business area are described below.

Services

Business area	Description of services provided	Expenditure
		(Income) Net Cost \$'000
Councillors, Chief Executive and Executive Team	This area of governance includes the Mayor, Councillors, Chief Executive Officer and Executive Management Team and associated support which cannot be easily attributed to the direct service provision areas.	2,406 - 2,406
Media and Public Relations	This area provides internal and external communication services and support and branding initiatives for Council. The team also seeks to identify trends in public opinion and ensure that Council adapts and responds in a timely manner.	409 - 409
INITIATIVES		
<ul style="list-style-type: none"> Commence review of Council website, including content management system, to identify improvements and opportunities within Council's new IT infrastructure. Develop a Communications Strategy (or Plan) to enhance the flow of information to and from the Wellington Shire community. 		
TOTAL LEADERSHIP AND ENGAGEMENT		2,815

Major Initiatives

- 1) That the Gippsland Regional Plan will be endorsed and signed off by Council within the 2015 calendar year, and will be supported by business cases and advocacy strategies for those regional projects that particularly impact on Wellington Shire, including the Macalister Irrigation District (MID), Federation training facilities and completion of the the Princes Highway duplication between Traralgon and Sale.

Service Performance Outcome Indicators

Service	Indicator	Performance Measure	Target
Governance	Satisfaction	Satisfaction with Council decisions (Community satisfaction rating out of 100 with how Council has performed in making decisions in the interest of the community)	57 or more

2015/16 Budget - Wellington Shire Council

2.2 Strategic Objective 2: Organisational

To achieve our objective in this area, we will continue to plan, deliver and improve high quality, cost effective, accessible and responsive services. The services, major initiatives and service performance indicators for each business area are described below.

Services

Business area	Description of services provided	Expenditure (Income)
		Net Cost \$'000
Information Services	The Information Services Business Unit provides reliable systems and infrastructure to support business activities of the Council. It consists of Information Technology and Information Management teams.	2,364 -
		2,364

The Information Technology team provides day to day IT support to all users and runs network operations. The Information Management team provides electronic document management services; freedom of information legislation services, services associated with the privacy legislation and general records services.

Initiatives

- *Manage Decommission of 70 Foster St ICT/AV Assets and relocation of Art Gallery and Council Chambers to Port of Sale Business Centre*
- *Plan and Manage ICT requirements for the new Port of Sale Cultural Hub Project.*

People and Excellence	The People and Excellence Unit provides a range of diverse corporate services to staff, the Council and the community. These include Human Resources, People Development and Risk Management.	2,024 (13)
		2,011

The Human Resources service aims to provide a holistic service for the "whole of staff life"; from recruitment to cessation with the organisation.

Risk management services aim to identify and control organisational risks, maximise staff and community safety, and to reduce Council's exposure to injury or loss.

Initiatives

- *Develop and implement a WSC People Strategy to ensure the corporate alignment of roles, responsibilities and accountability; that organisational learning needs are met; and that individual performance is measured and acknowledged effectively.*
- *Implement an improved corporate planning and reporting IT system to ensure strategic organisational alignment and that reporting capabilities are optimised.*

2015/16 Budget - Wellington Shire Council

Business area	Description of services provided	Expenditure
		(Income) Net Cost \$'000
Finance	The Finance Business Unit provides financial, payroll, rating and property valuation services to the organisation, community and external stakeholders. These services underpin the drive to be a financially sustainable Council, comply with the necessary legislative requirements and meet community needs. The unit also aims to provide a safe, reliable and sustainable fleet of vehicles to support the organisation in achieving its goals. Initiatives <ul style="list-style-type: none"> • Implement accounts payable invoice scanning solution. • Implement Authority's credit card module. 	2,233 (309) <hr/> 1,924
Municipal Services	The Municipal Services Business Unit is responsible for the provision of a broad range of services including: <ul style="list-style-type: none"> • Statutory building service, • Environmental health service, including food safety support programs • Local Laws, including animal management services • Customer Service Initiatives <ul style="list-style-type: none"> • Implement the new Domestic Waste Water Management Plan. • Develop and implement the Customer Service Strategy 	2,852 (1,068) <hr/> 1,784
TOTAL ORGANISATIONAL		8,082

Major Initiatives

- 2) Manage the implementation of new business systems to meet organisational business needs as per Business Applications Roadmap 2015-2017.
- 3) Develop and implement the Environmental Health Policies and Procedures Manual

Service Performance Outcome Indicators

Service	Indicator	Performance Measure	Target
Animal Management	Health and safety	Animal management prosecutions (Number of successful animal management prosecutions)	10 or less
Food safety	Health and safety	Critical and major non-compliance notifications (Percentage of critical and major non-compliance outcome notifications that are followed up by Council)	100%

2015/16 Budget - Wellington Shire Council

2.3 Strategic Objective 3: Natural Environment

To achieve our objectives in this area we will continue to focus on balancing current and potential future need, with the sustainable capacity of our resources and the conditions of our natural environment. The activities and initiatives for each service category and key strategic activities are described below.

Services

Business area	Description of services provided	Expenditure (Income)
		Net Cost \$'000
Natural Environment & Parks	The Natural Environment & Parks Unit covers a range of activities related to the operational management of public open space, which includes approximately 320 hectares of parkland and associated infrastructure, such as picnic shelters, BBQs, seating, boardwalks, fences and public toilets. The service also proactively manages 30,000 – 35,000 urban trees and is responsible for the management, design and development of parks and streetscapes in urban areas.	13,814 <u>(6,987)</u> 6,827
<p>The unit is also responsible for moving the Wellington community towards a more sustainable future. Key priority areas include biodiversity, water consumption & quality, waste management and energy use.</p>		
TOTAL NATURAL ENVIRONMENT		6,827

Major Initiatives

- 4) Progress rehabilitation of Longford Landfill in accordance with EPA requirements

Service Performance Outcome Indicators

Service	Indicator	Performance Measure	Target
Waste collection	Waste diversion	Kerbside collection waste diverted from landfill (Percentage of garbage, recyclables and green organics collected from kerbside bins that is diverted from landfill)	36% or less

2015/16 Budget - Wellington Shire Council

2.4 Strategic Objective 4: Infrastructure

To achieve our objectives in this area we will continue to focus on balancing current and potential future need, with the sustainable capacity of our resources and the conditions of our built environment. The activities and initiatives for each service category and key strategic activities are described below.

Services

Business area	Description of services provided	Expenditure (Income) Net Cost \$'000
Assets and Projects	<p>The Assets and Projects Business Unit manages a diverse range of services for Council including:</p> <ul style="list-style-type: none"> • Project Management - which includes the implementation and management of capital projects from across the organisation in the order of \$23 million - \$35 million per annum. • Asset Management and Information Systems - which incorporates asset and financial reporting and asset plan development, and assists with ensuring that all long term infrastructure renewal requirements are properly accounted for, with a sound information basis. • Infrastructure Planning - which focuses heavily on new infrastructure development opportunities that have a strong external funding emphasis. <p>Initiatives</p> <ul style="list-style-type: none"> • <i>Progress Stage 1 of the Brewers Hill Road reconstruction in accordance with the project plan.</i> • <i>Progress the Gordon Street Recreation Reserve Pavilion upgrade in accordance with the project plan.</i> • <i>Progress implementation of the Port of Sale Cultural Hub project in accordance with the project plan.</i> 	<p>3,982</p> <p>(10)</p> <hr/> <p>3,972</p>
Built Environment	<p>The Built Environment Business Unit manages Council's building and infrastructure assets including:</p> <ul style="list-style-type: none"> • Facilities - Managing Council's building assets and infrastructure to ensure long term sustainability of effective service delivery for operational and community purposes. • Planning - effectively plan for the renewal and improvement of Council's infrastructure. • Commercial Facilities management - manage a range of commercial property portfolios including strategic projects in addition to completing the transactions for property acquisitions, disposal and transfers. • Road Management & Operations - manage the maintenance of Council's road infrastructure in a coordinated way to maximise benefit to the community and road users. <p>Initiatives</p> <ul style="list-style-type: none"> • <i>Initiate a minimum of two projects identified within the Residential Road and Street Construction Plan to the stage of public meetings and formal survey</i> • <i>Review options for future of Yarram Aerodrome and present to Council</i> 	<p>10,876</p> <p>(5,329)</p> <hr/> <p>5,547</p>
TOTAL INFRASTRUCTURE		9,519

2015/16 Budget - Wellington Shire Council

Major Initiatives

- 5) Progress the Princes Highway/Cobains Road roundabout construction in accordance with the project plan.
- 6) Progress Council's direction in relation to the development of the West Sale Airport – Eastern (Recreational Aviation) Precinct
- 7) Ensure completion of works for the Sale Livestock Exchange refurbishment and assist operator to establish a marketing plan in line with agreement.
- 8) Progress the development of a plan for the future of land surplus to Councils requirements.

Service Performance Outcome Indicators

Service	Indicator	Performance Measure	Target
Roads	Satisfaction	Satisfaction with sealed local roads (Community satisfaction rating out of 100 with how Council has performed on the condition of sealed local roads)	49 or more

2015/16 Budget - Wellington Shire Council

2.5 Strategic Objective 5: Land Use Planning

To achieve our objective in this area we aim to develop and improve forward looking land use planning policies and plans that guide and support sustainable growth and appropriate land use and development. The activities and initiatives for each service category and key strategic activities are described below.

Services

Business area	Description of services provided	Expenditure (Income) Net Cost \$'000
Land Use Planning	<p>The Land Use Planning Business Unit is responsible for the provision of the following services:</p> <ul style="list-style-type: none"> • Statutory planning service; • Strategic land use planning service. <p>Many of these services are provided through and driven by legislation. We aim to provide services that satisfy community needs by encouraging and supporting development that meets required standards and is of good design.</p> <p>Initiatives</p> <ul style="list-style-type: none"> • Assess privately lodged Outline Development Plan request for Wurruk (Western Growth Area). • Finalise a planning scheme amendment to implement the Port Albert Rural Lifestyle Lot Review and Review of Planning Controls. • Finalise and implement the Longford Outline Development Plan/Contribution Plan. • Assess privately lodged development plan for Greyhound Racing Victoria relocation. • Finalise a planning scheme amendment to rezone the Sale police station precinct. 	<p>1,566</p> <p>(289)</p> <hr/> <p>1,277</p>
Wellington Coast Subdivision Strategy	<p>The Wellington Coast Subdivision Strategy Project Manager is responsible for implementing the Ninety Mile Beach Plan Voluntary Assistance Scheme. Expenditure for 2015/16 is funded through unspent State Government grant funding carried forward.</p>	<p>815</p> <p>0</p> <hr/> <p>815</p>
TOTAL LAND USE PLANNING		2,092

Major Initiatives

- 9) Undertake a stage 2 Heritage Study for significant places in the Shire.
- 10) Finalise and implement the North Sale Outline Development Plan/Contribution Plan.

Service Performance Outcome Indicators

Service	Indicator	Performance Measure	Target
Statutory planning	Decision making	<p>Council planning decisions upheld at VCAT</p> <p>(Percentage of planning application decisions subject to review by VCAT and that were not set aside)</p>	70% or more

2015/16 Budget - Wellington Shire Council

2.6 Strategic Objective 6: Economy

To achieve our economic objective we aim to investigate (on behalf of the community) appropriate long term income generating opportunities. We aim to support business (public and private) and tourism activities, and to maximise investment in the Shire. The activities and initiatives for each service category and key strategic activities are described below.

Services

Business area	Description of services provided	Expenditure (Income)
		Net Cost \$'000
Economic Development	Council's Economic Development service aims to enhance and grow the diverse economy of this shire and drive key Council Strategic projects.	944 (12)
		932

Business Development

This service is responsible for all business and industry development support within Council. The services provided vary widely, from providing advice and referral to start-up businesses to multi-million dollar developments. A key function of Business Development is to link business with Government, and vice versa, facilitating supporting infrastructure and lobbying.

Tourism Development

This service provides support, direction and guidance for the tourism industry in the Shire. Regional marketing and promotion initiatives are developed in conjunction with industry. Administration oversight is provided to the Visitor Information Centres at Sale, Maffra and Yarram. A key function of the tourism section is the facilitation of industry development, including structures, training and education.

Initiatives

- *Manage Agricultural Industry Representative forum and annual roundtable to provide an opportunity for the agricultural community to have input into the Council decision making processes regarding agriculture and provide input into four yearly review of Agriculture Position Paper.*
- *Develop Wellington Shire Events Attraction Framework, with associated funding streams and processes.*
- *Advocate on the community's behalf on a range of projects including Federation Training's Port of Sale site and stage two of the MID project*

TOTAL ECONOMY

932

2015/16 Budget - Wellington Shire Council

Major Initiatives

- 11) Develop 2016-2020 Economic Development and Tourism Strategy and work with industry partners and broader industry engagement to provide basis for the review.

Service Performance Outcome Indicators

Service	Indicator	Performance Measure	Target
Economic Development	Economic activity	Change in number of businesses (Percentage change in the number of businesses with an ABN in the municipality)	5%

2.7 Strategic Objective 7: Community Wellbeing

To achieve our objective we will identify and promote opportunities that encourage people in our communities to participate in a wide range of activities. We will focus our service delivery on promoting health and wellbeing opportunities for people in our communities. The activities and initiatives for each service category and key strategic activities are described below.

Services

Business area	Description of services provided	Expenditure (Income) Net Cost \$'000
Community Wellbeing	Community Wellbeing Unit provides opportunities for communities to work in partnerships with local government to achieve identified priorities. The unit works to ensure all members of the community have equal opportunity to participate in community activities. Special focus is given to those who have traditionally remained marginalised such as the young, elderly, disabled and transport disadvantaged.	2,033 (345) 1,688

Services include:

- Community Planning
- Access and Inclusion
- Youth Liaison
- Transport Project
- Arts Development

Initiatives

- *Facilitate delivery of 2 key outcomes in the 2015- 2018 Community Engagement Strategy Implementation Plan*
- *Provide 6 workshops and forums (Community Planning, Skill Building etc.) to develop the capacity of community members to actively participate in Council deliberations and decision making processes.*
- *Review the Municipal Early Years Plan 2012-15 and develop a revised document to guide municipal early years planning in Wellington Shire beyond 2015.*
- *Involve other Council Business Units in updating the Access and Inclusion Strategy 2012-2015 and developing a list of actions to implement over the next three years.*
- *Support the development and implementation of the annual Youth Council action plan and work in partnership with community planning groups on shared priorities.*

2015/16 Budget - Wellington Shire Council

Business area	Description of services provided	Expenditure (Income) Net Cost \$'000
Arts & Culture	<p>The Arts & Culture Unit seeks to assist in the development of a vibrant culturally active community that: promotes expression and participation through visual, literary and performing arts; informs and educates the community on various aspects of the arts; enhances the lifestyle of Wellington residents; and encourages visitors to explore the heritage and culture of the region.</p> <p>Services include:</p> <ul style="list-style-type: none"> • Gippsland Art Gallery • <u>Libraries</u> • Esso BHP Billiton Wellington Entertainment Centre <p>Initiatives</p> <ul style="list-style-type: none"> • <i>Ensure the integrity of the Gippsland Art Gallery program is maintained while occupying the temporary site during the redevelopment project, particularly the John Leslie Art Prize and the Strategic Partnership Program.</i> • <i>Ensure Art Gallery and Library staff provide input at each stage of the Port of Sale Cultural Hub's development</i> 	<p>3,059</p> <p>(1,000)</p> <hr/> <p>2,059</p>
Healthy Lifestyles	<p>The Healthy Lifestyles Unit provides services and functions directed at fostering a healthier and more active community. Healthy Lifestyles achieves this through community infrastructure planning, the support to community committees and the facilitation and provision of a range of recreation, fitness and community activities and programs.</p> <p>Services include:</p> <ul style="list-style-type: none"> • Planning for and supporting recreation facilities that encourage the community to participate in physical and general wellbeing activities. • Managing the Shire's <u>pools</u>, gymnasium and fitness facilities. • Planning for the development of community infrastructure that addresses community service needs. <p>Initiatives</p> <ul style="list-style-type: none"> • <i>Progress the development of integrated Masterplans at strategic reserves across Wellington Shire to ensure a planned approach to future investment in the development of community facilities.</i> • <i>Complete Aquatic Strategy for Wellington Shire.</i> • <i>Complete Marketing and Promotions Plan for Healthy Lifestyles Facilities.</i> 	<p>5,032</p> <p>(2,198)</p> <hr/> <p>2,834</p>
Emergency Management	<p>The Emergency Management team coordinates Council's emergency management responsibilities ensuring the organisation has the skills and capacity to respond appropriately to emergencies and facilitates a coordinated shire approach through the Municipal Emergency Management Planning Committee.</p>	<p>827</p> <p>(286)</p> <hr/> <p>541</p>
TOTAL COMMUNITY WELLBEING		7,122

2015/16 Budget - Wellington Shire Council

Major Initiatives

- 12) Support the development of Yarram Early Learning Inc. to ensure that the service that is not dependent on a Council subsidy beyond May 2017.
- 13) Complete Sale Memorial Hall Master Plan.
- 14) Progress delivery of Sale Civic Precinct capital projects by achieving program milestones outlined in each project's project plan and representing stakeholder interests.
- 15) Develop a cost allocation model for Aqua Energy to enable identification of direct service delivery costs.

Service Performance Outcome Indicators

Service	Indicator	Performance Measure	Target
Home and Community Care	Participation	Participation in HACC service (Percentage of the municipal target population that receive a HACC service)	Not applicable to Wellington Shire Council
		Participation in HACC service by CALD people (Percentage of the municipal target population in relation to CALD people who receive a HACC service)	
Maternal and Child Health	Participation	Participation in MCH service (Percentage of children enrolled who participate in the MCH service)	Not applicable to Wellington Shire Council
		Participation in MCH service by Aboriginal children (Percentage of Aboriginal children enrolled who participate in the MCH service)	
Libraries	Participation	Active library members (Percentage of the municipal population that are active library members)	17% or more
Aquatic Facilities	Utilisation	Utilisation of aquatic facilities (Number of visits to aquatic facilities per head of municipal population)	4 or more visits

2015/16 Budget - Wellington Shire Council

2.8 Performance statement

The service performance indicators detailed in the preceding pages will be reported on within the Performance Statement which is prepared at the end of the year as required by section 132 of the Act and included in the 2015/16 Annual Report. The Performance Statement will also include reporting on prescribed indicators of financial performance (outlined in section 8) and sustainable capacity, which are not included in this budget report. The prescribed performance indicators contained in the Performance Statement are audited each year by the Victorian Auditor General who issues an audit opinion on the Performance Statement. The major initiatives detailed in the preceding pages will be reported in the Annual Report in the form of a statement of progress in the Report of Operations.

2.9 Reconciliation with budgeted operating result

	Net Cost (Revenue) \$'000	Expenditure \$'000	Income \$'000
Leadership and Engagement	2,815	2,815	-
Organisational	8,083	9,473	1,390
Natural Environment	6,827	13,814	6,987
Infrastructure	9,519	14,858	5,339
Land Use Planning	2,092	2,381	289
Economy	932	944	12
Community Wellbeing	7,122	10,951	3,828
Total activities & initiatives	37,390	55,236	17,845
Other non-attributable	13,760		
Deficit before funding sources	51,150		
General Rates & charges	46,769		
Capital grants & contributions	7,368		
Total funding sources	54,137		
Surplus for the year	2,987		

2015/16 Budget - Wellington Shire Council

3 Budget Influences

This section sets out the key budget influences arising from the internal and external environment within which the Council operates.

3.1 External Influences

- Consumer Price Index (CPI) increases on goods and services of 1.7% per annum through the year to December quarter 2014 (ABS release 28 January 2015). Statewide CPI is forecast to be 2.5% for the 2015/16 year (Victorian Budget Papers 2014/15).
- Australian Average Weekly Earnings (AWE) growth for Public Sector full-time adult ordinary time earnings in the 12 months to May 2014 was 3.1% (ABS release 14 August 2014). The wages price index in Victoria is projected to be 3.5% per annum in 2015/16 and the subsequent two years (Victorian Budget Papers 2014/15). Council's current Enterprise Bargaining Agreement concludes in November 2016 and negotiations are planned to commence during 2015/16.
- In the 2014/15 Federal Budget, the Federal Government "paused" indexation for three years on the national pool of financial assistance grants provided to local government via the Victoria Grants Commission. Council's 2015/16 and 2016/17 budget reflects the base figure from 2014/15 at \$12.1 million. The impact of this freeze on indexation over three years is approximately \$3.6 million, which led to Council completing a review during 2014/15 of services provided to the community in order to identify savings to offset this reduced income expectation.
- In the 2014/15 Federal Budget, Council received an additional allocation of \$2.2 million in Roads to Recovery funding, equivalent to one whole year of the current 5 year program. Council must, at the same time however, maintain their own source funding expenditure on roads, and cannot use this additional funding to offset any reduction in Victoria Grants Commission support.
- Council has estimated the increase in the levy payable to the State Government upon disposal of waste into landfill at 3.7%, as this is yet to be announced. Council has, however, been able to maintain the charge to ratepayers to recover this at \$14.92 per assessment, due to prior year costs being less than estimated.
- Cost Shifting occurs where Local Government provides a service to the community on behalf of the State and Federal Government. Over time the funds received by local governments do not increase in line with real cost increases. Examples of services that are subject to cost shifting include school crossing supervisors, library services, State Emergency Services (SES) and Arbovirus (mosquito monitoring). In all these services the level of payment received by Council from the State Government does not reflect the real cost of providing the service to the community.
- The Victorian State Government has announced that local government rates will be capped from 2016-17. Depending on the level at which rates are capped Council may need to undertake a further review of services that are provided to the community with the aim of reducing the level of ratepayer subsidy for services undertaken by Local Government on behalf of the State and Federal Governments.
- Councils across Australia raise approximately 3% of the total taxation collected by all levels of Government in Australia. In addition Councils are entrusted with the maintenance of more than 30% of all Australian public assets including roads, bridges, parks, footpaths and public buildings. This means that a large proportion of Council's income must be allocated to the maintenance and replacement of these valuable public assets in order to ensure the quality of public infrastructure is maintained at satisfactory levels.
- Proposed 2015/16 borrowings of \$1.17 million towards the funding of the Sale Livestock Exchange and \$1.8 million contribution towards the Princes Highway/Cobains Rd Intersection project (borrowings initially proposed for 2014/15).
- Proposed borrowings of \$0.23 million towards the residential street construction scheme which will then be repaid by the participating ratepayers over 5 to 10 years.

2015/16 Budget - Wellington Shire Council

- Anticipated receipt of capital works funding of \$6.65 million for the works associated with roads and bridges (\$4.1m), the Port of Sale Cultural Hub (\$1.0 million), Heyfield Gordon Street Recreation Reserve Clubroom redevelopment (\$441,000), McLoughlins Beach Footbridge Renewal (\$500,000), and other projects.

3.2 Internal Influences

As well as external influences, there are also a number of internal influences which are expected to have a significant impact on the preparation of the 2015/16 Budget. These matters have arisen from events occurring in the 2014/15 year resulting in variances between the forecast actual and budgeted results for that year and matters expected to arise in the 2015/16 year. These matters are set out below:

- Significant savings in employee costs resulting from vacancies and a number of staff on extended long service leave
- A desire to accommodate reductions in financial assistance grants, and our continued focus on cost reduction drove the implementation of some operational efficiencies, resulting in significant reduction to expenditure in order to support a general rate income increase of 3.5%, whilst minimising impact on service delivery, resulting in:
 - Discontinuation of the provision of mosquito monitoring and spraying;
 - Closure of Aqua Energy creche;
 - Reduction in fleet numbers;
 - Significant savings associated with the implementation of new technology across the organisation;
 - Reduction in number of management positions

3.3 Budget principles

In response to these influences, guidelines were prepared and distributed to all Council officers with budget responsibilities. The guidelines set out the key budget principles upon which the officers were to prepare their budgets. The principles included:

- Existing fees and charges to be increased in line with CPI or market levels, or more closely aligned to cost where user-pays principles apply;
- Grants to be based on confirmed funding levels;
- New revenue sources to be identified where possible;
- Key service levels to be maintained, in general, at 2014/15 levels with the aim to use less resources with an emphasis on innovation and efficiency;
- Contract labour to be minimised;
- The use of business cases to support:
 - Increases in staffing levels without matching external funding;
 - New initiatives or projects which are not cost neutral;
- Real savings in expenditure and increases in revenue identified in 2014/15 to be preserved; and
- Operating revenues and expenses arising from completed 2014/15 capital projects to be included.

3.4 Long term strategies

The budget includes consideration of a number of long term strategies and contextual information to assist Council to prepare the Budget in a proper financial management context. These include a Strategic Resource Plan for 2015/16 to 2018/19 (section 8), Rating Information (section 9) and Other Long Term Strategies (section 10 and 11) including borrowings and infrastructure.

2015/16 Budget - Wellington Shire Council

4. Analysis of operating budget

This section analyses the operating budget including expected income and expenses of the Council for the 2015/16 year.

4.1 Budgeted income statement

		Forecast Actual 2014/15 \$'000	Budget 2015/16 \$'000	Variance \$'000
Total Income	4.2	77,756	81,041	3,285
Total Expenses	4.3	(74,825)	(78,054)	(3,229)
Surplus (deficit) for the year		2,931	2,987	56
Grants – Capital non-recurrent		(2,204)	(2,760)	(556)
Contributions - non monetary assets		(705)	-	705
Capital Contributions - other sources		(647)	(808)	(161)
Adjusted underlying surplus (deficit)	4.1.1	(625)	(581)	44

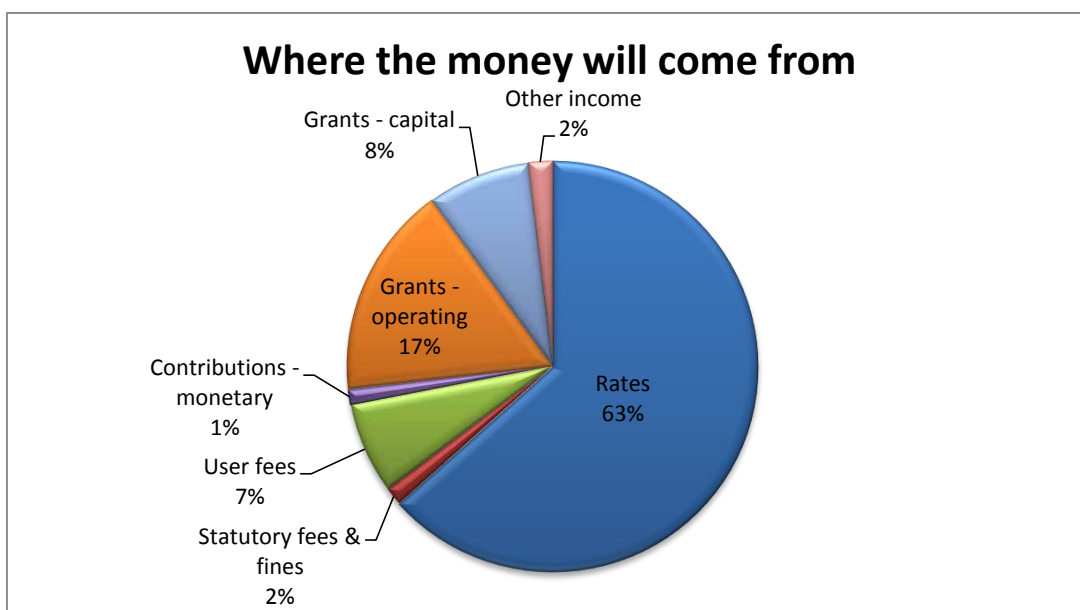
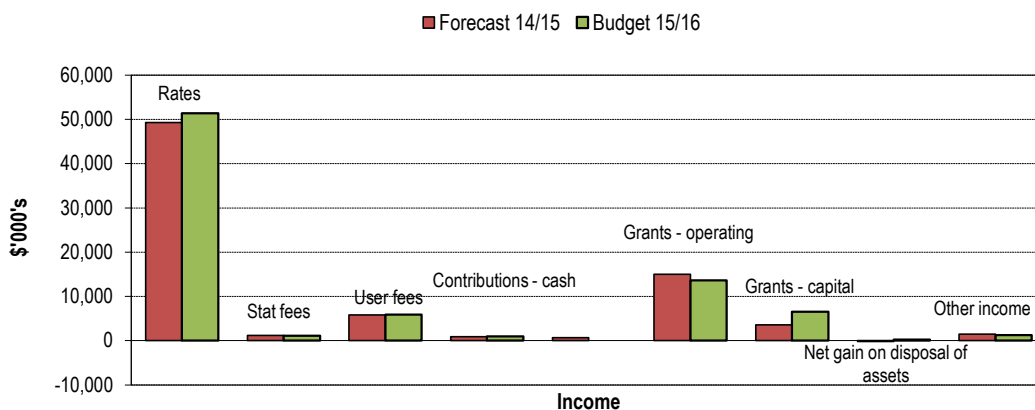
4.1.1 Adjusted underlying deficit (\$45,000 decrease)

The adjusted underlying result is the net surplus or deficit for the year adjusted for non-recurrent capital grants, non-monetary asset contributions and capital contributions from other sources. It is a measure of financial sustainability and Council's ability to achieve its service delivery objectives as it is not impacted by capital income items which can often mask the operating result. The adjusted underlying result for the 2015/16 year is a deficit of \$581,000 which is an decrease of \$45,000 from the 2014/15 year. In calculating the adjusted underlying result, Council has excluded grants received for capital purposes which are non-recurrent and capital contributions from other sources. Contributions of non-monetary assets are excluded as the value of assets assumed by Council is dependent on the level of development activity each year.

4.2 Income

Income Types	Ref	Forecast Actual 2014/15 \$'000	Budget 2015/16 \$'000	Variance \$'000
Rates	4.2.1	49,318	51,373	2,055
Statutory fees & fines	4.2.2	1,174	1,140	(34)
User fees	4.2.3	5,839	5,870	31
Contributions - monetary	4.2.4	886	964	78
Contributions - non- monetary	4.2.5	705	-	(705)
Grants - operating	4.2.6	14,988	13,598	(1,390)
Grants - capital	4.2.7	3,554	6,560	3,006
Net gain on disposal of assets	4.2.8	(212)	239	451
Other income	4.2.9	1,504	1,297	(207)
Total Income		77,756	81,041	3,285

2015/16 Budget - Wellington Shire Council



4.2.1 Rates (\$2.06 million increase)

It is proposed that general rate income be increased by \$2.06 million over 2014/15 to \$51.37 million. The Waste Infrastructure Charge will rise from \$32 to \$35, Garbage Charge increase to \$176 and the separately itemised EPA Levy Charge introduced in 2011/12 will remain unchanged at \$14.92. A Boisdale Common Effluent System charge of \$288 introduced in 2014/15 will remain unchanged. Section 9 "Rating Information" includes a more detailed analysis of the rates and charges to be levied for 2015/16. Information on rates and charges specifically required by the Regulations is included in Appendix B.

4.2.2 Statutory fees & fines (\$34,000 decrease)

Statutory fees relate mainly to fees and fines levied in accordance with legislation and include animal registrations, *Public Health and Wellbeing Act 2008* registrations, provision of property information and fines. Increases in statutory fees are made in accordance with legislative requirements.

Statutory fees are forecast to decrease by 2.90% or \$34,000 compared to 2014/15, mainly due to an expected minor decrease in the property and health registration fees.

4.2.3 User fees (\$31,000 increase)

User charges relate mainly to the recovery of service delivery costs through the charging of fees to users of Council's services. These include use of leisure, entertainment and other community facilities. In setting the budget, the key principles for determining the level of user charges has been to ensure that increases do not exceed CPI increases or market levels.

2015/16 Budget - Wellington Shire Council

User charges are projected to increase by 0.53% or \$31,000 over 2014/15. The main areas contributing to the increase include additional rental income associated with a new lease and lease restructuring (\$108k). This is partly offset by a number of one-off reimbursements and other charges received in 2014/15.

A detailed listing of user fees and charges is available on Council's web site and is included in Appendix D.

4.2.4 Contributions - monetary (\$78,000 increase)

Cash contributions include all monies received from community sources or other non government bodies towards the delivery of Council's services to ratepayers (operating) and capital works program. Overall the level of contributions will increase by 8.80% or \$78,000 compared to 2014/15. The majority of this increase relates to contributions by ratepayers to a special charge scheme (\$300k) which is partly offset by reduction in a number of one-off contributions received in 2014/15 towards community projects and programmes

4.2.5 Contributions - non-monetary (\$705,000 decrease)

The 2014/15 forecast includes gifted and donated assets relating to land acquired under the Ninety Mile Beach Plan Voluntary Assistance Scheme, and infrastructure assets from new subdivisions. No non cash contributions have been budgeted for in 2015/16.

4.2.6 Grants - Operating (\$1.39 million decrease)

Operating grants include all monies received from State and Federal sources for the purposes of assisting with funding the delivery of Council's services to ratepayers. Overall, the level of operating grants will decrease by 9.27% or \$1.39 million compared to 2014/15. The decrease primarily relates to a reduction in the level of non-recurrent funding to be received in 2015/16 associated with the completion of funding for the Ninety Mile Beach Plan Voluntary Assistance Scheme (\$500,000), Natural Disaster Events (\$455,000), and the Energy Efficient Street Lighting project (\$254,000).

A list of operating grants by type and source, classified into recurrent and non-recurrent is included below.

Operating Grant Funding Type and Source	Forecast Actual 2014/15 \$'000	Budget 2015/16 \$'000	Variance \$'000
<i>Recurrent - Commonwealth Government</i>			
Victoria Grants Commission	12,197	12,129	(68)
<i>Recurrent - State Government</i>			
Cultural Services	510	511	1
Rural Access & LtoP Project	222	209	(13)
Municipal Emergency	120	-	(120)
Parks & Environmental Services	74	84	10
State Emergency Services	75	75	-
School Crossings	71	72	1
Environmental Health	68	47	(21)
Senior Citizens	54	54	-
Community Support Programs	25	33	8
Property Revaluation	97	264	167
Traineeships	12	13	1
Economic Development & Tourism	10	-	(10)
Other	1	1	-
Total recurrent grants	13,536	13,492	(44)

2015/16 Budget - Wellington Shire Council

Operating Grant Funding Type and Source	Forecast	Budget	Variance
	Actual 2014/15 \$'000	2015/16 \$'000	\$'000
<i>Non-Recurrent - Commonwealth Government</i>			
Energy Efficient Street Lighting	253	-	(253)
<i>Non- Recurrent - State Government</i>			
Wellington Coastal Subdivision Strategy	500	-	(500)
Community Support Programs	3	30	27
Economic Development & Tourism	15	-	(15)
Natural Disaster Events	455	-	(455)
Municipal Emergency	154	71	(83)
Parks & Environmental Services	47	-	(47)
Community & Recreation Facilities	25	5	(20)
Total non- recurrent grants	1,452	106	(1,346)
Total Operating grants	14,988	13,598	(1,390)

4.2.7 Grants - Capital (\$3.01 million increase)

Capital grants include all monies received from State and Federal government for the purposes of funding specific capital works projects. Overall the level of capital grants has increased by 84.58% or \$3.01 million compared to 2014/15. Grant funding for the Port of Sale Cultural Hub (\$1.00 million), Heyfield Gordon Street Recreation Reserve Clubroom redevelopment (\$441,000) and McLoughlins Beach Footbridge renewal (\$500,000) are expected in 2015/16. During 2015/16 the Roads to Recovery Program's additional allocation of \$2.45 million will be spent on projects such as Brewers Hill Road Reconstruction, Park Street Bridge Renewal and Lower Dargo Bridge Renewal. Section 6 "Analysis of Capital Budget" includes a more detailed analysis of the capital grants expected to be received during 2015/16

A list of capital grants by type and source, classified into recurrent and non-recurrent, is included below:

Capital Grant Funding Type and Source	Forecast	Budget	Variance
	Actual 2014/15 \$'000	2015/16 \$'000	\$'000
<i>Recurrent - Commonwealth Government</i>			
Roads to Recovery	1,350	3,800	2,450
<i>Recurrent - State Government</i>			
Total recurrent grants	1,350	3,800	2,450
<i>Non-recurrent - Commonwealth</i>			
<i>Non-recurrent - State Government</i>			
Buildings	-	1,680	1,680
Roads	1,860	-	(1,860)
Bridges	-	785	785
Parks, open space and streetscapes	334	270	(64)
Furniture and Fittings	-	10	10
Plant and Machinery	10	15	5
Total non-recurrent grants	2,204	2,760	556
Total Capital grants	3,554	6,560	3,006

4.2.8 Net gain (Loss) on Disposal of Assets (\$451,000 increase)

Net gain from the sale of Council assets of \$239,000 for 2015/16 relates mainly to the planned cyclical replacement of part of the plant and vehicle fleet. This revenue item fluctuates from year to year, depending on the availability of assets considered surplus to requirements or due for renewal. The written down value of assets sold for 2015/16 is forecast to be \$882,000.

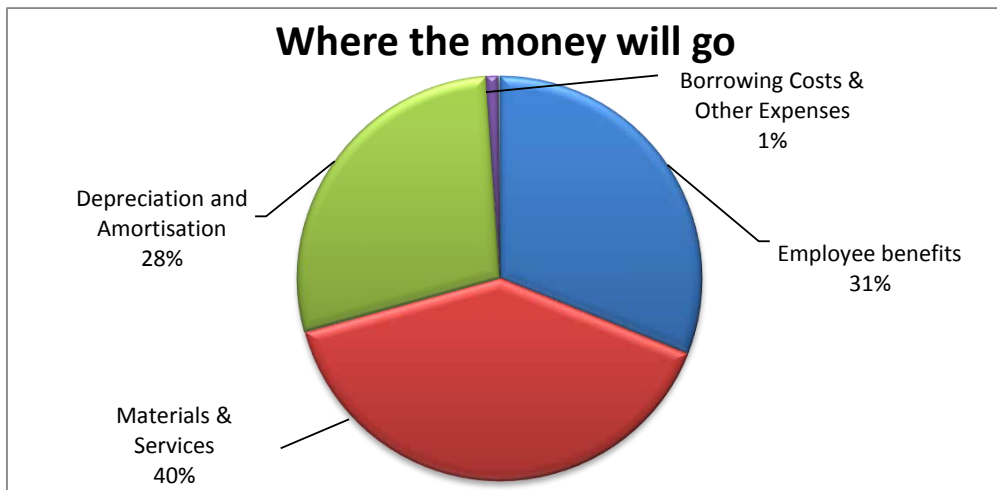
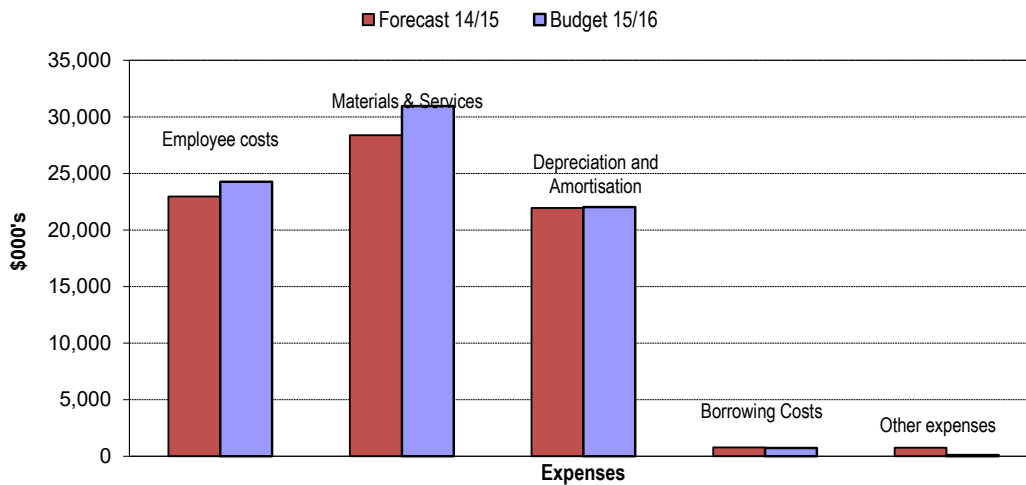
2015/16 Budget - Wellington Shire Council

4.2.9 Other income (\$207,000 decrease)

Other income relates to a range of items such as interest on investments, interest on outstanding rates and charges, insurance recoveries and other miscellaneous income items. Other income is forecast to decrease by 13.76% or \$207,000 compared to 2014/15. This is due to a forecast reduction in interest on outstanding rates and charges, interest on investments and a reduction in one-off 2014/15 income received for insurance recoveries.

4.3 Expenses

Expenditure Types	Ref	Forecast	Budget	Variance
		Actual 2014/15 \$'000	2015/16 \$'000	\$'000
Employee costs	4.3.1	22,967	24,249	1,282
Materials & Services	4.3.2	28,375	30,948	2,573
Depreciation and Amortisation	4.3.3	21,956	22,015	59
Borrowing Costs	4.3.4	773	731	(42)
Other expenses	4.3.5	754	111	(643)
Total operating expenditure		74,825	78,054	3,229



2015/16 Budget - Wellington Shire Council

4.3.1 Employee costs (\$1.23 million increase)

Employee costs include all labour related expenditure such as wages and salaries and on-costs such as allowances, leave entitlements, employer superannuation and staff training. Employee costs are forecast to increase by 5.39% or \$1.23 million compared to 2014/15. Other key factors in the change in budget from 2014/15 to 2015/16 include:

- Council's Enterprise Bargaining Agreement (EBA).
- The effect of full year costing for new externally funded positions together with positions that fell vacant during 2014/15.
- An operational review of Council's services during 2014/15 resulted in reductions of 2.2 EFT
- Increase of 0.4 EFT in Parks and Environmental Services - additional open space areas to be maintained due to new subdivisions
- Increase of 0.7 EFT in Local Laws to support the implementation of the amended *Domestic Animals Act 1994* pertaining to Domestic Animal breeders, recovered through the introduction of an amended fee structure.
- Increase of 0.58 EFT relating to the provision of Fire Services Property Levy administrations services, which is fully funded by the State Revenue Office.
- Increase of 1.0 EFT for an engineer to project manage additional projects resulting from increased Roads to Recovery funding and the Port of Sale Cultural Hub project.

A summary of human resources expenditure categorised according to the organisational structure of Council is included below:

Division	Total	Comprises	
	Budget 2015/16 \$'000	Permanent Full Time \$'000	Permanent Part Time \$'000
Built and Natural Environment	9,296	9,124	172
Chief Executive Officer	716	716	-
Development	4,312	3,564	748
Corporate Services	3,355	3,100	255
Community and Culture	4,902	3,394	1,508
Total permanent staff expenditure	22,581	19,898	2,683
Casuals and other expenditure	1,761		
Total Employee Costs	24,342		
Less: Capitalised Labour costs	(93)		
Total Operating Expenditure	24,249		

A summary of the number of equivalent full time (EFT) Council staff in relation to the above expenditure is included below:

Division	Total	Comprises	
	Budget 2015/16 EFT	Permanent Full Time EFT	Permanent Part Time EFT
Built and Natural Environment	115.1	114.0	1.1
Chief Executive Officer	6.0	6.0	-
Development	47.4	37.0	10.4
Corporate Services	37.4	34.0	3.4
Community and Culture	61.6	39.0	22.6
Total permanent staff	267.5	230.0	37.5
Casuals and other	15.4		
Total Staff	282.9		

2015/16 Budget - Wellington Shire Council

4.3.2 Materials & Services (\$2.57 million increase)

Materials and services include the purchase of consumables, payments to contractors for the provision of services, insurance and utility costs. Materials and services are forecast to increase by 9.07% or \$2.57 million compared to 2014/15. This increase in expenditure primarily relates to the rehabilitation of the Longford, Kilmany and Yarram landfill sites (\$2.47 million) and a contribution towards the Princes Hwy Cobains Rd Intersection Upgrade (\$1.80 million).

These increased expenses are partially offset by decreased expenditure associated with the completion of a number of one-off projects such as the Energy Efficient Street Lighting project (\$1.03 million).

4.3.3 Depreciation and Amortisation (\$59,000 increase)

Depreciation is an accounting measure which attempts to allocate the value of assets over their useful life for Council's property, plant and equipment including infrastructure assets such as roads and drains. The increase of \$59,000 for 2015/16 is due mainly to the completion of the 2015/16 capital works program and the full year effect of depreciation on the 2014/15 capital works program. Refer to Section 6 "Analysis of Capital Budget" for a more detailed analysis of Council's capital works program for the 2015/16 year.

4.3.4 Borrowing Costs (\$42,000 decrease)

Borrowing costs relate to interest charged by financial institutions on funds borrowed. The decrease in borrowing costs results from the planned repayment of principal in accordance with loan agreements. Loan borrowings of \$3.2 million are planned in 2015/16. (refer to Section 10 Borrowings).

4.3.5 Other expenses (\$643,000 decrease)

A decrease in other expenses relates to the derecognition of roads which are no longer council maintained.

2015/16 Budget - Wellington Shire Council

5. Analysis of budgeted cash position

This section analyses the expected cash flows from the operating, investing and financing activities of Council for the 2015/16 year. Budgeting cash flows for Council is a key factor in setting the level of rates and providing a guide to the level of capital expenditure that can be sustained with or without using existing cash reserves.

The analysis is based on three main categories of cash flows:

- **Operating activities** - Refers to the cash generated or used in the normal service delivery functions of Council. Cash remaining after paying for the provision of services to the community may be available for investment in capital works, or the repayment of debt.
- **Investing activities** - Refers to cash generated or used in the enhancement or creation of infrastructure and other assets. These activities also include the acquisition and sale of other assets such as vehicles, property and equipment.
- **Financing activities** - Refers to cash generated or used in the financing of Council functions and include borrowings from financial institutions and advancing of repayable loans to other organisations. These activities also include repayment of loan principal and interest for the year.

5.1 Budgeted cash flow statement

	Ref	Forecast Actual 2014/15 \$'000	Budget 2015/16 \$'000	Variance (Outflow) \$'000
Cash flows from operating activities	5.1.1			
<i>Receipts</i>				
Rates and charges		49,040	51,131	2,091
Statutory fees and fines		1,174	1,140	(34)
User Charges		5,853	5,820	(33)
Grants - operating		15,909	14,620	(1,289)
Grants - capital		5,012	6,741	1,729
Contributions		1,032	944	(88)
Interest		1,100	1,000	(100)
Other receipts		404	297	(107)
		79,524	81,693	2,169
<i>Payments</i>				
Payments to Employees		(22,687)	(23,905)	(1,219)
Payment to Suppliers		(28,739)	(30,485)	(1,745)
Other Payments		(1)	(1,111)	(1,110)
		(51,427)	(55,501)	(4,075)
Net cash provided by operating activities		28,098	26,192	(1,906)
Cash flows from investing activities	5.1.2			
Proceeds from Sale of Property, Infrastructure, Plant and Equipment		691	1,121	430
Payments for Property, Infrastructure, Plant and Equipment		(27,382)	(30,925)	(3,543)
Net cash used in investing activities		(26,691)	(29,804)	(3,113)
Cash flows from financing activities	5.1.3			
Finance costs		(772)	(731)	41
Proceeds from borrowings		-	3,195	3,195
Repayment of borrowings		(2,847)	(3,126)	(280)
Net cash used in financing activities		(3,619)	(662)	2,956
Net decrease by cash and cash equivalents		(2,212)	(4,274)	(2,062)
Cash and cash equivalents at the beginning of the year		36,189	33,977	(2,212)
Cash and cash equivalents at end of the year	5.1.4	33,977	29,703	(4,274)

Source: Appendix A

2015/16 Budget - Wellington Shire Council

5.1.1 Operating activities (\$1.91 million decrease)

The decrease in cash inflows from operating activities is mainly due to a reduction in operating grants received as a result of completion of projects such as Wellington Coast Strategy and Energy Efficient Street Lighting and additional expenditure associated with rehabilitation of landfills. This decrease is partly offset by additional rates and charges (\$2.08 million) along with additional Roads to Recovery capital grant funding.

The net cash flows from operating activities does not equal the surplus (deficit) for the year as the expected revenues and expenses of the Council include non-cash items which have been excluded from the Cash Flow Statement. The budgeted operating result is reconciled to budgeted cash flows available from operating activities as set out in the following table.

	Forecast Actual 2014/15 \$'000	Budget 2015/16 \$'000	Variance \$'000
Net surplus (deficit) for the year	2,931	2,987	56
Depreciation	21,956	22,015	59
Gain on sale of assets	212	(239)	(451)
Borrowing Costs	772	731	(41)
Non cash contributions	(705)	-	705
Derecognition of assets	644	-	(644)
Net movement in current assets and liabilities	2,287	698	(1,589)
Cash flows available from operating activities	28,098	26,192	(1,906)

5.1.2 Investing activities (\$3.11 million increase)

The \$3.11 million increase in payments for property, infrastructure, plant and equipment represents Council's continued commitment to the renewal of community assets and delivering improvements to facilities in line with the Infrastructure Strategy as per Section 11. More detailed information on the 2015/16 capital program can be found in Appendix C.

5.1.3 Financing activities (\$2.96 million decrease)

The increase in loan borrowings results from the \$3.20 million to fund major projects such as the Sale livestock exchange, street construction schemes (which will be reimbursed by ratepayers) and the Princes Highway Cobains Road intersection upgrade. During 2015/16 loan principal and interest repayments have increased by \$239,000. Refer to Section 10 Borrowing Strategy for further details.

5.1.4 Cash and cash equivalents at end of the year (\$4.27 million decrease)

Overall, total cash and investments is forecast to decrease by \$4.27 million to \$29.70 million as at 30 June 2016, partly due to some 2014/15 projects that will be completed in 2015/16 as well as reflecting Council's strategy of using excess cash and investments to support renewal of ageing infrastructure assets and service debt. The cash at the end of the year will be sufficient to meet Council's short term commitments, cover required reserves and fund carried forward expenditure.

2015/16 Budget - Wellington Shire Council

5.2 Restricted funds and unrestricted cash and investments

Cash and cash equivalents held by Council are restricted in part, and not fully available for Council's operations. The budgeted cash flow statement above indicates that Council is estimating at 30 June 2016 it will have cash and investments of \$29.71 million, which will be restricted as shown in the following table.

	Ref	Forecast Actual 2014/15 \$'000	Budget 2015/16 \$'000	Variance \$'000
Total cash and investments		33,977	29,703	(4,274)
Restricted cash and investments				
- Statutory and non-discretionary reserves	5.2.1	(698)	(792)	(94)
- Cash held to fund carry forward works and programs	5.2.2	(8,145)	(2,383)	5,762
Unrestricted cash and investments	5.2.3	25,134	26,528	1,395
- Discretionary reserves	5.2.4	(5,815)	(3,428)	2,386
Unrestricted cash adjusted for discretionary reserves	5.2.5	19,320	23,100	3,781

Source: Appendix A

5.2.1 Statutory reserves (\$792,000)

These funds must be applied for specified statutory purposes in accordance with various legislative and contractual requirements. Whilst these funds earn interest revenues for Council, they are not available for other purposes. During the 2015/16 year \$165,000 is budgeted to be transferred to and \$71,000 from statutory and non-discretionary reserves.

5.2.2 Cash held to fund carry forward works and programs (\$2.38 million)

An amount of \$8.14 million is forecast to be held at 30 June 2015 to fund works (for both capital and operating projects) budgeted but not completed in the 2014/15 financial year. In addition, there is also \$1.60 million of cash forecast within reserves at 30 June 2015 that will fund carry forward works (for both capital and operating projects). Section 6.2 contains further details on capital works funding. The amount being carried forward from 2015/16 (\$2.38 million) relates to unspent grant funding for the delivery of the Wellington Coast Subdivision voluntary assistance scheme, with will be spent over the next five years.

5.2.3 Unrestricted cash and investments (\$26.53 million)

The amount shown is in accordance with the definition of unrestricted cash included in Section 3 of the Regulations. These funds are available after statutory reserve funds and funds required to be carried forward for works and programs to be completed from the previous year.

5.2.4 Discretionary reserves (\$5.82 million)

These funds are shown as discretionary reserves as, although not restricted by a statutory purpose, Council has made decisions regarding the future use of these funds and unless there is a Council resolution these funds should be used for those earmarked purposes. During the 2015/16 year \$1.61 million is budgeted to be transferred to and \$4.00 million from discretionary reserves. The decisions about future use of these funds has been reflected in Council's Strategic Resource Plan and any changes in future use of the funds will be made in the context of the future funding requirements set out in the plan.

2015/16 Budget - Wellington Shire Council

5.2.5 Unrestricted cash adjusted for discretionary reserves (\$23.10 million)

These funds are free of all specific Council commitments and represent funds available to meet daily cash flow requirements, unexpected short term needs and any budget commitments which will be expended in the following year such as grants and contributions. Council regards these funds as the minimum necessary to ensure that it can meet its commitments as and when they fall due without borrowing further funds.

2015/16 Budget - Wellington Shire Council

6. Analysis of capital budget

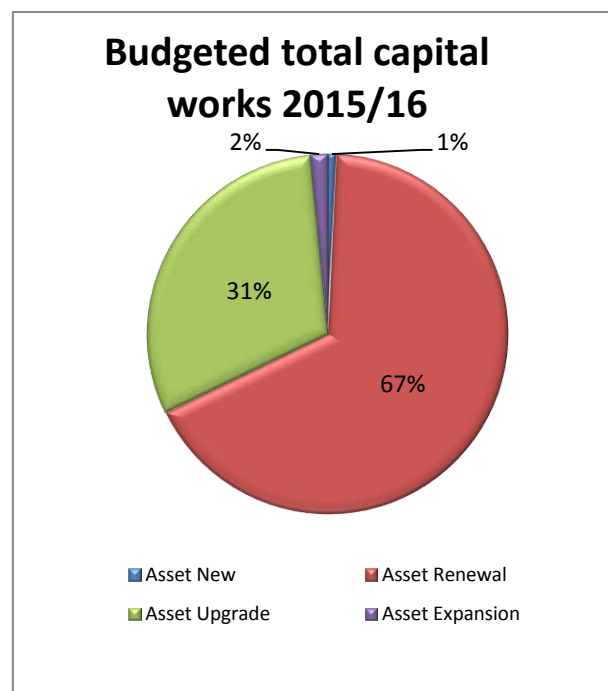
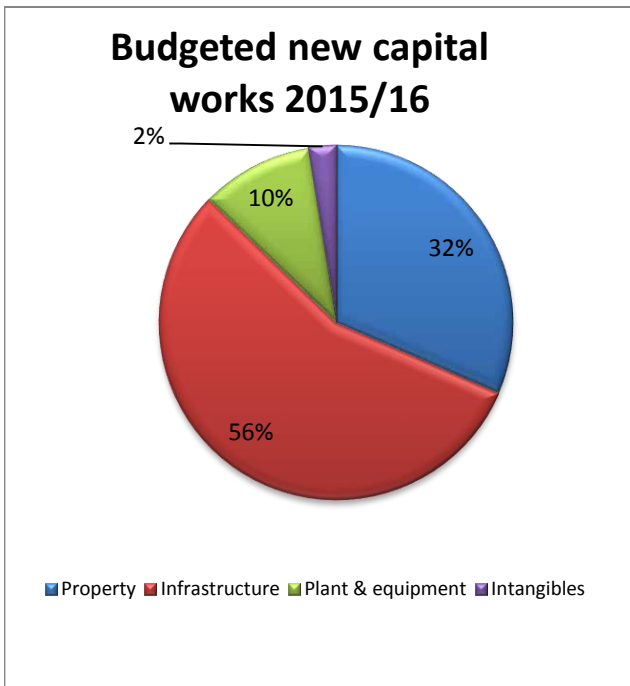
This section analyses the planned capital expenditure budget for the 2015/16 year and the sources of funding for the capital budget.

6.1 Capital works

Capital Works Areas	Ref.	Forecast Actual 2014/15 \$'000	Budget 2015/16 \$'000	Variance \$'000
Works carried forward	6.1.1			
Property				
Buildings		6,381	2,897	(3,484)
Total Property		6,381	2,897	(3,484)
Infrastructure				
Roads		1,504	-	(1,504)
Footpaths		457	260	(197)
Bridges		481	150	(331)
Parks & Environmental Services		434	1,069	635
Total Infrastructure		2,876	1,479	(1,396)
Plant & Equipment				
Plant, Machinery and Equipment		27	-	(27)
Furniture & Fittings		230	112	(118)
Total Plant & Equipment		257	112	(145)
Intangibles		236	176	(60)
Total works carried forward		9,750	4,664	(5,084)
New works for 2014/15				
Property	6.1.2			
Landfill Improvements		12	60	48
Buildings		5,053	6,789	1,735
Total Property		5,065	6,849	1,783
Infrastructure	6.1.3			
Roads		6,395	9,055	2,660
Footpaths		405	677	272
Bridges		531	2,575	2,044
Drainage		150	305	155
Parks & Environmental Services		1,857	3,151	1,294
Total Infrastructure		9,338	15,763	6,425
Plant & Equipment	6.1.4			
Plant, Machinery and Equipment		2,086	2,639	554
Furniture & Fittings		1,101	419	(682)
Total Plant & Equipment		3,187	3,059	(128)
Intangibles	6.1.5	42	590	548
Total new works		17,632	26,261	8,628
Total capital works		27,382	30,925	3,543

2015/16 Budget - Wellington Shire Council

Capital Works Areas	Ref.	Forecast	Budget	Variance
		Actual 2014/15 \$'000	2015/16 \$'000	\$'000
Represented by:				
Asset New	6.1.6	-	225	225
Asset Renewal	6.1.6	18,031	20,740	2,709
Asset Upgrade	6.1.6	7,956	9,490	1,534
Asset Expansion	6.1.6	1,395	470	(925)
Total capital works		27,382	30,925	3,543



A more detailed listing of the capital works program is included in Appendix C.

6.1.1 Carried forward works (\$4.66 million)

At the end of each financial year there are projects which are either incomplete or not commenced due to planning issues, weather delays, extended consultation, natural disasters etc. These projects are funded from rate commitments, grants and contributions that have already been received. For the 2014/15 year it is forecast that \$4.66 million of capital works will be incomplete and carried forward into the 2015/16 year. The more significant projects include the Port of Sale Cultural Hub (\$1.5 million) and the Yarram Streetscape Project (\$950,000).

6.1.2 Property (\$6.85 million)

The property class comprises buildings and building improvements including community facilities, municipal offices, recreation and leisure facilities.

For the 2015/16 year, \$6.85 million will be expended on building and building improvements. The most significant projects include the Port of Sale Cultural Hub (\$3.22 million), Sale Livestock upgrade (\$1.17 million), Heyfield Gordon Street Recreation Reserve clubrooms redevelopment (\$866,000), upgrades to Council's managed boating facilities (\$349,000), Fulham - Pound and Animal Shelter upgrade (\$150,000) and the Heyfield Gordon Street Recreation Reserve fire service upgrade (\$150,000).

2015/16 Budget - Wellington Shire Council

6.1.3 Infrastructure (\$15.76 million)

Infrastructure includes roads, bridges, footpaths and cycleways, drainage, recreation, leisure and community facilities, parks, open space and streetscapes, off street car parks and other structures.

For the 2015/16 year, \$12.31 million will be expended on road, bridge and footpath projects. The more significant projects include the annual road reseals program (\$2.40 million), federally funded Roads to Recovery projects (\$3.80 million), unsealed roads reconstruction program (\$1.35 million), Park Street Bridge renewal (\$600,000) and Maxfield Bridge renewal (\$570,000).

Drainage projects for 2015/16 include minor drainage networks renewal works (\$150,000).

\$3.15 million will be expended on parks, open space, streetscapes and waste management. The most significant include the implementation of the fifth year of the Sale Streetscape improvements infrastructure renewal program (\$1.00 million), Yarram streetscape renewal (\$450,000) and Rosedale Streetscape renewal (\$300,000), Water Bore and Irrigation works at the Cameron Sporting Complex in Maffra (\$175,000) and \$670,000 to be expended on waste management projects.

6.1.4 Plant and equipment (\$3.06 million)

Plant and equipment includes major plant and equipment, computers and telecommunications, library books and art works.

For the 2015/16 year, \$3.06 million will be expended on plant, equipment and other projects. The most significant projects include ongoing cyclical replacement of plant and vehicle fleet (\$2.64 million) and library material purchases (\$229,000).

6.1.5 Intangibles (\$590,000)

For the 2014/15 year, \$590,000 will be expended on corporate systems and applications.

6.1.6 Asset Renewal (\$19.84 million), upgrade (\$10.15 million) and expansion (\$3.65 million)

A distinction is made between expenditure on new assets, asset renewal, upgrade and expansion. Expenditure on asset renewal is expenditure on an existing asset, or on replacing an existing asset that returns the service of the asset to its original capability. Expenditure on new assets does not have any element of expansion or upgrade of existing assets but will result in an additional burden for future operation, maintenance and capital renewal.

New assets include the Water Bore and Irrigation works at the Cameron Sporting Complex in Maffra (\$175,000).

The majority of renewal expenditure is related to infrastructure spending on roads, bridges, footpaths and drainage (\$10.90 million) and renewal of Council's plant and vehicle fleet (\$2.64 million). Other capital items to be renewed in 2015/16 include buildings (\$2.28 million) and open space projects (\$1.73 million).

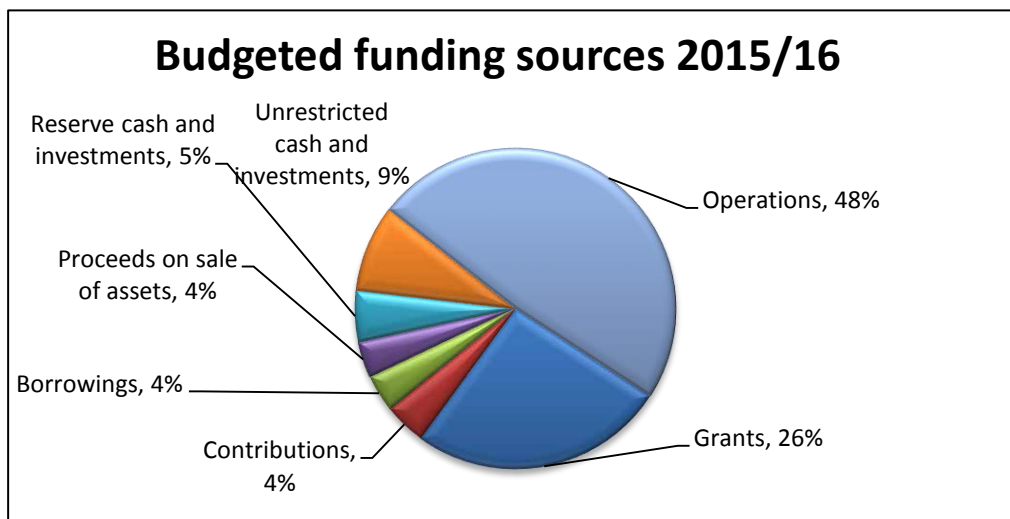
Capital items to be upgraded in 2015/16 include \$1.10 million in roads, \$2.42 million on Port of Sale Cultural Hub, \$585,000 on the Sale Livestock Exchange upgrade, \$866,000 on the Heyfield Gordon Street Recreation Reserve Clubroom Redevelopment and \$369,000 on waste management projects.

Capital expansion projects in 2015/16 include the Lake Guthridge Gross Litter Trap for \$150,000.

2015/16 Budget - Wellington Shire Council

6.2 Funding sources

Sources of Funding	Ref	Forecast Actual 2014/15 \$'000	Budget 2015/16 \$'000	Variance \$'000
Works carried forward				
Current year funding				
Grants		2,441	1,455	(985)
Contributions		616	500	(116)
Council cash				
- Unrestricted cash and investments		6,692	2,709	(3,983)
Total works carried forward	6.2.1	9,749	4,665	(5,084)
New Works				
Current year funding				
Grants	6.2.2	3,554	6,560	3,006
Contributions		647	808	161
Borrowings	6.2.3	-	1,170	1,170
Council cash				
- Operations	6.2.4	10,758	15,044	4,286
- Proceeds on sale of assets	6.2.5	675	1,121	446
- Reserve cash and investments	6.2.6	1,999	1,597	(402)
Total new works		17,633	26,300	8,667
Total funding sources		27,382	30,965	3,583



6.2.1 Carried forward works (\$4.67 million)

At the end of each financial year there are projects which are either incomplete or not commenced due to planning issues, weather delays, extended consultation, natural disasters etc. For the 2014/15 year it is forecast that \$4.67 million of capital works will be incomplete and carried forward into the 2015/16 year. Significant funding includes grants for the Country Roads & Bridges Initiative (2014/15 funding - \$1 million) Yarram District Hub upgrade (\$425,000) and Yarram Recreation Reserve - Clubrooms construction (\$260,000). A contribution was also received in 2014/15 towards the Port of Sale Cultural Hub. The balance of funding for the carried forward works comes from unrestricted cash.

2015/16 Budget - Wellington Shire Council

6.2.2 Grants (\$6.56 million) and Contributions (\$808,000)

Capital grants and contributions include all monies received from State, Federal and community sources for the purposes of funding the capital works program.

Significant grants are budgeted to be received for the Roads to Recovery projects (\$3.8 million), Port of Sale Cultural Hub (\$1.00 million), Heyfield Gordon Street Recreation Reserve Clubroom redevelopment (\$441,000), Sale Streetscape Improvements - Infrastructure Renewal Program (\$500,000), McLoughlins Beach Footbridge Renewal (\$500,000), Maxfield Bridge Renewal (\$285,000) and Boating Infrastructure Action Plan Works (\$229,000).

Contributions are budgeted to be received for projects including the Port of Sale Cultural Hub (\$500,000) and a Special Charge Scheme for the Residential Road and Street Construction Plan Implementation (\$300,000), which is initially funded through borrowings as ratepayers are offered payment plans of either 5 or 10 years.

6.2.3 Borrowings (\$1.17 million)

Loan borrowings of \$1.17 million are planned for the Sale Livestock Exchange upgrade. A further \$225,000 will be borrowed for a residential street construction scheme which is funded by contributions from participating ratepayers, although cash inflows will be received over 5 or 10 years.

6.2.4 Council cash - operations (\$15.05 million)

During the year Council generates cash from its operating activities, which is used as a funding source for the capital works program. It is forecast that \$15.05 million will be generated from within operations to fund the 2015/16 capital works program.

6.2.5 Council cash - proceeds from sale of assets (\$1.12 million)

Proceeds from sale of assets includes trade-in of major plant (\$716,000) and motor vehicles (\$405,000) in accordance with Council's fleet and plant renewal policy.

6.2.6 Council cash - Reserve cash and investments (\$1.56 million)

Council has adequate cash reserves, which it is currently using to fund its annual capital works program. For 2015/16 \$1.56 million will be used to fund part of the new capital works program including waste infrastructure projects (\$368,000), plant renewal (\$879,000), Kilmany Landfill - Leachate Treatment Infrastructure (\$219,000), Kilmany New Cell Design (\$60,000) and the Playgrounds Expansion Program - Maffra Hillcrest Estate (\$30,000).

2015/16 Budget - Wellington Shire Council

7. Analysis of budgeted financial position

This section analyses the movements in assets, liabilities and equity between 2014/15 and 2015/16. It also considers a number of key performance indicators.

7.1 Budgeted balance sheet

	Ref	Forecast Actual 2015 \$'000	Budget 2016 \$'000	Variance \$'000
Assets				
Current assets				
	7.1.1			
Cash and Cash Equivalents		33,977	29,703	(4,274)
Trade and Other receivables		5,680	4,641	(1,039)
Other Assets		261	261	-
Total current assets		39,918	34,605	(5,313)
Non-current assets				
	7.1.1			
Trade and Other receivables		1,247	1,285	38
Property, Infrastructure, Plant & Equipment		881,994	889,488	7,494
Intangibles		547	1,081	534
Total non-current assets		883,788	891,854	8,066
Total assets		923,706	926,459	2,753
Liabilities				
Current liabilities				
	7.1.2			
Trade and Other Payables		5,279	5,751	(473)
Interest-Bearing Borrowings		3,126	1,871	1,255
Provisions		6,290	6,071	219
Trust funds and deposits		720	720	-
Total current liabilities		15,415	14,413	1,002
Non-current liabilities				
	7.1.2			
Interest-Bearing Borrowings		10,001	11,325	(1,324)
Provisions		1,768	1,212	555
Total non-current liabilities		11,769	12,537	(769)
Total liabilities		27,184	26,950	233
Net assets	7.1.3	896,522	899,509	2,987
Equity				
	7.1.4			
Accumulated surplus		289,280	294,560	5,279
Asset revaluation reserve		600,729	600,729	-
Other reserves		6,513	4,220	(2,293)
Total Equity		896,522	899,509	2,987

Source: Appendix A

7.1.1 Current Assets (\$5.31 million decrease) and Non-Current Assets (\$8.07 million increase)

Cash and cash equivalents include cash and investments such as cash held in the bank and in petty cash and the value of investments in deposits or other highly liquid investments with terms to maturity of three months or less. These balances are projected to decrease by \$4.27 million mainly to fund carried forward capital works and operating projects.

Trade and other receivables are monies owed to Council by ratepayers and others. Both short term debtors and long term debtors are not expected to change significantly in the budget.

2015/16 Budget - Wellington Shire Council

Other Assets includes items such as prepayments for expenses that Council has paid in advance of service delivery.

Property, infrastructure, plant and equipment is the largest component of Council's worth and represents the value of all the land, buildings, roads, vehicles, equipment, etc. which has been built up by the Council over many years. The increase in this balance is attributable to the net result of the capital works program (\$30.93 million of new assets), depreciation of assets (\$22.02 million) and the impact of asset sales (\$1.12 million).

7.1.2 Current Liabilities (\$1.00 million decrease) and Non-Current Liabilities (\$768,000 increase)

Trade and other payables are those to whom Council owes money as at 30 June. These liabilities are budgeted to increase from the 2014/15 forecast by \$472,000.

Provisions include accrued employee entitlements (long service leave and annual leave) owing to employees and provision for landfill rehabilitation. The provisions for employee entitlements are expected to increase in accordance with the Enterprise Bargaining Agreement. The current provision for landfill rehabilitation (\$540,000) will be used to rehabilitate the Longford landfill site in 2015/16.

Interest-bearing loans are borrowings of Council. New loan borrowings of \$3.20 million are planned for 2015/16. Council will repay loan principal of \$3.13 million during the year.

7.1.3 Working Capital (\$4.31 million decrease)

Working capital is the excess of current assets above current liabilities. This calculation recognises that although Council has current assets, some of those assets are already committed to the future settlement of liabilities in the following 12 months, and are therefore not available for discretionary spending.

Some of Council's cash assets are restricted in that they are required by legislation to be held in reserve for specific purposes or are held to fund carry forward works for the previous financial year.

	Forecast		Variance \$'000
	Actual	Budget	
	2015 \$'000	2016 \$'000	
Current assets	39,918	34,605	(5,312)
Current liabilities	(15,415)	(14,413)	(1,002)
Working capital	24,503	20,192	(4,311)
Restricted cash and investment current assets			
- Statutory reserves	(698)	(792)	(94)
- Trust funds and deposits	(720)	(720)	-
Unrestricted working capital	23,085	18,680	(4,405)

In addition to the restricted cash shown above, Council is also projected to hold \$5.81 million in discretionary reserves at 30 June 2016. Although not restricted by a statutory purpose, Council has made decisions regarding the future use of these funds and unless there is a Council resolution these funds should be used for those earmarked purposes.

2015/16 Budget - Wellington Shire Council

7.1.4 Equity (\$2.99 million increase)

Total equity always equals net assets and is made up of the following components:

- Asset revaluation reserve which represents the difference between the previously recorded value of assets and their current valuations.
- Other reserves are funds that Council wishes to separately identify as being set aside to meet a specific purpose in the future and to which there is no existing liability. These amounts are transferred from the Accumulated Surplus of the Council to be separately disclosed.
- Accumulated surplus which is the value of all net assets less Reserves that have accumulated over time. \$2.99 million of the \$5.28 million increase results directly from the surplus for the year. An amount of \$2.29 million (net) is budgeted to be transferred from other reserves to fund the capital works program.

7.2 Key assumptions

In preparing the Budgeted Balance Sheet for the year ended 30 June 2016 it was necessary to make a number of assumptions about assets, liabilities and equity balances. The key assumptions are as follows:

- A total of 94.0% of total rates and charges raised will be collected in the 2015/16 year.
- There will be new loan borrowings of \$3.20 million (see Section 10 - Borrowings for more information).
- Sundry debtors and creditors to remain consistent with 2014/15 levels.
- Employee entitlements to be increased by the Enterprise Bargaining outcome.
- Total capital expenditure to be \$30.93 million.
- Repayment of loan principal to be \$3.13 million.
- Proceeds from property sales will be transferred to reserve for funding future capital projects.

2015/16 Budget - Wellington Shire Council

8. Strategic resource plan and financial performance indicators

This section includes an extract of the adopted Strategic Resource Plan (SRP) to provide information on the long term financial projections of the Council.

8.1 Plan development

The Act requires a SRP to be prepared describing both financial and non-financial resources, (including human resources) for at least the next four financial years to achieve the strategic objectives in the Council Plan. In preparing the SRP, Council must take into account all other plans and strategies in regard to services and initiatives which commit financial and non-financial resources for the period of the SRP.

Council has prepared a SRP for the four years 2015/16 to 2018/19 as part of its ongoing financial planning to assist in adopting a budget within a longer term framework. The SRP takes the strategic objectives and strategies as specified in the Council Plan and expresses them in financial terms for the next four years.

The key objective, which underlines the development of the SRP, is financial sustainability in the medium to long term, whilst still achieving Council's strategic objectives as specified in the Council Plan. The key financial objectives, which underpin the SRP, are:

- Maintain existing service levels
- Achieve a breakeven underlying operating result within two years
- Maintain a level of borrowings of no more than 40% of rate revenue (see Borrowings Strategy section 10); and
- Improve our capacity to fund the renewal of infrastructure assets according to the Asset Management Plans.

In preparing the SRP, the Council has also been mindful of the need to comply with the following principles of sound financial management as contained in the Act:

- Prudently manage financial risks relating to debt, assets and liabilities
- Provide reasonable stability in the level of rate burden
- Consider the financial effects of Council decisions on future generations
- Provide full, accurate and timely disclosure of financial information.

8.2 Financial resources

The following table summarises the key financial results for the next four years as set out in the SRP projections for years 2015/16 to 2018/19. Appendix A includes a more detailed analysis of the financial resources to be used over the four year period.

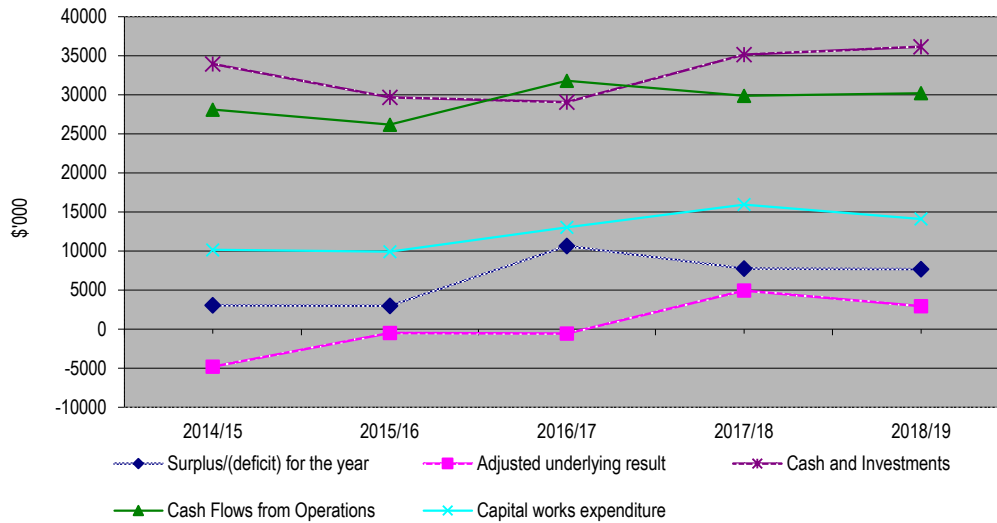
	Forecast		Strategic Resource			Trend + / o / -
	Actual	Budget	Projections			
	2014/15 \$'000	2015/16 \$'000	2016/17 \$'000	2017/18 \$'000	2018/19 \$'000	
Surplus/(deficit) for the year	2,931	2,987	10,649	7,789	7,732	+
Adjusted underlying result	(625)	(581)	4,938	2,962	1,901	+
Cash and investments balance	33,977	29,703	29,073	35,197	36,240	+
Cash flows from operations	28,098	26,192	31,816	29,918	30,271	+
Capital works expenditure	27,382	30,925	32,152	24,106	30,260	+

Trend:

- + Forecast improvement in Council's financial performance/financial position indicator
- o Forecasts that Council's financial performance/financial position indicator will be steady
- Forecast deterioration in Council's financial performance/financial position indicator

2015/16 Budget - Wellington Shire Council

The following graph shows the general financial indicators over the four year period.



The key outcomes of the Plan are as follows:

- Financial sustainability (section 5)** - Cash and investments is forecast to decrease next year from \$33.98 million to \$29.71 million, and then continue increasing for the next four years.
- Rating information (section 9)** – Increases in income from all rates and charges (excluding supplementary rates) are forecast over the four years from 3.76% in 2015/16 to between 3.85% and 3.87% for the remaining three years.
- Borrowing strategy (section 10)** – Borrowings are forecast to remain steady over the four year period, increasing slightly from \$13.1 million to \$13.3 million. This includes \$3.19 million borrowings (including \$1.3 million deferred from 2014/15) in 2015/16, \$1.2 million in 2016/17, \$1.46 million in 2017/18 and \$1.55 million in 2018/19.
- Infrastructure information (section 11)** - Capital expenditure over the four year period will total \$117.44 million at an average of \$29.36 million per annum.

2015/16 Budget - Wellington Shire Council

8.3 Financial Performance Indicators

The following table highlights Council's current and projected performance across a range of key financial performance indicators. These indicators provide a useful analysis of Council's financial position and performance and should be used in the context of the organisation's objectives.

Indicator	Notes	Forecast	Budget	Strategic Resource Plan			Trend +/-	
		Actual 2014/15	2015/16	Projections 2016/17	2017/18	2018/19		
Operating position								
Adjusted underlying result	Adjusted underlying surplus (deficit) / Adjusted underlying revenue <i>Permissible range: -20.0% to 20.0%</i>	1	-0.8%	-0.8%	6.2%	3.7%	2.3%	+
Liquidity								
Working Capital	Current assets/Current liabilities <i>Permissible range: 100.0% to 300.0%</i>	2	259.0%	240.1%	255.2%	300.5%	238.3%	-
Unrestricted cash	Unrestricted cash / Current liabilities <i>Permissible range: 0.0% to 200.0%</i>		158.3%	179.1%	191.5%	233.4%	185.1%	+
Obligations								
Loans and borrowings	Interest bearing loans and borrowings / Rate revenue <i>Permissible range: 0.0% to 50.0%</i>	3	26.6%	25.7%	23.5%	22.9%	23.1%	+
Loans and borrowings	Interest and principal repayments / Rate revenue <i>Permissible range: 0.0% to 10.0%</i>		7.3%	7.5%	4.8%	3.4%	2.7%	+
Indebtedness	Non-current liabilities /Own source revenue <i>Permissible range: 0.0% to 50.0%</i>		20.4%	20.9%	19.7%	19.9%	15.3%	+
Asset renewal	Asset renewal expenses /Asset Depreciation <i>Permissible range: 50.0% to 100.0%</i>	4	83.8%	96.2%	95.6%	94.9%	94.7%	+

2015/16 Budget - Wellington Shire Council

Indicator	Notes	Forecast	Budget	Strategic Resource Plan Projections			Trend	
		Actual 2014/15	2015/16	2016/17	2017/18	2018/19	+/-	
Stability								
Rates concentration	Rate revenue / Adjusted underlying revenue <i>Permissible range: 40.0% to 80.0%</i>	5	66.5%	66.3%	66.7%	68.7%	67.8%	+
Rates effort	Rate revenue / Capital improved value of rateable properties in the municipality <i>Permissible range: 0.2% to 0.7%</i>		0.5%	0.6%	0.6%	0.6%	0.6%	o
Efficiency								
Expenditure level	Total expenses / Number of property assessments <i>Permissible range: \$2,000 to \$4,000</i>		2,247.62	2,344.60	2,254.80	2,333.27	2,449.83	+
Revenue level	Residential rate revenue / Number of residential property assessments <i>Permissible range: \$800 to \$1,800</i>		1,150.10	1,188.01	1,240.23	1,294.32	1,350.75	-
Workforce turnover	Number of permanent staff resignations and terminations / Average number of permanent staff for the financial year <i>Permissible range: 5.0% to 20.0%</i>		14.0%	12.0%	11.0%	10.0%	10.0%	+

Key to Forecast Trend:

- + Forecast improvement in Council's financial performance/financial position indicator
- o Forecasts that Council's financial performance/financial position indicator will be steady
- Forecast deterioration in Council's financial performance/financial position indicator

2015/16 Budget - Wellington Shire Council

Notes to indicators

1 Adjusted underlying result - An indicator of the sustainable operating result required to enable Council to continue to provide core services and meet its objectives. Improvement in financial performance expected over the period, although continued losses means reliance on Council's cash reserves or increased debt to maintain services.

2 Working Capital - The proportion of current liabilities represented by current assets. Working capital is forecast to decrease in 2015/16 year due to a run down in cash reserves to fund the capital program. The trend in later years is to fluctuate between 230% and 300% which is within the permissible range under the LGPRF.

3 Debt compared to rates - Trend indicates Council's reducing reliance on debt against its annual rate revenue through redemption of long term debt.

4 Asset renewal - This percentage indicates the extent of Council's renewals against its depreciation charge (an indication of the decline in value of its existing capital assets). A percentage greater than 100 indicates Council is maintaining its existing assets, while a percentage less than 100 means its assets are deteriorating faster than they are being renewed and future capital expenditure will be required to renew assets.

5 Rates concentration - Reflects extent of reliance on rate revenues to fund all of Council's on-going services. Trend indicates Council's reliance on rate revenue compared to all other revenue sources will remain steady.

8.4 Non- financial resources

In addition to the financial resources to be consumed over the planning period, Council will also consume non-financial resources, in particular human resources. A summary of Council's anticipated human resources requirements for the 2015/16 year is shown below and further detail is included in section 4.3.1 of this budget. A Statement of Human Resources is included in Appendix A.

Indicator	Forecast	Budget 2015/16	Strategic Resource Plan Projections		
	Actual 2014/15		2016/17	2017/18	2018/19
Employee costs (\$'000)					
- Operating	22,967	24,249	25,327	26,650	28,099
- Capital	56	93	93		
Total	23,023	24,342	25,420	26,650	28,099
Employee numbers (EFT)	284.0	282.9	281.3	279.6	279.6

2015/16 Budget - Wellington Shire Council

9. Rating Information

This section considers the Council's rating information including strategy development and assumptions underlying the current year rate increase and rating structure.

9.1 Strategy development

In developing the Strategic Resource Plan (referred to in Section 8), rates and charges must be considered as an important source of revenue, accounting for 63.4% (excluding Special Charge Schemes) of the total revenue expected to be received by Council in the 2015/16 year (2014/15 – 63.3%).

It is also necessary to balance the importance of rate revenue as a funding source with community sensitivity to increases.

9.2 Current year rates and charges

Consideration over this year's rate increase presented a variety of challenges, as we tackled the issues of reduced government funding due to the freeze on federal assistance grant payments, and preparing for the impending introduction of rate capping, scheduled for 2016/17. Council reviewed services and the ten year Capital works program with these parameters in mind, coupled with a strong desire to reduce the rate rise below that of 2014/15. Building on the work done in 2014/15, further operational efficiencies have been identified and implemented, which have enabled Council to deliver a general rate rise of only 3.5% in the rate in the dollar.

Waste Infrastructure Charge

The Waste Infrastructure Charge is applied to all properties, other than those identified as being within the Ninety Mile Beach Restructure Plan Stages 7 - 22, with the exception of those properties with an existing dwelling, where the charge will still apply.

The increasing cost of compliance with Environment Protection Authority (EPA) requirements in the provision of waste infrastructure (landfills and transfer stations) has resulted in the need to increase the Waste Infrastructure Charge from \$32 to \$35, in order to be able to fund the next ten years' capital works.

EPA Levy Charge

The cost to Council of EPA levies will increase by an estimated 3.7% (per tonne of waste to landfill) in the coming year, but Council has been able to maintain the charge to ratepayers at \$14.92 per assessment, due to prior year costs being less than estimated.

This separate cost is shown on Rates Notices in the interests of greater transparency. The cost of this levy is influenced by two drivers - one is the volume of waste going into our landfill, and the second is the price per tonne levied by the EPA. While we can do little regarding the price, we can certainly, as a community, make greater efforts to recycle more, and reduce the volume of waste to landfill. Council is committed to progressing this within the community through the delivery of education programs in schools focusing on recycling and resource conservation.

Boisdale Common Effluent System Charge

In 2014/15, an annual service charge for wastewater availability in the township of Boisdale was implemented, for all properties connected to the Boisdale Common Effluent System. This charge represents a contribution towards the costs of operation and management of the system. Council has decided to maintain the charge at \$288 per property (\$316.80 for commercial properties) in the coming year as we undertake further analysis on the future costs of system maintenance.

This is charged on the Annual Rates Notice, and may be paid in the same way as other Rates and Charges, over four instalments.

2015/16 Budget - Wellington Shire Council

Capital program

It is important to understand that we have a significant four year capital program (\$117.44 million), and while we have access to a certain level of external funding to accomplish this, grants often require us to match them dollar for dollar, so much of the funding is through rates income. When looking at the next four years capital expenditure (Appendix A), we can see that we plan to spend \$30.92 million in 2015/16 and an average of \$29.36 million in future years. It is more effective to increase the rates evenly over the next few years, rather than to increase them in response to 'balancing' a single year's budget – in a way, saving up for the big years, rather than requiring a huge rate increase in year four.

It's clear that looking forward for as long as ten years is absolutely necessary for the development of a rating strategy that can deliver on community needs and priorities, and 'smooth' the increases so that there are no huge, unexpected spikes in the annual rate rise.

In order to maintain an affordable level of borrowings in accordance with our borrowing strategy (see section 10), and continue to deliver on agreed service levels, whilst still achieving the essential capital program of \$30.92 million, general rates will increase by an effective 3.5% (on the rate in the dollar) in 2015/16. On current year income, this represents a modest increase of only 4.2% overall (if supplementary rates, which are not predictable, are achieved).

The following table sets out future proposed rate increases and total rates to be raised (excluding supplementary rates, interest on overdue rates and special charge schemes), based on the forecast financial position of Council as at 30 June 2015.

Year	General Rate increase (rate in dollar)	Garbage Charge increase	Waste Infrastructure Charge increase	EPA Levy Charge increase	Total Rates & Charges Raised
	%	%	%	%	\$'000
2015/16	3.5	2.90	9.4	0.0	51,373
2016/17	2.5	3.0	0.0	0.0	53,353
2017/18	2.5	3.0	0.0	0.0	55,396
2018/19	2.5	3.0	0.0	0.0	57,521

Based upon the valuation of an improved residential property paying the General rate, the following table illustrates the effect of the proposed changes to the rating system for the coming year on a property that attracts all charges:

	2014/15	2015/16
<i>Average Valuation</i>	\$254,653	\$254,653
<i>General Rate in the dollar</i>	0.005181	0.005362
General Rate	\$1,319.36	\$1,365.45
Garbage Charge	\$171.00	\$176.00
Waste Infrastructure Charge	\$32.00	\$35.00
EPA Levy Charge	14.92	\$14.92
Total Rates and Charges	\$1,537.28	\$1,591.37
Increase		\$54.09
Increase %		3.5%

2015/16 Budget - Wellington Shire Council

9.3 Rating structure

Council has established a rating structure which is comprised of two key elements. These are:

- Property values
- User pays component to reflect usage of services provided by Council.

Striking a proper balance between these elements provides equity in the distribution of the rate burden across residents.

Council has adopted a formal Rating Strategy in March 2015 that contains expanded information on Council's rating structure and the reasons behind its choices in applying the rating mechanisms it has used.

After considering the valuation bases options for determining property values, Council made a decision to apply the Capital Improved Value (CIV) method on the basis that it provides the most equitable distribution of rates across the municipality, and enables the application of a differential rate to selected property categories.

The existing rating structure comprises two differential rates (General and Farm) and a rate concession for recreational land. These rates are structured in accordance with the requirements of section 161 "Differential Rates" of the *Local Government Act 1989*. The Farm rate is set at 80% of the general rate and the recreational land rate is set for each property according to a set of criteria as allowed by the Act. Council also has a garbage charge, a waste infrastructure charge, an EPA levy charge, and a Boisdale Common Effluent System charge as allowed under the Act. Under the Cultural and Recreational Lands Act 1963, provision is made for a Council to grant a rating concession to any "recreational lands" which meet the test of being "rateable land" under this Act.

The following table summarises the rates to be levied for the 2015/16 year. A more detailed analysis of the rates to be raised is contained in Appendix B "Statutory Disclosures".

Rate Type	2014/15	2015/16
General rates - rate in \$ of CIV	0.005181	0.005362
Farm rates - rate in \$ of CIV	0.004145	0.004290
Recreational land rates- rate in \$ of CIV	N/A	N/A
Garbage Charge - \$ per property	\$ 171.00	\$ 176.00
EPA Levy Charge - \$ per property	\$ 14.92	\$ 14.92
Waste Infrastructure Charge \$ per property	\$ 32.00	\$ 35.00
Boisdale Common Effluent System Charge \$ per property	N/A	\$ 288.00

The garbage charge is levied against all properties where the collection service is available, whether or not the owner or occupier avails themselves of the service. The Boisdale Common Effluent System charge is levied against those properties connected to the system.

9.4 Rate Rebate on land with a Deed of Covenant for conservation purposes

Council supports the protection of the biodiversity of lands for the benefit of the broader community, through its provision of a small rate rebate to landowners with a Deed of Covenant for conservation purposes registered on their property (refer Council Policy Manual, Policy 4.1.12). For 2015/16 the rate rebate is set at \$5 per hectare, with a minimum rebate of \$100 and a maximum equal to the annual general rate on the property. Annually, this rebate applies to between 50 and 60 properties, and in 2015/16 is expected to cost Council \$11,000.

2015/16 Budget - Wellington Shire Council

10. Borrowing Strategy

10.1 Current Situation

Council has revised its Long Term Financial Plan, taking into consideration the need to plan carefully for funding the renewal of infrastructure assets, and remain a financially sustainable organisation. From this review the following borrowing strategy principles have been developed.

1. Debt levels to be within permissible ratios of the Local Government Performance Reporting Framework (LGPRF), and be below 40% of annual rate revenue, (based on Council's Rating Strategy), maintaining spare capacity for future major projects and unexpected events.
2. Borrowings will be used for non-recurrent capital works and unexpected major events.
3. Borrowings are a valid mechanism for providing inter-generational equity. i.e. the generation that uses the asset, pays for the asset.

These principles enables Council to utilise borrowings as a logical source of funds for major infrastructure projects, as well as allowing Council to access borrowings if needed unexpectedly (e.g. natural disasters/emergencies) and still remain within the prescribed "obligations" financial reporting indicators .

LGPRF Indicators			
Year	Total Borrowings 30 June \$'000	Loans & Borrowings compared to rates %	Loans & Borrowings repayments compared to rates %
2013/14	15,975	34.0	7.5
2014/15	13,127	26.6	7.3
2015/16	13,196	25.7	7.5
2016/17	12,525	23.5	4.8
2017/18	12,703	22.9	3.4
2018/19	13,305	23.1	2.7
Permissible Range		0% to 50%	0% to 10%

2015/16 Budget - Wellington Shire Council

10.2 Future Borrowings

The proposed 2015/16 borrowings is \$3.2 million to fund the construction of the Sale Livestock Exchange (\$1.17 million) and \$1.80 million contribution towards the Princes Highway/Cobains Rd Intersection upgrade project (\$1.3 million-originally planned for 2014/15). The remaining \$225,000 will fund a residential street construction scheme and will be repaid by participating ratepayers over 5 to 10 years.

After making principal payments of \$3.13 million, Council's total borrowings as at 30 June 2015 will be \$13.20 million.

The following table sets out future proposed borrowings, based on the forecast financial position of Council as at 30 June 2015.

Year	New Borrowings \$'000	Principal Paid \$'000	Interest Paid \$'000	Balance 30 June \$'000
2014/15	-	2,847	772	13,127
2015/16	3,195	3,126	731	13,196
2016/17	1,200	1,871	681	12,525
2017/18	1,461	1,283	607	12,703
2018/19	1,552	950	619	13,305

Future borrowings have been matched to specific capital projects which meet our borrowing strategy

- Residential Street Construction Schemes
- Major Drainage Development Schemes
- Stratford Town Entry

The table below shows information on borrowings specifically required by the Regulations.

	2014/15 \$'000	2015/16 \$'000
Total amount to be borrowed	-	3,195
Total amount projected to be redeemed	(2,847)	(3,126)
Total amount proposed to be borrowed as at 30 June	13,127	13,196

2015/16 Budget - Wellington Shire Council

11. Infrastructure Information

11.1 Council Objectives

The revised Council Plan 2013-17 makes the following statement with regard to its vision for "Infrastructure":
Wellington has roads, paths and community and recreation facilities that are sustainable, accessible and valued by our community.

To achieve this, strategies include:

- undertake service delivery planning to provide community assets in response to identified needs.
- ensure assets are managed, maintained and renewed to meet service needs.
- manage Council community facilities planning to ensure that outputs are based on identified community needs.

This vision underpins the development of a detailed ten year Capital works program as a critical component of the Long Term Financial Plan.

11.2 Future capital works

Appendix A summarises Council's forward outlook on capital expenditure for the next four years:

The following table summarises Council's current and projected capital works performance indicators:

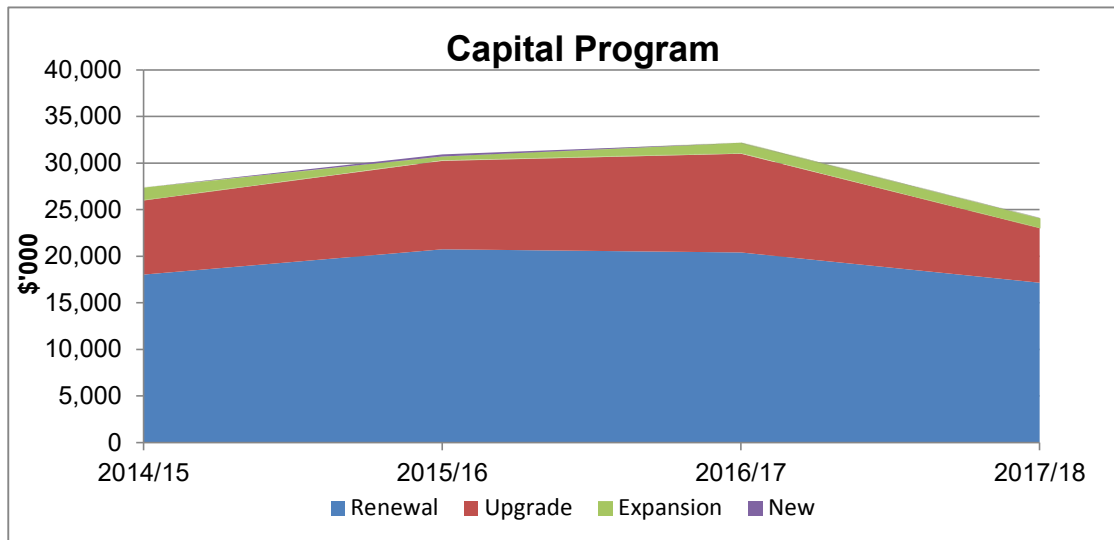
	Forecast		Strategic Resource Plan			Trend +/-
	Actual 2014/15	Budget 2015/16	Projections			
			2016/17	2017/18	2018/19	
Capital expenditure						
Capital works	\$'000 \$ 27,382	\$ 30,925	\$ 32,152	\$ 24,106	\$ 30,260	+
- New Assets	\$'000 \$ -	\$ 225	\$ -	\$ -	\$ -	-
- Asset renewals	\$'000 \$ 18,031	\$ 20,740	\$ 20,403	\$ 17,158	\$ 18,809	o
- Asset Expansions	\$'000 \$ 7,956	\$ 9,490	\$ 10,592	\$ 5,867	\$ 10,469	+
- Asset upgrades	\$'000 \$ 1,395	\$ 470	\$ 1,157	\$ 1,081	\$ 982	-
Capital expenditure/ Assessment	\$ 822	929	966	724	909	+
Capital outlays/Total cash outflows	% 33.5%	36.0%	37.8%	31.1%	34.9%	o
Capital outlays/Rate revenue	% 55.5%	60.2%	60.3%	43.5%	52.6%	-
Asset renewals/Total depreciation *	% 83.8%	96.2%	95.6%	94.9%	94.7%	+

Key to Forecast Trend:

- + Forecast improvement in Council's financial performance/financial position indicator
- o Forecasts that Council's financial performance/financial position indicator will be steady
- Forecast deterioration in Council's financial performance/financial position indicator

2015/16 Budget - Wellington Shire Council

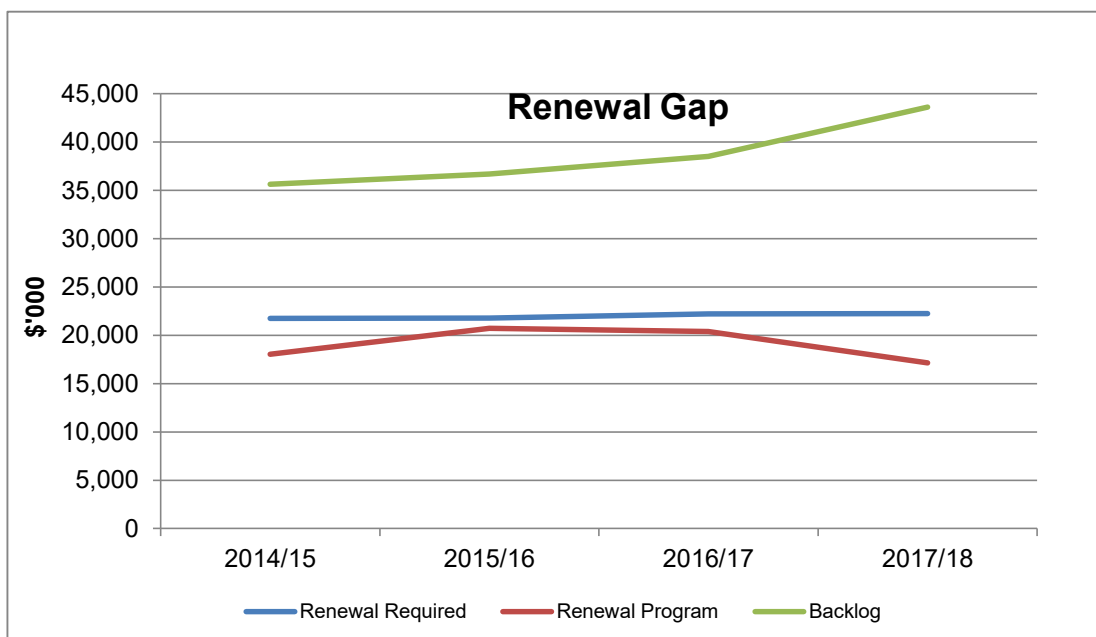
The following graph depicts how the capital works budget will be spent in the next four years. The increase in budgets on renewal projects in 2015/16 is due to the Yarram and Sale Streetscapes improvements, Brewers Hill Road, Maffra reconstruction and road renewals for rural and unsealed roads. The Sale Livestock Exchange and the Port of Sale Cultural Hub have both renewal and upgrade components, reflected in the increase in budgets in upgrade projects in 2015/16. The increase in budgets in expansion projects in 2015/16 is due to the Lake Guthridge Gross Litter Trap.



Capital Renewal Gap

A key objective of the Built Environment Strategy is to maintain or renew Council's existing assets at sustainable condition levels matched to desired service levels. If sufficient funds are not allocated to asset renewal then Council's investment in those assets will reduce, along with the capacity to deliver services to the community.

The graph below indicates the extent of Council's renewal effort against its renewal requirement. The renewal requirement is based on depreciation that represents the decline in value of its existing capital assets.



2015/16 Budget - Wellington Shire Council

At present, Council is similar to most municipalities in that it is presently unable to fully fund asset renewal requirements identified in long term asset management plans and as a result, some assets have passed their notional useful life which contributes to the predicted backlog. While the Built Environment Strategy endeavours to promote a sufficient level of annual funding to meet ongoing asset renewal needs, the above graph indicates that in the next few years the asset renewal requirement is not being met creating an asset renewal gap and increasing the level of the predicted backlog further.

A critical component in understanding future renewal requirements is deciding on appropriate service levels for each asset class. Over the coming years, we will be focusing on improving our information on service levels so that we may better predict our future renewal requirements and better understand the backlog. Without this service level planning, we are unable to clearly define the predicted backlog.

The graph above is only as accurate as the data that we currently have, and Council is committed to continually improving information about assets including service levels and condition. The aim is to enable accurate renewal requirements to be determined for each asset class and to ultimately provide a sustainable forward capital works and maintenance program for the renewal of infrastructure.

11.4 Roads to Recovery funding

In developing the ten year capital works program it has been assumed that Roads to Recovery funding will be available beyond the next program conclusion in 2019. Given the extent of Wellington's road network this funding is essential in order to be able to provide an asset renewal and upgrade program. Roads to Recovery funding underpins and is an essential component of the adopted Residential Road and Street Construction Plan.

Roads to Recovery funding consists of an annualised grants program of approximately \$2.3 million, which will be spent on replacing our ageing timber bridge network as well as renewing and upgrading our extensive rural road and residential street network.

Council will continue to lobby, through our industry bodies, for Roads to Recovery funding to continue and expand beyond the next 5 years as this funding has a positive impact on our future capital works programs and reduces the pressure to fund this work from rates income.

11.5 Country Roads & Bridges Funding

The Country Roads & Bridges funding is a 4 year program which commenced in 2011/12 and provided up to \$1.0 million per year to assist the Council in maintaining and restoring existing rural roads and bridges.

The Council has been successful in receiving the full allocation of \$1.0 million per year for the past 4 years. Council has received advice that this program has now ceased. At this stage it is unknown what, if any, state funded programs will be available to support Council's efforts in relation to road and bridge renewals.

11.6 Timber Impacted Roads Funding

Since 2005 Council has upgraded a number of roads and bridges that support timber carting activity with a total \$2.8 million funding provided under the Timber Impacted Roads program.

Council has not had any advice in relation to this program at this stage. It is unknown what, if any, state funded programs will be available to support Council's efforts in relation to Timber Impacted Road renewals. Timber carting activities will result in Council bearing high maintenance costs due to lack of funding for timber impacted roads.

2015/16 Budget - Wellington Shire Council

11.7 Waste Infrastructure Charge

The ten year Waste Management Plan, which is reviewed annually, clearly sets out the costs for establishing recycling and transfer stations, rehabilitation of landfills and monitoring of existing and closed landfills. These costs are currently being incurred by our community and should be paid for by this generation and not at the expense of future ratepayers and residents.

The implications of the ten year Waste Management Plan, and the funding required for its implementation, are considered in the Long Term Financial Plan. This has resulted in the continuation of the waste infrastructure charge to provide for the identified costs. Since the introduction of this charge in 2005/06, costs of construction and rehabilitation of landfills have escalated in line with increasing community and government expectations for landfill infrastructure.

Presently Council manages the following waste facilities:

- 2 licensed operational landfill sites (Kilmany and Maffra)
- 1 licensed site not operating (Longford)
- 1 unlicensed operating site (Rosedale)
- 7 transfer stations (Kilmany, Stratford, Dargo, Heyfield, Seaspray, Yarram and Loch Sport)

There are also a further 8 closed landfills under rehabilitation and after care.

In 2015/16 the Council will apply the waste infrastructure charge towards the following projects:

- Commence design for construction of new Kilmany landfill cell (\$60,000)
- Heyfield Transfer Station - road entry reseal (\$40,000)
- Yarram Transfer Station road entry reseal and new office building (\$70,000)
- Rehabilitation of the Kilmany Landfill (\$1,200,000)
- Rehabilitation of the Yarram Landfill (\$35,000)
- Rehabilitation of the Maffra Landfill (\$35,000)
- 2014/15 carried forward project Kilmany Resource Recovery Area Extension (\$66,000)
- 2014/15 carried forward project - Leachate treatment infrastructure at Kilmany Landfill (\$219,000)
- 2014/15 carried forward project - Rehabilitation of the Sale Transfer Station site (\$192,000)
- 2014/15 carried forward project - Rehabilitation of the Longford Landfill (\$1,200,000)

2015/16 Budget - Wellington Shire Council

Appendices

The following appendices include voluntary and statutory disclosures of information which provide support for the analysis contained in sections 1 to 11 of this report.

This information has not been included in the main body of the budget report in the interests of clarity and conciseness. Council has decided that whilst the budget report needs to focus on the important elements of the budget and provide appropriate analysis, the detail upon which the annual budget is based should be provided in the interests of open and transparent local government.

The contents of the appendices are summarised below:

A	Financial statements	61
B	Rates and charges	68
C	Capital works program	71
D	Schedule of Fees and Charges	77

Appendix A
Financial Statements

This appendix presents information in regard to the Financial Statements and Statement of Human Resources. The budget information for the years 2015/16 to 2018/19 has been extracted from the Strategic Resource Plan.

The appendix includes the following budgeted information:

- Comprehensive Income Statement
- Balance Sheet
- Statement of Changes in Equity
- Statement of Cash Flows
- Statement of Capital Works
- Statement of Human Resources.

Comprehensive Income Statement

For the four years ending 30 June 2019

	Forecast	Budget	Strategic Resource Plan		
	Actual		Projections		
	2014/15		2016/17	2017/18	2018/19
	\$'000	\$'000	\$'000	\$'000	\$'000
Income					
Rates and charges	49,318	51,373	53,353	55,396	57,521
Statutory fees & fines	1,174	1,140	1,174	1,208	1,243
User fees	5,839	5,870	6,142	6,303	6,496
Grants - Operating	14,988	13,598	13,372	13,922	14,072
Grants - Capital	3,554	6,560	7,781	4,849	6,184
Contributions - monetary	886	964	2,332	2,290	2,152
Contributions - non - monetary	705	-	-	-	-
Net gain on disposal of property, infrastructure, plant and equipment	(212)	239	225	123	205
Other income	1,504	1,297	1,335	1,375	1,416
Total income	77,756	81,041	85,714	85,466	89,289
Expenses					
Employee costs	22,967	24,249	25,327	26,650	28,099
Materials and Services	28,375	30,948	26,490	27,508	30,166
Bad and doubtful debts	110	111	114	117	121
Depreciation and amortisation	21,956	22,015	22,453	22,795	22,552
Borrowing Costs	773	731	681	607	619
Other expenses	644	-	-	-	-
Total expenses	74,825	78,054	75,065	77,677	81,557
Surplus (deficit) for the year	2,931	2,987	10,649	7,789	7,732
Other comprehensive income					
Items that will not be reclassified to surplus					
or deficit:					
Net asset revaluation increment	-	-	-	-	-
Total comprehensive result	2,931	2,987	10,649	7,789	7,732

Balance Sheet

For the four years ending 30 June 2019

	Forecast	Budget	Strategic Resource Plan		
	Actual		Projections		
	2014/15		2016/17	2017/18	2018/19
	\$'000	\$'000	\$'000	\$'000	\$'000
Assets					
Current assets					
Cash and cash equivalents	33,977	29,703	29,073	35,197	36,240
Trade and other receivables	5,680	4,641	4,587	5,062	5,184
Other assets	261	261	261	261	261
Total current assets	39,918	34,605	33,921	40,520	41,685
Non-current assets					
Trade and other receivables	1,247	1,285	2,362	3,578	4,751
Property, infrastructure, plant & equipment	881,994	889,488	898,547	899,462	906,546
Intangible assets	547	1,081	889	668	448
Total non-current assets	883,788	891,854	901,798	903,708	911,745
Total assets	923,706	926,459	935,719	944,228	953,430
Liabilities					
Current liabilities					
Trade and other payables	5,279	5,751	4,951	5,143	5,632
Trust funds and deposits	720	720	720	720	720
Provisions	6,290	6,071	6,340	6,672	7,034
Interest-bearing loans and borrowings	3,126	1,871	1,283	950	4,107
Total current liabilities	15,415	14,413	13,294	13,485	17,493
Non-current liabilities					
Provisions	1,768	1,212	1,025	1,042	1,059
Interest Bearing loans and borrowings	10,001	11,325	11,242	11,753	9,198
Total non-current liabilities	11,769	12,537	12,267	12,795	10,257
Total liabilities	27,184	26,950	25,561	26,280	27,750
Net assets	896,522	899,509	910,158	917,948	925,680
Equity					
Accumulated surplus	289,280	294,560	306,256	313,730	323,112
Reserves	607,242	604,949	603,902	604,218	602,568
Total equity	896,522	899,509	910,158	917,948	925,680

Statement of Changes in Equity

For the four years ending 30 June 2019

	Total \$'000	Accumulated Surplus \$'000	Asset Revaluation Reserve \$'000	Other Reserves \$'000
2016				
Balance at beginning of the financial year	896,522	289,280	600,729	6,513
Surplus/(deficit) for the year	2,987	2,987	-	-
Net asset revaluation increment(decrement)	-	-	-	-
Transfer to other reserves	-	4,067	-	(4,067)
Transfer from other reserves	-	(1,774)	-	1,774
Balance at end of the financial year	899,509	294,560	600,729	4,220
2017				
Balance at beginning of the financial year	899,509	294,560	600,729	4,220
Surplus/(deficit) for the year	10,649	10,649	-	-
Net asset revaluation increment(decrement)	-	-	-	-
Transfer to other reserves	-	2,994	-	(2,994)
Transfer from other reserves	-	(1,947)	-	1,947
Balance at end of the financial year	910,158	306,256	600,729	3,173
2018				
Balance at beginning of the financial year	910,158	306,256	600,729	3,173
Surplus/(deficit) for the year	7,790	7,790	-	-
Net asset revaluation increment(decrement)	-	-	-	-
Transfer to reserves	-	1,663	-	(1,663)
Transfer from reserves	-	(1,979)	-	1,979
Balance at end of the financial year	917,948	313,730	600,729	3,489
2019				
Balance at beginning of the financial year	917,948	313,730	600,729	3,489
Surplus/(deficit) for the year	7,732	7,732	-	-
Net asset revaluation increment(decrement)	-	-	-	-
Transfer to reserves	-	3,702	-	(3,702)
Transfer from reserves	-	(2,052)	-	2,052
Balance at end of the financial year	925,680	323,112	600,729	1,839

Statement of Cash Flow

For the four years ending 30 June 2019

	Forecast	Budget	Strategic Resource Plan		
	Actual		Projections		
	2014/15	2015/16	2016/17	2017/18	2018/19
	\$'000	\$'000	\$'000	\$'000	\$'000
	Inflows	Inflows	Inflows	Inflows	Inflows
	(Outflows)	(Outflows)	(Outflows)	(Outflows)	(Outflows)
Cash flows from operating activities					
Rates and charges	49,040	51,131	53,119	55,155	57,270
Statutory fees and fines	1,174	1,140	1,174	1,208	1,243
User fees	5,853	5,820	6,174	6,247	6,401
Grants - operating	15,909	14,620	13,578	13,716	14,278
Grants - capital	5,012	6,741	7,781	4,849	6,184
Contributions- monetary	1,032	944	1,190	985	876
Interest received	1,100	1,000	1,030	1,061	1,093
Other receipts	404	297	305	314	323
Employees costs	(22,687)	(23,905)	(25,038)	(26,295)	(27,710)
Materials and services	(28,739)	(30,485)	(27,297)	(27,322)	(29,687)
Other payments	(1)	(1,111)	(200)	-	-
Net cash provided by operating activities	28,098	26,192	31,816	29,918	30,271
Cash flows from investing activities					
Payments for property, infrastructure, plant and equipment	(27,382)	(30,925)	(32,152)	(24,106)	(30,260)
Proceeds from sale of property, infrastructure, plant and equipment	691	1,121	1,058	741	1,049
Net cash used in investing activities	(26,691)	(29,804)	(31,094)	(23,365)	(29,211)
Cash flows from financing activities					
Finance costs	(772)	(731)	(681)	(607)	(619)
Proceeds from borrowings	-	3,195	1,200	1,461	1,552
Repayment of borrowings	(2,847)	(3,126)	(1,871)	(1,283)	(950)
Net cash used in financing activities	(3,619)	(662)	(1,352)	(429)	(17)
Net increase (decrease) in cash & cash equivalents	(2,212)	(4,274)	(630)	6,124	1,043
Cash & cash Equivalents at beginning of the financial year	36,189	33,977	29,703	29,073	35,197
Cash & cash equivalents at end of the financial year	33,977	29,703	29,073	35,197	36,240

Capital Works Statement

For the four years ending 30 June 2019

	Forecast	Budget	Strategic Resource Plan		
	Actual		Projections		
	2014/15	2015/16	2016/17	2017/18	2018/19
	\$'000	\$'000	\$'000	\$'000	\$'000
Property					
Land	-	-	235	-	-
Landfill Improvements	12	60	1,230	-	75
Buildings	11,434	9,686	6,812	4,571	9,970
Total Property	11,446	9,746	8,277	4,571	10,045
Infrastructure					
Roads	7,899	9,055	12,834	11,701	11,515
Footpaths	862	937	1,346	1,005	1,044
Bridges	1,012	2,725	1,560	427	624
Drainage	150	305	210	985	1,450
Parks, open space and streetscapes	2,094	3,550	4,474	2,513	2,552
Waste Management	197	670	230	300	-
Total Infrastructure	12,214	17,242	20,654	16,931	17,185
Plant & Equipment					
Plant, Machinery and Equipment	2,113	2,639	2,728	2,119	2,599
Furniture & Fittings	368	184	69	58	75
Information Technology	718	119	6	-	-
Library books	245	229	238	247	256
Total Plant & Equipment	3,444	3,171	3,041	2,424	2,930
Intangibles	278	766	180	180	100
Total Intangibles	278	766	180	180	100
Total capital works expenditure	27,382	30,925	32,152	24,106	30,260
Represented by:					
New asset expenditure	-	225	-	-	-
Asset renewal expenditure	18,031	20,740	20,403	17,158	18,809
Asset expansion expenditure	7,956	9,490	10,592	5,867	10,469
Asset upgrade expenditure	1,395	470	1,157	1,081	982
Total capital works expenditure	27,382	30,925	32,152	24,106	30,260

Statement of Human Resources

For the four years ending 30 June 2019

	Forecast	Budget	Strategic Resource Plan		
	Actual		Projections		
	2014/15	2015/16	2016/17	2017/18	2018/19
	\$'000	\$'000	\$'000	\$'000	\$'000
Staff expenditure					
Employee costs - operating	22,967	24,249	25,327	26,650	28,099
Employee costs - capital	56	93	93	-	-
Total staff expenditure	23,023	24,342	25,420	26,650	28,099
	EFT	EFT	EFT	EFT	EFT
Staff numbers					
Employees	284.0	282.9	281.3	279.6	279.6
Total Staff numbers	284.0	282.9	281.3	279.6	279.6

Rates and Charges

The appendix presents information which the Act and the Regulations require to be disclosed in the Council's annual budget.

1. Rates and charges

1.1 The rate in the dollar to be levied as general rates under section 158 of the Act for each type or class of land compared with the previous financial year.

Type or class of land	2014/15 Rate in the dollar	2015/16 Rate in the dollar	Change
General residential	0.005181	0.005362	3.5%
Commercial/Industrial	0.005181	0.005362	3.5%
Farm	0.004145	0.004290	3.5%
Cultural & Recreational Land Act (rate concession)	N/A	N/A	N/A

1.2 The estimated amount to be raised by general rates in relation to each type or class of land, and the estimated total amount to be raised by general rates compared with the previous year

Type of Property	2014/15 \$	2015/16 \$
General residential	27,465,917	29,201,820
Commercial/Industrial	7,634,748	7,940,763
Farm	8,972,273	9,355,472
Cultural & Recreational Land	58,592	73,849
Total amount to be raised by general rates	44,131,530	46,571,904

1.3 The number of assessments in relation to each type or class of land compared with the previous year.

Type of Property	2014/15 No.	2015/16 No.
General residential	28,004	28,102
Commercial/Industrial	1,485	1,494
Farm	3,720	3,658
Cultural & Recreational Land	37	37
Total number of assessments	33,246	33,291

1.4 The basis of valuation to be used is the Capital Improved Value (CIV)

1.5 The estimated value of each type or class of land compared with the previous financial year.

Type of Property	2014/15 \$	2015/16 \$
General residential	5,301,277,200	5,446,068,607
Commercial/Industrial	1,473,605,000	1,480,933,000
Farm	2,164,706,000	2,180,966,000
Recreational Land	24,949,000	26,662,000
Total value of land	8,964,537,200	9,134,629,607

1.6 The rate or unit amount to be levied for each type of service rate or charge under section 162 of the Act compared with the previous financial year.

Type of Charge	Per Rateable Property 2014/15 \$	Per Rateable Property 2015/16 \$	Change
Residential Garbage collection	171.00	176.00	2.9%
Commercial Garbage collection (includes GST)	185.90	193.60	4.1%
Waste Infrastructure Charge	32.00	35.00	0.09
EPA Levy Charge	14.92	14.92	-
Boisdale Common Effluent System Charge (Residential)	-	288.00	-
Boisdale Common Effluent System Charge (Commercial - includes GST)	-	316.80	-

1.7 The estimated amount to be raised by each type of service rate or charge compared with the previous financial year.

Type of Charge	2014/15 \$	2015/16 \$
Kerbside collection (Garbage)	3,129,642	3,257,760
Waste Infrastructure Charge	961,824	1,059,065
EPA Levy Charge	273,066	276,169
Boisdale Common Effluent System Charge	7,500	7,500
Total amount to be raised by service rates or charges	4,372,032	4,600,494

1.8 The estimated total amount to be raised by all rates and charges compared with the previous year:

	2014/15 \$	2015/16 \$
Rates and charges	48,503,562	51,172,398
Supplementary rates	419,255	200,000
Total	48,922,817	51,372,398

1.9 There are no known significant changes, which may affect the estimated amounts to be raised by rates and charges. However, the total amount to be raised by rates and charges may be affected by:

- The making of supplementary valuations (2015/16 estimated \$200,000);
- The variation of returned levels of value (e.g. valuation appeals);
- Changes of use of land such that rateable land becomes non-rateable land and vice versa; and
- Changes of use of land such that residential land becomes business land and vice versa.

3. Differential rates

Rates to be levied

The rate in the dollar to be applied to the CIV in relation to land in each category of differential are:

- A general rate of 0.005362 for all rateable general properties; and
- A rate of 0.004290 for all rateable farm properties, being 80% of the general rate

Each differential rate will be determined by multiplying the Capital Improved Value of each rateable land by the relevant percentages indicated above.

Council considers that each differential rate will contribute to the equitable and efficient carrying out of Council functions. Details of the types of classes of land, which are subject to each differential rate are set out below.

Farm Land

Farm land is any land, which is:

- not less than 2 hectares in area; and
- is used primarily for:
 - grazing (including agistment);
 - dairying;
 - pig-farming;
 - poultry-farming;
 - fish-farming;
 - tree-farming;
 - bee-keeping;
 - viticulture;
 - horticulture;
 - fruit-growing or the growing of crops of any kind or for any combination of these activities, and;
- is used by a business;
 - that has significant and substantial commercial purpose or character; and
 - that seeks to make a profit on a continuous or repetitive basis from its activities on the land; and
 - that is making a profit from its activities on the land, or that has a reasonable prospect of making a profit from its activities on the land if it continues to operate in the way that it is operating, and:
- where the ratepayer is a Primary Producer as evidenced by a current ATO assessment

Recreational land

Recreational land is any land, which is as defined in accordance with Section 4 of the *Cultural & Recreational Lands Act 1963*:

- controlled by a non-profit organisation which exists for the purpose of providing or promoting culture or sporting recreation facilities which is used for sporting, recreation or cultural purposes or which is used for agricultural

The amounts levied on recreational land have regard to the services provided by the Council in relation to such lands, and the benefit to the community derived from such recreational lands.

Capital Works Program

For the year ending 30 June 2016

This appendix presents a listing of the capital works projects and other operating projects that will be undertaken for the 2015/16 year.

The capital works projects are grouped by class and include the following:

- New works for 2015/16
- Works carried forward from the 2014/15 year

CAPITAL WORKS DESCRIPTION	PROJECT COST \$'000	Asset Expenditure Type				Summary of Funding Sources			
		New	Renewal	Upgrade	Expansion	Grants	Contributions	Cash	Borrowings
		\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
1. NEW WORKS FOR 2015/16									
PROPERTY									
LANDFILL IMPROVEMENTS									
Kilmany - New Cell - Design	60	-	60	-	-	-	-	60	-
TOTAL LANDFILL IMPROVEMENTS	60	-	60	-	-	-	-	60	-
BUILDINGS									
Fulham - Pound and Animal Shelter Upgrade	150	-	38	113	-	-	-	150	-
Port of Sale Cultural Hub (Art Gallery/Library)	3,225	-	806	2,419	-	1,000	500	1,725	-
EBBWEC - Energy Efficiencies Upgrade	84	-	-	84	-	-	-	84	-
West Sale Airport - Minor Capital Works	60	-	60	-	-	-	-	60	-
West Sale Airport - Perimeter Fencing	80	-	40	40	-	-	-	80	-
West Sale Airport - Lots 7 and 8 Headworks	50	-	38	13	-	-	-	50	-
Yarram Aerodrome - Runway & Apron Re-profiling	60	-	60	-	-	-	-	60	-
Boating Infrastructure Action Plan Works	349	-	175	175	-	229	-	120	-
Lex Glover Regional Aquatic Complex - Pool heating & Air Handling Project	90	-	23	68	-	-	-	90	-
Disability Hoists - Outdoor Pools	30	-	-	-	30	-	-	30	-
Heyfield Pool - Building Renewal	100	-	80	20	-	-	-	100	-
Healthy Lifestyles Facilities - Pump Renewal Program	25	-	25	-	-	-	-	25	-
Outdoor Pools - Shade Structure Replacement	45	-	45	-	-	-	-	45	-
Sale - Stephenson Park Power Supply Upgrade	10	-	10	-	-	10	-	-	-
Heyfield - Gordon Street Rec Reserve Clubroom Redevelopment	866	-	-	866	-	441	-	425	-
Heyfield - Gordon Street Rec Reserve Fire Service Upgrade	150	-	-	150	-	-	-	150	-
Sale Oval - Changeroom Refurbishment	20	-	14	6	-	-	8	12	-
Maffra Caravan Park - Amenities Refurbishment	25	-	25	-	-	-	-	25	-
Sale Livestock Exchange Upgrade	1,170	-	585	585	-	-	-	-	1,170
Annual Toilet Renewal	200	-	200	-	-	-	-	200	-
TOTAL BUILDINGS	6,789	-	2,222	4,536	30	1,680	508	3,431	1,170
TOTAL PROPERTY	6,849	-	2,282	4,536	30	1,680	508	3,491	1,170

1. NEW WORKS FOR 2015/16 CAPITAL WORKS DESCRIPTION	PROJECT COST \$'000	Asset Expenditure Type				Summary of Funding Sources			
		New	Renewal	Upgrade	Expansion	Grants	Contributions	Cash	Borrowings
		\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
INFRASTRUCTURE									
ROADS									
Crest Widening Program	100	-	25	75	-	-	-	100	-
Sale Toongabbie Road Reconstruction @ Maffra Rosedale Intersection 0.3km	60	-	60	-	-	60	-	-	-
Yarram - Albert River Road Reconstruction	75	-	75	-	-	75	-	-	-
Sale - Hearthall Road 3.0km Reconstruction	200	-	200	-	-	200	-	-	-
Maffra - Sellings Lane Maffra 0.6km Reconstruction	100	-	100	-	-	100	-	-	-
Maffra - Brewers Hill Road 4.5km Reconstruction	800	-	600	200	-	800	-	-	-
Project Advanced Planning	120	-	48	36	36	-	-	120	-
Residential Road and Street Construction Plan Implementation (Refer to Section 6.2.2 & 6.2.3)	1,000	-	600	400	-	700	300	-	-
Urban Road & Street Reconstruction - Irwin Street Wurruk	265	-	265	-	-	265	-	-	-
Urban Road & Street Reconstruction - Guthridge Parade Sale	240	-	192	48	-	200	-	40	-
Stratford - McAlister Street & Wellsford Street - Roundabout Renewal Program	125	-	94	31	-	-	-	125	-
Yarram - Yarram Morwell / Jack River Valley Road - Intersection Improvement	400	-	200	200	-	-	-	400	-
Stratford - Redbank Road and Lee Street - Intersection Improvement	30	-	30	-	-	-	-	30	-
Rural Road Resealing - Annual Program	2,400	-	2,400	-	-	-	-	2,400	-
Final Seals for Road Projects - Annual Program	150	-	150	-	-	-	-	150	-
Asphalt Resealing Urban Streets - Annual Program	350	-	350	-	-	-	-	350	-
Urban Streets Resealing - Annual Program	700	-	700	-	-	-	-	700	-
Kerb & Channel Replacement - Annual Program	180	-	180	-	-	-	-	180	-
Unsealed Roads Reconstruction - Annual Program	1,350	-	1,350	-	-	-	-	1,350	-
Unsealed Road Intersection Upgrades	210	-	105	105	-	-	-	210	-
Sale - Baldwin Reserve Car Park Reconstruction	200	-	200	-	-	-	-	200	-
TOTAL ROADS	9,055	-	7,924	1,095	36	2,400	300	6,355	-
FOOTPATHS									
Annual Footpaths Renewal Program	255	-	255	-	-	-	-	255	-
Annual Footpaths Network Connections Program	62	-	-	-	62	-	-	62	-
Annual Footpaths Disability Access Improvement Program	50	-	50	-	-	-	-	50	-
Annual Shared Path Program - Maffra-Sale	310	-	155	155	-	-	-	310	-
TOTAL FOOTPATHS	677	-	460	155	62	-	-	677	-
BRIDGES									
Maxfields Bridge Renewal	570	-	570	-	-	285	-	285	-
Four Mile Creek Bridge Renewal	200	-	200	-	-	200	-	-	-
Lower Dargo Bridge Renewal	550	-	550	-	-	550	-	-	-
Sale - Park Street Bridge Renewal	600	-	600	-	-	600	-	-	-
Cowwarr - Stoney Creek - Major Culvert & Floodway Renewal	50	-	50	-	-	50	-	-	-
McLoughlins Beach Foot Bridge Renewal	500	-	500	-	-	500	-	-	-
Guard Rail Renewal and Improvement Program	105	-	42	63	-	-	-	105	-
TOTAL BRIDGES	2,575	-	2,512	63	-	2,185	-	390	-

1. NEW WORKS FOR 2015/16 CAPITAL WORKS DESCRIPTION	PROJECT COST \$'000	Asset Expenditure Type				Summary of Funding Sources			
		New \$'000	Renewal \$'000	Upgrade \$'000	Expansion \$'000	Grants \$'000	Contributions \$'000	Cash \$'000	Borrowings \$'000
DRAINAGE									
Minor Drainage Network - Renewal Works	155	-	155	-	-	-	-	155	-
Lake Guthridge - Gross Litter Trap	150	-	-	-	150	-	-	150	-
TOTAL DRAINAGE	305	-	155	-	150	-	-	305	-
PARKS & ENVIRONMENTAL SERVICES									
Playgrounds Renewal Program	130	-	130	-	-	-	-	130	-
Maffra Island Reserve - Exercise Circuit	50	50	-	-	-	-	-	50	-
Playgrounds Expansion Program - Maffra Hillcrest Estate	30	-	-	-	30	-	-	30	-
Victorian Timber Workers Memorial	36	-	-	-	36	36	-	-	-
Gravel Path Renewal Program	80	-	80	-	-	-	-	80	-
Half Court Basketball Courts - Sale X2	20	-	-	-	20	-	-	20	-
Rosedale - Prince Street Reserve - Perimeter Fence	50	-	50	-	-	-	-	50	-
Sale - Botanic Gardens Development	50	-	13	13	25	-	-	50	-
Open Space Irrigation Renewal - Roundabout	35	-	35	-	-	-	-	35	-
Sale - Streetscape Renewal	1,000	-	750	250	-	-	-	1,000	-
Yarram - Streetscape Renewal	450	-	450	-	-	50	-	400	-
Rosedale - Streetscape Renewal	300	-	225	75	-	-	-	300	-
Maffra - Cameron Sporting Complex - Water Bore & Irrigation	250	175	-	75	-	100	-	150	-
TOTAL PARKS, OPEN SPACE AND STREETSCAPES	2,481	225	1,733	413	111	186	-	2,295	-
WASTE MANAGEMENT									
Kilmany Landfill - Leachate Treatment Infrastructure	219	-	-	219	-	-	-	219	-
Kilmany - Resource Recovery Area Extension	150	-	-	150	-	84	-	66	-
Sale - Transfer Station Works	192	-	192	-	-	-	-	192	-
Heyfield - Transfer Station - Road Entry Reseal	40	-	40	-	-	-	-	40	-
Yarram - Transfer Station - Road Entry Reseal	40	-	40	-	-	-	-	40	-
Yarram - Transfer Station - New Office Building	30	-	30	-	-	-	-	30	-
TOTAL WASTE MANAGEMENT	670	-	302	369	-	84	-	586	-
TOTAL INFRASTRUCTURE	15,763	225	13,085	2,095	359	4,855	300	10,608	-
PLANT & EQUIPMENT									
PLANT, MACHINERY AND EQUIPMENT									
Fleet Renewal - Annual Program	1,355	-	1,355	-	-	15	-	1,340	-
Plant Renewal - Annual Program	1,284	-	1,284	-	-	-	-	1,284	-
TOTAL PLANT, MACHINERY AND EQUIPMENT	2,639	-	2,639	-	-	15	-	2,624	-

1. NEW WORKS FOR 2015/16 CAPITAL WORKS DESCRIPTION	PROJECT COST \$'000	Asset Expenditure Type				Summary of Funding Sources			
		New \$'000	Renewal \$'000	Upgrade \$'000	Expansion \$'000	Grants \$'000	Contributions \$'000	Cash \$'000	Borrowings \$'000
FURNITURE & FITTINGS									
Gippsland Art Gallery (Sale) - Art Acquisitions	21	-	-	-	21	10	-	11	-
Art Gallery - Photographic Equipment	7	-	-	-	7	-	-	7	-
EBBWEC - Stage Chain Motors Replacement	62	-	62	-	-	-	-	62	-
EBBWEC - Deck Heater & Blinds	18	-	18	-	-	-	-	18	-
EBBWEC - Box Office Ticket Printers	6	-	6	-	-	-	-	6	-
EBBWEC - Cyclorama Lights	26	-	26	-	-	-	-	26	-
Library - Self Check Kiosk - Sale Library	13	-	-	13	-	-	-	13	-
Fitness Equipment Renewal	32	-	16	16	-	-	-	32	-
TOTAL FURNITURE & FITTINGS	184	-	128	29	28	10	-	174	-
LIBRARY BOOKS									
Library - Audio Visual Developments	46	-	44	2	-	-	-	46	-
Library - Book Collection Developments	145	-	138	7	-	-	-	145	-
Library - Cataloguing and Processing	38	-	36	2	-	-	-	38	-
TOTAL LIBRARY BOOKS	229	-	218	11	-	-	-	229	-
INFORMATION TECHNOLOGY									
IT - Hardware Upgrade	6	-	-	6	-	-	-	6	-
TOTAL INFORMATION TECHNOLOGY	6	-	-	6	-	-	-	6	-
TOTAL PLANT & EQUIPMENT	3,059	-	2,984	46	28	25	-	3,033	-
INTANGIBLES									
IT - Intangible (Software) Upgrade - Document Management System	470	-	-	470	-	-	-	470	-
IT - Intangible (Software) Upgrade - Authority CRM Module	80	-	-	80	-	-	-	80	-
Asset Management System (Conquest) Upgrade	40	-	-	40	-	-	-	40	-
TOTAL INTANGIBLES	590	-	-	590	-	-	-	590	-
TOTAL NEW CAPITAL WORKS 2015/16	26,261	225	18,351	7,267	417	6,560	808	17,723	1,170
2. WORKS CARRIED FORWARD FROM THE 2014/15 YEAR									
CAPITAL WORKS DESCRIPTION	PROJECT COST \$'000	Asset Expenditure Type				Summary of Funding Sources			
		New \$'000	Renewal \$'000	Upgrade \$'000	Expansion \$'000	Grants \$'000	Contributions \$'000	Cash \$'000	Borrowings \$'000
PROPERTY BUILDINGS									
Boating Infrastructure Action Plan Works	206	-	103	103	-	150	-	56	-
Desailly Street - HQ - Infrastructure	146	-	73	73	-	-	-	146	-
Port of Sale Cultural Hub (Art Gallery/Library)	1,501	-	375	1,125	-	750	500	251	-
Annual Toilet Renewal	60	-	60	-	-	-	-	60	-
Lex Glover Regional Aquatic Complex - Pool heating & Air Handling Project Stage 2	226	-	56	169	-	-	-	226	-
TOTAL BUILDINGS	2,897	-	987	1,910	-	1,276	500	1,121	-
TOTAL PROPERTY	2,897	-	987	1,910	-	1,276	500	1,121	-

CAPITAL WORKS DESCRIPTION	PROJECT COST \$'000	Asset Expenditure Type				Summary of Funding Sources			
		New \$'000	Renewal \$'000	Upgrade \$'000	Expansion \$'000	Grants \$'000	Contributions \$'000	Cash \$'000	Borrowings \$'000
2. WORKS CARRIED FORWARD FROM THE 2014/15 YEAR									
INFRASTRUCTURE									
FOOTPATHS									
Annual Shared Path Program - Maffra-Sale	260	-	130	130	-	-	-	260	-
TOTAL FOOTPATHS	260	-	130	130	-	-	-	260	-
BRIDGES									
McLoughlins Beach Foot Bridge Renewal	150	-	150	-	-	-	-	150	-
TOTAL BRIDGES	150	-	150	-	-	-	-	150	-
PARKS & ENVIRONMENTAL SERVICES									
Victorian Timber Workers Memorial	29	-	-	-	29	29	-	-	-
Port Albert - Rutter Park Shelter Upgrade	40	-	-	40	-	-	-	40	-
Yarram - Streetscape Renewal	950	-	950	-	-	150	-	800	-
Rosedale - Streetscape Renewal	50	-	25	25	-	-	-	50	-
TOTAL PARKS, OPEN SPACE AND STREETSCAPES	1,069	-	975	65	29	179	-	890	-
TOTAL INFRASTRUCTURE	1,479	-	1,255	195	29	179	-	1,300	-
PLANT & EQUIPMENT									
INFORMATION TECHNOLOGY									
Desailly Street - HQ - Council Chambers and Meeting Rooms	44	-	22	22	-	-	-	44	-
Desailly Street - HQ - Desking & End User Devices	69	-	34	34	-	-	-	69	-
TOTAL INFORMATION TECHNOLOGY	112	-	56	56	-	-	-	112	-
TOTAL PLANT & EQUIPMENT	112	-	56	56	-	-	-	112	-
INTANGIBLES									
IT - Intangible Expansion	23	-	-	-	23	-	-	23	-
Aerial Photography Update for GIS	50	-	50	-	-	-	-	50	-
Desailly Street - Corporate Headquarters - Unified Communications	81	-	41	41	-	-	-	81	-
IT - Intangible (Software) Upgrade - Document Management System	21	-	-	21	-	-	-	21	-
TOTAL INTANGIBLES	176	-	91	62	23	-	-	176	-
TOTAL CARRIED FORWARD WORKS 2014/15	4,664	-	2,389	2,223	52	1,455	500	2,709	-

2. SUMMARY CAPITAL WORKS DESCRIPTION	PROJECT COST \$'000	Asset Expenditure Type				Summary of Funding Sources			
		New	Renewal	Upgrade	Expansion	Grants	Contributions	Cash	Borrowings
		\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Property	9,746	-	3,269	6,446	30	2,955	1,008	4,612	1,170
Infrastructure	17,242	225	14,340	2,290	388	5,034	300	11,908	-
Plant & Equipment	3,171	-	3,040	102	28	25	-	3,145	-
Intangibles	766	-	91	652	23	-	-	766	-
TOTAL CAPITAL WORKS	30,925	225	20,740	9,490	470	8,015	1,308	20,432	1,170

OPERATING PROJECTS WORKS DESCRIPTION	COST \$'000	Summary of Funding Sources			
		Grants	Contributions	Cash	Borrowings
		\$'000	\$'000	\$'000	\$'000
Kilmany Landfill Rehabilitation	1,200	-	-	1,200	-
Maffra Landfill Rehabilitation	35	-	-	35	-
Longford Landfill Rehabilitation	1,200	-	-	1,200	-
Yarram Landfill Rehabilitation	35	-	-	35	-
Princes Hwy/Cobains Road Intersection Upgrade	1,800	-	-	-	1,800
Loch Sport - Lake Victoria Foreshore Redevelopment	225	150	-	75	-
Yarram - Memorial Park - Landscape Renewal	25	-	-	25	-
Yarram - Railway Reserve - Concept Plan Implementation	30	-	-	30	-
Lake Guthridge Bank Revegetation	25	-	-	25	-
Gormandale - Memorial Park - Landscape Rejuvenation	10	-	-	10	-
Roundabout - OH&S and Landscaping Upgrade	40	-	-	40	-
Town Tree Replacement Program	36	-	-	36	-
Urban Furniture Renewal Program	80	-	-	80	-
TOTAL OPERATING PROJECTS	4,741	150	-	2,791	1,800

WELLINGTON SHIRE COUNCIL
PROPOSED SCHEDULE OF FEES AND CHARGES AS AT 1 JULY 2015
GST INCLUSIVE

C=COUNCIL SET L=LEGISLATION

Service	C/L	GST %	Fee 14/15 including Tax \$	Proposed Fee 15/16 including Tax \$	Effective Date
ART GALLERY					
Art Gallery Life Drawing Classes (6 week course)	C	10	170.00	150.00	01-Jul-15
Art Gallery Education – Subscriptions					
Primary Schools under 150	C	10	94.00	97.00	01-Jan-16
Primary Schools over 150	C	10	191.00	197.00	01-Jan-16
Secondary Schools	C	10	203.00	210.00	01-Jan-16
Specialist Schools	C	10	94.00	97.00	01-Jan-16
Kindergartens	C	10	94.00	97.00	01-Jan-16
Tertiary Institutions	C	10	318.00	328.00	01-Jan-16
Gecko Junior Memberships – First Child	C	10	12.50	13.00	01-Jan-16
Gecko Junior Memberships – Each Additional Child	C	10	8.50	9.00	01-Jan-16
ESSO BHP BILLITON WELLINGTON ENTERTAINMENT CENTRE					
Main Stage Hire Rates					
Commercial Rate per day (Max 16 hours)	C	10	1,250.00	1,288.00	01-Jul-15
Community Rate per day (Max 16 hours)	C	10	745.00	770.00	01-Jul-15
Commercial per Week	C	10	5,050.00	5,200.00	01-Jul-15
Community per Week	C	10	3,300.00	3,400.00	01-Jul-15
Commercial Rate - Short hire (max 4 hours)	C	10	810.00	835.00	01-Jul-15
Community Rate - Short hire (max 4 hours)	C	10	475.00	490.00	01-Jul-15
Rehearsal Room & Meeting Room & Foyer Rate per day (Max 8 hours)	C	10	265.00	275.00	01-Jul-15
Rehearsal Room & Meeting Room - Short hire (Max 4 hours)	C	10	140.00	145.00	01-Jul-15
Ticket Fees					
Ticket fees per ticket - Commercial	C	10	3.90	4.05	01-Jul-15
Ticket fees average per ticket - Community	C	10	2.35	2.45	01-Jul-15
Complimentary Ticket Fee	C	10	0.55	0.55	01-Jul-14
Credit Card fee - 4% of transaction value charged to the hirer.	C	10	0.04	4%	01-Jul-14
Tech Labour					
Tech Labour Charge Out per hour - Commercial	C	10	45.00	47.00	01-Jul-15
Tech Labour Charge Out per hour - Community	C	10	43.00	45.00	01-Jul-15
Labour Front of House					
FOH Labour Charge out per hour - Commercial	C	10	41.00	42.50	01-Jul-15
FOH Labour Charge out per hour - Community	C	10	41.00	42.50	01-Jul-15
Equipment					
Use of Grand Piano	C	10	150.00	156.00	01-Jul-15
Piano Tune	C	10	Cost Price	Cost Price	01-Jul-14
Consumables (charged at cost +15%)	C	10	Cost price + 15%	Cost price + 15%	01-Jul-14
LIBRARY					
Printing/Photocopies B&W A4 per page	C	10	0.20	0.20	01-Nov-01
Printing/Photocopies B&W A3 per page	C	10	0.50	0.50	01-Nov-01
Printing/Photocopies Colour A4 per page	C	10	1.00	1.00	01-Jul-10
Printing/Photocopies Colour A3 per page	C	10	2.00	2.00	01-Jul-10
Microfilm Printing A4 per page	C	10	0.20	0.20	01-Jul-10
Interlibrary loans- Search fee per book	C	10	4.00	4.00	01-Jul-10
Interlibrary loans- Books per transfer	C	10	18.50	18.50	01-Jul-13
Overdues per day after grace period expires	C	10	0.15	0.15	01-Jul-10
National facsimile fees (1st page)	C	10	4.00	4.00	01-Jul-13
National facsimile fees Additional Pages per page	C	10	1.00	1.00	01-Jul-13
Overseas facsimile fees (1st page)	C	10	8.00	8.00	01-Jul-13
Overseas facsimile fees Additional Pages per page	C	10	2.00	2.00	01-Jul-13
Library Receiving Faxes per page	C	10	1.00	1.00	01-Jul-13
Mini-earphones	C	10	1.00	2.00	01-Jul-15
Library Laminating A4 size	C	10	4.00	4.00	01-Jul-14
Library Book Covering	C	10	10.00	10.00	01-Jul-14
Library Binding Repairs (thin book approx 10 mins)	C	10	10.00	10.00	01-Jul-14
Library Binding Repairs (thick book approx 15 mins)	C	10	15.00	15.00	01-Jul-14
Replacement membership cards	C	10	5.80	5.80	01-Jul-12
Replacement CD for Talking Book set	C	10	N/A	16.00	01-Jul-15
Lost Book, Magazine or Audio-Visual item	C	10	RRP	RRP	01-Jul-13

WELLINGTON SHIRE COUNCIL
PROPOSED SCHEDULE OF FEES AND CHARGES AS AT 1 JULY 2015
GST INCLUSIVE

C=COUNCIL SET L=LEGISLATION

Service	C/L	GST %	Fee 14/15 including Tax \$	Proposed Fee 15/16 including Tax \$	Effective Date
GIPPSLAND REGIONAL SPORTS COMPLEX					
Indoor Courts					
Court Hire (peak) per hour	C	10	43.80	45.60	01-Jul-15
Court Hire (off peak) per hour	C	10	32.30	33.60	01-Jul-15
Training/Casual Use - adult / entry fee	C	10	5.50	5.70	01-Jul-15
Training/Casual Use - concession / entry fee	C	10	2.80	2.90	01-Jul-15
Outdoor Courts					
Outdoor Court with Lights - per hour (Capped at 6 Courts)	C	10	9.20	9.60	01-Jul-15
Outdoor Court no Lights - per hour (Capped at 6 Courts)	C	10	4.40	4.55	01-Jul-15
School Use	C	10	2.90	3.00	01-Jul-15
Meeting/Club Rooms					
Meeting Room - per hour	C	10	3.80	4.10	01-Jul-15
Club Room (half) - per hour	C	10	11.30	12.25	01-Jul-15
Club Room (full) - per hour	C	10	22.60	24.50	01-Jul-15
Club Administration Office					
Office Annual Hire Fee	C	10	285.00	295.00	01-Jul-15
Team Match Fees - Competition run by W.S.C.					
Indoor Soccer - per team	C	10	55.00	58.00	01-Oct-15
Indoor Netball - per team	C	10	55.00	58.00	01-Oct-15
Outdoor Netball - per team	C	10	34.00	36.00	01-Oct-15
Training Session Passes					
Training Casual Adult 10 Session Pass	C	10	49.50	51.30	01-Jul-15
Training Casual Concession 10 Session Pass	C	10	25.20	26.10	01-Jul-15
AQUA ENERGY					
Aquatics Casual Entry					
Swim Adult	C	10	5.80	6.00	01-Jul-15
Swim Concession	C	10	4.70	4.80	01-Jul-15
Swim Child (4-15)	C	10	3.90	4.00	01-Jul-15
Swim Family (Medicare card)	C	10	15.70	16.00	01-Jul-15
Swim, Sauna - Adult	C	10	8.40	8.40	01-Jul-13
Swim, Sauna - Concession	C	10	6.70	6.70	01-Jul-13
Swim School Group - per Student	C	10	3.20	3.20	01-Jan-14
Swim School Group - Cost of Instructor	C	10	39.30	40.50	01-Jan-16
Group Fitness & Gym Casual Entry					
Group Fitness Adult	C	10	13.00	13.40	01-Jul-15
Group Fitness Concession	C	10	10.40	10.80	01-Jul-15
Group Fitness Schools - per student	C	10	7.10	7.20	01-Jan-16
Gym Adult	C	10	18.80	14.90	01-Jul-15
Gym Concession	C	10	15.10	12.00	01-Jul-15
Gym Teen (classes or gym)	C	10	8.50	6.70	01-Jul-15
Gym School Group - per student	C	10	10.10	8.00	01-Jan-16
Living Longer Living Stronger sessions (gym/fitness classes)	C	10	7.00	7.00	01-Jan-14
Multi Visit Passes					
10 visit Swim - Adult	C	10	52.20	54.00	01-Jul-15
10 visit Swim - Child	C	10	35.10	36.00	01-Jul-15
10 visit Swim - Concession	C	10	42.30	43.20	01-Jul-15
10 visit Swim - Family	C	10	141.30	144.00	01-Jul-15
10 visit Swim, Sauna - Adult	C	10	75.60	75.60	01-Jul-13
10 visit Swim, Sauna - Concession	C	10	60.30	60.30	01-Jul-13
10 visit Gym - Adult	C	10	169.20	134.10	01-Jul-15
10 visit Gym - Concession	C	10	136.00	108.00	01-Jul-15
10 visit Group Fitness - Adult	C	10	117.00	120.60	01-Jul-15
10 visit Group Fitness - Concession	C	10	93.60	97.20	01-Jul-15
Other					
Creche - Non members 1 child per session	C	10	8.20	9.00	01-Jul-15
Creche - Gold & Aquatic members 1 child per session	C	10	4.90	5.40	01-Jul-15
Birthday Parties - Set Up Fee	C	10	30.90	31.90	01-Jul-15
Fitness Room Hire - Full Day	C	10		50.00	01-Jul-15
Fitness Room Hire - Half Day	C	10		25.00	01-Jul-15
Pool Hire					
Swimming Pool Hire - whole pool per hour	C	10	132.00	136.00	01-Jul-15
Swimming Pool Hire - lane per hour	C	10	40.20	41.40	01-Jul-15
Pool Inflatable Hire - per hour	C	10		90.00	01-Jul-15
Additional Lifeguard - per hour	C	10	39.30	40.50	01-Jul-15

WELLINGTON SHIRE COUNCIL
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GST INCLUSIVE

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Service	C/L	GST %	Fee 14/15 including Tax \$	Proposed Fee 15/16 including Tax \$	Effective Date
AQUA ENERGY cont					
Learn to Swim Lessons					
Swim lessons - 30mins - Member	C	10	11.70	12.10	01-Jul-15
Swim lessons - 30mins - Non-Member	C	10	15.60	16.10	01-Jul-15
Swim lessons - 45mins - Member	C	10	12.70	13.10	01-Jul-15
Swim lessons - 45mins - Non-Member	C	10	16.70	17.10	01-Jul-15
Swim lessons - 1hour - Member	C	10	13.90	14.40	01-Jul-15
Swim lessons - 1hour - Non-Member	C	10	17.90	18.40	01-Jul-15
Private 1:1 - Half Hour - Member	C	10	38.30	38.30	01-Jul-14
Private 1:1 - Half Hour - Non-Member	C	10	42.20	42.20	01-Jul-14
Holiday Swim Program - Member	C	10	58.50	60.50	01-Jul-15
Holiday Swim Program - Non-Member	C	10	78.00	80.50	01-Jul-15
Disability - Achiever Program 1:1	C	10		26.00	01-Jul-15
Swim lesson - 30mins - Member Direct Debit - per lesson	C	10	9.90	9.70	01-Jul-15
Swim lesson - 30mins - Non-Member Direct Debit - per lesson	C	10		12.90	01-Jul-15
Swim lesson - 45mins - Member Direct Debit - per lesson	C	10		10.50	01-Jul-15
Swim lesson - 45mins - Non-Member Direct Debit - per lesson	C	10		13.70	01-Jul-15
Swim lesson - 1hour - Member Direct Debit - per lesson	C	10		11.60	01-Jul-15
Swim lesson - 1hour - Non-Member Direct Debit - per lesson	C	10		14.80	01-Jul-15
Admin					
Joining Fee (Direct Debit Membership)	C	10	66.00	68.00	01-Jul-15
Membership card replacement fee	C	10	8.00	8.30	01-Jul-15
Term Memberships					
Base Adult 12mth Membership - Aquatic	C	10	334.00	344.00	01-Jul-15
Aquatic 12mth - Adult	C	10	400.00	412.00	01-Jul-15
Aquatic 12mth - Concession	C	10	334.00	344.00	01-Jul-15
Aquatic 12mth - Child	C	10	289.00	298.00	01-Jul-15
Aquatic 12mth - Family	C	10	623.00	642.00	01-Jul-15
Aquatic 6mth - Adult	C	10	239.00	240.00	01-Jul-15
Aquatic 6mth - Concession	C	10	206.00	206.00	01-Jul-13
Aquatic 6mth - Child	C	10	187.00	187.00	01-Jul-13
Aquatic 6mth - Family	C	10	345.00	355.00	01-Jul-15
Aquatic 3mth - Adult	C	10	165.00	165.00	01-Jul-13
Aquatic 3mth - Concession	C	10	145.00	145.00	01-Jul-13
Aquatic 3mth - Child	C	10	136.00	136.00	01-Jul-13
Aquatic 3mth - Family	C	10	215.00	215.00	01-Jul-13
Base Adult 12mth Membership - Gold	C	10	900.00	927.00	01-Jul-15
Gold 12mth - Adult	C	10	966.00	995.00	01-Jul-15
Gold 12mth - Concession	C	10	786.00	810.00	01-Jul-15
Gold 12mth - Family	C	10	1566.00	1613.00	01-Jul-15
Gold 6mth - Adult	C	10	525.00	532.00	01-Jul-15
Gold 6mth - Concession	C	10	433.00	439.00	01-Jul-15
Gold 6mth - Family	C	10	816.00	841.00	01-Jul-15
Gold 3mth - Adult	C	10	299.00	300.00	01-Jul-15
Gold 3mth - Concession	C	10	263.00	263.00	01-Jul-13
Gold 3mth - Family	C	10	453.00	455.00	01-Jul-15
Base LLLS	C	10	697.00	718.00	01-Jul-15
Living Longer Living Stronger - 12 month	C	10	763.00	786.00	01-Jul-15
Corporate					
Corporate 12mth - Adult 5+	C	10	876.00	903.00	01-Jul-15
Corporate 12mth - Family 5+	C	10	1416.00	1459.00	01-Jul-15
Direct Debit Memberships - Fortnightly					
Aquatic Direct Debit - Adult	C	10	14.40	14.40	01-Jul-13
Aquatic Direct Debit - Concession	C	10	10.80	10.80	01-Jul-13
Aquatic Direct Debit - Child	C	10	9.80	9.80	01-Jul-13
Aquatic Direct Debit - Family	C	10	23.70	23.70	01-Jul-13
Gold Direct Debit - Adult	C	10	34.70	35.70	01-Jul-15
Gold Direct Debit - Concession	C	10	27.70	28.60	01-Jul-15
Gold Direct Debit - Family	C	10	57.70	59.50	01-Jul-15
Living Longer Living Stronger Direct Debit	C	10	26.80	27.60	01-Jul-15
Corporate Adult 5+ Direct Debit	C	10	31.20	32.20	01-Jul-15
Corporate Family 5+ Direct Debit	C	10	52.00	53.50	01-Jul-15

**WELLINGTON SHIRE COUNCIL
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GST INCLUSIVE**

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Service	C/L	GST %	Fee 14/15 including Tax \$	Proposed Fee 15/16 including Tax \$	Effective Date
OUTDOOR POOLS					
Single Admission (All Pools)					
Adult	C	10	5.80	6.00	01-Jul-15
Concession	C	10	4.70	4.80	01-Jul-15
Child (4-15)	C	10	3.90	4.00	01-Jul-15
Family	C	10	15.70	16.00	01-Jul-15
Memberships/Season Passes (Sale, Maffra & Yarram) 18 Weeks					
Adult	C	10	115.70	119.10	01-Jul-15
Concession	C	10	92.80	95.60	01-Jul-15
Child (4-15)	C	10	77.20	79.70	01-Jul-15
Family	C	10	192.80	198.70	01-Jul-15
Memberships/Season Passes (Stratford, Heyfield, Rosedale) 15 Weeks					
Adult	C	10	96.40	99.30	01-Jul-15
Concession	C	10	77.30	79.70	01-Jul-15
Child (4-15)	C	10	64.40	66.40	01-Jul-15
Family	C	10	160.70	165.60	01-Jul-15
LOCAL LAWS					
Alfresco Dining Permit Annual Fee	C		160.00	165.00	01-Jul-15
Roadside Trading Permit (Weekly fee)	C		56.00	58.00	01-Jul-15
Local Laws permit - 1 year	C		56.00	60.00	01-Jul-15
Local Law permit - 3 years	C		140.00	152.00	01-Jul-15
Impounded Vehicle release fee	C		\$250.00 + towing fee	\$255.00 + towing fee	01-Jul-15
Shopping trolley impoundment release fee	C		125.00	130.00	01-Jul-15
Local Law Fines	L		100.00 = one penalty unit	100.00 = one penalty unit	01-Jul-15
Recovery cost for Fire Hazard Removal Contractor plus an administration fee	C	10	Admin cost \$100.00 + contractor fees	Admin Cost \$105.00 + contractor cost	01-Jul-15
VicRoads - Emergency works callout up to 3hrs	C	10	550.00	570.00	01-Jul-15
ANIMALS					
Domestic Animals					
Dog-Registrations					
Standard Fee	C		110.00	115.00	11-Apr-16
Reduced Fee (Sterilised, over 10 years old, kept for breeding at a licensed premises, owner a member of approved association, kept for working stock, obedience trained with an approved organisation)	C		37.00	38.00	11-Apr-16
Pension Concession on above of 50%	C		50% of appropriate fee	50% of appropriate fee	11-Apr-16
Cat-Registrations					
Standard Fee	C		110.00	115.00	11-Apr-16
Reduced Fee (Sterilised, over 10 years old, kept for breeding at a licensed premises, Pension Concession on above of 50%)	C		37.00	38.00	11-Apr-16
Tag Replacement Dog	C		6.00	6.00	11-Apr-16
Tag Replacement Cat	C		6.00	6.00	11-Apr-16
Animal Cage Deposits (Refundable)	C		65.00	65.00	11-Apr-16
Domestic Animal Business Licence	C		\$210.00 + Veterinarian fee if applicable.	\$250.00 + Veterinarian fee if applicable	11-Apr-16
Domestic Animal Business Licence - Breeders	C		\$210.00 + Veterinarian fee if applicable.	\$2500.00 flat fee + \$15.00 per breeding bitch + Veterinarian Fee if applicable	01-Jul-15
Impound Penalties					
Release Penalty Dogs & Cats Registered	C		115.00	150.00	01-Jul-15
Release Penalty Unregistered Dogs & Cats, or subsequent impound of Registered	C		170.00	180.00	01-Jul-15
Release Penalty Small Livestock - includes Sheep, Goats and Pigs	C		\$65 for 1st animal, \$15 per subsequent animal + invoiced transportation costs	\$70.00 for 1st animal, \$20.00 per subsequent animal + invoiced transportation costs	01-Jul-15
Release Penalty Large Livestock - includes Cattle and Horses	C		\$115 for 1st animal, \$18 per subsequent animal + invoiced	\$120.00 for 1st animal, \$20.00 per subsequent animal + invoiced	11-Jul-15
Sustenance fee, per day per animal - fee may be increased dependent on seasonal availability.					
Small Livestock - includes Sheep, Goats and Pigs	C		10.00	12.00	01-Jul-15
Large Livestock - includes Cattle and Horses	C		12.00	15.00	01-Jul-15

WELLINGTON SHIRE COUNCIL
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BUILDING					
Building Permits Inspections – Minimum Rate	C	10	150.00	160.00	01-Jul-16
Building Report and Consents	L		238.75	244.00	01-Jul-16
Building Plan Copy	C	10	80.00	85.00	01-Jul-16
Building Plan Search Fee	C	10	57.00	60.00	01-Jul-16
Building Levy	L		0.13	0.13	
Building Information Certificates	L		47.60	49.00	01-Jul-16
Building Information Certificates with inspections	L		382.00	393.00	01-Jul-16
Copy of Occupancy Permit or Certificate of Final Inspection	L		35.72	38.50	01-Jul-16
Heritage/Demolition Response	L		59.62	60.90	01-Jul-16
Hoarding Permits	L		238.75	244.00	01-Jul-16
Lodgement Fees –Domestic	L		35.72	36.40	01-Jul-16
Lodgement Fees – Commercial	L		35.72	36.40	01-Jul-16
Stormwater Discharge Point	L		59.60	60.90	01-Jul-16
Swimming Pool Inspections	C	10	280.00	140.00	01-Jul-16
Places of Public Entertainment (POPES)	C	10	300.00	310.00	01-Jul-16
HEALTH					
Requested premises Inspection Fee	C		260.00	260.00	01-Jul-14
Registration - Food Premises- class 1*	C		420.00	440.00	01-Jul-15
Registration - Food Premises- class 2*	C		420.00	440.00	01-Jul-15
Registration – Food Premises – class 2 (Low volume)*	C		240.00	250.00	01-Jul-15
Registration - Food Premises- class 3 *	C		240.00	250.00	01-Jul-15
Registration - Food Premises- class 3 (Low risk)*	C		100.00	105.00	01-Jul-15
Additional Registration Fee - per each additional staff over 5 EFT	C		15.00	16.00	01-Jul-15
Water Transport Vehicle	C		330.00	340.00	01-Jul-15
Registrations – Hair/Beauty/Skin Penetration	C		125.00	130.00	01-Jul-15
Registrations - Prescribed Accommodation*	C		180.00	190.00	01-Jul-15
Registrations -Prescribed Accommodation (Rooming Houses)	L		NA	480.00	01-Jul-15
Registrations – Caravan Parks per site	L		As per the Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010 No. 49, Schedule 2.	As per the Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010 No.49, Schedule 2.	01-Jul-10
Caravan Park - Application for Rigid Annexe	C		230.00	240.00	01-Jul-15
* Pro rata registration applies for new registrations					
Transfer of Registration	C		50% of Annual Registration Fee	50% of Annual Registration Fee	01-Jul-13
Transfer of Registration Caravan Parks	L		5 x fee units	5 x fee units	
Registration Late fee additional 50%	C		additional 50%	additional 50%	01-Jul-10
Additional Food Act Inspection Fee - used when premises does not comply with first or second inspection requirements	C		85.00	88.00	01-Jul-15
Penalties - refer to relevant legislation.	L				
Penalty amounts are determined as per the Monetary Unit Act					
Vaccines	C		Cost price + Administration Fee	cost price + Administration Fee	01-Jul-15
SEPTIC TANK FEES					
Minor alteration	C		185.00	195.00	01-Jul-15
Major alteration	C		370.00	390.00	01-Jul-15
New Septic Tank	C		450.00	470.00	01-Jul-15
Additional inspections	C		100.00	104.00	01-Jul-15
Reissue of Permits	C		55.00	60.00	01-Jul-15
Report and Consent Request - unsewered areas	C		45.00	50.00	01-Jul-15

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PLANNING					
Development Advice Request Fee	C	10	70.00	90.00	01-Jul-15
Development Advice Request Fee (Complex)	C	10		\$90.00 minimum plus \$50.00 per hour	01-Jul-15
Preparation/review of section 173 agreements	C	10		20.00	01-Jul-15
Application to amend/end a section 173 agreement	C	10		502.00	01-Jul-15
Planning Permit Search and Copy Fee	C	10	85.00	100.00	01-Jul-15
Planning Permit and Endorsed Plans Search and Copy Fee	C	10	100.00	130.00	01-Jul-15
Planning Permit Extension of Time	C	10	150.00	200.00	01-Jul-15
Planning Permit Amended after notice has been given	L		102.00	102.00	17-Oct-14
Dwelling					
To develop land or to use and develop land for a single dwelling per lot or to undertake development ancillary to the use of the land for a single dwelling per lot if the estimated cost of development included in the application is:					
>\$10,000\$100,000	L		239.00	239.00	17-Oct-14
>100,001	L		490.00	490.00	17-Oct-14
Dwelling – Amendment to Permit					
To develop land or to use and develop land for a single dwelling per lot or to undertake development ancillary to the use of the land for a single dwelling per lot if the estimated cost of development included in the application is:					
>\$10,000\$100,000	L		239.00	239.00	17-Oct-14
>100,001	L		490.00	490.00	17-Oct-14
To develop land...if the estimated cost of the development is.(including advertising signs)					
> \$0\$ 10,000	L		102.00	102.00	17-Oct-14
> \$10, 000\$250, 000	L		604.00	604.00	17-Oct-14
> \$250, 001\$500, 000	L		707.00	707.00	17-Oct-14
> \$500, 001\$1, 000, 000	L		815.00	815.00	17-Oct-14
> \$1, 000, 001\$7, 000, 000	L		1153.00	1153.00	17-Oct-14
> \$7, 000, 001\$10, 000,000	L		4837.00	4837.00	17-Oct-14
> \$10, 000, 001\$50, 000, 000	L		8064.00	8064.00	17-Oct-14
> \$50,000, 001	L		16130.00	16130.00	17-Oct-14
To develop land (amendment to permit)...if the estimated cost of the development is.(including advertising signs)					
> \$0\$ 10,000	L		102.00	102.00	17-Oct-14
> \$10, 000\$250, 000	L		604.00	604.00	17-Oct-14
> \$250, 001\$500, 000	L		707.00	707.00	17-Oct-14
> \$500, 001	L		815.00	815.00	17-Oct-14
Amend permit (to change the statement of what the permit allows or to change any or all of the conditions)			502.00	502.00	17-Oct-14
Use Only (plus development fee if applicable) Amendment to Permit	L		502.00	502.00	17-Oct-14
Subdivision					
To Subdivide an existing building.	L		386.00	386.00	17-Oct-14
To Subdivide an existing building – Amendment to Permit	L		386.00	386.00	17-Oct-14
To Subdivide land into two lots.	L		386.00	386.00	17-Oct-14
To Subdivide land into two lots – Amendment to Permit	L		386.00	386.00	17-Oct-14
To effect a realignment of a common boundary between lots or to consolidate two or more lots.	L		386.00	386.00	17-Oct-14
To effect a realignment of a common boundary between lots or to consolidate two or more lots – Amendment to Permit	L		386.00	386.00	17-Oct-14
To Subdivide land.	L		781.00	781.00	17-Oct-14
To Subdivide land – Amendment to Permit	L		502.00	502.00	17-Oct-14
To remove a restriction (within the meaning of the Subdivision Act 1988) over the land if the land has been used or developed for more than 2 years before the date of the applications in manner which would have been lawful under the Planning and Environment Act 1987 but for the existence of the restriction	L		249.00	249.00	17-Oct-14
To create, vary or remove a restriction within the meaning of the Subdivision Act 1988; or To create or remove a right of way.	L		541.00	541.00	17-Oct-14
To create, vary or remove a restriction within the meaning of the Subdivision Act 1988; or To create or remove a right of way – Application to Amend	L		502.00	502.00	17-Oct-14
To create, vary or remove an easement other than a right of way; or	L		404.00	404.00	17-Oct-14
To create, vary or remove an easement other than a right of way – Application to Amend	L		502.00	502.00	17-Oct-14
To vary or remove a condition in the nature of an easement other than a right of way in Crown grant	L		404.00	404.00	17-Oct-14
To vary or remove a condition in the nature of an easement other than a right of way in Crown grant – Application to Amend	L		502.00	502.00	17-Oct-14

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PLANNING cont					
Subdivision Certification Fees					
Subdivision Certification fee	L		\$100 + \$20.00 per lot	\$100 + \$20.00 per lot	17-Oct-14
Consolidation & other Certification fee	L		100.00	100.00	17-Oct-14
Re-certification of subdivision plan (except where requested by a referral authority)	L		100.00	100.00	17-Oct-14
Combined Permit Application					
The fee for an application for any combination of the classes of application outlined above is the sum arrived at by adding the highest of the fees which would have applied if separate applications had been made plus 50% of each of the other fees which would have applied if separate applications had been made	L				17-Oct-14
Satisfaction Matters					
Fee for determining a matter where a planning scheme specifies that the matter be done to the satisfaction of a responsible authority or a referral authority	L		102.00	102.00	17-Oct-14
Heritage – where a permit is required for minor works such as repainting	C		NO FEE	NO FEE	01-Jul-13
Native Vegetation Removal					
Less than 10 hectares	L		102.00	102.00	17-Oct-14
More than 10 hectares	L		604.00	604.00	17-Oct-14
Liquor License Only	L		102.00	102.00	17-Oct-14
Planning Scheme Amendments					
Consider a request	L		798.00	798.00	17-Oct-14
Consider Submissions	L		798.00	798.00	17-Oct-14
Consider Abandonment	L		798.00	798.00	17-Oct-14
Additional Fee for Council to Adopt a Planning Scheme	L		524.00	524.00	17-Oct-14
Approve an amendment	L		798.00	798.00	17-Oct-14
FACILITY HIRE					
Gwen Webb Centre- Hire Charges					
Gwen Webb Centre Hire- Full Day*	C	10	49.00	51.00	01-Jul-15
Regular Hire (6 hours or less)	C	10	29.00	30.00	01-Jul-15
Stephenson Park - Main Oval Hire Charges (Level 2)					
Part or full day hire - (community groups)	C	10	102.00	106.00	01-Jul-15
Part or full day hire - (schools casual hire)	C	10	FREE	FREE	
Regular School Use - per season/per ground	C	10	203.00	210.00	01-Jul-15
Commercial/Private- Full Day*	C	10	342.00	353.00	01-Jul-15
Stephenson Park - Rotary Oval Hire Charges (Level 4)					
Part or full day hire - (community groups)	C	10	52.00	54.00	01-Jul-15
Part or full day hire - (schools casual hire)	C	10	FREE	FREE	
Regular School Use - per season/per ground	C	10	102.00	106.00	01-Jul-15
Commercial/Private- Full Day*	C	10	114.00	118.00	01-Jul-15
Stephenson Park - Baseball Oval Hire Charges (Level 4) (Excludes Baseball Pitch)					
Part or full day hire - (Community groups)	C	10	52.00	54.00	01-Jul-15
Part or full day hire - (schools casual hire)	C	10	FREE	FREE	
Regular School Use - per season/per ground	C	10	102.00	106.00	01-Jul-15
Commercial/Private- Full Day*	C	10	114.00	118.00	01-Jul-15
Stephenson Park - Baseball Pitch Hire Charges (Level 2) (Includes Baseball Oval)					
	C	10	102.00	106.00	01-Jul-15
Stephenson Park Upstairs Function Room					
Seasonal user group subsidised rate- Full Day*	C	10	49.00	51.00	01-Jul-15
Non seasonal user Community Group - Full Day*	C	10	203.00	210.00	01-Jul-15
Commercial/Private- Full Day*	C	10	332.00	342.00	01-Jul-15
Sale Main Oval - Hire Charges (Level 2)					
Part or full day hire - (Community groups)	C	10	102.00	106.00	01-Jul-15
Part or full day hire - (schools casual hire)	C	10	FREE	FREE	
Regular School Use - per season/per ground	C	10	203.00	210.00	01-Jul-15
Commercial/Private- Full Day*	C	10	342.00	353.00	01-Jul-15
Sale Velodrome - Hire Charges (Level 2)					
Part or full day hire - (Community groups)	C	10	102.00	106.00	01-Jul-15
Part or full day hire - (schools casual hire)	C	10	FREE	FREE	
Regular School Use - per season/per ground	C	10	203.00	210.00	01-Jul-15
Commercial/Private- Full Day*	C	10	332.00	342.00	01-Jul-15
Sale Lions Park (Little Aths) - Hire Charges (Level 2)					
Part or full day hire - (Community groups)	C	10	102.00	106.00	01-Jul-15
Part or full day hire - (schools casual hire)	C	10	FREE	FREE	
Regular School Use - per season/per ground	C	10	203.00	210.00	01-Jul-15
Commercial/Private- Full Day*	C	10	332.00	342.00	01-Jul-15

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FACILITY HIRE cont					
Stead Street Oval - Hire Charges (Level 4) (available Winter only)					
Part or full day hire - (Community groups)	C	10	52.00	54.00	01-Jul-15
Part or full day hire - (schools casual hire)	C	10	FREE	FREE	
Regular School Use - per season/per ground	C	10	102.00	106.00	01-Jul-15
Commercial/Private- Full Day*	C	10	114.00	118.00	01-Jul-15
Wurruk Oval - Hire Charges (Level 3)					
Part or full day hire - (Community groups)	C	10	77.00	80.00	01-Jul-15
Part or full day hire - (schools casual hire)	C	10	FREE	FREE	
Regular School Use - per season/per ground	C	10	153.00	158.00	01-Jul-15
Commercial/Private- Full Day*	C	10	227.00	234.00	01-Jul-15
Stratford Pine Lodge Hire Charges (Level 4) (Inc Oval in Winter only, Exc Tennis Courts)					
Part or full day hire - (Community groups)	C	10	52.00	54.00	01-Jul-15
Part or full day hire - (schools casual hire)	C	10	FREE	FREE	
Regular School Use - per season/per ground	C	10	102.00	106.00	01-Jul-15
Commercial/Private- Full Day*	C	10	114.00	118.00	01-Jul-15
Light Usage Fee (rate per hour) (includes plug-in portable lighting)					
Toilet cleaning charges to be added to Casual hire if applicable	C	10	6.60	10.00	01-Jul-15
	C	10	27.50	29.00	01-Jul-15
Notes					
*Half day hire = 50% of scheduled full day fee					
*Half day = 6 hours or less					
Seasonal Hire includes use of toilets and rubbish disposal					
Yarram Meeting Rooms					
Meeting Room 1 or 2 (max 25 people) per day Community Rate	C	10	49.00	49.00	01-Oct-14
Both Meeting Rooms 1 & 2 (max 50 people) per day Community Rate	C	10	98.00	98.00	01-Oct-14
Both Meeting Rooms 1 & 2 (max 50 people) per day Commercial Rate	C	10	200.00	200.00	01-Oct-14
Consulting Room 1 & 2 per hour	C	10	3.80	4.10	01-Jul-15
Consulting Room 1 & 2 per day	C	10	30.00	33.00	01-Jul-15
Lakeside Entertainment & Arts Facility (LEAF)					
Weddings and Commercial Organisations	C	10	150.00	160.00	01-Jul-15
Not for profit/community organisations	C	10	FREE	FREE	
Use of Concertina Doors	C	10	100.00	110.00	01-Jul-15
Use of Concertina Doors Community Groups	C	10	FREE	55.00	
Circus					
Recreation Reserve Fees (Circus) Daily Fees	C	10	550.00	600.00	01-Jul-15
Swing Bridge Special Openings (minimum of 7 days notification)	C	10	440.00	455.00	01-Jul-15
Port of Sale					
Mooring Fees - Annual	C	10	825.00	910.00	01-Jul-15
Mooring - Temporary Per Week - Min 2 weeks (\$105.00). Max 12 weeks.	C	10	50.00	52.50	01-Jul-15
West Sale Airport					
West Sale Airport Service Charge – Terminal Access – Per day for charter/commercial flights	C	10	91.00	95.00	01-Jul-15
Rate capped to 100 days p.a.					
West Sale Airport Service Charge – Use of Airside Apron Areas – per m2/p.a.	C	10	33.00	33.00	01-Jul-15
Aircraft parking or equipment storage.					
User agreement to be established for periods in excess of 28 continuous days					
Minimum charge \$275.00 (based on 100m2 for 1 month).					
MAP SALES					
Hardcopy - Standard Map (Dehko, Internet, VicRoads) A3 Colour	C	10	11.50	11.75	01-Jul-15
Hardcopy - Standard Map (Dehko, Internet, VicRoads) A2 Colour	C	10	17.00	17.50	01-Jul-15
Hardcopy - Standard Map (Dehko, Internet, VicRoads) A1 Colour	C	10	28.50	29.00	01-Jul-15
Hardcopy - Aerial Photo Plot A4	C	10	11.50	11.75	01-Jul-15
Hardcopy - Aerial Photo Plot A3	C	10	17.00	17.50	01-Jul-15
Hardcopy - Aerial Photo Plot A2	C	10	28.50	29.00	01-Jul-15
Hardcopy - Aerial Photo Plot A1	C	10	39.50	40.00	01-Jul-15
TIPPING FEES					
Commercial Tonne	C	10	144.00	149.00	01-Jul-15
Compacted Commercial	C	10	156.00	161.00	01-Jul-15
Commercial m3	C	10	57.00	60.00	01-Jul-15
Domestic m3	C	10	29.00	30.00	01-Jul-15
Greenwaste m3	C	10	14.00	14.00	01-Jul-14
Clean Concrete Tonne	C	10	27.00	28.00	01-Jul-15
Clean Concrete m3	C	10	41.00	42.00	01-Jul-15
Separated Recyclables m3	C	10	FREE	FREE	01-Jul-13
Asbestos per tonne	C	10	97.00	100.00	01-Jul-15
Single Mattress	C	10	8.00	10.00	01-Jul-15
Double Mattress	C	10	13.00	15.00	01-Jul-15

**WELLINGTON SHIRE COUNCIL
PROPOSED SCHEDULE OF FEES AND CHARGES AS AT 1 JULY 2015
GST INCLUSIVE**

C=COUNCIL SET L=LEGISLATION

Service	C/L	GST %	Fee 14/15 including Tax \$	Proposed Fee 15/16 including Tax \$	Effective Date
OTHER					
Rechargeable works	C	10	By Quote	By Quote	01-Jul-15
Road Opening Permit	C		80.00	82.00	01-Jul-15
Vehicle Crossing Permit	C		80.00	82.00	01-Jul-15
Dishonoured Direct Debit Fees	C		25.00	25.00	01-Jul-14
Dishonoured Cheque Fees	C		35.00	35.00	01-Jul-09
Land Information Certificates	L		20.00	20.00	29-Oct-04
Land Information Certificate – Urgent Fee	C	10	75.00	75.00	01-Jul-14
Duplicate Rate Notice	C	10	9.00	9.50	01-Jul-15
Rate Related Archive Search per hour	C	10	50.00	50.00	01-Jul-14
Freedom of Information Request	L		26.50	27.20	01-Jul-15
Freedom of Information Search Charges per hour or part of an hour (except if on a	L		19.86	19.90	01-Jul-15
Freedom of Information Supervision Charges Per Quarter hour	L		5.00	5.00	01-Jul-15
Freedom of Information Photocopies-A4	L		0.20	0.20	01-Jul-15



C3 - REPORT

GENERAL MANAGER DEVELOPMENT

ITEM C3.1**AMENDMENT C95 - PORT ALBERT RURAL RESIDENTIAL LIFESTYLE LOTS REVIEW AND PLANNING CONTROLS REVIEW IMPLEMENTATION**

DIVISION: DEVELOPMENT
 ACTION OFFICER: MANAGER LAND USE PLANNING
 DATE: 21 APRIL 2015

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

OBJECTIVE

To request the Minister for Planning to Authorise Council as the planning authority to prepare Amendment C95 (Rural Residential Lifestyle Lots Review and Planning Controls Review Implementation) pursuant to Section 8A of the *Planning and Environment Act 1987* and once Authorisation is granted, proceed to exhibit Amendment C95.

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

That Council request the Minister for Planning to Authorise Council as the planning authority to prepare Amendment C95 pursuant to Section 8A of the Planning and Environment Act 1987 and once Authorisation is granted, proceed to exhibit Amendment C95

BACKGROUND

Two studies have recently been completed for Port Albert, being the '*Rural Residential Lifestyle Lot Review*' (RRLLR) and the '*Port Albert Planning Controls Review*' (PCR). The studies are included as **Attachments 1 and 2** (respectively) to this report.

Rural Residential Lifestyle Lot Review

The RRLLR was prepared in response to community concerns that there was insufficient land zoned to provide rural living lifestyle opportunities for people wanting to live in Port Albert. The need for the study was also endorsed in the Planning Panel Report (July 2013) for planning scheme amendment C55 (Rural Zones Review), a recommendation of which was that:

'Council proceed with review of rural residential lot opportunities in Port Albert and surrounding areas in the 2013/14 strategic planning work program and resolves to rezone land in this area for its most appropriate use, whether that be for rural/residential living, farming or conservation values.'

Council formally adopted the RRLLR in December 2014 after a significant amount of background and research work, detailed analysis and community involvement. Council also resolved to prepare a planning scheme amendment and seek Ministerial Authorisation to:

- a) rezone Precinct 2 and part of Precinct 5 (being land on the northern side of Kilgowers Road) to the Rural Living Zone – Schedule 2;
- b) rezone Precinct 4 to Low Density Residential Zone (with the exception of 180 Yarram-Port Albert Road);
- c) rezone mapping anomalies at 68 and 86 Yarram-Port Albert Road; and
- d) rezone the existing caravan park within Precinct 6 to the Rural Activity Zone.

Port Albert Planning Controls Review

The PCR was undertaken by Meinhardt planning consultancy (via Rural Council Planning Flying Squad funding) and a final report was provided to Council in June 2014.

A key component of the PCR study was to investigate and address community concerns that development opportunities and growth in the town are being restricted by Port Albert's planning framework and to make recommendations regarding potential changes/modifications to the existing planning controls. More specifically, opportunities to 'cut red tape' were explored, with the aim of providing a greater level of consistency in the decision making process across the controls, than currently exists.

In undertaking the review, Meinhardt looked at:

- The existing planning framework for Port Albert - undertaken in order to identify key requirements relating to the use and development of land and to understand the purpose and application of the various provisions that apply to Port Albert, including relevant State and Local Provisions as well as reference material.
- Recent permit trends - in order to understand recent and historical development patterns and trends in Port Albert.
- Issues raised by Council, or that had arisen through community consultation.

Key issues and implications

Complexity of the Existing Planning Framework

Port Albert has a number of special characteristics which warrant a level of protection through planning systems including heritage, character, design, environmental protection, and landscape protection. The planning framework for Port Albert is complex in recognition of these values. While the review found no need to consider specific changes to the application of these controls, it was identified that difficulties are most likely to arise through the requirements of the Heritage Overlay, Design and Development Overlay, and reference documents which contribute to these controls. A review of these provisions was a key focus of the report and a number of recommendations were made in this regard.

Impact of Controls on Development

Although the planning framework is complex, the vast majority of permit applicants obtain planning approval and as such there are no clear grounds to suggest that the planning framework is restricting development.

Opportunities to Reduce Red Tape

The report identified short and medium-long term opportunities to improve the existing planning framework and reduce red tape. As previously mentioned, difficulties are most likely to arise through the application of the requirements of the Heritage Overlay, Design and Development Overlay, and reference documents which contribute to these controls. It is in these provisions where the main opportunities to reduce red tape exist.

Recommendations of the study

Short Term Recommendations

Municipal Strategic Statement and Local Planning Policy Framework:

Inconsistencies exist between the objectives and strategies identified in both 21.04-3 and 21.12-10. These clauses provide the key guiding principles for development in Port Albert and other coastal towns in Wellington Shire. Clause 21.12-10 which relates specifically to Port Albert currently has but one objective:

- To protect and enhance the character and environment of Port Albert.

Strategies include:

- *Encourage modest expansion of commercial activity within the Port Albert town.*
- *Encourage those activities which cater for the needs of the town's growing permanent and tourist populations.*
- *Encourage tourism development which responds to the town's environmental constraints and special character.*
- *Encourage major tourism uses or developments which are not dependent on a coastal location to develop within the main existing townships of Loch Sport and Port Albert.*

There are a number of strategies encouraging economic development, tourism and major tourism uses, however it is difficult to achieve this with the single objective listed above. It has been recommended to introduce a further objective to Clause 21.12-10 supporting tourism and commercial growth.

Design and Development Overlay - Schedule 9 (DDO9)

- Align DDO9 exemptions with the current Port Albert Heritage Precinct Permit Exemptions.
- Exempt minor buildings and works such as outbuildings, sheds and extensions where the floor area of the building is relatively small and is confined to the rear of the existing building (those works which do not impact street amenity, heritage, or neighbourhood character would be exempt).
- The table to Clause 2.0 in DDO9 currently identifies the Port Albert Hotel as the height benchmark for Precincts 1 and 2. The hotel no longer exists. Meinhardt have recommended replacing the current benchmark with a similar specification - e.g. Two Storeys, as is used for the other DDO9 precincts. It is considered that the simplest approach is to specify a preferred building height of 9 metres above ground level, based on the previously surveyed height of the former Port Albert Hotel.

Key Non statutory measures

- Publicly display reference and decision guidelines to help the public understand the decision making process.

Key Medium-Long Term:

- Review the extent of the Heritage Overlay (HO34)

Amendment C95 - Proposed Changes to the Wellington Planning Scheme

Amendment C95 to the Wellington Planning Scheme will seek to implement the recommendations of both the RLLR and the short-term recommendations of the PCR in one single amendment. The extent of the proposed changes are detailed below.

Amend Clause 21.12-10 - Coastal Areas Strategic Framework

Expand on the current objective for Port Albert and Palmerston in order to provide support for tourism and commercial growth. A draft version of Clause 21.12-10 - Coastal Areas Strategic Framework can be found in **Attachment 3** to this report.



Amend Clause 43.02-9 - Design and Development Overlay - Schedule 9

Replace the current height benchmark which currently refers to the Port Albert Hotel and incorporate the exemptions recommended by the PCR. Where buildings and works are already exempt under Clause 62 of the Planning Scheme (for example: swimming pools, decks not more than 800mm above ground level) these exemptions have not been introduced in DDO-9 as they would be duplicating exemptions that exist under Clause 62. A draft version of Clause 43.02-9 can be found in **Attachment 4** to this report.

Rezone Precinct 2 to RLZ2: Land to the north of Old Port Foreshore Road, west of the Yarram Port Albert Road and south of the Old Rifle Range public land.

Rezone Precinct 2 to Rural Living Zone – Schedule 2 to facilitate rural residential development.



Rezone Precinct 4 to LDRZ: Land to the immediate north of the round about between Yarram Port Albert Road and Lawrence Street.

Rezone Precinct 4 to Low Density Residential Zone to better reflect existing land use patterns (*excluding land at 180 Yarram-Port Albert Road which will be subject to an alternative rezoning process*)



Rezone areas of Precinct 5: Land either side of the Langsborough residential area generally between Kilgowers Road and Valeska Street.



Rezone land at 68 and 86 Yarram-Port Albert Road to correct mapping anomalies and rezone land along Kilgowers Road to Rural Living Zone – Schedule 2 in recognition of the existing development levels and their location on the edge of Langsborough.

Rezone Caravan Park to RAZ: 95 Old Port Road

Rezone land at 95 Old Port Road to the Rural Activity Zone in recognition and support of the significance that the community places on the site as a key asset to the town.

OPTIONS

Council has the following options:

1. To request the Minister for Planning to Authorise Council as the planning authority to prepare Amendment C95 pursuant to Section 8A of the *Planning and Environment Act 1987* and once Authorisation is granted, proceed to exhibit Amendment C95; or
2. To not request the Minister for Planning to Authorise Council as the planning authority to prepare Amendment C95 pursuant to Section 8A of the *Planning and Environment Act 1987* and seek further information prior to consideration at a future Council Meeting.

PROPOSAL

To request the Minister for Planning to Authorise Council as the planning authority to prepare Amendment C95 pursuant to Section 8A of the *Planning and Environment Act 1987* and once Authorisation is granted, proceed to exhibit Amendment C95.

CONFLICT OF INTEREST

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

FINANCIAL IMPACT

The resources associated with the consequent planning scheme amendment to implement the recommendations of the RRLR and PCR have been accounted for in the budget for the 2015/16 financial year.

LEGISLATIVE IMPACT

Should Council decide to proceed with Amendment C95, it will need to seek the Minister for Planning's formal Authorisation, as stipulated by the *Planning and Environment Act 1987* prior to public exhibition.

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

COUNCIL PLAN IMPACT

The Council Plan 2013–17 Theme 5 Land Use Planning states the following strategic objective and related strategy:

Strategic Objective

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

Strategy 5.1

“Ensure Land Use Policies and Plans utilise an integrated approach to guide appropriate land use and development.”

Amendment C95 supports the above Council Plan strategic objective and strategy.

PLANNING POLICY IMPACT

Amendment C95 is consistent with the State and Local Planning Policy Frameworks (SPPF and LPPF) within the Wellington Planning Scheme; the Gippsland Regional Growth Plan (2014) and the relevant State Government Planning Practice Notes.

COMMUNITY IMPACT

Amendment C95 will result in a positive impact on the Port Albert community through updated planning provisions, which encourage growth and reduce red-tape and through rezonings which will seek to reflect existing settlement patterns and provide additional rural lifestyle living opportunities in the Port Albert hinterland.

ENVIRONMENTAL IMPACT

Environmental issues were extensively considered as part of the previously adopted RLLR study.

CONSULTATION IMPACT

Amendment C95 will be exhibited in accordance with the procedures required by the *Planning and Environment Act 1987*. The exhibition period is tentatively scheduled for June/July 2015. In the event that submissions are received Council has the option to request the Minister for Planning to appoint an expert Planning Panel to consider all submissions.



Prepared by Spiire for Wellington Shire Council



FINAL RECOMMENDATIONS REPORT
PORT ALBERT RURAL RESIDENTIAL
LIFESTYLE LOTS REVIEW

October 2014



This report has been prepared by the office of Spiire

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Acknowledgements and Recognition

Issue Date	Revision No	Author	Checked	Approved
4/7/14	1	CD, JM, EF	EF	EF
11/7/14	2	EF	JM	JM
27/10/14	3 (Final post submissions)	EF	JM, CC	JM
7/11/14	4 (comments from Council)	EF	EF	EF

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Contents

1	Executive Summary	4
2	The Study Area	8
3	Housing Supply and Demand	20
4	Community Values and Concerns	26
5	Strategic Planning Policy Context	28
6	The Rural Zones	34
7	Assessment of Rural Living Opportunities	41
8	Report Summary	71
Appendix 1	Practice Notes	73
Appendix 2	Precinct Plans	79
Appendix 3	Ecological Vegetation Plans	80

List of Figures

Figure 1 Study Area Precincts 5
 Figure 2 Context Plan 8
 Figure 3 Study Area 10
 Figure 4 Zoning Plan 11
 Figure 5 Geomorphic Land Systems 12
 Figure 6 Conservation Status 13
 Figure 7 EVC Groups 14
 Figure 8 Tree Cover 15
 Figure 9 Flood Overlays 16
 Figure 10 Constraints Plan 19
 Figure 11 Lot Size Distribution 24
 Figure 12 Precinct Breakdown of the Study Area 46
 Figure 13 Precincts and Aerial Image 47
 Figure 14 Precincts and Zones 47
 Figure 15 Precincts and Overlays 48
 Figure 16 Precincts and Overlays 49
 Figure 17 Precincts and Road Network 50

List of Tables

Table 1 Age Profile 20
 Table 2 Dwelling Characteristics 21
 Table 3 Household Tenure 21
 Table 4 Housing Stress 22
 Table 5 Lot Density Breakdown 23
 Table 6 Proposed minimum lot sizes 68
 Table 7 Potential lot and dwelling yields 70



1 Executive Summary

1.1 Introduction

Spiire has been engaged by Wellington Shire Council to review rural living opportunities for the coastal township of Port Albert. Specifically, this study seeks to:

- Determine the current supply of, and likely future demand for rural lifestyle lots in the Study Area.
- Identify any physical opportunities and constraints on the provision of additional rural living lots.
- Identify any specific sites for potential rezoning and associated planning scheme changes.

A central component of this study is to investigate and address community concern regarding the perceived mismatch of zoning to rural properties and other anomalies brought about by recent changes to the Wellington Planning Scheme, and the associated uncertainty surrounding ongoing land use and development rights.

The study is to be prepared in accordance with the guiding principles for rural residential development and applying the rural zones as set out in Planning Practice Notes 37 and 42, respectively.

1.2 Overview

This study provides a sequenced analysis of the following key strategic considerations:

- The role and significance of the Study Area in both a regional and local context.
- The significant physical opportunities and constraints of the Study Area.
- Housing need, including the existing supply and likely future demand for rural residential development within the locality.
- The issues and concerns raised by local residents and landowners.
- The pertinent planning context of the Study Area at both a State and local level, including policy and controls.

The above analysis is based on a thorough review of:

- The Wellington Planning Scheme (WPS).
- Relevant recent amendments to the WPS.
- A series of relevant strategic studies.
- The outcomes of targeted community and stakeholder consultation.

A list of the relevant policies, studies and consultation outcomes are provided in the Issues and Options Paper (May 2014) previously released.

1.3 Findings and Recommendations

Overall, this report finds that there is some scope to provide further rural living opportunities within and around Port Albert, whilst accounting for constraints in the area. This finding is based on the following key considerations:

- The significant supply of standard town lots within the area for sale or development.
- A low level of anticipated population growth for the Study Area.
- Low projected demand for rural living lots based on demographics and growth projections.
- The extent of existing significant vegetation coverage within the area, including identified Ecological Vegetation Classes (EVCs).
- The extent of fire risk due to the significant density of vegetation on both public and private land.
- The extent of potential flooding and inundation risk within the area, drainage constraints as well as the potential for increased tidal inundation.
- The ability to appropriately and sustainably service additional rural residential land.
- The location of the area to the immediate south of land within the State Resource Overlay in recognition of its valuable coal.
- The close proximity of the area to land utilised for significant levels of agricultural production including dairy farms and timber harvesting.
- The location at the edge of Ramsar Convention listed and significant coastal wetland areas.

There are a number of specific sites which could reasonably be rezoned to accommodate additional rural living opportunities. These sites and their recommended rezonings are summarised in the Precinct analysis.

This study also finds that, as identified by the local community, there are a number of zoning anomalies in the area that ought to be rectified to ensure proper land use planning. The land affected and the associated recommendations are summarised in the Precinct Analysis.

The report analyses the Port Albert Hinterland Study Area in a series of nine precincts. Figure 1 below identifies the nine precincts.

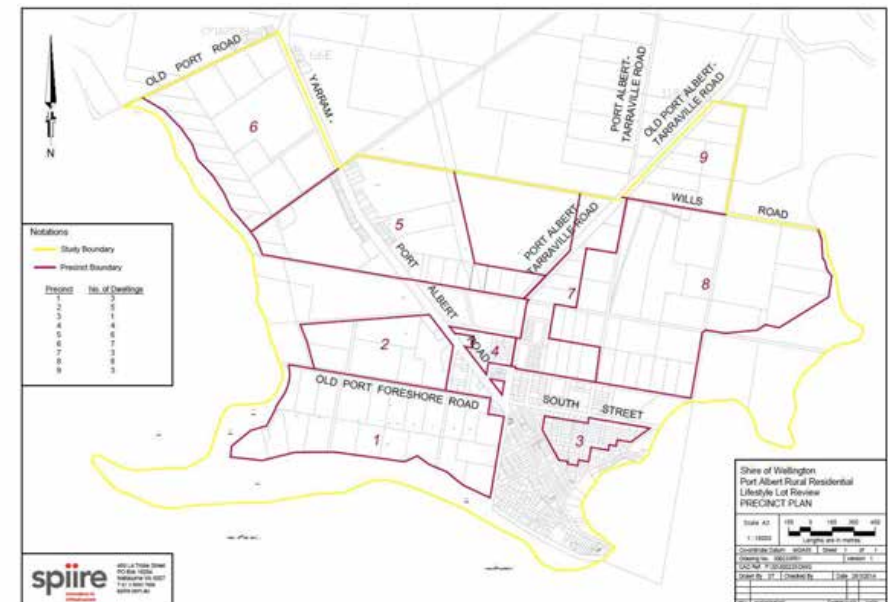


Figure 1 Study Area Precincts

The recommendations from this analysis are summarised below:

Precinct 1:

- Investigate rezoning Precinct 1 to the Rural Conservation Zone Schedule 1 in recognition of the biodiversity levels. This would assist in protecting the land's and the adjoining marine and coastal park's environmental values from further degradation and would provide for land uses and development consistent with the environmental and landscape values.

Precinct 2:

- Given the area is already significantly developed for rural residential development and there is little opportunity for more traditional agricultural activity to occur on the site it would be appropriate for Precinct 2 to be rezoned to the Rural Living Zone Schedule 2. This change would essentially recognise the existing residential development levels of the Precinct and the residential zoning and development of land to the immediate east. Subdivision within the Precinct could yield an additional 10 lots. It is likely the provision of this area of the Hinterland for rural residential development will meet the projected demand for growth.

Precinct 3:

- Investigate rezoning Precinct 3 to the Rural Conservation Zone Schedule 1 in recognition of the environmental constraints affecting the Precinct. This would prevent inappropriate development which could impact on the characteristics and function of the wetlands and would disturb the Coastal Acid Sulphate Soils.

Precinct 4:

- Precinct 4 is essentially a rural residential area and should be considered for application of the Low Density Residential Zone in recognition of its existing development level.
- 180 Yarram-Port Albert Road is proposed by Council to be rezoned to the General Residential Zone.

Precinct 5:

- Given the anomalies that exist in the area it is recommended that the following changes are made to rectify these issues:
 - Rezone the front portion of 68 Yarram-Port Albert Road to the Farming Zone to recognise it is part of a larger farm land holding. The owner of the site specifically requested this land not be rezoned to rural living.
 - Rezone the back portion of 86 Yarram-Port Albert Road to the General Residential Zone to ensure the whole site is within one zone.
 - Investigate rezoning the portion of Lot 2, LP95313 from the General Residential Zone to the Farming Zone, to prevent further development of this area and to ensure it is in one zone.
 - Rezone land along the northern side of Kilgower Road to the Rural Living Zone Schedule 2 in recognition of the existing development levels and their location on the edge of Langsborough.

Precinct 6:

- Given the significant levels of vegetation in this Precinct it is recommended Precinct 6 remain within the Farming Zone. Existing use rights and the recent changes to the Farming Zone will ensure any further development of the caravan park is

Final RECOMMENDATIONS REPORT
 PORT ALBERT RURAL RESIDENTIAL LIFESTYLE LOTS REVIEW

permissible and it is therefore appropriate to leave this land use within the current zone.

- In response to community concerns regarding support for the caravan park, Council should investigate providing additional policy support at Clause 21.12 – Coastal Areas Strategic Framework and investigate applying the Rural Activity Zone on a site specific basis.
- Investigate extending the Environmental Significant Overlay in this area to reflect the presence of vegetation within an endangered EVC.

Precinct 7:

- Retain the Precinct within the Farming Zone including land fronting Gibson Street and on the western side of Tarraville-Port Albert Road due to its constraints including inundation, vegetation cover and lack of road access. Precinct 7's characteristics and lack of vegetation on some lots make it more appropriate for low levels of agricultural production to occur.

Precinct 8:

- Retain Precinct 8 in the Farming Zone in recognition of the significant environmental constraints including existing inundation levels and the potential for agricultural activity to occur.

Precinct 9:

- Given the need to protect this land due to its identification in the Regional Growth Plan for coal resources and the constraints placed on development due to the land's inundation levels, it would be inappropriate to rezone the land in Precinct 9 from the Farming Zone.



2 The Study Area

2.1 Strategic Role

Port Albert is a coastal settlement situated approximately 85 kilometres south of Sale, and some 15 kilometres south of Yarram (refer Figure 2: Context Plan).

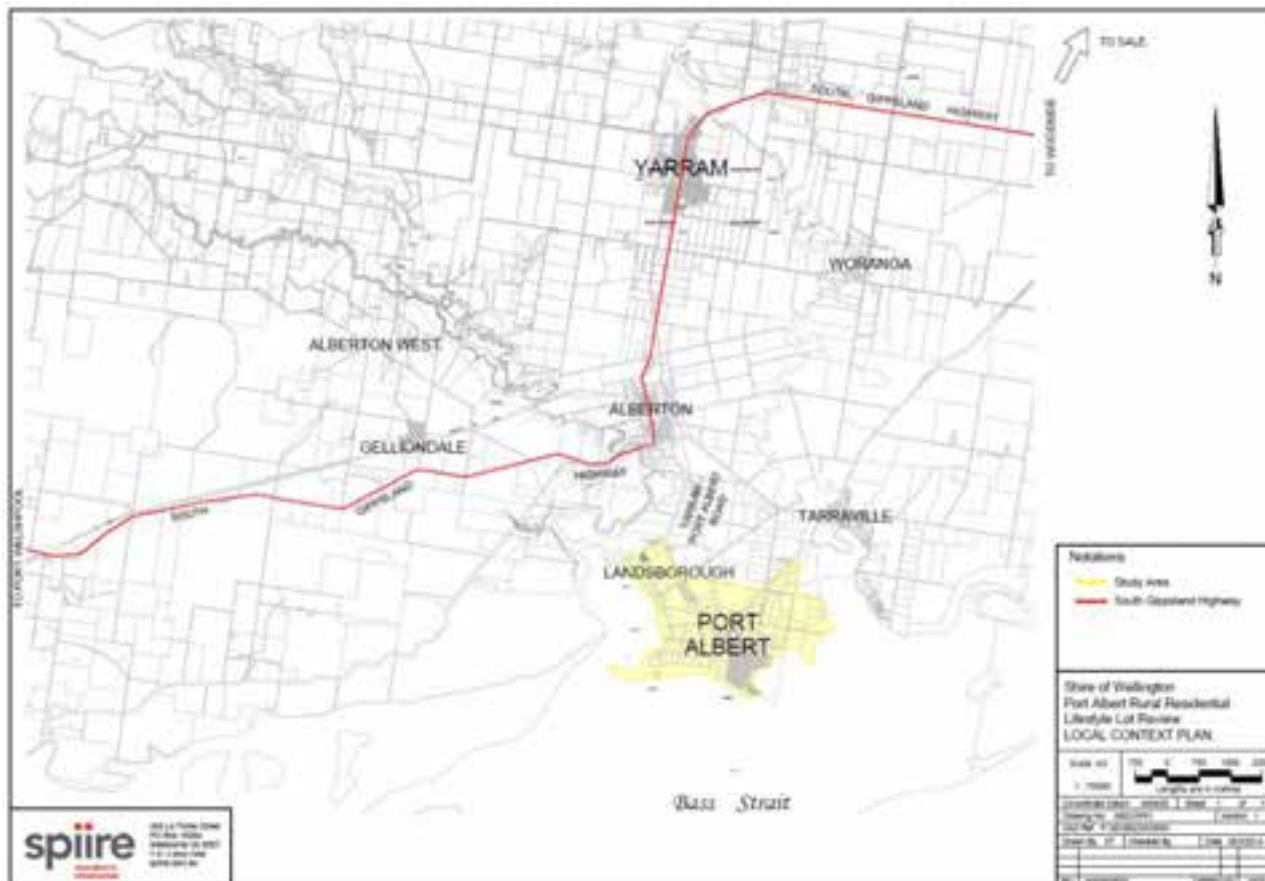


Figure 2 Context Plan

An historic fishing town, Port Albert functions as both a residential hamlet and seasonal tourism destination, noted for its special heritage significance as one of Victoria's oldest seaports.

Port Albert is located on the Gippsland coast and is accessed via a series of local roads which connect to the South Gippsland Highway. Notably, Port Albert has no direct access from either the South Gippsland or Princes Highways, the latter being located at least an hour's travel to the north. Given Port Albert's limited range of goods and services, residents tend to travel to the nearby town of Yarram to access services, and many residents also travel to Yarram for employment. The need for a wider variety and higher order goods and services necessitates travel to a city such as Sale. Nearby Alberton provides a limited range of goods and services, including a primary school.

Whilst Port Albert is one of the two larger coastal settlements within Wellington Shire, the other being Loch Sport, in terms of the settlement hierarchy for Wellington Shire, it is not one of the main towns or settlements.

The Port Albert area comprises the Port Albert and Langsborough town areas, as well as the surrounding rural land. The population of this area is characterised largely by retirees with a small component of families (particularly within Langsborough). The population demographics of the Study Area show it to be less advantaged with lower incomes than the rest of the State, which is reflective of the slightly older population and lack of employment in the wider area. The permanent population of around 600 people is augmented by seasonal influxes of residents due to the tourism and coastal attractions of the area. This influx of people can more than double the population of the area and is particularly evident in Summer and at Easter. Further detail on the demographic makeup of the area is provided in Section 3.1 of this report.

The town of Port Albert has few commercial and community facilities available for residents, including a fish and chip shop/restaurant, general store, café, museum and general store. The Port Albert Hotel was burnt down in early 2014 and may be rebuilt in the future. A number of small scale agricultural businesses are present (flower growing) as well as several accommodation facilities. The limited array of economic activities within the area means residents generally need to seek employment elsewhere or maximise income from their land.

2.2 Site Analysis

The extent of land pertaining to this study is specifically identified in Figure 3. The Study Area was determined by Council in consultation with the Port Albert Progress Association, its boundaries were then confirmed during community consultation in April 2014.

Final RECOMMENDATIONS REPORT
 PORT ALBERT RURAL RESIDENTIAL LIFESTYLE LOTS REVIEW



Figure 3 Study Area

The following is an analysis of the Study Area's salient features.

2.2.1 Land Uses, Zoning and Settlement Patterns

- Two distinct settlements of Langsborough and Port Albert/Palmerston which are largely zoned General Residential (GRZ).
- Surrounding Hinterland is generally zoned Farming (FZ) with areas of Public Use (PUZ) and Public Park and Recreation (PPRZ) zones. Figure 4 identifies the zones applying to the Study Area.
- Areas of old small lot and inappropriate subdivisions within the Farming Zone which are often much smaller than the minimum subdivision size.
- Blurred lines around the edges of the township areas have caused potential land use conflict between farming activities and residential amenity expectations.
- There are currently significant areas of undeveloped, underutilised land within the towns of Port Albert and Langsborough for residential development. A significant proportion of properties are currently for sale within the towns.
- The Farming Zone land is a mix of heavily vegetated coastal woodland and cleared low lying farmland. In general only limited agricultural production occurs in the area.



Figure 4 Zoning Plan

2.2.2 Agricultural Values

- Areas of productive agricultural land (dairying, beef) to the north of the Study Area.
- Presence of hobby farming, flower growing and other smaller scale/boutique agricultural uses.
- Generally the land systems present in the Hinterland are not considered to be conducive to high levels of agricultural production. The area predominantly comprises the Barrier Complex Geomorphic land system, with land to the north within the High level terraces and fans land system. Figure 5 identifies the land systems and their location. These land systems are derived by integrating environmental features including geology, landform, climate, soils and native vegetation using an ecological approach and can provide a basis for sustainable land use.
- The quality of agricultural soils in the broader area is a mix of Class 3 (Moderate Quality) and 3A soils. Class 3 soils are *generally of limited versatility but is very good dairying and grazing land, sometimes suitable for orchards and extensive area cropping but not suitable for intensive uses*. Class 3A soils are *suitable for more intensive uses than Clause 3 provided care is taken with the soil condition*¹.

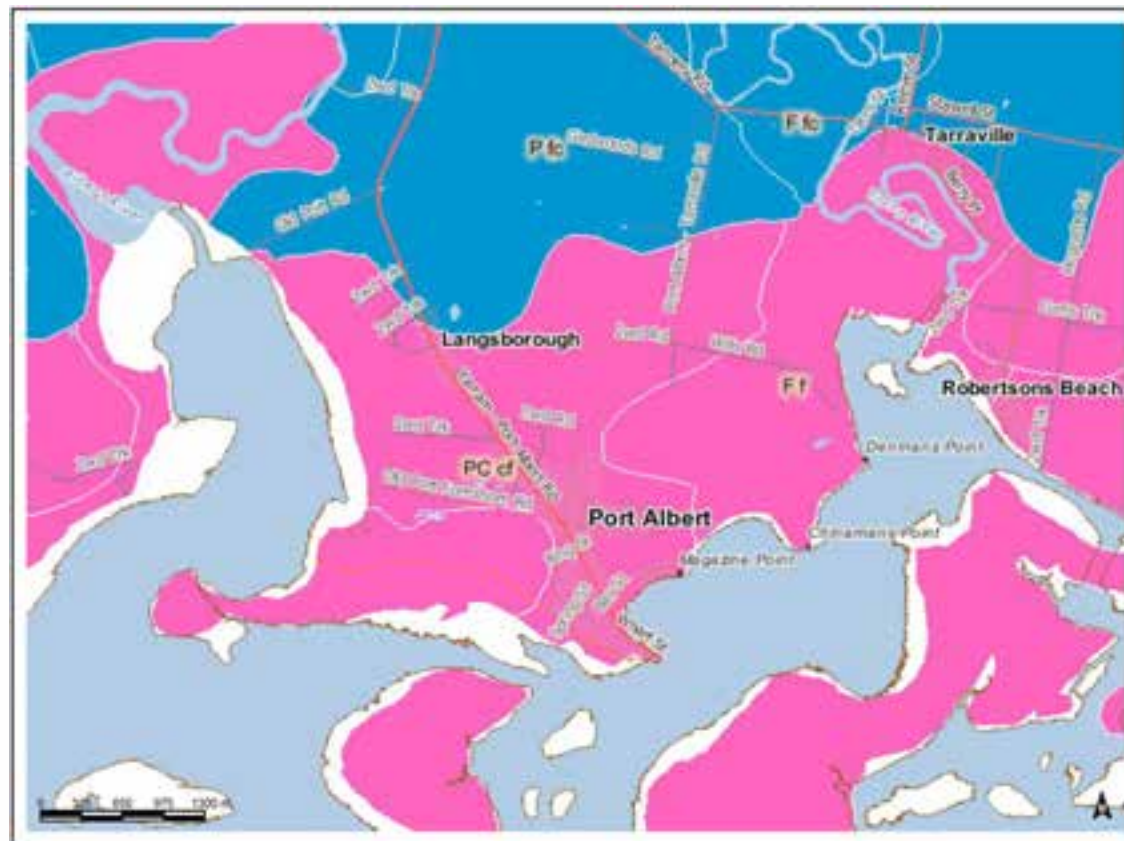


Figure 5 Geomorphic Land Systems

(Blue: high level terraces and fans; Magenta: Barrier Complexes Gippsland).

¹ Descriptions from *Wellington Rural Zones Review Vol 1 2009*.

2.2.3 Environmental Values

- Ramsar Convention wetlands (Nooramunga Marine and Coastal Park) are located along Port Albert’s coastal boundaries.
- There are areas of environmental sensitivity, including Heathy Woodlands EVC (least concern), Wetlands EVC (least concern) and Riparian Scrubs EVC (endangered). Figures 6 and 7 show the location and conservation status of the EVCs (Ecological Vegetation Class).

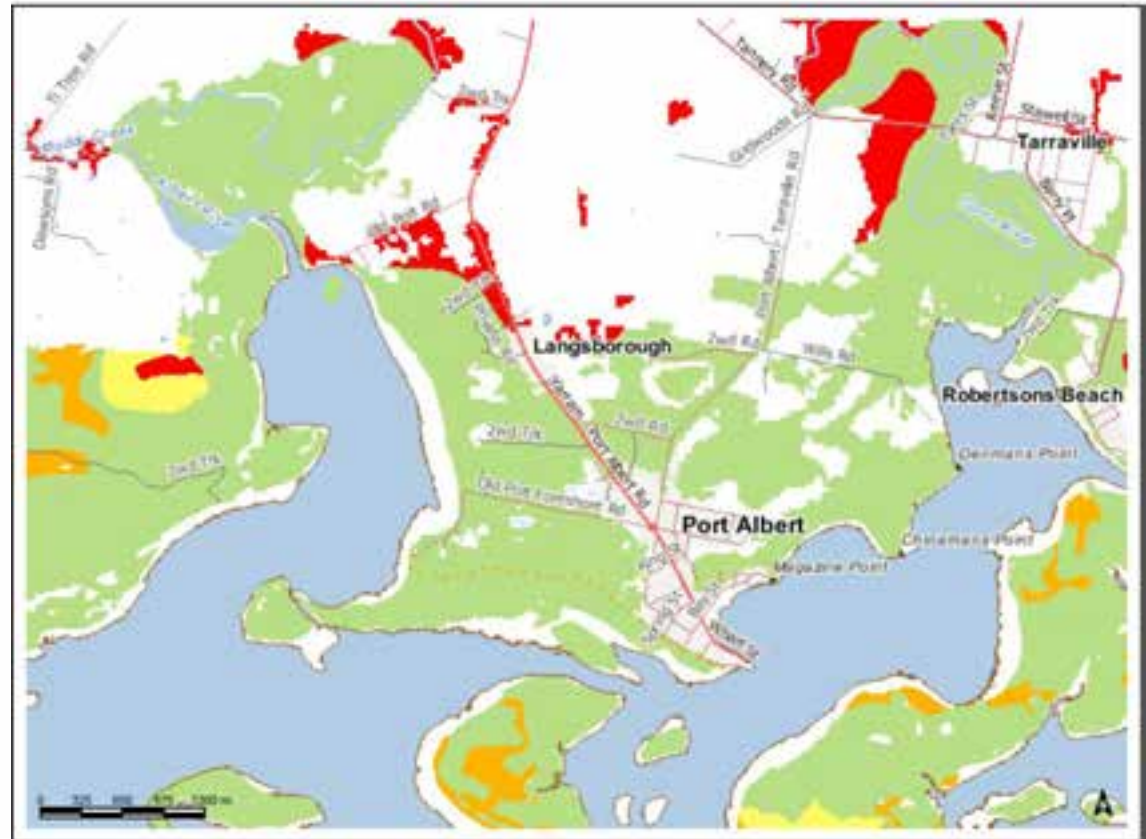


Figure 6 Conservation Status

EVC Conservation Status Map (red: endangered; green: least concern)

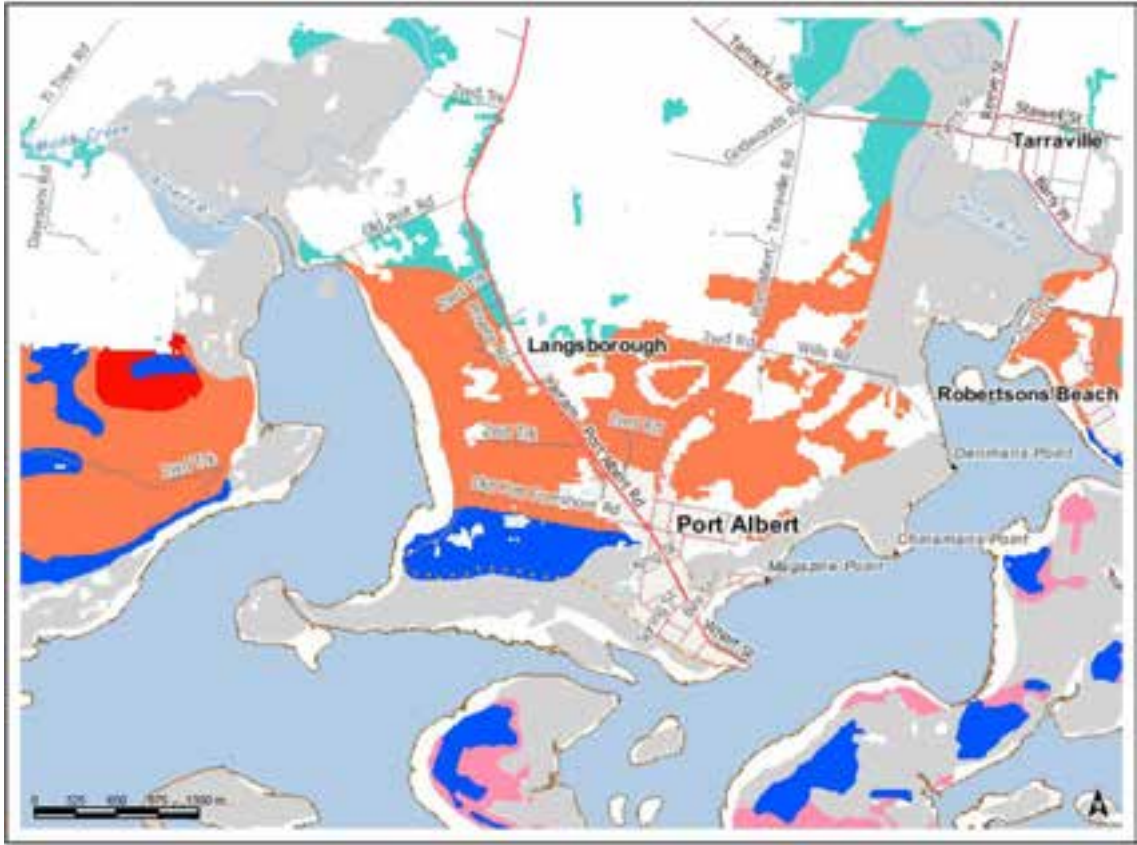


Figure 7 EVC Groups

EVC Groups 2005 (teal: riparian scrubs; orange: heathy woodlands; blue: wetlands)

Final RECOMMENDATIONS REPORT
 PORT ALBERT RURAL RESIDENTIAL LIFESTYLE LOTS REVIEW

- Significant areas are covered by the Environmental Significance Overlay Schedule 1 – Coastal and Gippsland Lakes Environs and Schedule 2 – Wetlands.
- Areas of Coastal Acid Sulphate Soils exist in the south eastern areas of Farming Zone land on the edge of the Port Albert township area.
- High levels of vegetation cover, including remnant native vegetation throughout the Study Area. Vegetation removal controls relate to both trees and understorey vegetation, the need to retain this vegetation can significantly constrain development potential. The extent of tree cover is a good indication of land which may require approvals to remove native vegetation cover and could prevent dwelling development, tree cover is mapped in Figure 8 to identify the significant extent of vegetation in the Study Area.

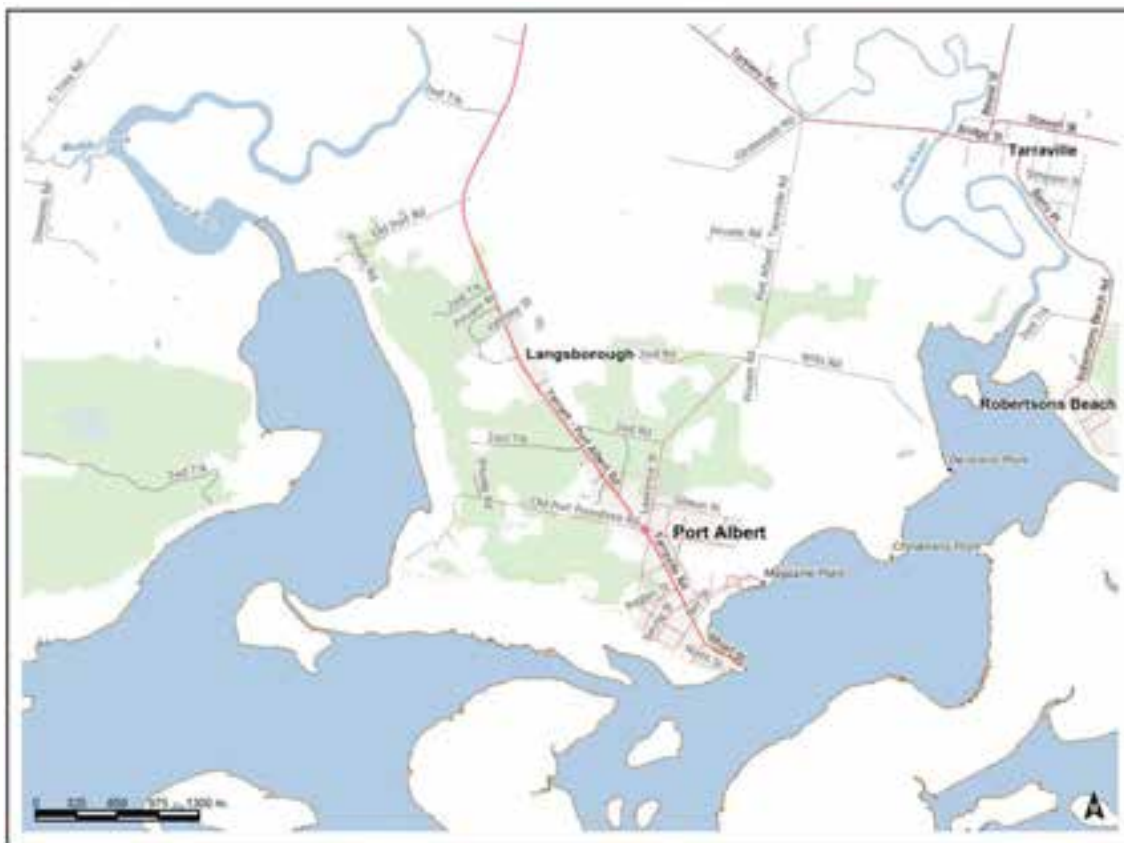


Figure 8 Tree Cover

2.2.4 Flooding and Inundation

- The eastern and southern parts of the Study Area are affected by either the Land Subject to Inundation Overlay or the Floodway Overlay (LSIO/FO) due to the levels of mainly tidal inundation. The use of the overlays also reflects the constraints to drainage in the area due to the high levels of land saturation present. The current extent of flood and inundation overlays is shown in Figure 9.
- Amendment C33 identified additional flooding constraints to land within the Port Albert town itself. No overlays apply as the Minister for Planning excluded the town area from Amendment C33.
- Flooding in the area can be attributed in part to the location on the edge of significant wetland and coastal areas.

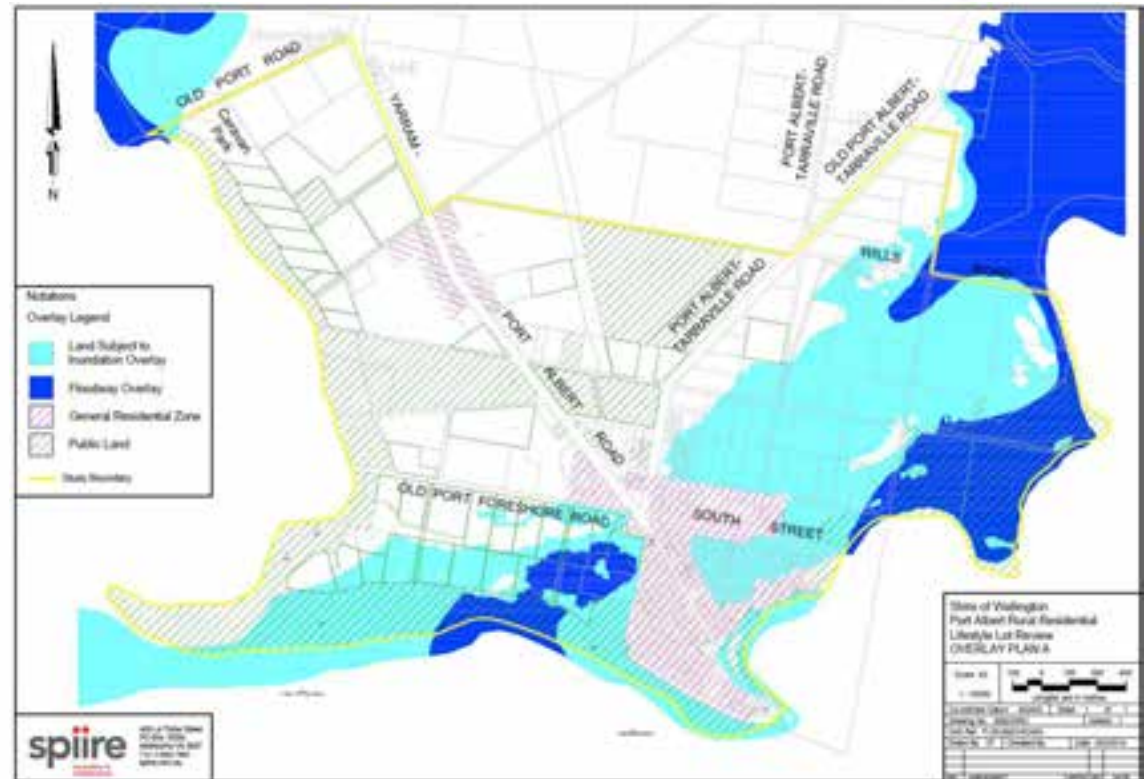


Figure 9 Flood Overlays

2.2.5 Bushfire Prone Areas

- The land within the Study Area is not currently affected by the Bushfire Management Overlay (BMO). However under the building regulations the area is within a Bushfire Prone Area. This requires development to meet certain construction standards for bushfire protection known as BAL (Bushfire Attack Level) 12.5.
- Detailed mapping of areas which require higher levels of bushfire protection have not yet been released by the State Government. As such, the higher level of control, the Bushfire Management Overlay, is not yet in place in the Port Albert area.
- Recent fire history for the area and the density and status of existing vegetation cover in the area leads to a high level of fire risk which may impact on the levels of development permissible in the area. The CFA in particular indicated additional rural residential development would need to be cognisant of fire protection guidelines which may require certain land sizes and vegetation setbacks.

2.2.6 Physical Servicing and Infrastructure

- Port Albert has a small network of roads with two main roads in and out of the Study Area (one to Yarram and one to Tarraville). Much of the cadastre road network is unmade or not in existence, making access in and around the Study Area challenging. A number of lots in the Study Area have no formal road access.
- Further development is generally constrained due to the limited drainage infrastructure in the towns and Hinterland and the capacity constraints in the network. Council's

preference is for drainage to be provided formally in the road network.

- Only the residential areas of Port Albert are provided with reticulated sewerage. Langsbrough and the Hinterland are reliant on septic systems or onsite waste water treatment systems. Lack of reticulated sewer increases the likelihood of additional rural residential development contaminating the sensitive environment.
- Power is provided to the Study Area generally (electricity).

2.2.7 Social Services and Infrastructure

- Limited social services and infrastructure.
- No education or health facilities, residents must travel to Alberton and Yarram to access these services.
- Public transport is not available. A private bus service to nearby towns is proposed.
- Retail is limited to small operations in Port Albert town area. These include a restaurant/take away store, general store, museum and café. This retail offering has been further impacted by the loss of the historic Port Albert Hotel to fire in January 2014.

2.2.8 Constraints Summary

Overall, the Port Albert Hinterland has a number of constraints which together and separately prohibit or impact development and land use. The key constraints are summarised as follows:

- Fragile coastal environment due to its location on the edge of an important coastal marine park with a fragile environment and the presence of dense and important vegetation communities.
- Significant levels of vegetation/tree cover which would require planning approval to remove in order to develop many of the sites.
- Significant proportion of the area is impacted by flooding or inundation under existing climatic conditions.
- Potential for bushfires due to the high level of vegetation in the Study Area in particular around the vast areas of public land.
- Varying degrees in the productive capacity of the farming zoned land.
- Limited physical infrastructure including small road network, lack of formalised and extensive drainage, and a limited extent of reticulated sewerage networks.
- Few retail or community services available within the townships and Hinterland.
- Small lot, old and undeveloped subdivision patterns which are not conducive to rural residential scale development due to their sub hectare size which poses environmental constraints in meeting bushfire protection requirements and treating wastewater. These township sized lots are also not conducive to farming activities due to the potential for multiple ownership and the implications this may have on land management.

Figure 10 provides an overall look at the constraints facing the Hinterland.

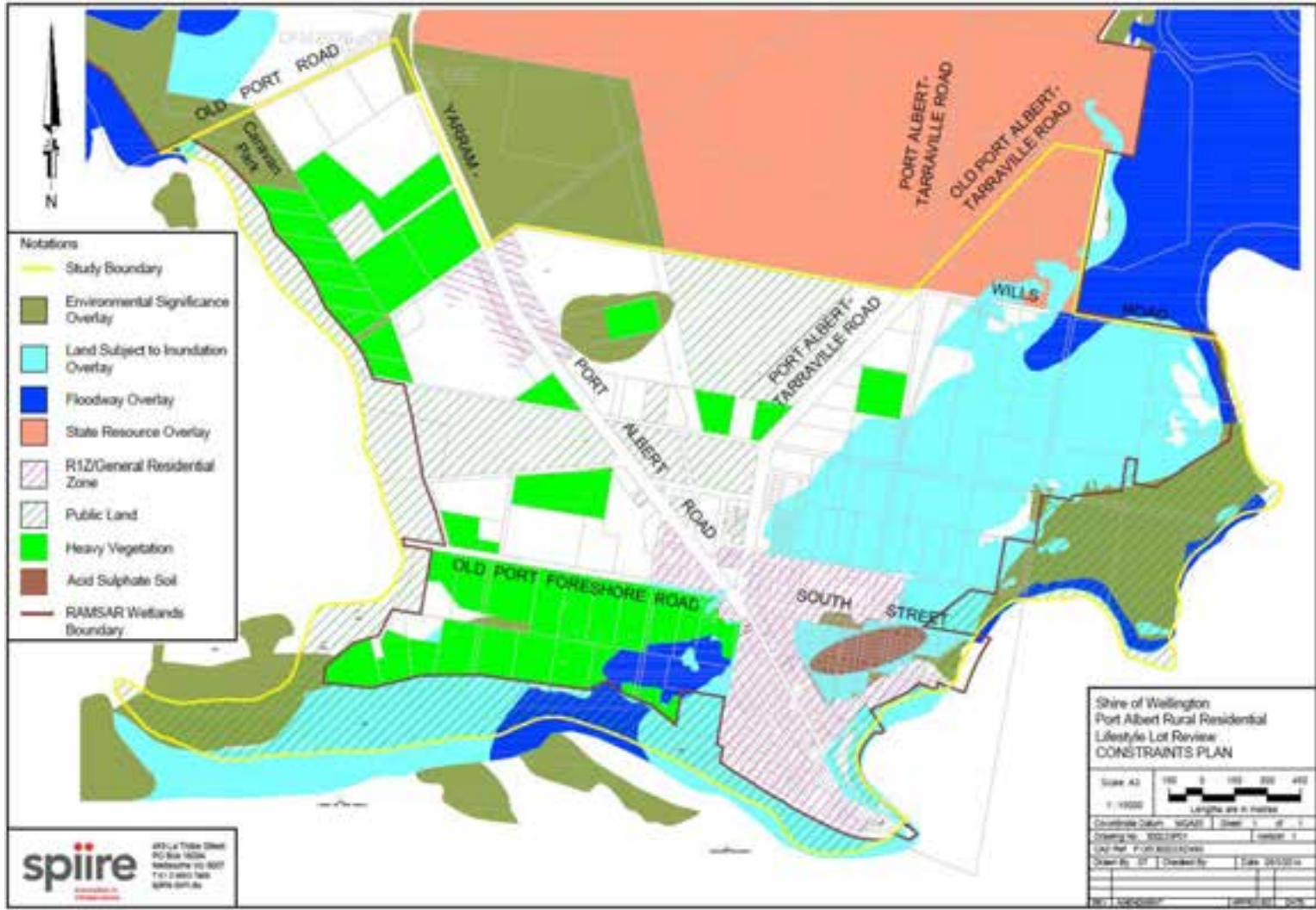


Figure 10 Constraints Plan



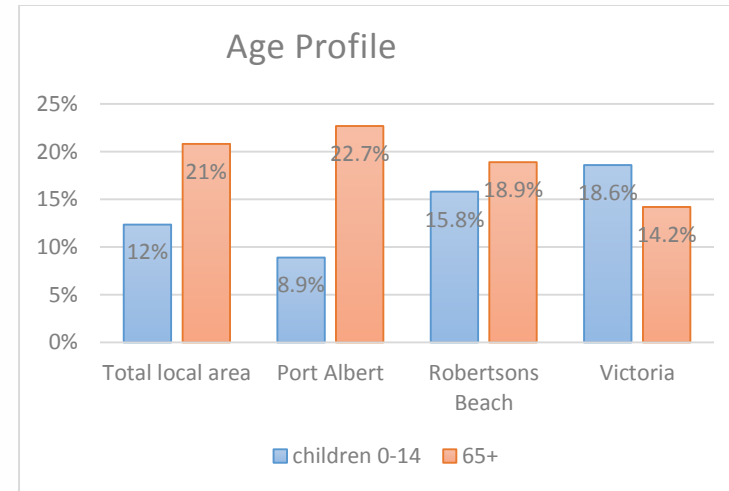
3 Housing Supply and Demand

3.1 Demographic Analysis

An analysis of current demographics has been undertaken to provide a picture of the Study Area. ABS Census data² from 2011 has been used for the state locations of Port Albert and Robertsons Beach, as these are the most appropriate matches to the Study Area. The Port Albert data refers generally to land within the urban zones (mainly General Residential Zone) whilst the Robertsons Beach data refers to an area which includes the Port Albert Hinterland, including Langsborough and land to the east.

Currently these combined areas have a total population of 607 people, with 247 people residing in the town of Port Albert. The median age is 55 years, indicating a slightly older population, this is again reflected in the age profiles which indicate significantly higher proportions of people aged over 65 than the State average (refer Table 1). The family configurations indicate almost 60% of families are couples without children, generally a reflection of an older community. However it is noted the Robertsons Beach area has almost double the proportion of children than Port Albert being almost 1 in 5 persons. This accords with commentary that Langsborough is home to more young families than the balance of the Study Area.

Table 1 Age Profile



There were 514 dwellings in the combined area in 2011, with 46% of these located in the town of Port Albert. As expected for a rural coastal settlement, the majority of dwellings are detached and comprise multiple bedrooms as shown in Table 2. Given the seasonal nature of the coastal community a significant proportion of dwellings were unoccupied on Census night which occurs in August.

Table 3 provides details on household tenure for the Study Area and indicates a higher number of rental properties within the town area compared with the Hinterland (30% and 12.4% respectively).

² Quick stats and table builder ABS Census 2011

Table 2 Dwelling Characteristics

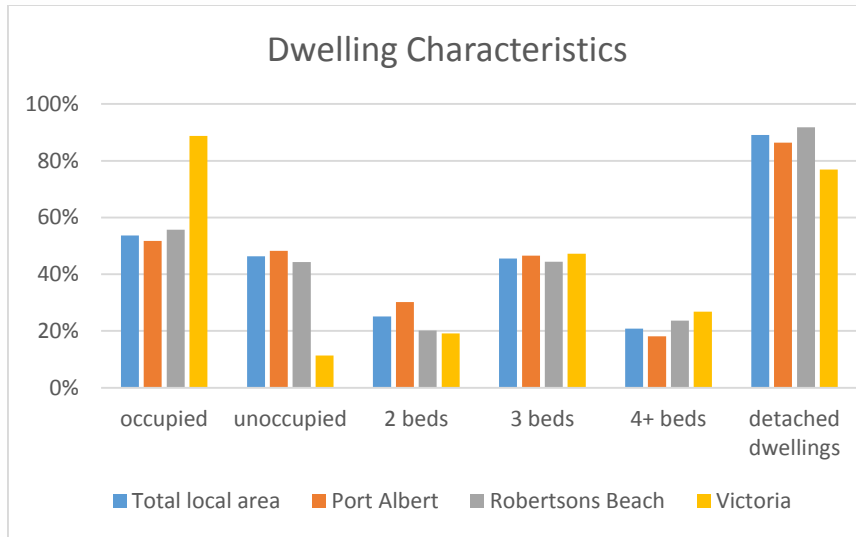
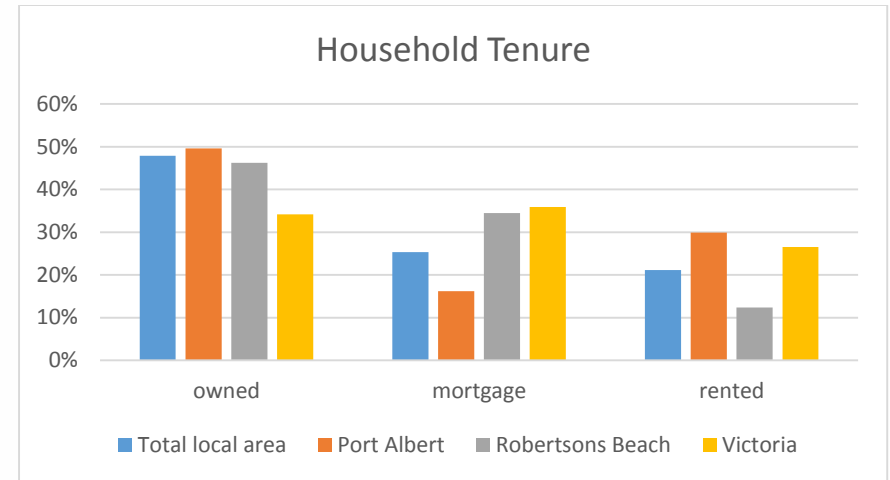


Table 3 Household Tenure

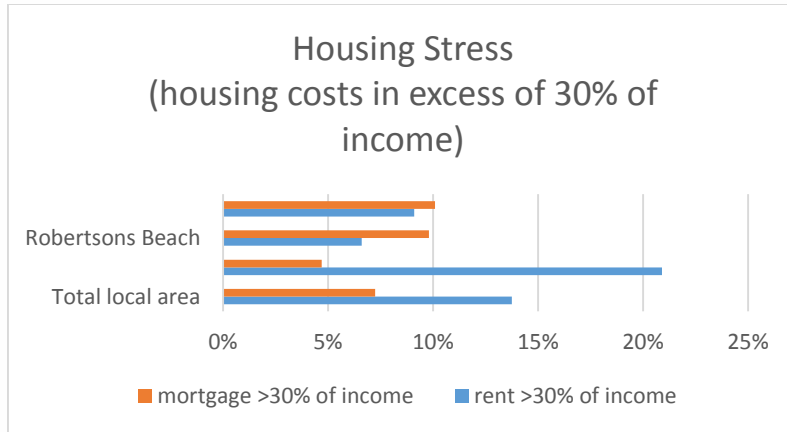


Socio economic scoring³ indicates Port Albert and its Hinterland community are considered to be less advantaged than other parts of Victoria. The area has a median weekly household income which is below that of the State average and mortgage stress⁴ also appears to be present in the Study Area, particularly for those renting in Port Albert itself, which has a figure double the State average, as shown in Table 4.

³ SEIFA Index of advantage and disadvantage scores – Wellington 961, Port Albert 881 (rank 61 in Vic.), Robertsons Beach 908 (rank 117 in Vic.)

⁴ Mortgage Stress is indicated when housing costs equate to more than 30% of income.

Table 4 Housing Stress



and demolition of sheds (3). The low number of dwelling approvals within the Farming Zone may indicate either the difficulty of developing the land for dwellings or a lack of demand.

Current Properties for Sale

Anecdotal evidence has suggested people are seeking rural residential allotments rather than township lots in Port Albert. At the time of writing realestate.com.au⁵ has approximately 120 lots for sale within the Study Area, the majority of these properties are within the town area itself. There are currently nine properties for sale within the Farming Zone ranging in size from 4,000m² (1 acre) to 40 hectares (100 acres).

Lot Density

There are currently 243 lots zoned Farming within the Study Area. These lots have an average size of approximately 2.15 hectares (5.3 acres). Figure 11 provides an indication of lot size diversity in the Study Area. Lots less than 2,000m² (approximately half an acre) account for 44% of the lots, while lots between 2,000m² and 4,000m² (half an acre and an acre) account for nearly 12% of lots. Only 12 lots (5%) within the area are over 8 hectares (20 acres). The fact that many of the existing lots are already quite small resonates with comments by community representatives that they do not see a need for further subdivision. Table 5 identifies the Lot density breakdown.

3.2 Supply of Housing/Residential Lots

The town area of Port Albert (generally General Residential Zone land) currently has a relatively high number of properties for sale.









Building Approvals Data

Building approvals data shows 145 building permits have been issued for the Port Albert area over the last 10 years. These include approvals for dwellings, dwelling alterations/extensions, cabins, units, carports, sheds, garages, decks, barbeque shelters, a fire station, warehouse, restaurant and demolition works.

In relation to land within the Farming Zone there have been a total of 22 building permits issued in the last 10 years, and these varied from new sheds (10), dwelling alterations (3), new dwellings (4), cabins (2)

⁵ Accessed April 17th, 2014

Table 5 Lot Density Breakdown

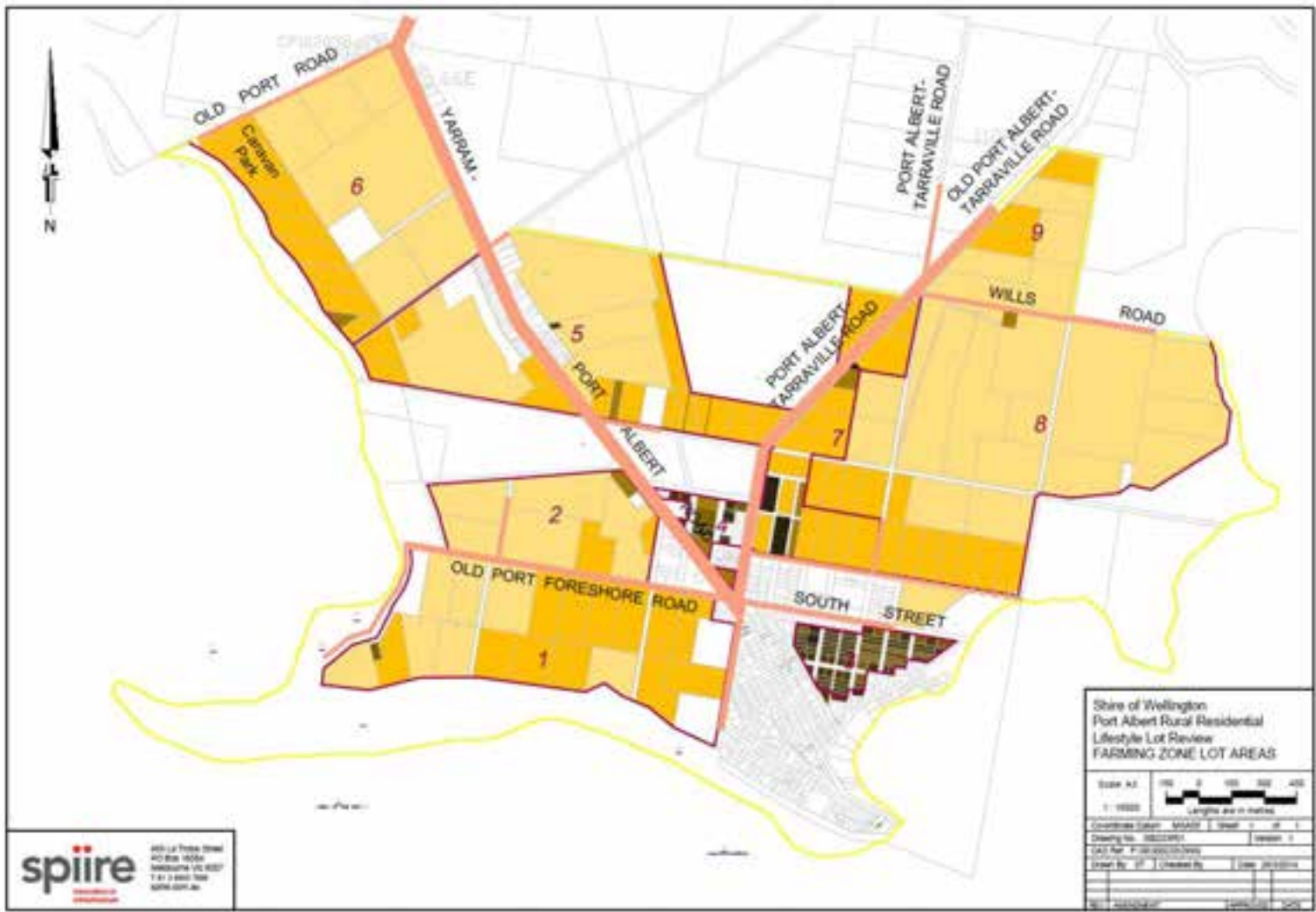
Notations			
Farming Zone Lot Areas			
<u>LOT MIX TABLE</u>			
TOTAL NUMBER OF LOTS :		243	AVERAGE: 21481.5m ²
	LOTS 500m ² TO 999m ²	40	AVERAGE: 696.3m ² 16.5%
	LOTS 1000m ² TO 2022m ²	67	AVERAGE: 1526m ² 27.6%
	LOTS 2023m ² (½ acre) TO 4046m ²	19	AVERAGE: 2287.2m ² 7.8%
	LOTS 4047m ² (1acre) TO 9999m ²	10	AVERAGE: 6473.9m ² 4.1%
	LOTS 10000m ² (1ha) TO 19999m ²	24	AVERAGE: 16144.2m ² 9.9%
	LOTS 20000m ² (2ha) TO 39999m ²	41	AVERAGE: 30853.7m ² 16.9%
	LOTS 40000m ² (4ha) TO 79999m ²	30	AVERAGE: 53703.3m ² 12.3%
	LOTS 80000m ² (8ha) AND GREATER	12	AVERAGE: 143179.2m ² 4.0%

Dwellings in the Farming Zone

Within the Farming Zone areas there are approximately 38 dwellings. This equates to 15% of the 243 lots which are zoned Farming in the Study Area. The Hinterland area has essentially one in every six lots developed with a dwelling, suggesting the area is not used purely for traditional farming.



Figure 11 Lot Size Distribution





3.3 Demand for Housing/Residential Lots

Anecdotal Demand

Discussions with the community and local real estate agents have indicated that there is a level of demand for rural residential land in the Port Albert Hinterland.

Discussions with the local real estate agents in Yarram (Elders and Landmark Harcourts) have indicated the following demand levels and influences:

- There is low demand for township blocks partly as the size of these lots does not cater to residents wishing to come to the area for fishing as they need storage areas for boats and trailers.
- Rural lots can be too difficult to develop.
- Demand for rural lots is generally for lots sized between 1-10 acres (0.4ha to 4ha).
- Planning requirements (zones and overlays) can impact on the ability to build on smaller lots and this perception can deter buyers - this includes the issues around the 'prohibitive' impact of the controls.
- There is demand for both sewerred and unsewerred lots.
- Vegetated characteristic is sought after, as well as cleared and well drained land.

We note that anecdotal demand may be impacted by the implications of the existing controls in the area.

Growth Projections

Victoria in Future 2012 (VIF 2012) projects rates of growth per annum for Regional Victoria at 1.3% for the next 10 to 15 years. When applied to the population of the Study Area this is approximately 0.7 persons per annum.

VIF 2012 projects private dwelling occupancy rates for Wellington Shire in 2016 as 17,500 dwellings or 82% of total dwellings. This occupancy rate is considerably higher than that experienced in the Study Area at the 2011 census. It is anticipated occupancy rates of approximately 50% will remain in the Study Area.

In conclusion, based on data and anecdotal evidence, current projected demand could be reasonably assessed at a rate of 2 additional persons per annum.

The growth projections for Wellington are supported by the Gippsland Regional Growth Plan which identifies an increase of approximately 3,000 people every 10 years to 2021 and 2031.

4 Community Values and Concerns

This report has been developed following consultation with the local Port Albert community, and in particular the Port Albert Progress Association (PAPA). The PAPA has been a key community voice for Port Albert for over a century and often represents the community in discussions with Council and in presenting to planning strategies and panels.

The PAPA assisted Council with development of the brief for the project based on their desire to see additional development and growth in the area, potentially through the rezoning of land to allow for rural residential development in the Port Albert Hinterland. The PAPA helped Council determine the extent of the project Study Area.

Community views have been canvassed during the project in the following ways:

- Discussions with PAPA members including at the project inception meeting.
- Online community survey through Council's Have a Say website which canvassed views on the key issues pertaining to the area as well as anecdotal views on supply and demand in the Study Area.
- Community drop in afternoon at the Port Albert hall attended by approximately 30 residents (late April 2014).
- Community workshop at the Port Albert Hall to workshop the key issues from the survey and key principles going forward on the project, attended by approximately 25 residents (late April 2014).

4.1 Summary of Key Issues Raised

The key issues affecting the Port Albert Hinterland, as gleaned from the community surveys and consultation, can be summarised as follows:

- Impact of previous planning decisions including Planning Scheme Amendments.
- Inability to build a dwelling on Farming Zone land due to requirements for an agricultural activity to support the need for a dwelling. The requirements of the Farming Zone on dwellings were seen by 91% of survey respondents as the key issue, with more than a third also indicating planning permit refusals as an issue.
- Existing land sizes are too small to productively farm, making the application of the Farming Zone appear misguided and inappropriate to the land. Perception that the land is not suitable for farming due to low lying nature, with the exception of discrete pockets along the northern edge.
- Constraints on development due to the application of overlays, high levels of existing native vegetation, fire risk, ability to treat wastewater (septic tanks and run off issues due to soil type) and the capacity to manage stormwater (flooding and drainage were issues for the majority of survey respondents).
- Supply of rural residential lots is very low due to the unlikelihood of planning permits for dwellings being issued.
- A substantial number of town lots are currently for sale with few buyers.
- Anecdotal demand exists for rural residential lots between 0.4 – 8 hectares (1 and 20 acres).
- Existing subdivision sizes and patterns are not suited to traditional large scale farming. Fragmentation of productive

farmland should be avoided, however a significant proportion of the Study Area is already fragmented.

- Low population levels, limited job opportunities, lack of a commercial hub and low levels of investment are impacting on Port Albert generally. Greater promotion of the town for tourism and investment is needed.
- Existence of land which has limited or no ability to be developed for a range of reasons, including access and environmental features.
- Lack of appropriate development and associated housing affordability levels due to a confidence loss within coastal areas generally and Port Albert in particular.
- Holiday service role highlights infrastructure limitations and the impact of poor land management and absentee owners.
- Lack of certainty and consistency in land use outcomes and rules, including the impact of climate change/sea level rise.
- Lack of investment in and use of community assets including crown land.
- Demographics have an impact on service offerings in town.
- Perception of infrastructure constraints – i.e. poor road maintenance, sea wall and drainage infrastructure, limited foreshore access.
- Community belief that people should be able to build when and where they want within the area.
- Difficulty of balancing removal of vegetation with the protection of the existing landscape character and recognition that not all the vegetation is significant/remnant.
- A perception that restrictions and regulations have reduced the amount of development/investment that has occurred in and

around Port Albert. These restrictions are in addition to the hurdles that the environment poses.

5 Strategic Planning Policy Context

Recommendations and outcomes arising from this project must be grounded in the strategic planning policy context for both rural residential development and for Port Albert. Planning for rural residential development and local areas must abide by the directions set by the State Government.

5.1 State Planning Policy Framework (SPPF)

In determining how land should be used and developed, Council must have regard to the State Planning Policy Framework (SPPF). The Framework contains specific policies in relation to urban development, rural development, the environment, heritage and built form, housing, transport, infrastructure and economic development to ensure the orderly and consistent planning of Victoria.

Clause 11.05-3 Rural Productivity seeks, *'To manage land use change and development in rural areas to promote agriculture and rural production'*, by preventing inappropriately dispersed urban activities and limiting new housing development in rural areas.

Coastal settlement strategies at Clause 11.05-5 include support for a network of diverse coastal settlements which provides for a broad range of housing types, economic opportunities and services; avoiding ribbon development within rural landscapes; and directing urban development and infrastructure within defined settlement boundaries.

Clause 11.02-1 relates to the supply of urban land and includes the following strategies:

- Ensure that sufficient land is available to meet forecast demand.

- Plan to accommodate projective population growth over at least a 15 year period and provide clear direction on locations where growth should occur...on a municipal basis...

Clause 11.08 – Gippsland Regional Growth provides high level guidance for land use and development in the region based on the *Gippsland Regional Growth Plan (2014)*. This guidance includes promotion of a healthy environment by valuing Gippsland's environmental and heritage assets; strengthening economic resilience through diversification; developing sustainable communities through a settlement framework of major urban centres; and deliver timely infrastructure. The Clause identifies land to the south of Yarram as containing high value terrestrial habitat.

Clause 16.02-1 provides guidance on rural residential development and includes a number of strategies to manage development in rural areas and to identify land suitable for rural living and rural residential development. These strategies include:

- Demonstrating the need for rural residential development;
- Ensuring planning for it avoids or significantly reduces adverse impacts;
- Ensuring rural residential development does not encroach on high quality productive agricultural land or impact on waterways or other natural resources; and
- Is only zoned where it is located close to existing towns...and can be supplied with electricity and water and good quality road access.

5.2 Planning Practice Notes

The State Government prepares practice notes which relate to a range of planning processes and topics, including preparation of planning scheme content and assessment under schemes. Of particular relevance to this project are Practice Note 37 – Rural Residential Development and Practice Note 42 – Applying the Rural Zones. These are discussed below.

Rural Residential Development

Practice Note 37 provides guidance for rural residential land use and development. (A complete copy of the practice note is contained in Appendix 1 of this report).

The Practice Note defines “rural residential development” as:

...land in a rural setting, used and developed for dwellings that are not primarily associated with agriculture. Some agriculture may take place on the land however it will be ancillary to the use for a dwelling. It is likely to be carried on for ‘lifestyle’ reasons and is unlikely to provide a significant source of household income. Rural residential land is typically also used for non-agricultural home occupations or for large gardens. These lots are larger than typical residential lots, but are usually too small for agricultural use.

Because of its primarily residential function, the Practice Note recognises that rural residential development requires access to most of the normal services and infrastructure provided in urban settlements, and typically generates urban residential amenity expectations. This has implications for agricultural activities and for the provision of services and infrastructure.

The SPPF and Practice Note 37 recognise that reasonable opportunities should be found for rural residential development as part of providing for housing diversity and choice. However, the Practice Note stipulates that rural living requires special consideration due to its ‘*environmental, social and economic impacts that can be significantly higher than those of standard residential development*’.

In this regard, the Practice Note requires any new rural living proposal to address the following key issues:

- Land use conflicts between agricultural activities and the amenity expectations of rural residential dwellers should be minimised.
- Significant impacts to primary production or to the environmental or cultural values of a rural area should be avoided.
- Finite and valuable natural resources present on the land should not be lost.
- The local environment and landscape should have the capacity to absorb more intensive use and development without significant or irreversible harm to its values or to the new use and development.
- Demand for costly or inefficient community services or infrastructure should not be generated.

These considerations give rise to the following broad questions which should be answered in sequence:

- **Strategy:** Does rural residential development align with the overall strategic planning of the municipality?

- **Housing need:** How much rural residential development is required to provide appropriate housing diversity and choice to meet housing needs?
- **Location:** Where should new rural residential development take place?

Applying the Rural Zones

Planning Practice Note 42 recognises the role of, and need for, sound strategic planning in rural areas given the changing nature of farming, and growing number of people seeking a rural lifestyle.

The practice note identifies that farming is becoming more diverse, industrialised, intensifying, aggregating and undergoing social change. At the same time, more people are seeking to live in rural areas for a range of social, environmental and economic reasons.

As a result, in some rural areas:

- There is more competition for rural land, which is affecting rural land prices and the capacity of farmers to expand their businesses and maintain productivity.
- There is renewed interest in part-time small-scale farming.
- More people are living in rural areas for lifestyle reasons not related to farming, increasing the potential for land use conflicts because people pursuing a rural lifestyle often have amenity expectations that conflict with modern farming practices.
- Local rural economies are diversifying as rural land is used for more diverse purposes (such as tourism or recreation).

The Practice Note stipulates that:

Victoria's changing rural landscape requires planning authorities to think strategically about their farming areas and rural settlement patterns, so that sustainable farming is promoted and potential conflicts between farming and other land uses are avoided.

The Practice Note outlines the key features of each rural zone and provides direction as to their proper use and application. These elements are discussed in detail in Section 6 of this report.

The Practice Note confirms strategic work should be used to guide the use and development of rural areas and should be grounded in consideration of the following:

- Planning Scheme context.
- Housing needs and likely trends.
- Physical attributes of the land and its capacity to support productive agriculture (soil type, climate, vegetation cover, water access, slope and drainage).
- Agricultural trends in the area.
- Natural resources and environmental features in the area and their importance.
- Environmental hazards that could affect how the land is used and developed (erosion, salinity, flooding and wildfire risk).
- Existing lot size and land use patterns.
- Infrastructure available.
- Settlement patterns.

5.3 Local Planning Policy Framework (LPPF)

The Local Planning Policy Framework within the Wellington Planning Scheme provides guidance for land use and development at a more localised level and includes policy for and commentary on coastal areas, including Port Albert.

Clause 21.04 Settlement, identifies Port Albert as one of the larger coastal settlements and a place of special heritage significance. Coastal areas in Wellington are particularly sensitive from an environmental perspective with inundation, climate change and significant biodiversity areas all playing a part in the future of this coast.

Objectives for coastal settlements in Wellington include recognition that some settlements can accommodate growth and change whilst others cannot; requirements for necessary infrastructure to protect the environment; provision of rural lifestyle opportunities in appropriate locations; and protection of agricultural land from inappropriate urban encroachment (Clause 21.04-2).

Land use and development within Port Albert is specifically guided by Clause 21.12-10 of the Wellington Planning Scheme which seeks, '*To protect and enhance the character and environment of Port Albert*'.

Strategies to support this objective include:

- Encourage those activities which cater for the needs of the town's growing permanent and tourist populations.
- Encourage tourism development which responds to the town's environmental constraints and special character.

- Ensure that urban development occurs in stages that can be appropriately serviced.
- Ensure that development is sympathetic to the heritage/character qualities of the town.
- Encourage major tourism uses or developments which are not dependent on a coastal location to develop within the main existing townships of Loch Sport and Port Albert.

Clause 22.02 – Rural Policy has recently been introduced to the Wellington Planning Scheme and provides clear guidance on land use and development within the Farming Zone, Rural Conservation Zone and Rural Activity Zone.

In particular the Clause highlights the key issues facing rural areas of the Shire including the wider economic impact of the fragmentation and loss of productive agricultural land and the problems caused by small lot subdivisions and houses in rural areas such as conflicting expectations, poor land management and demands for urban services.

Clause 22.02 includes the following objectives of relevance to this project:

- To protect agriculture and agricultural land from inappropriate encroachment by urban and non-production based rural land use and settlement.
- To discourage the creation of small lots on farming properties.
- To encourage the consolidation of farm lots for more efficient agricultural production.
- To discourage dwellings on small lots that do not support and comprise rural production activities and operations.

- To ensure that inappropriate small rural lot development does not occur in areas of environmental significance and sensitivity.
- To discourage subdivision which re-aligns boundaries, particularly in irrigated areas, for the purpose of creating small lots for housing purposes.
- To ensure that the infrastructure for getting water to agricultural land is not compromised.
- To discourage the use and development of agricultural land that would be incompatible with its sustainable use for ongoing agricultural production.

Decision guidelines are provided for housing as follows:

The use and development of dwellings should be strongly discouraged unless it can be demonstrated that the dwelling is necessary for carrying out an economically viable and sustainable rural activity on the land, and where the sustainability of the agricultural resource is not threatened by the use of the land for housing.

5.4 Strategic Planning Documents

There are a number of strategic planning documents which impact on this project and have, in some cases, led to planning scheme amendments, thereby altering the controls affecting the Port Albert area. Those of particular relevance to this project are detailed below.

5.4.1 Gippsland Regional Growth Plan 2013

The Gippsland Regional Growth Plan (RGP) provides broad direction for land use and development across the region with a long term view of the region to 2041 and beyond.

The RGP provides direction for accommodating growth and change including residential, employment, industrial, commercial, agriculture and other rural activities and also identifies which areas of land can accommodate growth and which are to be preserved. It is guided by principles which include to develop sustainable communities through a settlement framework comprising major urban centres that ensures residents have convenient access to jobs, services, infrastructure, and community facilities.

The RGP outlines that it is critical to protect and maintain Gippsland's strategic and productive agricultural land as it is essential for the continued growth of the food manufacturing sector in Victoria.

In relation to Port Albert the RGP identifies the key assets of the Port where commercial fishing is to be encouraged and the coal reserve to the north which is to be maintained. Port Albert is also identified as an historic place. The RGP seeks to reduce the impact of development on the high value area of Corner Inlet.

5.4.2 Gippsland Rural Areas Project (GRAP, 2007)

The GRAP provides a basis for a review of rural land uses and a model framework for the review and application of rural zones for Gippsland Councils. The GRAP recommends:

- Agricultural strategic importance be defined.
- Physical Land Units be identified.
- Rural Planning Policy Units be identified.
- A planning scheme amendment be prepared.

The GRAP provides assessment criteria for rural land reviews which includes:

- Settlement: housing trends, demographics, lot size and land use patterns, infrastructure.
- Agriculture: trends, land capability, agricultural quality, water availability, small lot/lifestyle farming.
- Regional Economy: agriculture, tourism, processing/manufacturing, plantations, sand extraction/mineral sands, coal, other value adding industries.
- Environment: native vegetation, fauna, water catchments, national/state parks, landscape values, sites of cultural significance, sites of European heritage significance, wildfire risk.
- Coastal Issues: landscapes, coastal pressures, infrastructure development.
- Mapping.
- Interface Issues.

inland to a low shrubland vegetation and then to a closed tea tree dominated scrub.

The Rural Zones Review itself included preparation of an *Environmental Investigation Report – Wonnangatta and Port Albert 2012*, which looked at land either side of the Old Port Foreshore Road in Port Albert. Whilst the report noted a high degree of disturbance in the vegetation on the northern side of the road it also identified:

Properties south of Old Port Foreshore Road occur within an area of EVC 10 Estuarine Wetland with some smaller portions of Heathy Woodland. This area borders the marine and coastal park and have little sign of disturbance.

The Rural Zones Review report provided criteria for implementing each of the four rural zones within the Shire which added to the GRAP principles (developed to guide the implementation of rural zones in Gippsland) and State Government Planning Practice Notes.

5.4.3 Rural Zones Review (2009)

Council's Rural Zones Review (2009) included descriptions of Planning Units and the rural areas, and sought to increase the recognition and protection of the agricultural base of the Shire by providing greater clarity and direction for use and development.

Planning Unit 8 – Coastal applies to this Study Area. This unit applies to land within the narrow primary dune system and associated lakes and lagoons at the western edge of the unit. It is a sensitive and fragile coastal sand dune environment and integral to the Ninety Mile Beach. The unit includes grassy vegetation on the foredunes which trends

6 The Rural Zones

The current suite of rural zones was introduced to the Victoria Planning Provisions in 2003 and 2004 via Amendments V22, 23 and 24.

Collectively, the zones:

- Recognise the state, regional and local importance of farming as an industry and provide greater protection for productive agricultural land.
- Provide a wide choice of zones with clear purposes and controls to match.
- Discourage ad hoc and incompatible use and development.
- Recognise the changing nature of farming and reduce the potential for conflict between farming and other land uses.
- Recognise that rural areas are places where people live and work.
- Recognise and protect rural areas that are environmentally sensitive.

The zones relevant to this study are:

- **Farming Zone (FZ)** – a zone that is strongly focussed on protecting and promoting farming and agriculture.
- **Rural Activity Zone (RAZ)** – a mixed use rural zone that caters for farming and other compatible land uses.
- **Rural Conservation Zone (RCZ)** – a conservation zone that caters for rural areas with special environmental characteristics.
- **Rural Living Zone (RLZ)** – a zone that caters for residential use in a local setting.

The rural zones replaced the following, now defunct zones:

- Rural Zone (RUZ)
- Environmental Rural Zone (ERZ)

The Rural Zone, which applied to most of the land in the Port Albert Hinterland prior to 2007, included the following purposes:

- To provide for the sustainable use of land for Extensive animal husbandry (including dairying and grazing) and Crop raising (including Horticulture and Timber production).
- To encourage:
 - An integrated approach to land management.
 - Protection and creation of an effective rural infrastructure and land resource.
 - Improvement of existing agricultural techniques.
 - Protection and enhancement of the biodiversity of the area.
 - Value adding to agricultural products at source.
 - Promotion of economic development compatible with rural activities.
 - Development of new sustainable rural enterprises.
- To ensure that subdivision promotes effective land management practices and infrastructure provision.

The Rural Zone prohibited only a small number of uses (brothel, cinema and shop) whilst allowing all other uses subject to planning approval, including accommodation and retail premises.

The suite of rural zones was again reformed in September 2013 for the following reasons as identified in the State Government's Improved Rural Zones Fact Sheet:

- Support agriculture by making most agricultural uses ‘as of right’ in most zones instead of needing a planning permit.
- Respect the rights of farmers by removing permit requirements for farming related development such as netting and crop support structures.
- Provide flexibility for farmers by allowing for the sale of farm produce without the need for a planning permit and removing restrictions on the sale of processed produce. For example, an olive farmer can sell bottled olive oil to complement the sale of fresh olives.
- Facilitate business by removing the prohibitions on complementary business uses in some zones, such as landscape gardening supplies.
- Facilitate tourism uses by reducing or removing permit limitations relating to tourism uses. For example, a residential hotel would no longer be required to be in conjunction with an agricultural use. This will enable permits to be considered on their merits.
- Make some prohibited uses discretionary by, for example, allowing a proposal for a Primary or Secondary school to be considered. This reflects the Government’s election commitment to allow schools to be permitted in urban fringe and rural areas.
- Cut red tape for dwelling additions and farm outbuildings by increasing the permit exemption threshold for altering or extending an existing dwelling.
- Provide flexibility for future subdivision by encouraging councils to vary the inflexible 40 hectare minimum lot size in the Farming Zone to match local circumstances and by removing the limitation in all rural zones on future applications to subdivide a lot after an initial subdivision has been approved.

- Attract and retain population in rural Victoria by reducing the current default minimum lot size in the Rural Living Zone from eight hectares to two hectares.

Practice Note 42: Applying the Rural Zones provides an overview of each of the new rural zones as well as strategic guidance as to their proper use and application. (A complete copy of the practice note is contained at Appendix 1 of this report).

The following is a synopsis of the key features of each zone as relevant to this project.

6.1 Farming Zone

The Farming Zone is strongly focused on protecting and promoting farming and agriculture. It focuses on avoiding land uses that could limit future farming or constrain agricultural activities. The zone is essentially the only available zone for Victoria’s rural areas where the other zones do not or cannot reasonably be applied. As such the zone applies to a diverse range of rural areas and situations.

The purpose of the zone is:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To provide for the use of land for agriculture.*
- *To encourage the retention of productive agricultural land.*
- *To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.*

- *To encourage the retention of employment and population to support rural communities.*
- *To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.*

Key features of the zone include:

- Confirmation farming is the dominant land use and all other land uses are subordinate to farming.
- Farming uses are encouraged to establish and expand with as little restriction as possible, subject to proper safeguards for the environment.
- Non-farm dwellings and land uses not related to farming may be considered but should not limit the operation and expansion of agricultural uses.
- It does not provide an “as of right” entitlement for a dwelling and dwellings must meet certain requirements. Planning permission is required for dwellings on lots smaller than the identified minimum size (generally 40 hectares / 100 acres).
- Uses not requiring a planning permit include: agriculture, cattle feedlots, dwelling, primary produce sales, rural industry and timber production. All these uses are subject to specific conditions. Uses which are subject to a planning permit include: broiler farm, caravan park, dwelling, group accommodation, industry, intensive animal husbandry, place of assembly, residential hotel and warehouse. Prohibited uses include accommodation, education centre, office and retail.
- Farm-related tourism and retailing uses may be considered.
- Decision guidelines need to be considered or met including: general land use compatibility issues, agricultural impacts,

dwelling issues, environmental issues, and design and siting issues. Uses that could lead to the loss or fragmentation of productive agricultural land, or which could be adversely affected by farming activities, are prohibited.

- Land subdivision that could take farmland out of production or limit future farming productivity is discouraged.
- The minimum lot size for subdivision may be tailored to suit the farming practices and productivity of the land.
- Productive agricultural land generally has one or more of the following characteristics: suitable soil type; suitable climatic conditions; suitable agricultural infrastructure, in particular irrigation and drainage systems; and a present pattern of subdivision favourable for sustainable agricultural production.

The Farming Zone should be applied to rural areas where:

- Farmers require certainty about undertaking normal farming practices and need the flexibility to change farming practices in the future.
- Farming is the principal activity in the area and the protection of productive farmland is of primary strategic importance.
- The farmland is of state, regional or local significance in terms of agricultural production or employment.
- The farmland has physical attributes that are scarce or essential to sustaining particular agricultural activities.
- Pressures to use and develop land for non-farming purposes pose a significant threat to the supply and productivity of farmland in the area.
- The scale, nature and intensity of farming uses in the area have the potential to significantly impact upon sensitive land uses, such as housing.

- The efficient and effective use of agricultural infrastructure will be maximised.

The minimum subdivision size in the Farming Zone is 40 hectares.

6.1.1 Changes to the Farming Zone

The Farming Zone had originally been developed in 2004 to replace the Rural Zone and place more emphasis on the protection of agriculture in Victoria. The State Government in September 2013 altered the Farming Zone in response to concerns that the original control was too restrictive.

The recently updated Farming Zone is different to that in place prior to September 2013 for the following reasons:

- It promotes the retention of employment and population to support existing rural communities.
- It reduces the restrictions for alterations and extensions to dwellings and farm buildings.
- It removes the dwelling decision guideline: *Whether the dwelling is reasonably required for the operation of the agricultural activity conducted on the land.*

The changes to the zone allow a number of uses to now occur (subject to planning approval) than in the previous version of the Farming Zone, which replaced the more lenient Rural Zone. This includes tourism type uses such as “camping and caravan parks”.

Despite the recent changes to the zone, it is important to recognise Clause 22.02 – Rural Policy of the Wellington Planning Scheme applies to land within the Farming Zone. This Clause recognises the importance of agriculture to the Shire’s economy and that the fragmentation and loss of productive agricultural land from production will diminish the value of the Shire’s agricultural sector.

The Clause also identifies the issues which can arise from houses in rural areas and includes in its objectives *to protect agricultural land from inappropriate encroachment by urban and non-production based rural land use and settlement and to discourage dwellings on small lots that do not support and comprise rural production activities and operations.*

6.2 Rural Activity Zone

The Rural Activity Zone is a mixed use rural zone that caters for farming and other compatible land uses. The purpose of the zone is:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To provide for the use of land for agriculture.*
- *To provide for other uses and development, in appropriate locations, which are compatible with agriculture and the environmental and landscape characteristics of the area.*
- *To ensure that use and development does not adversely affect surrounding land uses.*
- *To provide for the use and development of land for the specific purposes identified in a schedule to this zone.*

- *To protect and enhance natural resources and the biodiversity of the area.*
- *To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.*

The main features of the Rural Activity Zone are:

- To support the continuation and growth of farming but provide the opportunity for non-farming uses to be considered in appropriate locations.
- Support a wide range of tourism, commercial and retail uses.
- Farming uses are encouraged to establish and expand, subject to proper safeguards for the environment and amenity considerations.
- A planning permit is always required to use land for a dwelling. However the zone should not be mistaken for a quasi rural residential zone.

The Rural Activity Zone is designed to be applied to precincts and rural areas where:

- Farming is an important activity in the area but the planning objectives identified for the land support the establishment of other land uses.
- A mixed-use function would support farming activities in the area, assist in preventing the unplanned loss of productive agricultural land elsewhere, or allow for the logical and efficient provision of infrastructure.

- The use of land in the area for non-farming purposes would not compromise the long term productivity for surrounding farmland.
- Appropriate buffers can be provided between different land uses so that land use conflicts are avoided.
- The Planning Authority has developed a clear policy about how discretion in the zone will be exercised.

In Wellington Shire the minimum subdivision size for the RAZ is generally 40 hectares.

An example of the use of the Rural Activity Zone is within the municipalities of Campaspe and Moira where it has been applied to protect the rural character of the Murray River Corridor. Agricultural activities within this Corridor are recognised and protected, however there is also a promotion of rural based tourism land uses and activities. The use of the zone is supported by an accompanying local planning policy which provides direction on how discretion should be used in the corridor.

6.3 Rural Conservation Zone

The Rural Conservation Zone caters for rural areas with special environmental characteristics and serves to protect and conserve rural land for these characteristics. The conservation values of the land must be identified in the schedule to the zone and could be historic, archaeological, landscape, ecological, cultural or scientific values. In this zone: all uses are subordinate to the environmental values of the land; farming is allowed provided that it is consistent with the environmental values of the area; and the minimum lot size for

subdivision is tailored to suit the environmental features and values of the land. The purpose of the zone is:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To protect and conserve the natural environment and natural processes for their historic, scientific, landscape, habitat or cultural values.*
- *To provide facilities which assist in public education and interpretation of the natural environment with minimal degradation of the natural environment or natural processes.*
- *To provide for appropriate resource based uses.*

The Rural Conservation Zone is designed to be applied to rural areas where:

- The protection of the environmental features of the land is of primary strategic importance including, for example, native vegetation, flora and fauna, significant habitats, or they could relate to the visual qualities of the land.
- The environmental features of the land are scarce and strict controls are required to prevent the further loss or decline of those features.
- Land use and development could directly or indirectly threaten the environmental values of the land and strict controls are required to manage this.

In Wellington Shire the minimum subdivision size for the RCZ is generally 40 hectares with areas affected by the ESO1 – Coastal and Gippsland Lakes Environs being 100 hectares.

6.4 Rural Living Zone

The Rural Living Zone caters for residential use in a rural setting and generally includes lots large enough to accommodate a dwelling and a farming use with the farming use not necessarily required as a significant household income source. The purpose of the zone is:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To provide for residential use in a rural environment.*
- *To provide for agricultural land uses which do not adversely affect the amenity of surrounding land uses.*
- *To protect and enhance the natural resources, biodiversity and landscape and heritage values of the area.*
- *To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.*

The Rural Living Zone is designed to be applied to areas where:

- The rural land has a mainly residential function.
- Farming may take place on the land but this is subordinate to the residential use.
- Residents require certainty about the residential amenity of the area and are protected from potentially incompatible land uses.
- Farming is of a nature or scale that will not conflict with housing.
- A wider range of tourism, commercial and retail uses may be considered.

In Wellington Shire the minimum subdivision size of the zone varies from the standard 2 hectares through the use of schedules identifying minimums between 0.4 hectares and 4 hectares. The Schedules currently used in Wellington include 0.4 hectares as the minimum area for which no permit is required to use land for a dwelling.

6.5 Original Application of the New Rural Zones to Port Albert

In considering potential zoning changes in Port Albert to allow for additional rural lifestyle opportunities, it is important to be cognisant of the recent history of rural zone changes in the locality and the associated consequences these amendments had.

The application of the new rural zones to Port Albert originally took place in 2007. The State Government initiated Amendment C43 to the Wellington Planning Scheme which saw the translation of land in the RUZ and ERZ directly to the FZ and RCZ respectively.

The amendment was considered important to provide a stronger focus on the protection of productive agricultural land and environmentally significant areas from urban development and associated land use conflicts.

A number of Port Albert residents, however, contested Amendment C43. Residents took specific issue with the FZ, arguing it was applied incorrectly to areas that are clearly unsuitable for farming either due to land size, vegetation cover, soil quality, or a combination thereof. Furthermore, residents asserted that they could no longer build a house on their property, leaving them with land that they can neither farm nor live on.

It is important to note that Amendment C43 took place prior to Council having undertaken a strategic review of rural land to guide the application of the new zones. This strategic analysis was later taken up as part of Amendment C55 in 2009 which sought to introduce the *Rural Zones Review* to the planning scheme.

Whilst C55 introduced new planning policy to the scheme to increase the recognition and protection of rural land, it did not result in further changes to zoning in or around Port Albert.

Amendment C55 was also contested by residents of Port Albert. The Panel considering C55 noted that many of the issues raised by residents in fact related to the application of the FZ via Amendment C43.

Significantly, the Panel agreed that there were indeed some properties within Port Albert which were clearly unable to be farmed as per the purpose and objectives of the FZ. As such, it recommended that:

Council proceed with review of rural residential lot opportunities in Port Albert and surrounding areas in the 2013/2014 strategic planning work program and resolves to rezone land in this area for its most appropriate use, whether that be for rural/residential living, farming or conservation values.

The Port Albert Rural Lifestyle Lots Study is a direct response to this recommendation. The balance of this report is dedicated to an assessment of rural living opportunities and associated zoning changes.

7 Assessment of Rural Living Opportunities

The purpose of this study is to investigate the potential opportunities to provide additional rural lifestyle living lots within the Port Albert Hinterland. This is to be done in the context of the strategic role of the area, the demographic projections for the area, agricultural productivity considerations and physical constraints to the Study Area.

The previous sections of this report have outlined a low demand for growth in Port Albert and the Study Area. Given the low growth projections and the significant number of dwellings for sale in the Study Area, including in the town of Port Albert, rezoning to provide significantly more land for rural residential development cannot be justified. It is acknowledged the community desire is for additional rural residential development; however this must be tempered against the identified needs for growth in the area.

The Port Albert area is to the immediate south of both highly productive agricultural land, and State recognised coal reserves. Whilst the Port Albert Hinterland is not used for traditional types of agriculture as those to the immediate north, parts are utilised for agriculture at a smaller or more intensive scale. As such, the Study Area has a role in the overall agricultural productivity of the region, including a role in preventing incompatible land uses from impacting on traditional farming land to the north. It is important that these farmlands are protected and retained for farming uses into the future. This can best be achieved by retaining the Farming Zone in the Hinterland where possible.

The Farming Zone is no longer as restrictive as it was prior to changes in September 2013, and it now recognises the need to retain

populations in rural Victoria. These changes make the application of the Farming Zone more relevant for areas such as the Study Area. Wellington Shire's recent inclusion of a new Rural Policy at Clause 22.02 of the Planning Scheme provides additional guidance on use and development in the rural areas which balances the need to protect the role of farming in the Shire with the State Government changes to the Farming Zone controls.

Rural residential development is guided by the Practice Notes outlined earlier in this report. These Notes clearly state rural residential development should not be located in areas where there are significant environmental constraints.

7.1 Guiding Principles and Preferred Strategic Directions

Given the range of issues raised by the local community, the following set of key principles and preferred strategic directions were established, and 'ground proofed' as part of the community consultation process, to guide future land use and development recommendations forming part of this study.

- Retain Port Albert's role as a small coastal town with significant heritage built form in Wellington Shire.
- Retain high quality agricultural land within the Hinterland.
- Responsibly recognise the environmental features and constraints for the area including levels of inundation (mainly tidal or drainage related), potential fire risk, coastal wetlands and vegetation cover.
- Recognise the existing assets available before creating new opportunities for dwellings and population growth – in relation to existing dwelling supply and vacant lots.

- Protect existing levels of vegetation cover and landscape characteristics.
- Recognise the town’s fishing village and seasonal role and the varying demands on infrastructure throughout the year.
- Recognise community desires for growth within the context of existing demographic trends.
- Recognise of the requirements and guidelines with Practice Note 37 and Practice Note 42 regarding the appropriateness of rural residential land and the application of the rural zones.
- Consider the GRAP assessment criteria (2007): settlement, agriculture, regional economy, environment, coastal issues, mapping and interface issues*.

**The GRAP was discussed in further detail in Section 5.4.2 of this report.*

During consultation sessions, the possibility of applying the Rural Living Zone to land with access to the existing road network was raised. As indicated previously, Port Albert has a limited existing road network meaning many of the lots are not physically accessible via roads. Whilst access is a key criteria in determining appropriate locations for rural residential development it is not the only criteria. The designation of land for rural living purposes should also consider the environmental characteristics of the land, the surrounding agricultural context and the strategic justification for such a designation. Given the constraints affecting the Study Area from an environmental perspective, and the need to preserve agricultural land in the surrounding environs, the use of such a singular focussed measure would be inappropriate. As such this has not been included in the guiding principles for consideration of rural living.

7.2 Rural Residential Development and Port Albert

Port Albert as a coastal town plays a specific role in the hierarchy of settlements within Wellington Shire. This role is as a small town providing for coastal lifestyle. There is currently no formal rural residential development within the Port Albert area, however the existing subdivision pattern of small farming zone lots has led to informal rural residential development occurring, particularly near the edges of the two residential areas of Port Albert and Langsborough.

Port Albert’s role is also guided by the area’s context in terms of agriculture and resources in the surrounding environs. Its proximity to significant coal reserves, sensitive marine parks and highly productive agricultural land requires sensitive land use and development outcomes.

The provision of additional rural residential development should also be viewed in the context of projected growth and demand. Port Albert is not anticipated to experience a significant amount of growth in the foreseeable future. The Regional Growth Plan for Gippsland directs population growth to the larger towns, such as Sale, where services and facilities are provided and can be readily accessed. As such, it is unlikely substantial amounts of additional rural residential land will be required in the long term.

7.3 Implications of Policy Context

The policy context outlined in previous sections of this report has significant implications for this project, and has heavily influenced the Guiding Principles above. In particular this policy context requires:

- Protection of productive agricultural land within the region through the retention of existing farming zone land where

appropriate and the avoidance of further fragmentation and loss from subdivision and inappropriate housing development.

- Application of the rural zones in line with the purposes of each zone and in recognition of the characteristics and use of the land and in the context of strategy.
- Recognition of the importance of agriculture to Gippsland.
- Respect for the constraints that land places on development and the need to prevent additional risk to life and the environment.
- Activation of the economy through appropriate use of zoning and overlay controls.
- Provision of land for a range of purposes including farming and residential/rural residential development in line with anticipated demand across the municipality.

7.4 Precinct Analysis

The Port Albert Study Area comprises a high degree of variability in its landscape character, land use and planning controls. As such it is considered more effective to analyse the area in specific precincts than as one whole.

The Study Area has been divided into a total of nine (9) precincts as shown in Figure 12 below, whilst Figure 13 shows the precincts on an aerial base of the Study Area. Each precinct is described and analysed in the following sections. Figures 14 to 17 show the planning controls relating to the precincts including zones, overlays, road access and tree cover.

The division of the Study Area into these nine precincts to determine zoning recommendations is consistent with the Rural Zones Practice Note which focuses on areas rather than individual lots and land parcels.

The Precincts have been determined based on assessment of both the planning controls that apply to the land and onsite assessment of the land including land use, vegetation cover and access constraints. All the precincts are currently zoned Farming.

The Precincts have been analysed in consideration of the principles outlined above. As required by the State Government, the Practice Notes have provided a key contribution to the analysis.

When considering the application of the rural zones and in particular the Rural Living Zone it is important to remain aware of the purposes of each of the rural zones and the directions for their application in the context of planning for rural areas. In particular it is important to note the Rural Living Zone is the most appropriate zone for residential uses in a rural setting and that it should be applied to areas where:

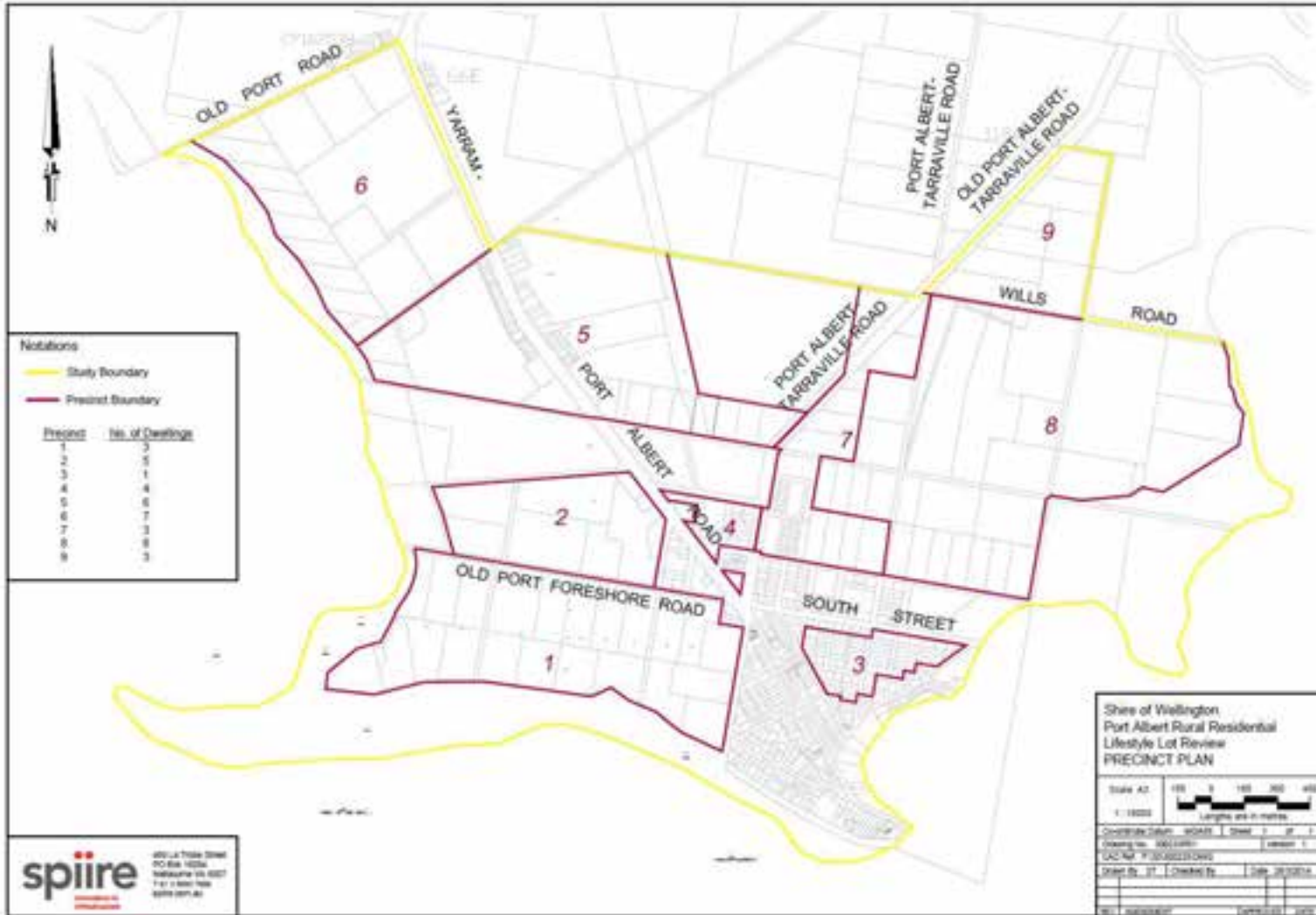
- The rural land has a mainly residential function.
- Farming may take place on the land but this is subordinate to the residential use.
- Residents require certainty about the residential amenity of the area and are protected from potentially incompatible land uses.
- Farming is of a nature or scale that will not conflict with housing.
- A wider range of tourism, commercial and retail uses may be considered.

Final RECOMMENDATIONS REPORT

PORT ALBERT RURAL RESIDENTIAL LIFESTYLE LOTS REVIEW

- Land is not considered to be productive agricultural land nor is in a special water supply catchment.
- Development will not have an adverse impact on the environment, native vegetation and biodiversity.
- Land is not overly constrained by environmental features including flood and bushfire risk.
- The land can be provided with certain community infrastructure and services normally expected for residential areas. This

- includes appropriate levels of land capability, access to formed and constructed roads, ability for adequate water and wastewater systems.
- Land is not within 500 metres of a national park or marine park or in close proximity to public land of environmental significance.



Final RECOMMENDATIONS REPORT
 PORT ALBERT RURAL RESIDENTIAL LIFESTYLE LOTS REVIEW

Figure 12 Precinct Breakdown of the Study Area



Figure 13 Precincts and Aerial Image



Figure 14 Precincts and Zones

Final RECOMMENDATIONS REPORT
 PORT ALBERT RURAL RESIDENTIAL LIFESTYLE LOTS REVIEW

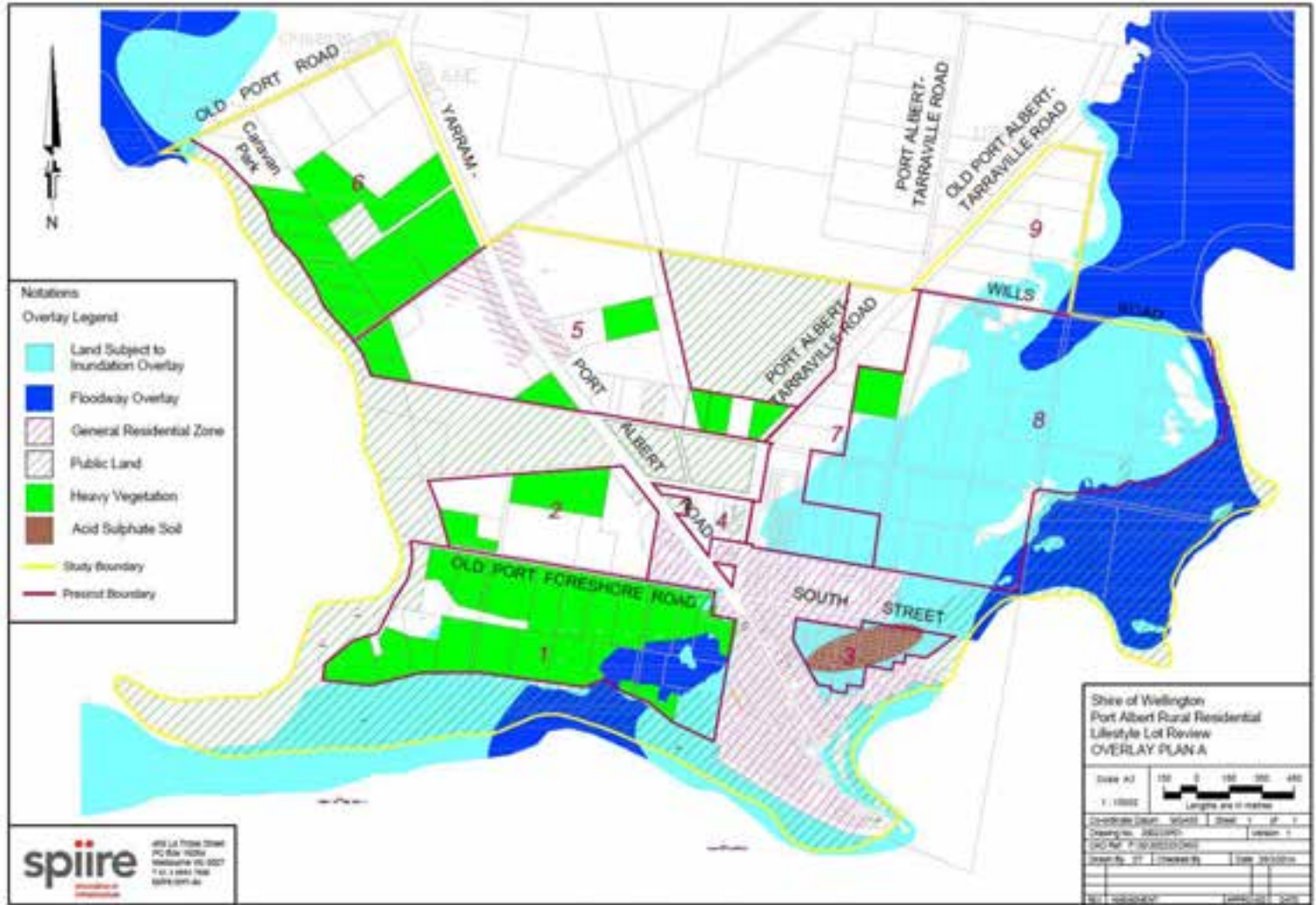


Figure 15 Precincts and Overlays

Final RECOMMENDATIONS REPORT
 PORT ALBERT RURAL RESIDENTIAL LIFESTYLE LOTS REVIEW

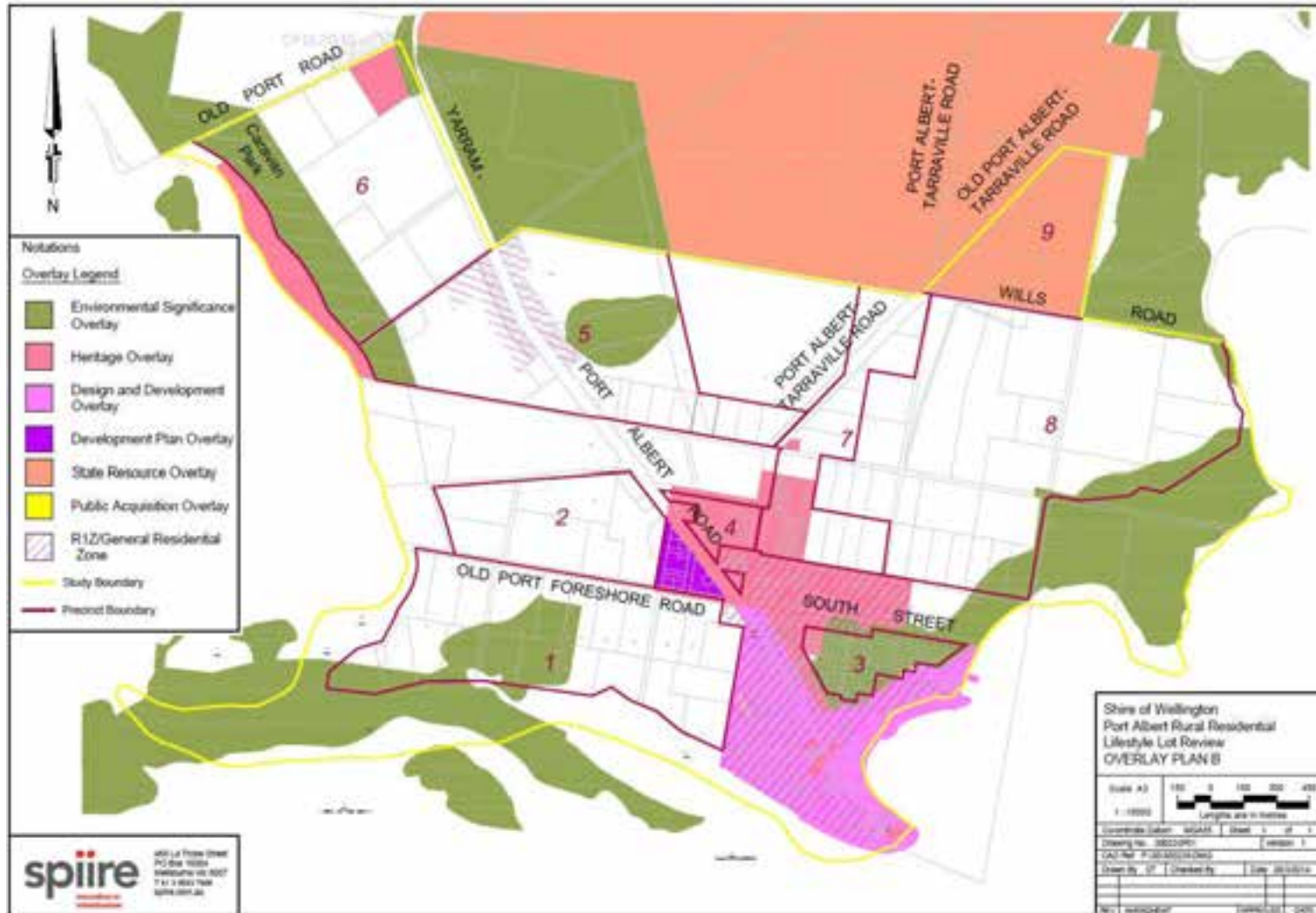


Figure 16 Precincts and Overlays

Final RECOMMENDATIONS REPORT
 PORT ALBERT RURAL RESIDENTIAL LIFESTYLE LOTS REVIEW

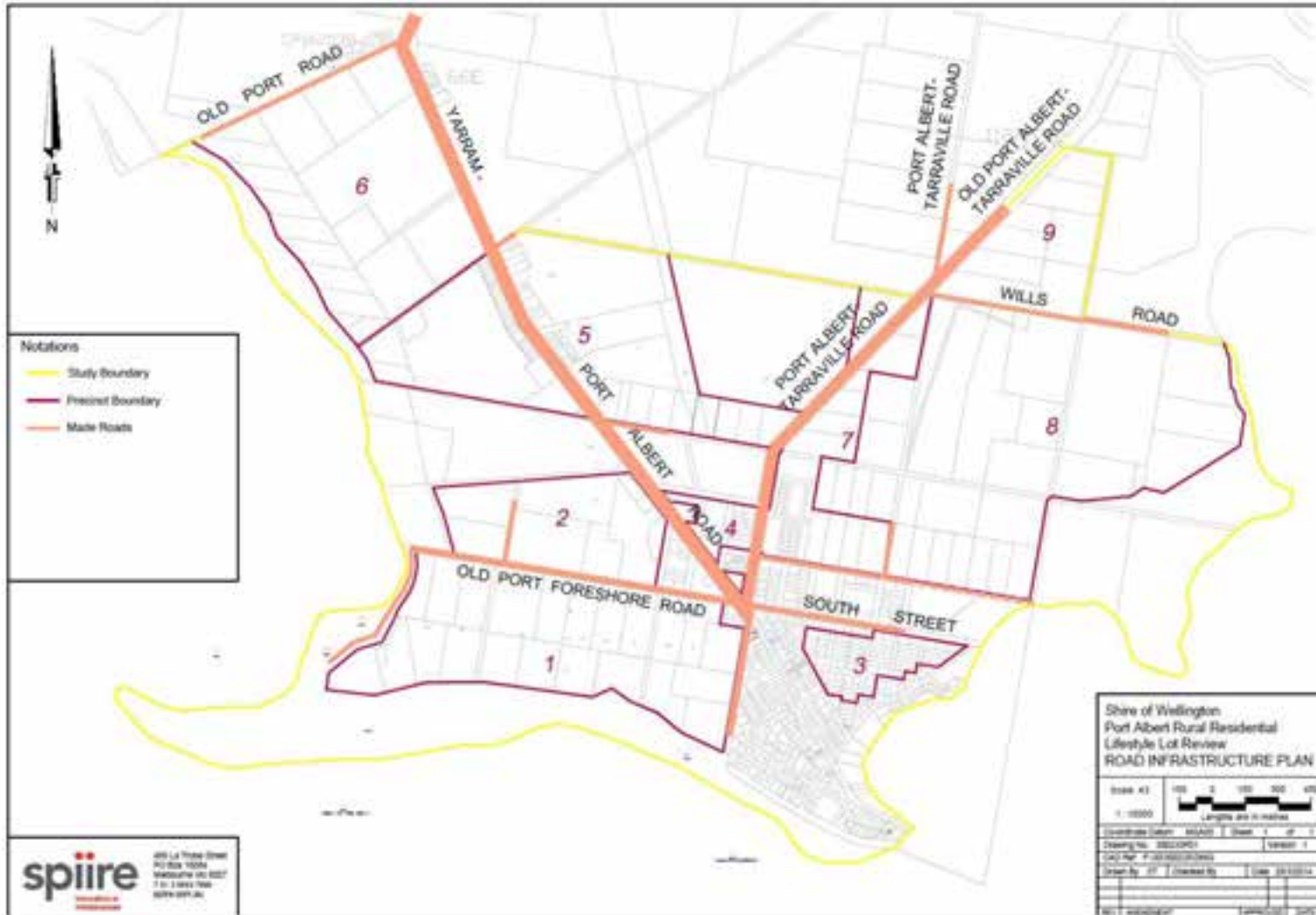


Figure 17 Precincts and Road Network

7.4.1 Precinct 1

Land to the south of Old Port Foreshore Road, west of West Boundary Road.



The southern portion of Precinct 1 is affected by the LSIO and FO, reflecting its position on the edge of the marine park and its wetland nature. The ESO2: Wetlands also applies to the southern and eastern edges of the Precinct.

There are 20 lots within the Precinct with an average lot size of 3.8 hectares. Lots are generally rectangular in shape and orientated in a north-south direction. The land is heavily vegetation with only a few (3) dwellings evident. Access is via the Old Port Foreshore Road. One allotment is utilised for native plant growing and cabin style accommodation.

Vegetation in the Precinct is classified as within the coastal woodland vegetation EVC and a mix of remnant and exotic vegetation. When the location of this remnant vegetation is considered in the context of the neighbouring marine park means it is valuable and requires protection. The high levels and density of vegetation restrict the ability to build dwellings in the Precinct. This is verified in Council's Environmental Assessment Report undertaken in line with the recommendations of the Rural Zones Review.

Farming Zone Lot Areas

LOT MIX TABLE

LOT SIZE RANGE	NUMBER OF LOTS	AVERAGE LOT SIZE	PERCENTAGE
TOTAL NUMBER OF LOTS:	20	AVERAGE: 38762m ²	
LOTS 500m ² TO 999m ²	0	AVERAGE: 0m ²	0%
LOTS 1000m ² TO 2022m ²	0	AVERAGE: 0m ²	0%
LOTS 2023m ² (1/2 acre) TO 4046m ²	1	AVERAGE: 3240m ²	5%
LOTS 4047m ² (1 acre) TO 9999m ²	0	AVERAGE: 0m ²	0%
LOTS 10000m ² (2ha) TO 19999m ²	0	AVERAGE: 0m ²	0%
LOTS 20000m ² (2ha) TO 39999m ²	12	AVERAGE: 38556.3m ²	60%
LOTS 40000m ² (4ha) TO 79999m ²	7	AVERAGE: 44117.1m ²	30%
LOTS 80000m ² (8ha) AND GREATER	0	AVERAGE: 0m ²	0%

Recommendation:

Investigate rezoning Precinct 1 to the Rural Conservation Zone in recognition of its biodiversity and environmental values. This would assist in protecting these values from further degradation and would provide for land uses and development consistent with the environmental and landscape values. Schedule 1 to the Rural Conservation Zone is proposed, this has a minimum subdivision size of 40 hectares or 100 hectares on land where the ESO1 – Coastal and Gippsland Lakes Environs.

Final RECOMMENDATIONS REPORT
PORT ALBERT RURAL RESIDENTIAL LIFESTYLE LOTS REVIEW

The majority of Precinct 1, including lots with frontage to Old Port Foreshore Road is within approximately 500 metres of the marine park. In line with the Practice Note on applying the rural zones, it would not be appropriate to rezone this area to the Rural Living Zone due to this proximity.

Recommendation: Investigate rezoning Precinct 1 to Rural Conservation Zone – Schedule 1.

7.4.2 Precinct 2

Land to the north of Old Port Foreshore Road, west of the Yarram Port Albert Road and south of the Old Rifle Range public land.



Precinct 2 is located to the north of Old Port Foreshore Road and consists of eight lots with an average size of 4.75 hectares with the smallest lot being 4,000m² (1 acre). Five of the eight lots are already developed with dwellings.

The precinct is vegetated mainly with *Xanthorrhoea* plants and other vegetation forms. The vegetation is considered to be within the Heathy Woodlands EVC and of Least Concern status wise. No overlays affected the site.

The land use is predominantly rural residential with little agricultural activity occurring on the site.

Farming Zone Lot Areas			
LOT MIX TABLE			
TOTAL NUMBER OF LOTS :	8	AVERAGE:	47563.8m ²
LOTS 500m ² TO 999m ²	0	AVERAGE:	0m ² 0%
LOTS 1000m ² TO 2022m ²	0	AVERAGE:	0m ² 0%
LOTS 2023m ² (1/2 acre) TO 4046m ²	0	AVERAGE:	0m ² 0%
LOTS 4047m ² (1 acre) TO 9999m ²	1	AVERAGE:	6440m ² 12.5%
LOTS 10000m ² (1ha) TO 19999m ²	1	AVERAGE:	10810m ² 12.5%
LOTS 20000m ² (2ha) TO 39999m ²	1	AVERAGE:	35550m ² 12.5%
LOTS 40000m ² (4ha) TO 79999m ²	3	AVERAGE:	54676.7m ² 37.5%
LOTS 80000m ² (8ha) AND GREATER	2	AVERAGE:	60840m ² 25%

Recommendation:

Given the area is already significantly developed for rural residential development and there is little opportunity for agricultural activity to occur on the site due to tree cover it is appropriate for Precinct 2 to be rezoned to the Rural Living Zone. This change would essentially recognise the existing residential development levels of the Precinct, and the residential zoning and development of land to the immediate east. It is likely the provision of this area of the Hinterland for rural residential development will meet the projected demand for growth. Schedule 2 to the Rural Living Zone is proposed, this has a minimum subdivision size of 2 hectares and dwellings can be built without a planning permit on land over 0.4 hectares). This will potentially enable further subdivision in this precinct.

Recommendation: Rezone Precinct 2 to Rural Living Zone – Schedule 2 to facilitate rural residential development.

7.4.3 Precinct 3

Land to the immediate east and south east of the Port Albert residential area.



This area is undeveloped with only one dwelling constructed. There are approximately 75 individual allotments in the Precinct with an average size of almost 1,600m². The land is swampy with wetland type vegetation and limited road access. The land is affected by the Land Subject to Inundation Overlay and the Environmental Significance Overlay – Schedule 1: Coastal and Gippsland Lakes Environs and Schedule 2: Wetlands.

The area is subject to Coastal Acid Sulphate Soils, possibly in connection with the wetlands around Port Albert. As noted in the Regional Growth Plan for Gippsland these soils should remain undisturbed to prevent serious impacts on infrastructure and human health that can result from their mismanagement.

The area should not be further developed without detailed consideration of the impact on the environment.

Farming Zone Lot Areas

LOT MIX TABLE

LOTS	TOTAL NUMBER OF LOTS	AVERAGE
TOTAL NUMBER OF LOTS	75	AVERAGE: 1593.0m ²
LOTS 500m ² TO 999m ²	4	AVERAGE: 873.3m ² 5.3%
LOTS 1000m ² TO 2022m ²	57	AVERAGE: 1500.0m ² 70%
LOTS 2022m ² (1/2 acre) TO 4046m ²	14	AVERAGE: 2145.0m ² 15.7%
LOTS 4047m ² (1 acre) TO 9999m ²	0	AVERAGE: 0m ² 0%
LOTS 10000m ² (1ha) TO 19999m ²	0	AVERAGE: 0m ² 0%
LOTS 20000m ² (2ha) TO 39999m ²	0	AVERAGE: 0m ² 0%
LOTS 40000m ² (4ha) TO 79999m ²	0	AVERAGE: 0m ² 0%
LOTS 80000m ² (8ha) AND GREATER	0	AVERAGE: 0m ² 0%

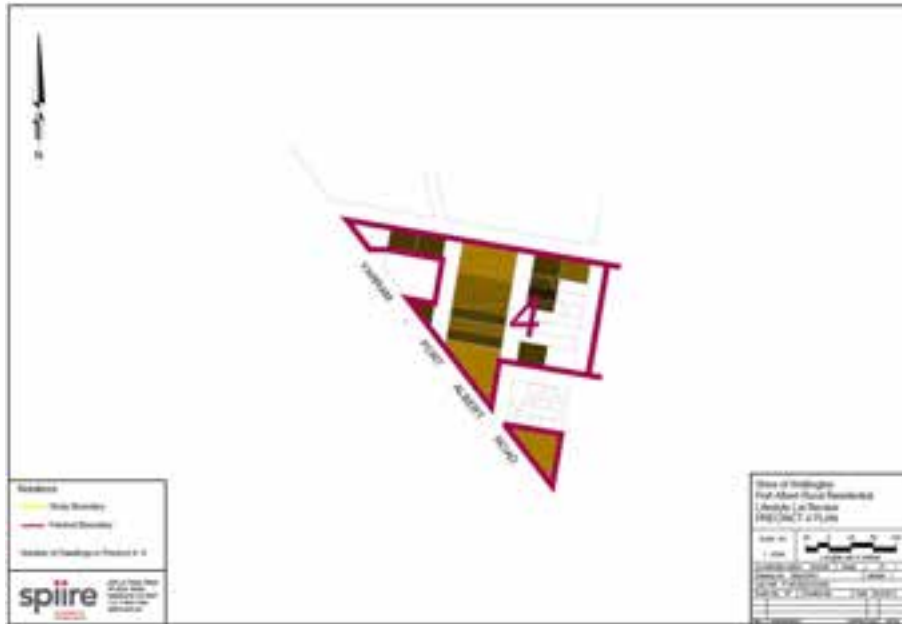
Recommendation:

Investigate rezoning Precinct 3 to the Rural Conservation Zone in recognition of the environmental constraints affecting the Precinct. This would prevent inappropriate development which could impact on the characteristics and function of the wetlands and would disturb the Coastal Acid Sulphate Soils. Schedule 1 to the Rural Conservation Zone is proposed, this has a minimum subdivision size of 40 hectares or 100 hectares on land where the ESO1 – Coastal and Gippsland Lakes Environs.

Recommendation: Investigate rezoning Precinct 3 to Rural Conservation Zone – Schedule 1.

7.4.4 Precinct 4

Land to the immediate north of the round-about between Yarram Port Albert Road and Lawrence Street.



Precinct 4 is located to the immediate north of the main roundabout in the Study Area, between areas of public land. The Precinct comprises 17 relatively small lots with an average size of 2,500m² (approximately half an acre). The size of these lots is more closely related to low density residential allotments than farming land, however only four of the lots appear to be developed with dwellings.

The area is within Precinct 4 of the Design and Development Overlay – Schedule 9: Port Albert and Palmerston (DDO9-4). One lot, 22 Fitzroy Street, is affected by an individual heritage overlay HO28.

The inclusion of the area within the Port Albert/Palmerston DDO indicates that it is seen as connected to the existing residential areas.

Note: Council has previously agreed to rezone land at 180 Yarram-Port Albert Road to the General Residential Zone as it is surrounded by residential land.

Farming Zone Lot Areas			
LOT MIX TABLE			
TOTAL NUMBER OF LOTS		17	AVERAGE: 2543.3m ²
LOTS 500m ² TO 999m ²	1	AVERAGE: 807m ²	5.9%
LOTS 1000m ² TO 2022m ²	9	AVERAGE: 1689.3m ²	52.9%
LOTS 2023m ² (1/2 acre) TO 4046m ²	4	AVERAGE: 2533.3m ²	23.5%
LOTS 4047m ² (1 acre) TO 9999m ²	3	AVERAGE: 5634m ²	17.6%
LOTS 10000m ² (1ha) TO 19999m ²	0	AVERAGE: 0m ²	0%
LOTS 20000m ² (2ha) TO 39999m ²	0	AVERAGE: 0m ²	0%
LOTS 40000m ² (4ha) TO 79999m ²	0	AVERAGE: 0m ²	0%
LOTS 80000m ² (8ha) AND GREATER	0	AVERAGE: 0m ²	0%

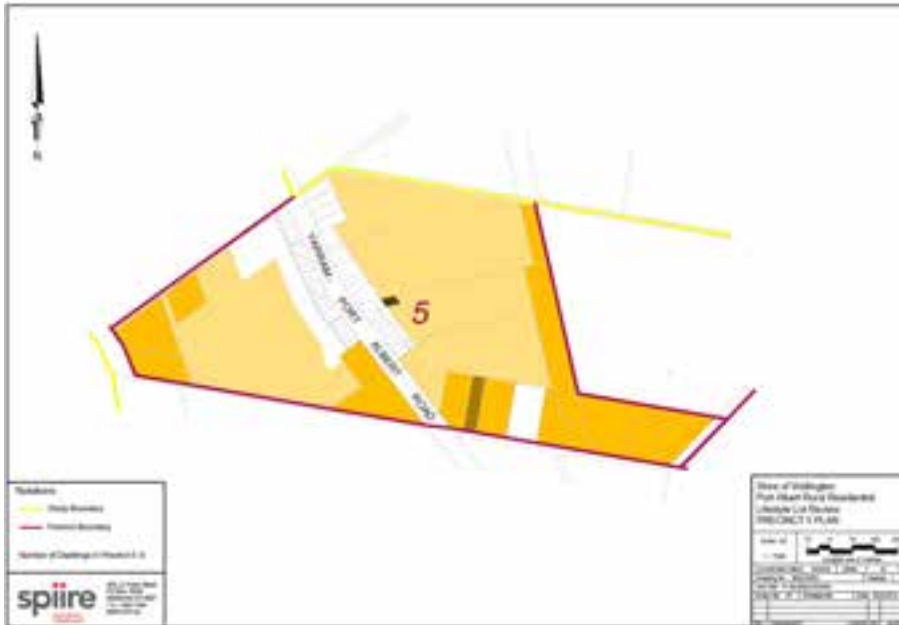
Recommendation:

Precinct 4 is essentially a rural residential area and should be considered for application of the Low Density Residential Zone in recognition of its existing development level. This reflects the area's location on the edge of the Port Albert township area and the existing lot pattern which is predominantly over 1,500 square metres. The Low Density Residential Zone has a minimum subdivision size of 0.2 hectares where land is sewered and 0.4 hectares where land is unsewered. 180 Yarram-Port Albert Road should be rezoned General Residential Zone as agreed with Council based on its location.

Recommendation: Rezone Precinct 4 to Low Density Residential Zone with the exception of 180 Yarram-Port Albert Road which will be rezoned General Residential Zone.

7.4.5 Precinct 5

Land either side of the Langsborough residential area generally between Kilgowers Road and Valeska Street.



Precinct 5 is the land to the east and west of the Landsborough town area. There are 20 lots within the Farming Zone area of the Precinct with an average land size of 4 hectares. The majority of the lots are between 1 hectare and 2 hectares in size. There are currently six dwellings within the Farming Zone lots.









Most of the area is not affected by overlays, however two lots on the western edge of the area are affected by the ESO1 and HO35.

There are a number of anomalies within the Precinct in relation to the application of zones in that land is partly affected by two zoning controls (residential zone and farming zone controls). This includes land at 68 Yarram-Port Albert Road, 86 Yarram-Port Albert Road and land to the rear of the lots along the western side of Yarram-Port Albert Road (Lot 2, LP95313).

Vegetation in the precinct is relatively dispersed with the exception of land on the western and southern edges.

Farming Zone Lot Areas

LOT MIX TABLE

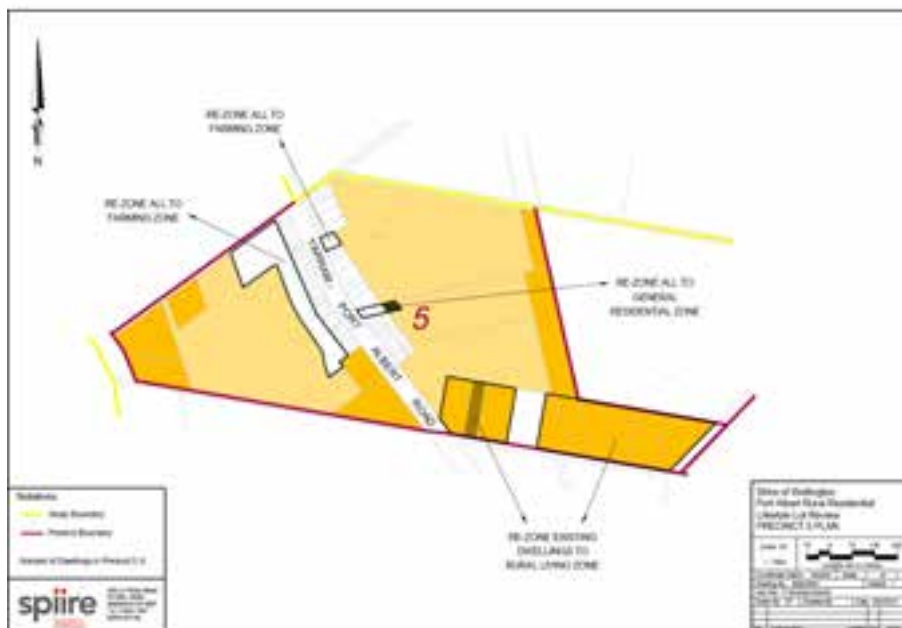
TOTAL NUMBER OF LOTS:		20	AVERAGE: 4000m ²
	LOTS 500m ² TO 999m ²	0	AVERAGE: 0m ² 0%
	LOTS 1000m ² TO 2022m ²	1	AVERAGE: 1500m ² 5%
	LOTS 2023m ² (1/2 acre) TO 4046m ²	0	AVERAGE: 0m ² 0%
	LOTS 4047m ² (1 acre) TO 9999m ²	1	AVERAGE: 8020m ² 5%
	LOTS 10000m ² (1ha) TO 19999m ²	11	AVERAGE: 16499.2m ² 55%
	LOTS 20000m ² (2ha) TO 39999m ²	3	AVERAGE: 29670m ² 15%
	LOTS 40000m ² (4ha) TO 79999m ²	1	AVERAGE: 69200m ² 5%
	LOTS 80000m ² (8ha) AND GREATER	3	AVERAGE: 155663.3m ² 15%

Land along the northern side of Kilgowers Road is mainly developed for rural residential dwellings. Access to these lots and Kilgowers Road is provided from the Yarram-Port Albert Road.

Recommendation:

Given the anomalies that exist in the area it is recommended that the following changes are made to rectify these issues in Precinct 5:

- Rezone the front portion of 68 Yarram-Port Albert Road to the Farming Zone to recognise it is part of a larger farm land holding. The owner of the site specifically requested this land not be rezoned to rural living.
- Rezone the back portion of 86 Yarram-Port Albert Road to the General Residential Zone to ensure the whole site is within one zone.
- Further investigate rezoning the portion of Lot 2, LP95313 from the General Residential Zone to the Farming zone, to prevent further development of this area and to ensure it is in one zone.
- Rezone land along the northern side of Kilgower Road to the Rural Living Zone –Schedule 2 in recognition of the existing development levels and their location on the edge of Langsborough.



Recommendation: Rezone particular lots within Precinct 5 to resolve anomalies and rezone land along Kilgowers Road to Rural Living Zone – Schedule 2 to facilitate rural residential development.

7.4.6 Precinct 6

Land south of Old Port Road to the west of Yarram Port Albert Road.



Precinct 6 is an area with both rural residential development and extensive and dense vegetation. There are 16 lots within the Precinct with an average size of 5.4 hectares. There are seven dwellings in the precinct in addition to the caravan park located at the end of Old Port Road.

Most of the area is not affected by overlays. However, the lots along the western edge are affected by the Schedule 1 to the Environmental Significance Overlay (ESO1) and the six southern most of these lots are also affected by the H035. In addition, H022 affects the corner lot at 19 Old Port Road and the edge of this lot and the adjoining intersection are also affected by the Schedule 2 to the Environmental Significance Overlay (ESO2). The eastern portion of this area contains vegetation within the endangered Riparian Scrubs Ecological Vegetation Class (EVC).

The recent changes to the Farming Zone to allow a greater range of uses, in addition to the existing use rights provisions in the Wellington Planning Scheme will provide ample recognition and support for the existing caravan park in precinct 6. However, Council should consider including a map of the Port Albert-Langsborough area and directions regarding development within their Coastal Areas Strategic Framework at Clause 21.12.

Whilst the Farming Zone could be retained at the caravan park site, in response to community concerns regarding adequate policy and planning support for the operation of the caravan park, Council could investigate applying the Rural Activity Zone on a site specific basis.

Final RECOMMENDATIONS REPORT
 PORT ALBERT RURAL RESIDENTIAL LIFESTYLE LOTS REVIEW



19 Old Port Road – ESO2 could be extended here.

Farming Zone Lot Areas			
LOT MIX TABLE			
TOTAL NUMBER OF LOTS	NO	AVERAGE	PERCENTAGE
LOTS 500m ² TO 999m ²	0	AVERAGE: 0m ²	0%
LOTS 1000m ² TO 2022m ²	0	AVERAGE: 0m ²	0%
LOTS 2023m ² (1/2 acre) TO 4046m ²	0	AVERAGE: 0m ²	0%
LOTS 4047m ² (1 acre) TO 9999m ²	1	AVERAGE: 6640m ²	6.3%
LOTS 10000m ² (1ha) TO 19999m ²	1	AVERAGE: 12270m ²	6.3%
LOTS 20000m ² (2ha) TO 39999m ²	8	AVERAGE: 26302.5m ²	50%
LOTS 40000m ² (4ha) TO 79999m ²	4	AVERAGE: 67062.5m ²	25%
LOTS 80000m ² (8ha) AND GREATER	2	AVERAGE: 172400m ²	12.5%

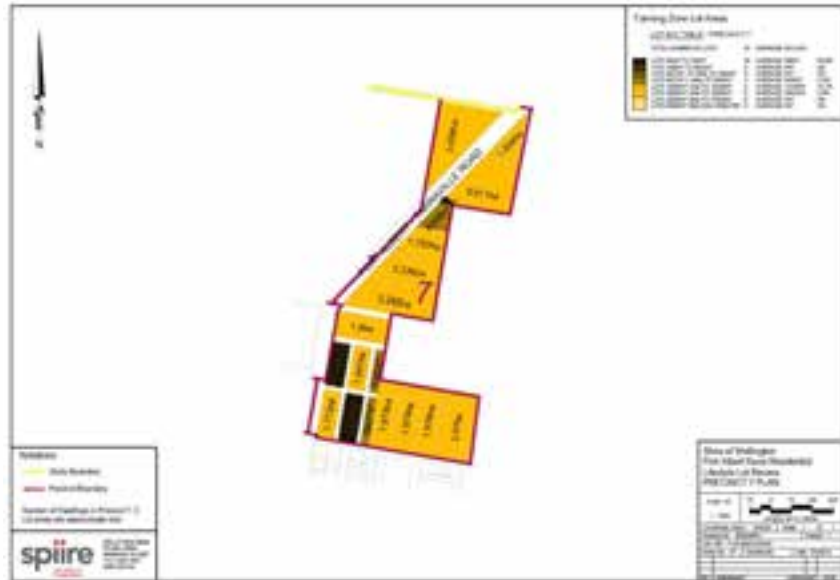
Recommendation:

Given the significant levels of vegetation in this Precinct it is recommended Precinct 6 remain within the Farming Zone. The recent changes to the Farming Zone will ensure any further development of the caravan park is permissible and it is therefore appropriate to leave this land use within the current zone. Consideration of extending the Environmental Significance Overlay in this area to reflect the presence of vegetation within an endangered EVC should be made.

Recommendation: Retain Precinct 6 in the Farming Zone. Investigate extending the Environmental Significance Overlay Schedule 2 to land at 19 Old Port Road. Investigate applying the Rural Activity Zone on a site specific basis to the caravan park.

7.4.7 Precinct 7

Land to the north of Gibson Street, west of the Albany Street alignment and generally on the eastern side of the Port Albert Tarraville Road and accessible by road.











Precinct 7 is at the edge of the original Palmerston subdivision area. It comprises a total of 51 allotments with 35 of these located in the south western corner and each less than 1000 square metres. All the remaining lots are between 0.4 and 4 hectares in size.

The southern portion is mostly affected by the LSIO in reference to the inundation potential of this area. The West Gippsland Catchment Management Authority (WGCMA) has indicated all of the Precinct would be inundate at 2100 sea levels. As such they would not support any change to zoning in this area.

The small lot subdivision area in south west corner is affected by the DDO9-4 in recognition of its more residential lot size.

The area is relatively un-developed with only three dwellings, these are mainly located along the northern side of Gibson Street and along the Tarraville Road. The area has limited levels of vegetation and many of the lots have unmade road access.

Farming Zone Lot Areas			
LOT MIX TABLE - PRECINCT 7			
TOTAL NUMBER OF LOTS :		51	AVERAGE: 6512.5m ²
	LOTS 500m ² TO 999m ²	35	AVERAGE: 656m ² 68.6%
	LOTS 1000m ² TO 2022m ²	0	AVERAGE: 0m ² 0%
	LOTS 2023m ² (1/2 acre) TO 4046m ²	0	AVERAGE: 0m ² 0%
	LOTS 4047m ² (1 acre) TO 9999m ²	3	AVERAGE: 6495m ² 5.9%
	LOTS 10000m ² (1ha) TO 19999m ²	6	AVERAGE: 16190m ² 15.7%
	LOTS 20000m ² (2ha) TO 39999m ²	5	AVERAGE: 32034m ² 9.8%
	LOTS 40000m ² (4ha) TO 79999m ²	0	AVERAGE: 0m ² 0%
	LOTS 80000m ² (8ha) AND GREATER	0	AVERAGE: 0m ² 0%

Recommendation:

Retain Precinct 7 (land to the west of Port Albert-Tarraville Road – CA91 B, Parish Alberton West and land fronting Gibson Street) within the Farming Zone due to its constraints including existing inundation and lack of road access. Precinct 7's characteristics and lack of vegetation make it more appropriate for low levels of agricultural production to occur. The existing inundation levels along Gibson Street pose access issues in a flood event, making it unsafe to encourage rural residential development in this part of Port Albert. Future inundation levels modelled by the WGCMA show the whole precinct is likely to be inundated in the future to some degree, which makes it inappropriate to rezone to the Rural Living Zone.

Recommendation: Retain land in Precinct 7 in the Farming Zone to reflect existing constraints.

7.4.8 Precinct 8

Land to the north of the Gibson Street alignment, between Albany Street and the bay.











Precinct 8 comprises 27 lots and has quite a large average at 5.7 hectares with most of the lots over 2 hectares in size. Only six of the lots are developed with dwellings. Many of the land parcels have no physical road access.

The Precinct's location on the edge of the bay is recognised through the application of a number of overlays including the LSI0 which affects almost all of the area with the eastern edge also affected by the FO and ESO2.

The Precinct is quite swampy and has only a few areas which are highly vegetated. The lack of significant vegetation and the larger lot sizes make this Precinct more suited to farming activity than other areas in the Study Area.

It is not appropriate to rezone land on the eastern side of Albany Street due to greater difficulties with road access and physical constraints.

Farming Zone Lot Areas			
LOT MIX TABLE - PRECINCT 8			
TOTAL NUMBER OF LOTS :		27	AVERAGE: 56758.6m ²
	LOTS 500m ² TO 999m ²	0	AVERAGE: 0m ² 0%
	LOTS 1000m ² TO 2022m ²	0	AVERAGE: 0m ² 0%
	LOTS 2023m ² (1/2 acre) TO 4046m ²	0	AVERAGE: 0m ² 0%
	LOTS 4047m ² (1 acre) TO 9999m ²	1	AVERAGE: 4992m ² 3.7%
	LOTS 10000m ² (1ha) TO 19999m ²	3	AVERAGE: 17793.3m ² 11.1%
	LOTS 20000m ² (2ha) TO 39999m ²	9	AVERAGE: 23055.6m ² 33.3%
	LOTS 40000m ² (4ha) TO 79999m ²	9	AVERAGE: 57956.9m ² 33.3%
	LOTS 80000m ² (8ha) AND GREATER	5	AVERAGE: 148924m ² 18.5%

Recommendation:

Retain Precinct 8 in the Farming Zone in recognition of the significant environmental constraints, including inundation, and the potential for agricultural activity to occur.

Recommendation: Retain Precinct 8 in the Farming Zone.

7.4.9 Precinct 9

Land to the north of Wills Road and east of the Port Albert Tarraville Road.



Precinct 9 is at the north eastern edge of the Study Area and comprise seven lots with an average size of 3.8 hectares. Three of the lots have dwellings. Road access is available along the Tarraville Road.

The whole precinct is affected by the State Resources Overlay – Schedule 1: Gippsland Brown Coalfields. It is also partly covered by the Land Subject to Inundation Overlay (LSIO).

Farming Zone Lot Areas			
LOT MIX TABLE			
TOTAL NUMBER OF LOTS:		7	AVERAGE: 38641.4m ²
LOTS 500m ² TO 999m ²	0	AVERAGE: 0m ²	0%
LOTS 1000m ² TO 2022m ²	0	AVERAGE: 0m ²	0%
LOTS 2023m ² (1/2 acre) TO 4046m ²	0	AVERAGE: 0m ²	0%
LOTS 4047m ² (1 acre) TO 9999m ²	0	AVERAGE: 0m ²	0%
LOTS 10000m ² (1ha) TO 19999m ²	0	AVERAGE: 0m ²	0%
LOTS 20000m ² (2ha) TO 39999m ²	3	AVERAGE: 28723.3m ²	42.9%
LOTS 40000m ² (4ha) TO 79999m ²	4	AVERAGE: 46080m ²	57.1%
LOTS 80000m ² (8ha) AND GREATER	0	AVERAGE: 0m ²	0%

Recommendation:

Given the need to protect this land due to its identification in the Regional Growth Plan for coal resources and the constraints placed on development due to the land's inundation levels, it would be inappropriate to rezone the land in Precinct 9 from the Farming Zone.

Recommendation: Retain Precinct 9 in the Farming Zone



7.5 Implications of the Recommendations

Recommendations from this report propose to rezone land in the Study Area as follows:

Rezone land to the Rural Living Zone:

- Precinct 2
- Precinct 5 (part)

Investigate rezoning land to the Rural Conservation Zone:

- Precinct 1
- Precinct 3

Other changes to zones and overlays:

- Precinct 4 – LDRZ
- Precinct 6 – apply the ESO to one lot; investigate applying the Rural Activity Zone to the caravan park

No changes to zones and overlays:

- Precinct 5 (part)
- Precinct 6
- Precinct 7
- Precinct 8
- Precinct 9

7.5.1 Rezone land to the Rural Living Zone

The land proposed to be rezoned to the Rural Living Zone – Schedule 2 will provide ample land for rural residential development within the Port Albert Study Area. The areas proposed for rezoning have existing levels of rural residential development and are relatively free from environmental and infrastructure constraints.

The total area to be rezoned to the Rural Living Zone is 66.6 hectares.

It is proposed to utilise Schedule 2 to the Rural Living Zone for all rural residential areas in Precincts 2 and Precinct 5. This existing schedule has a minimum subdivision size of two hectares and minimum area for which no permit is required to use land for a dwelling size of 0.4 hectares (1 acre). This schedule best reflects the intended small lot rural residential outcomes desired by the Port Albert community, as well as the existing subdivision pattern of the Precincts, particularly Precinct 5. Given the existing subdivision and land use patterns, it is noted the proposed controls will only allow for dwellings where there is no existing dwelling and generally further subdivision, with the exception of some lots in Precinct 2, will not be possible.

The use of this Schedule in these three precincts will ensure that only lots within Precinct 2 will be able to be further subdivided. This subdivision potential is approximately 10 additional lots. In all, the future rural residential supply in the Port Albert Hinterland would be 28 lots in the Rural Living Zone and the construction of up to 17 additional dwellings.

7.5.2 Investigate rezoning land to the Rural Conservation Zone

It is proposed to investigate the rezoning of Precinct 1 and Precinct 3 to the Rural Conservation Zone (RCZ) in recognition of their environmental values and the resulting inability to farm much of the precincts.

The RCZ seeks to conserve environmental values, protect and enhance the natural resources and biodiversity whilst encouraging sustainable development and land use.

A range of uses are permissible in the RCZ. Uses that are prohibited include accommodation facilities such as hotels, abattoirs, child care centres, industry, intensive animal husbandry, retail, places of assembly, warehouse and office. Like the FZ, the RCZ allows for group accommodation, subject to planning approval. This is similar to the RLZ which requires planning approval for accommodation uses (a slightly broader definition than group accommodation). This ensures the existing tourism use within Precinct 1 can continue to operate and grow.

In recommending investigating the application of the RCZ in Precincts 1 and 3, it is noted recent panel reports into the application of this zone provide further guidance on the justification for this change. The recent Loddon Planning Scheme Amendment C36 Panel Report dealt with the implementation of the RCZ to a number of precincts considered to be of environmental significance and with limited prospects for agriculture. The Panel noted:

The Panel considers that rezoning to RCZ requires rigorous justification. In most cases, we conclude that this justification was present, except for two properties that are parts of larger agricultural enterprises, and should be retained in the FZ.

It is noted much of the submission content in the Loddon amendment related to the impacts on existing agricultural uses occurring in the area.

Land in Precinct 1 is not used, and in its current form cannot be used, for agricultural activities. Further its environmental values were previously identified in Aecom's *Environmental Investigation Report – Wonnangatta and Port Albert 2012* which concluded:

Properties south of Old Port Foreshore Road occur within an area of EVC 10 Estuarine Wetland with some smaller portions of Heathy Woodland. This area borders the marine and coastal park and have little sign of disturbance. Consideration in the future should be given to applying the Rural Conservation Zone as part of an overall study of zoning in the area.

With its vegetation relatively undisturbed, and its immediate proximity to the wetlands, the precinct forms a vital environmental buffer between more disturbed areas to the north and neighbouring areas of greater environmental significance to the south.

The RCZ is designed for application to areas where the recognition and protection of the environmental features are most important, and where specific controls are required to prevent further loss or threats to these values. It is a more appropriate fit to this precinct than its current Farming Zone.

As such, this report supports rezoning the land in Precinct 1 to RCZ, for the following reasons:

- The RCZ better reflects the existing conditions and environmental values of the precinct.
- The RCZ better recognises the importance of the area in its role as a buffer to more significant wetlands.

- The RCZ requires a stringent environmental assessment of opportunities to use and develop land, including identification of appropriate land management practices and plans.
- Given the environmental values of this precinct, it is unlikely the area will be cleared to allow for agricultural or farming activities.
- A recently completed study also identified the environmental features of the precinct as worthy of recognition and protection under a RCZ.

Whilst this report considers there to be adequate support for the RCZ, Council may wish to consider undertaking a more detailed and up to date assessment of vegetation condition to complement the 2012 Aecom Report prior to rezoning the land to provide additional justification for the change. As such, the recommendation for Precinct 1 is to investigate application of the RCZ.

For Precinct 3, this report suggests further detailed assessment into the environmental values and constraints be undertaken prior to rezoning land to the RCZ. The scope of this investigation did not include detailed environmental assessments.

7.5.3 Retain land in the Farming Zone

It is proposed to retain the Farming Zone in all of Precincts 6, 7, 8 and 9 and in parts of Precinct 5. The Farming Zone is the most appropriate zone for these areas due to the land uses existing in the area coupled with the existing constraints and the policy directions for protecting agriculture in Gippsland.

The changes to the Farming Zone in September 2013 by the State Government make this zone more appropriate for use as a general zone in rural areas. A greater range of uses is now permissible with Council approval, and the focus of the zone has shifted to promote the retention of rural populations as well as protecting land for and promoting agriculture.

These changes are particularly relevant in considering the appropriate zoning control for Precinct 6 where the Caravan Park is located. As part of the changes the use “camping and caravan park” has been brought back into as a permissible use in the Farming Zone. Coupled with the existing use rights available to this land use, the zone changes make it appropriate to retain the land in the Farming Zone. However, as noted, Council could investigate applying the Rural Activity Zone to the caravan park on a site specific basis to respond to community concerns.

To assist in directing discretion in the Farming Zone, Rural Activity Zone and Rural Conservation Zone, Council relies on Clause 22.02 – Rural Policy of their local planning policies. This policy focuses on protecting agriculture and areas of environmental sensitivities in the long term. This direction for land in the Port Albert Hinterland can be complemented through the provision of additional policy for Port Albert at Clause 21.12 – Coastal Areas Strategic Frameworks.

7.5.4 Proposed Minimum Lot Sizes

The following minimum lot sizes are recommended for each precinct:

Table 6 Proposed minimum lot sizes

Precinct	Proposed Zone and Schedule	Minimum Subdivision Size	Minimum area for which no permit is required to use land for a dwelling.
1	Investigate rezoning to RCZ Schedule 1	40 hectares or 100 hectares in ESO1	n/a
2	Rezone to RLZ Schedule 2	2 hectares	0.4 hectares
3	Investigate rezoning to RCZ Schedule 1	40 hectares or 100 hectares in ESO1	n/a
4	Rezone to LDRZ	0.4 hectares if not connected to sewerage	n/a
5	Rezone part to RLZ Schedule 2	2 hectares	0.4 hectares
6	Retain in FZ	40 hectares (as not in Macalister Irrigation District)	40 hectares (as not in Macalister Irrigation District)

7	Retain in FZ	40 hectares (as not in Macalister Irrigation District)	40 hectares (as not in Macalister Irrigation District)
8	Retain in FZ	40 hectares (as not in Macalister Irrigation District)	40 hectares (as not in Macalister Irrigation District)
9	Retain in FZ	40 hectares (as not in Macalister Irrigation District)	40 hectares (as not in Macalister Irrigation District)

The recommendations in this Report include rezoning land within Precincts 1, 2, 3, 4 and 5. Rural Zones are proposed for these precincts with the exception of Precinct 4 (LDRZ is included in the residential suite of zones) and each of these zones can utilise a schedule to specify the minimum subdivision size and the size of land for which a planning permit is not required for the use of land for a dwelling.

As discussed above, it is proposed to utilise Schedule 2 to the Rural Living Zone in the Hinterland, Precinct 2 and parts of Precinct 5.

In relation to Precincts 1 and 3 the Rural Conservation Zone, Schedule 1 is recommended to be investigated. This Schedule has a minimum subdivision size of 40 hectares for all land, other than land in the ESO1 which has a minimum subdivision size of 100 hectares. We note however, that the existing lot sizes are significantly smaller than the minimum specified in the schedule, and therefore further subdivision will not be possible. Regardless of lot size, planning approval will be required to use and develop land for a dwelling, and each application will be assessed as per the provisions of the Zone.

7.5.5 Potential Lot and Dwelling Yield Comparisons

Potential lot and dwelling yield has been calculated based on the assumption of rezoning land as outlined in the Table in Section 3 above.

Whilst the community survey indicated a preference for smaller lots of 0.4 hectare (1 acre) in size, this lot size has not been recommended as it is generally considered inadequate for wastewater treatment systems and would result in significant levels of land supply in Port Albert. Further, the size of 0.4 hectares is akin to town sized residential allotments, not rural living lots as is the focus of this study.

As the 2 hectare size is the most appropriate to respond to the environmental and physical attributes of the lots, and to provide supply for the anticipated demand for rural residential lots, it has been used to calculate an anticipated lot yield. Based on the current subdivision sizes, using the recommendations of the Report, it is anticipated an additional 10 lots could be yielded. This is in addition to the existing lots, which are also specified in the table below.

As the table also demonstrates, there are a number of vacant lots for which there is potential for the use and development of a dwelling, subject to planning approval.



Table 7 Potential lot and dwelling yields

Precinct	Proposed Zone and Schedule	Min Subdivision Size	No. of Existing Lots**	Additional Lot Yield	No. of Existing Dwellings	Potential new Dwellings ***
2	Rezone to RLZ 2	2 hectares	8	10	5	13
5	Rezone part to RLZ 2	2 hectares	20 (8 RLZ and 12 FZ)	0 - all RLZ lots less than 4 ha	7	4
Totals			28	10	12	17

** Includes all existing lots, including those with dwellings, and those which are inaccessible, have high vegetation cover and other such constraints.

*** The potential for new dwellings is approximate only and makes some assumptions as to the likelihood of the lots being developed with dwellings, including accessibility/lack of physical road access, high vegetation cover and planning controls. New dwellings will generally be subject to Council approval.

It is anticipated 10 additional lots could be yielded, and when combined with the existing lots, this results in a supply of 38 rural lifestyle lots. When adopting the current take up rate of one dwelling per year, this provides a supply for 38 years. When adopting a take up rate of 2 dwellings per year, this provides a 19 year supply.

Potentially a more realistic approach for supply would be to review the potential new dwellings. This has taken into consideration factors such as accessibility (ready availability of a road frontage/connection), vegetation cover and the like. Subject to meeting the requirements of the planning scheme, and obtaining planning approval, there could be a potential for 17 new dwellings, representing a supply for 17 years if the take of 1 dwelling per year was adopted. If two dwellings per year were taken up, this would equate to 8 years of supply, providing a significant contribution to the supply of rural lifestyle lots across the whole of the Wellington Shire.



8 Report Summary

The purpose of the Port Albert Rural Residential Lifestyle Lots Review Project was to review rural living opportunities for the coastal township of Port Albert. Specifically, this study seeks to:

- Determine the current supply of, and likely future demand for rural lifestyle lots in the Study Area.
- Identify any physical opportunities and constraints on the provision of additional rural living lots.
- Identify any specific sites for potential rezoning and associated planning scheme changes.

Overall, this report finds that there is some scope to provide further rural living opportunities within and around Port Albert whilst considering the constraints of the area. This finding is based on the following key considerations:

- The significant supply of standard town lots within the area for sale or development and the high proportion of existing dwellings which are already used for holiday homes rather than permanent homes.
- A low level of anticipated population growth for the Study Area, at approximately 2 persons per annum.
- Low projected demand for rural living lots based on demographics and growth projections.
- The extent of existing significant vegetation coverage within the area, including identified Ecological Vegetation Classes (EVCs), some of which is classified as endangered.
- The extent of fire risk due to the significant density of vegetation on both public and private land.

- The extent of potential flooding and inundation risk within the area, drainage constraints as well as the potential for increased tidal inundation.
- The ability to appropriately and sustainably service additional rural residential land due to the limited physical infrastructure within the Hinterland.
- The location of parts of the Study Area to the immediate south of land within the State Resource Overlay in recognition of its valuable coal.
- The close proximity of parts of the Study Area to land utilised for significant levels of agricultural production including dairy farms and timber harvesting.
- The location at the edge of Ramsar Convention listed and significant coastal wetland areas.
- Prevalence of small lot and undeveloped subdivisions.

There are a number of specific areas which could reasonably be rezoned to accommodate additional rural living opportunities. This study also finds that, as identified by the local community, there are a number of zoning anomalies in the area that ought to be rectified to ensure proper land use planning.

The report identifies that whilst there are clear constraints to growth and development for rural residential purposes in the Port Albert Hinterland, the community has concerns with the current application of planning controls. In particular the community has outlined that it perceives the area as not appropriate for farming activities and consider it could benefit from a revised application of zoning controls to encourage development and growth in the townships.

The report also highlights the implications of the State and Local Government Policy Context on which any review of planning controls must rely. This context includes strategic documents, existing planning policy and State Government directions on the application of the rural zones and the provision of rural residential development. The report confirms the implications of this context for this Port Albert project include:

- Protection of productive agricultural land within the region through the retention of existing farming zone land where appropriate and the avoidance of further fragmentation and loss from subdivision and inappropriate housing development.
- Application of the rural zones in line with the purposes of each zone and in recognition of the characteristics and use of the land and in the context of strategy.
- Recognition of the importance of agriculture to Gippsland.
- Respect for the constraints that land places on development and the need to prevent additional risk to life and the environment.
- Activation of the economy through appropriate use of zoning and overlay controls which would foster additional economic development and increased population levels.
- Provision of land for a range of purposes including farming and residential/rural residential development in line with anticipated demand across the municipality.

This in effect means there is little justification to rezone significant areas of the Hinterland for rural residential purposes due to the limited demand, significant environmental constraints, servicing implications and need to protect agricultural land.

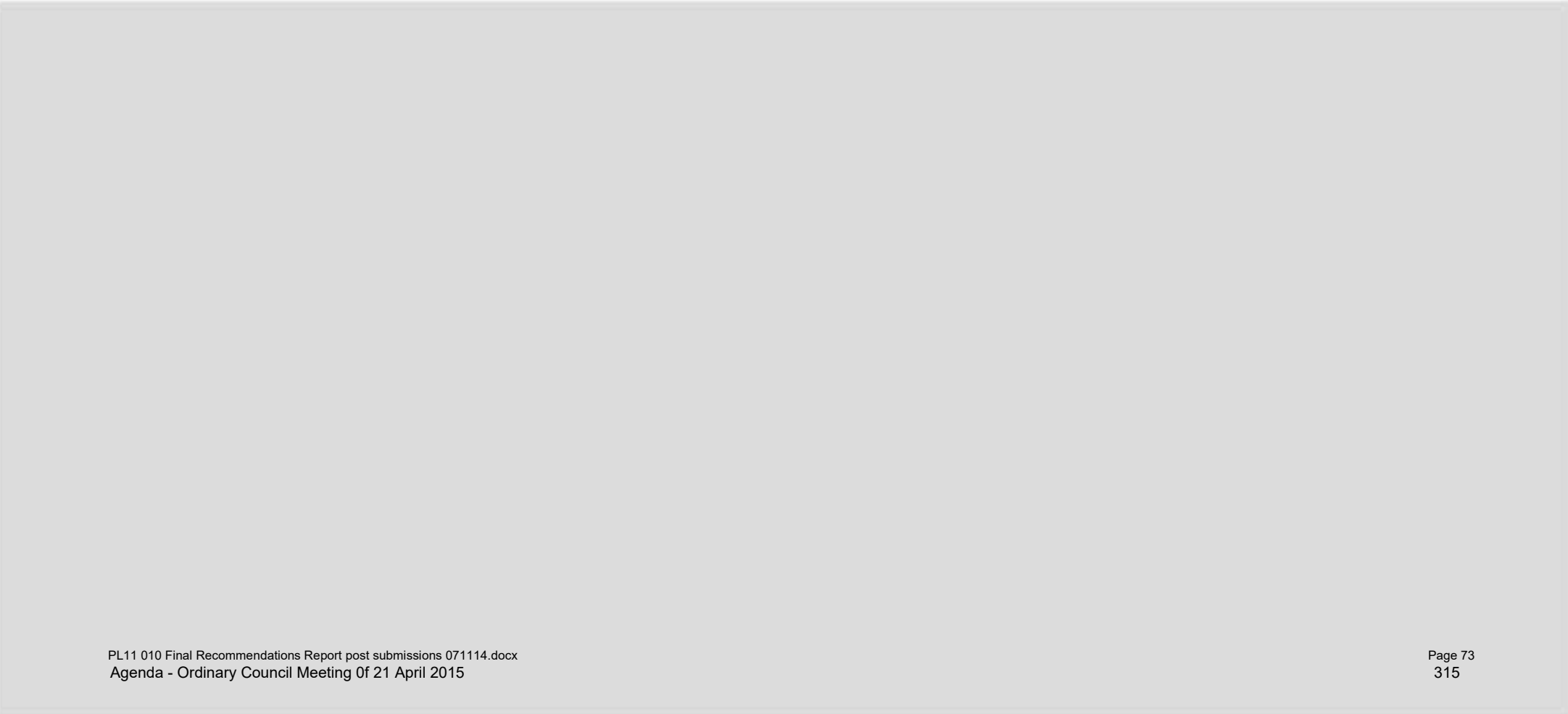
In summary this report recommends changes to the zones applying in five of nine precincts within the Study Area. This equates to changes predominantly located around the edges of the Port Albert and Langsborough settlements.

The recommendations only propose to apply the Rural Living Zone to Precinct 2 and parts of Precinct 5, with the application of other zones including the Rural Conservation Zone (Precincts 1 and 3, following further detailed investigations) proposed for the other precincts. The eastern and northern portions of the Study Area are to remain within the Farming Zone, reflecting the constraints which affect the land and the potential for agricultural production.

The proposed changes to the zones will release significant areas of land for rural residential development in three precincts which are already partially developed for these uses whilst currently located within the Farming Zone. This will more than cater for the projected population growth and demand for rural residential development in the Port Albert Hinterland.



APPENDIX 1 PRACTICE NOTES



Rural Residential Development

The purpose of this practice note is to provide guidance when planning for, or assessing proposals for rural residential use and development.

What is 'rural residential' development?

Rural residential development refers to land in a rural setting, used and developed for dwellings that are not primarily associated with agriculture. Some agriculture may take place on the land however it will be ancillary to the use for a dwelling. It is likely to be carried on for 'lifestyle' reasons and is unlikely to provide a significant source of household income. Rural residential land is typically also used for non-agricultural home occupations or for large gardens. These lots are larger than typical residential lots, but are usually too small for agricultural use.

Because of its primarily residential function, rural residential development requires access to most of the normal services and infrastructure provided in urban settlements. Typically it also generates urban residential amenity expectations.

The zones usually applied to rural residential land are:

- **The Low Density Residential Zone (LDRZ)** is a 'residential' zone. It specifies a lot size of at least 0.4 hectares in areas where reticulated sewerage is not connected or 0.2 hectares for each lot connected to reticulated sewerage. A different lot size can be specified in a schedule to the zone.
- **The Rural Living Zone (RLZ)** is a 'rural' zone. It specifies a lot size of at least 2 hectares and provides opportunities for some rural uses to occur. A different lot size can be specified in a schedule to the zone.
- **The Green Wedge A Zone (GWAZ)** is a 'rural' zone. It provides for lot sizes of 8 hectares and above. It applies to non-urban land outside the Urban Growth Boundary to protect and recognise the area's agricultural, environmental, historic, landscape, infrastructure, natural resource and rural living attributes.

Limited residential development can occur in other rural zones, but generally, land proposed for rural residential development should be included in the Low Density Residential Zone or the Rural Living Zone.

Farm dwellings

Farm workers and their families may need to live in farm dwellings, close to stock, crops or plants that require regular supervision. Farm dwellings that are genuinely required to support an agricultural use are not a form of rural residential development.

Small lot agriculture

High value crops, such as grapes, olives, flowers, fruit or tobacco, can be cultivated on small lots. Some intensive agricultural uses can also take place on small lots. Dwellings on these lots will normally be farm dwellings. However, new small lot agriculture proposals need to be considered carefully, to ensure that they do not become unplanned rural residential development.

Why does rural residential development require special consideration?

The planning scheme should ensure that reasonable opportunities are found for rural residential development, as part of providing for housing diversity and choice.

However, rural residential development can have environmental, social and economic costs that are significantly higher than those of standard residential development.

Land use conflicts between agricultural activities and the amenity expectations of rural residential dwellers should be minimised. Significant impacts to primary production or to the environmental or cultural values of a rural area should be avoided. Finite and valuable natural resources present on the land should not be lost.

The local environment and landscape should have the capacity to absorb more intensive use and development without significant or irreversible harm to its values or to the new use and development. Demand for costly or inefficient community services or infrastructure should not be generated.

These considerations mean that the following broad questions should be answered in sequence:

- **Strategy:** Does rural residential development align with the overall strategic planning of the municipality?
- **Housing need:** How much rural residential development is required to provide appropriate housing diversity and choice to meet housing needs?
- **Location:** Where should new rural residential development take place?
- **Subdivision and design:** Is the new rural residential development subdivided and designed in an attractive setting offering high amenity and efficient infrastructure?

These broad questions should be taken into account when considering a proposed amendment.

Generally, final detailed subdivision and design matters can be considered as part of the permit application process.

All proposals must be accompanied by a site and context description.

Site and context description

The site analysis should document the opportunities and constraints of the site in terms of landform, vegetation coverage and surrounding land uses and an explanation of how the proposal responds to the site analysis.

A site analysis should include where relevant:

- topography of the land (including ridgelines, landscape, geography, slope gradients and erosion areas)
- road access
- fire hazard

- land liable to inundation by floodwaters
- drainage lines and dams
- any significant environmental features including habitat corridors, threatened species, wetlands and watercourses
- vegetation category (scattered or patch, extent, risk status and ecological vegetation class), quality (habitat hectare assessment) and location
- waterway values
- land degradation (for example, salinity), land stability (land slip) or other erosion related hazards
- soil capability
- soil contamination with regard to past uses of the land
- views
- weather conditions including wind patterns
- available infrastructure including power, water and telecommunications
- existing buildings and works
- adjoining land uses and neighbouring buildings and works
- any other matter relevant to the site and its environment.

Strategy

Does rural residential development fit into the overall strategic directions and planning of the municipality?

It is important to consider a proposal for rural residential development as part of the broader strategic context.

A proposal for rural residential development must be considered against the state, regional and local strategic planning policies and objectives for the area.

These include:

- The State Planning Policy Framework (SPPF) and the need to protect

agricultural land and natural resources and the encouragement of urban consolidation

- Regional plans such as Plan Melbourne and the Regional Growth Plans
- other regional planning and land management strategies such as the Great Ocean Road Region Strategy 2004, the Victorian Coastal Strategy (as revised), Coastal Spaces Recommendations Report 2006, regional catchment management strategies and regional waterway strategies.

The objectives and strategies in the Municipal Strategic Statement (MSS), and any adopted land use strategy such as a housing strategy or rural land use strategy. A rural residential development should be capable of broad strategic support across all relevant policy areas.

Housing need

How much rural residential development is required to provide appropriate housing diversity and choice to meet housing needs?

A planning authority must be able to show that a rural residential rezoning is part of its strategy to provide appropriate housing for forecast increases in population and changes in household structure and composition.

A rural residential rezoning must be supported with evidence that the proposed use and development supports and implements the housing needs of the municipality as identified in the MSS. This includes understanding the demographic and housing needs of the area and likely future trends.

The Department of Transport, Planning and Local Infrastructure (DTPLI) provides useful demographic analysis such as 'Regional Victoria – Trends and Prospects', 'Towns in Time' 'Regional Matters – An Atlas of Regional Victoria' and related interim and updated population projections.

Generally, the municipal area will form the best and simplest area on which to base the analysis of local housing need. However if there are several service catchments in one municipality, smaller strategy areas might be appropriate.

A local housing analysis should:

- identify demographic trends, including changes in household structure and composition
- identify housing market trends, including dwelling type
- identify projected population and household increases and housing needs over a 10 year period for the area
- identify the number and types of additional houses required including the proportion of new housing that would be in the form of rural residential development

- What is council's projected population for the next 10 years?
- How many new households will be required?
- Given the existing number of dwellings, how many additional dwellings will be required to meet population and household projections?
- How many of these additional dwellings will be in the form of rural residential?

It is important to demonstrate that the proposed rural residential development meets the housing needs of the municipality and takes into account the need to maintain housing choice and diversity including a realistic mix of lot sizes.

Location

Having established that there is a basic need for additional rural residential development to serve strategic objectives, an appropriate site or sites must be identified. Alternatively, it must be determined whether specific sites brought forward by private proponents are appropriate. A broad range of location-specific criteria provides a framework for identifying land suitable for rural residential development and eliminating unsuitable land from further consideration.

Integration with existing urban areas

Rural residential development must be planned to show how it relates to, or is supported by, existing urban development.

It must not impede the proper long-term growth of an urban area based on fully serviced residential development at normal urban densities. Where there is an adopted settlement strategy (such as a local structure plan), it is clearly preferable that rural residential development should not compromise its implementation.

Where there is no adopted settlement strategy, or it is proposed that an existing strategy be changed, the likely future growth and structure of the urban area, based on analysis of physical and social infrastructure and service provision must be considered.

Rural residential development is inappropriate on land that is suitable and required for present or future residential use at usual urban densities. For example, if a town has limited supplies of development land at urban densities, but has unused town water and waste water treatment capacity, land that can easily be served by this infrastructure should normally be considered first as a candidate for development at urban densities.

Protection of natural resources

The protection of natural resources is a State Planning Policy and is of fundamental importance to local and state economies. It is important to ensure that the location of rural residential use and development does not prejudice the long-term availability and management of Victoria's natural resources, of land, water, energy, wind, stone and minerals.

Rural residential development is not appropriate on land that:

- is productive agricultural land
- is in a special water supply catchment area under the *Catchment and Land Protection Act 1994*
- has identified potential to be used for commercial forestry
- has identified potential for mineral and stone production
- is close to a major industrial facility such as a gas plant or wind energy facility.

Productive agricultural land generally has one or more of the following characteristics:

- a present pattern of subdivision favourable for sustainable agricultural production
- can be used for a variety of agricultural pursuits
- suitable soil type
- suitable climatic conditions
- suitable water supply
- suitable agricultural infrastructure, in particular irrigation and drainage systems.

Issues such as tenure and infrastructure may change to support agricultural use in the future.

The proposal must include an assessment of the locality's natural resources, the impact of the proposal on these resources and the measures to be taken to protect the resources, including a description of:

- agricultural quality
- geology
- earth and energy resources (as governed by the *Mineral Resources (Sustainable Development) Act 1990*)
- soil types
- water resources (including groundwater).

Land resource information and various land capability studies are available for parts of Victoria.

Check with State government departments such as DTPLI, the Department of Environment and Primary Industries, the Department of State Development, Business and Innovation (Energy & Earth Resources Division) and with Catchment Management Authorities and councils about what information is available.

If the proposal is to use agricultural land, the SPPF requires consideration of the following issues:

- the desirability and impacts of removing the land from primary production, given its agricultural quality and productivity
- the impacts of the proposed subdivision or development on the continuation of primary production on adjacent land, with particular regard to land values and to the viability of infrastructure for such production
- the compatibility between the proposed or likely development and the existing uses of the surrounding land
- assessment of the land capability.

Protection of environmental areas and biodiversity

Rural residential development should be located in areas to avoid or minimise any adverse impact on the environment, native vegetation and biodiversity.

Where a proposal affects native vegetation, consideration must be given to *Permitted clearing of native vegetation – Biodiversity assessment guidelines, September 2013*.

The document sets out how impacts on Victoria's biodiversity are assessed when a planning permit application is made to remove native vegetation.

Consideration should also be given to the likelihood of whether a planning permit would be granted under Clause 52.17 of the planning scheme for the removal of native vegetation.

The proposal must include an assessment of the locality's environmental features and how these features could affect, or be affected by, rural residential development. The assessment of the environmental features must include native vegetation, significant wildlife and associated habitat or corridors, and any other biodiversity assets. Natural physical features including topography, slope, waterways, drainage lines and wetlands must also be identified.

Relevant public authorities may have mapping of natural hazards such as fire and flooding, and biodiversity values (see the Native Vegetation Information management System (NVIM), Department of Environment and Primary Industries).

Planning schemes may indicate areas of environmental significance such as salinity, wetlands, or areas of conservation significance.

In some cases, the preparation of a land management plan may be appropriate to show how the impact can be remediated or minimised and protected.

A land management plan should address the environmental and natural resource issues relevant to the site and may include:

- fire protection measures
- responses to flood hazards
- protection and enhancement of native vegetation
- protection and enhancement of waterways
- protection and stabilisation of soil
- pest plants and domestic feral animal control
- protection of areas of environmental significance.

A land management plan can be implemented through the use of a section 173 agreement, a requirement on an appropriate overlay or through a combined amendment-permit process.

Landscape and heritage values

The proposal must include an adequate assessment of the locality's landscape and heritage values and the potential impacts of rural residential development on those values including:

- areas or features of aesthetic, archaeological, architectural, historical, scientific, social or other special cultural value
- areas of natural scenic beauty or importance, areas of valued landscape character and any significant views.

Areas and places of cultural and landscape significance are identified in planning schemes.

A proposal must demonstrate that it will not impact on the cultural or natural heritage values of the land. Landscapes or places classified by the National Trust of Australia or included in the Victorian Heritage Register, or registers maintained by the Office of Aboriginal Affairs Victoria or the Australian

Heritage Council must not be proposed for rural residential use or development without consultation with those organisations.

Provision of social and physical infrastructure

As rural residential development is a type of residential land use, it must be provided with certain community infrastructure and services normally expected for residential areas. If those services are not provided by the developer from the outset, the expectations and future requirements of residents can lead to cost and disruption for communities as services are provided at a later time.

A proposal for rural residential development must be efficiently serviced by social and physical infrastructure at an acceptable and sustainable community cost.

The proposal must include an assessment of the public costs of providing social services, community facilities and physical infrastructure for the proposed rural residential development.

The assessment must adequately describe and discuss:

- the availability of existing infrastructure (that is, social facilities and services, schools, public transport, roads and waste disposal)
- the level and range of services which will need to be supplied or upgraded to meet the needs of the proposed population
- the costs of additional services and infrastructure and the options for meeting those costs, services or infrastructure.

Land use compatibility

The proposed rural residential land use and development must be compatible with the existing and likely land uses of the locality.

Consideration should be given to the availability of alternative sites that could meet the same housing demand. Consideration of suitable alternative sites should also include those in the neighbouring local municipalities.

The nature of existing and possible uses of land adjacent to the land proposed to be rezoned must be documented in an assessment accompanying the proposal report. A map showing site context must be provided.

The assessment must also include consideration of the potential impacts of the proposal on adjoining and nearby land.

Rural residential development should not be provided on land that is:

- within the separation requirements of an amenity reducing land use as described in the Environment Protection Authority's *Recommended Separation Distances for Industrial Residual Air Emissions*, and is a 'sensitive' land use in applying the EPA guidelines
- within the separation requirements of other offensive uses such as intensive animal husbandry and sewage treatment plants and certain agricultural activities, such as poultry farming, piggeries and feedlots. Codes of practice for certain activities have separation distances from sensitive land uses that must be complied with.
- adversely affected by noise levels generated by adjoining land uses including wind energy facilities
- within the 25 Australian Noise Exposure Forecast (ANEF) contour of an airport and careful consideration given to building requirements within the 20-25 ANEF affected by agricultural spraying and aerial spraying of neighbouring agricultural land
- adversely affected by land or groundwater contamination

- within 500 metres of a national park, reference area, wilderness, marine park or state park unless the Department of Environment and Primary Industries agrees to a lesser distance
- located in close proximity to public land that is of environmental significance, including land that is fire prone, unless a suitable buffer zone and/or a land management plan are provided in consultation with the public land manager. The width and nature of the buffer zone will vary depending on local circumstances. The buffer zone and/or land management plan should address issues such as fire, amenity, pest plants and animals, drainage and access
- located in close proximity to land that uses treated wastewater from sewerage for agricultural and horticultural irrigation
- within the separation distance prescribed in the Industrial 1 Zone, Industrial 2 Zone and Industrial 3 Zone between industrial activity and a sensitive use.

Land servicing capability

The proposal must include an assessment of the land's physical capability to sustain rural residential development, and where appropriate a land capability assessment, addressing:

- whether the land has been found to have satisfactory physical characteristics for sustainable on-site wastewater management and can meet the *Guidelines for Environmental Management – Code of Practice Onsite Wastewater Management* or can be connected to a reticulated sewerage system
- whether the land can be provided with an adequate water supply of an acceptable quality to service the development
- whether the land is accessible by properly formed and constructed roads
- whether the land can be connected to or provided with drainage that effectively removes storm water from each house

and lot, prevents inundation of effluent disposal fields, and is designed to handle the one in 100 year storm event where required

- the availability and provision of other normal residential services (electricity, telephone).

Where the land can easily be connected to existing infrastructure and services, it may be suitable for development at standard urban densities.

The cost of providing the services to the land must be at the developer's cost.

Subdivision and lot design

How can new rural residential development be subdivided and designed in an attractive setting to offer high amenity and efficient infrastructure?

Subdivision layouts should respond to the physical features of the land and the environmental, landscape, infrastructure and servicing features and constraints of the land.

In designing subdivisions and the location of buildings and works, consideration should include:

- identifying remnant native vegetation and any fauna habitat for protection
- retaining and providing riparian corridors along waterways and providing riparian corridor links to other areas of local and regional significance
- identifying and controlling existing and potential erosion prone areas
- identifying land liable to inundation by floodwaters
- identifying fire protection measures
- locating buildings off ridgelines to protect sensitive landscapes and preserve views from roads and other land
- including building and effluent disposal envelopes or building exclusion zones to guide the location of buildings and works within subdivisions

- avoiding buildings and works on slopes greater than 15 per cent or when buildings and works would protrude above significant ridgelines
- establishing landscaping with subdivision, buildings and works to protect and restore rural landscapes and significant ridgelines
- using building materials that do not visually impact on the rural landscape
- providing public road access in preference to the creation of carriageway easements or common property
- providing adequate supply of domestic and stock water to individual properties and ensuring that existing water entitlements are not impacted upon by dams
- implementing policies of the relevant water or drainage authority
- any other matter relevant to the site and its environment.

The proposal must:

- show the layout of the proposed subdivision, how the subdivision relates to the landform and vegetation and how it responds to the site analysis
- show how the proposed subdivision relates to the existing or likely use and development of adjoining and nearby land
- demonstrate that each lot is capable of treating and retaining all waste water in accordance with the State Environment Protection Policy (Waters of Victoria) under the *Environment Protection Act 1970*
- show for each lot:
 - a building envelope and driveway to the envelope
 - existing vegetation
 - areas of active vegetation management or re-vegetation or other environmental improvement works such as soil stabilisation and erosion management
 - an area suitable for the location of any future dam
 - an effluent disposal area.

Who should be consulted?

Consultation should occur with relevant agencies, including the following where appropriate:

Agency	Issue
Road Corporation (VicRoads)	Where the site gains access from a Road Zone or a declared road under the <i>Road Management Act 2004</i>
Relevant Catchment Management Authority or water authority	Where the land is in a special water supply catchment area. Where land is liable to inundation or flooding.
Department of Environment Primary Industries	Where the land is currently used for agriculture.
Department of State Development, Business and Innovation	Where the land is: <ul style="list-style-type: none"> • within 500m of an existing extractive industry work authority • within an Extractive Industry Interest Area • within an area that has been identified with potential for mineral production.
Department of Environment and Primary Industries	Where the removal of native vegetation may be required, where there may be an impact on fauna habitat, where the land is prone to erosion or the land adjoins Crown land.
Servicing agencies (for example, water authorities)	Servicing of land for water supply, sewerage, drainage, electricity and telephone.
Water authorities	Where the use can impact on ground or surface water resources and infrastructure (including irrigation channels or drains, waterways or storages). Where the land is located within an irrigation district.
Environment Protection Authority	Where the land is within the recommended buffer distance for an industrial residual air emission.
Country Fire Authority	Where the land is fire prone.
Airport operator	Where the land is affected by an Airport Environs Overlay.
Adjoining municipal councils	Where land is close to an adjoining municipality.

Consultation with peak interest groups, for example key farming groups, should also be considered as well as neighbouring property owners and occupiers.

Documenting a proposal

An amendment proposal for a rural residential development must be supported by the following information:

1. A site and context description.
2. A report explaining:
 - the proposal
 - how the proposal supports the strategic framework
 - how the proposal meets housing needs and the housing objectives of the area
 - why the proposed location is suitable for rural residential development. This should include an assessment, where appropriate, of:
 - how the proposal is supported by existing urban development
 - the land's capability for agricultural use and how the proposal will impact the long term continuation of agriculture in the area
 - the locality's natural resources and the measures that may be taken to protect those resources
 - the locality's environmental features and biodiversity and how these could be protected and enhanced
 - the locality's landscape and heritage values and how these could be protected
 - the proposal's social and physical infrastructure requirements and the community cost of providing these services
 - the proposal's compatibility or impact on the surrounding land uses
 - the land's servicing capability.
3. A summary of relevant agency comments and any other comments from peak groups or known affected persons.

A planning application for subdivision for rural residential development must be supported by:

1. A site and context description.
2. A development plan responding to the site and context description and showing details of the proposal. This should show and provide a description of how the proposal has been designed to avoid or minimise any adverse impacts on the environment (including native vegetation, natural physical features, fire or flood hazards and landscape character, where appropriate).

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Applying the Rural Zones

The purpose of this practice note is to provide guidance to planning authorities about:

- the strategic work required to apply the Farming Zone, Rural Activity Zone, Rural Conservation Zone, Green Wedge Zone, Green Wedge A Zone and Rural Living Zone
- the purposes and features of each zone and where they may be applied.

The practice note seeks to ensure that the most appropriate rural zones are used to achieve a planning authority's rural strategic planning objectives.

The suite of rural zones for Victoria

The rural areas of Victoria accommodate a range of farming, residential and commercial uses and contain many of the state's significant natural resources, such as native vegetation, minerals and water. They also provide important resources for recreation, tourism and timber production.

The suite of rural zones for Victoria:

- recognise the state, regional and local importance of farming as an industry and provide greater protection for productive agricultural land
- provide a wide choice of zones with clear purposes and controls to match
 - discourage ad hoc and incompatible use and development
 - recognise the changing nature of farming and reduce the potential for conflict between farming and other land uses
 - recognise that rural areas are places where people live and work
 - recognise and protect rural areas that are environmentally sensitive.

The changing nature of farming

The nature of farming in Victoria is changing in ways that require careful consideration. It is:

- **Becoming more diverse.** Farming in Victoria is constantly changing and expanding in response to changing world and domestic consumption patterns and the need to remain profitable and sustainable.
- **Becoming more industrialised.** Modern farming practices may involve the use of heavy machinery and large scale irrigation and plant equipment, all-hours operation, and the application of chemicals and fertilizers.
- **Intensifying.** Intensive farming enterprises, such as aquaculture, poultry farms and horticulture are growing in numbers and in their contribution to the economy.
- **Aggregating.** In western Victoria particularly, farms are becoming bigger to achieve the economies of scale for farm investment and to maintain productivity.
- **Undergoing social change.** More farmers are taking on off-farm work, the economic value of off-farm work is increasing, and there is a shift from full-time to part-time farming in some rural areas.

More changes in farming structures and practices are expected due to drier climatic conditions and growing community pressure for more efficient water use by all industries.

At the same time, more people are seeking to live in rural areas for a range of social, environmental and economic reasons. As a result, in some rural areas:

- there is more competition for rural land, which is affecting rural land prices and the capacity of farmers to expand their businesses and maintain productivity
- there is renewed interest in part-time small-scale farming

- more people are living in rural areas for lifestyle reasons not related to farming increasing the potential for land use conflicts because people pursuing a rural lifestyle often have amenity expectations that conflict with modern farming practices
- local rural economies are diversifying, as rural land is used for more diverse purposes (such as tourism or recreation).

Victoria's changing rural landscape requires planning authorities to think strategically about their farming areas and rural settlement patterns, so that sustainable farming is promoted and potential conflicts between farming and other land uses are avoided.

Strategic planning for rural areas

Sound strategic planning for rural areas is essential to ensuring that land use and development achieves the planning authority's vision, objectives and desired outcomes for an area. It can help ensure that:

- use and development in rural areas fits into the overall strategic planning of the municipality
- farmland and farming industries of state, regional or local significance are protected
- housing development in rural areas is consistent with the housing needs and settlement strategy of an area
- future use of existing natural resources, including productive agricultural land, water, and mineral and energy resources, is sustainable
- scarce resources, such as water, are protected
- social networks and infrastructure essential to rural communities are maintained
- existing visual and environmental qualities of rural areas are protected

- conflicts between farming and other land uses are avoided
- the most appropriate planning scheme tools (for example, the right rural zone) are used to achieve strategic planning objectives.

Applying a new rural zone or making adjustments to a schedule to an existing rural zone should be underpinned by clearly expressed planning policies in the planning scheme. If a proposed change is at odds with the existing policy framework, either a different planning tool or approach should be used or the policy framework itself might need re-assessment.

The existing State Planning Policy Framework (SPPF) and Local Planning Policy Framework (LPPF) in the planning scheme should be the starting point for deciding whether the council's strategic objectives are still valid and sound, or whether new strategic work is required. Many councils have already undertaken strategic planning, policies and resource management studies for their rural areas and used this work to articulate rural strategic objectives in their Municipal Strategic Statements (MSS).

New strategic work may not be required if the existing MSS addresses the key rural land use issues and adequately reflects the planning outcomes that the council wants to achieve. The scheme may already contain a sufficient strategic basis for applying a different rural zone or making adjustments to an existing rural zone.

However, if the MSS objectives are no longer relevant, they do not provide clear guidance for decision-making, or there are strategic gaps, new strategic work for a part or parts of the municipality may be required.

Before commencing new strategic work, the council should review the policy components of its planning scheme, past and present council strategic work, relevant studies prepared by government departments and agencies, relevant recommendations of planning panels and past planning scheme review

recommendations. This will help to establish whether new strategic work is required, the scope of the strategic work and the main issues to be focussed on.

There is no prescribed content or format for a rural strategy or study, however it should:

- develop a vision, role and purpose for the rural area
- identify the values and features within the rural area
- identify the key opportunities and constraints
- establish a strategic direction for land use and development within the rural area
- articulate how the strategic vision for the rural area is to be implemented through the planning scheme.

The information used to develop the strategy should be tailored to suit the area. In general it should include an assessment of:

- the state, regional and local strategic planning policies and objectives for the area, including relevant regional growth plans or strategies
- the housing needs of the municipality and likely future trends which is particularly relevant if one of the aims of the strategy is to provide for rural living development
- the physical attributes of the land and its capacity to support productive agricultural uses including soil type, climate, vegetation cover, access to water, slope and drainage
- agricultural trends in the area, including agricultural productivity, changes in farming practices and processes, and farm investment patterns
- the natural resources and environmental features in the area and their importance including flora and fauna, significant habitats, wetlands, scenic landscapes and sites of archaeological or cultural significance

- environmental hazards that could affect how the land is used and developed, such as erosion, salinity, flooding and wildfire risk
- the existing lot size and land use patterns
- infrastructure available for agriculture and other relevant land uses
- settlement patterns in the area.

Implementing rural strategic objectives

A planning authority may need to use a number of VPP tools to successfully implement its rural strategic objectives. There are circumstances where a zone and one or more overlays may be needed to deliver the desired outcome. Councils should think laterally about the mix of policies and controls required to achieve their objectives and be prepared to consider using a range of tools to achieve the desired strategic outcomes.

In deciding which rural zone should apply, the following principles should be considered:

- The zone should support and give effect to the SPPF.
- The zone should broadly support all relevant policy areas in the MSS (for example, economic, housing, environment and infrastructure policy).
- The rationale for applying the zone should be clearly discernible in the LPPF.
- The zone should be applied in a way that is consistent with its purpose.
- The requirements of any applicable Minister's Direction must be met.

The existing size or pattern of allotments in an area should not be the sole basis for deciding to apply a particular zone. For example, it is not appropriate to decide that the Rural Living Zone should be applied to an area simply because it comprises small lots. Traditionally, farms have comprised multiple allotments, sometimes contiguous, sometimes in different locations. The fact

that an area may comprise many lots does not mean that it cannot be used productively or should not be included in a zone that supports and protects farming. Many factors will determine the suitability of an area for farming, rural living, rural industry, rural conservation or green wedge land.

Local planning policy

Wide discretion is available in the rural zones, particularly the Farming Zone, Rural Activity Zone and Rural Living Zone. To guide the exercise of this discretion and fully implement their strategic objectives, the planning authority should consider whether a Local Planning Policy (LPP) is necessary. An LPP can help to establish realistic expectations about how land in an area may be used and developed, and provide the responsible authority with a sound basis for making consistent, strategic decisions. Refer to *Planning Practice Note 8: Writing a Local Planning Policy* for more guidance on using local planning policies.

The zones in detail

The six zones are summarised as follows:

- **Farming Zone** – a zone that is strongly focussed on protecting and promoting farming and agriculture
- **Rural Activity Zone** – a mixed use rural zone that caters for farming and other compatible land uses
- **Rural Conservation Zone** – a conservation zone that caters for rural areas with special environmental characteristics
- **Green Wedge Zone** – a zone that provides for all agricultural uses and limits non-rural uses to those that either support agriculture or tourism, or that are essential for urban development but cannot locate in urban areas for amenity or other reasons
- **Green Wedge A Zone** – a zone that provides for all agricultural uses and limits non-rural uses to those that support agriculture, tourism, schools, major infrastructure and rural living

- **Rural Living Zone** – a zone that caters for residential use in a rural setting.

The zone purposes

All of the zones provide for the use of land for agriculture; however while it is implicit in the purpose of the Farming Zone, Rural Activity Zone, Green Wedge Zone and Green Wedge A Zone that farming will be a primary land use activity, in the Rural Conservation Zone and Rural Living Zone, farming is subordinate to other land uses or the environmental values of the land.

Farming Zone Purpose

- To implement the SPPF and the LPPF, including the MSS and local planning policies.
- To provide for the use of land for agriculture.
- To encourage the retention of productive agricultural land.
- To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.
- To encourage the retention of employment and population to support rural communities.
- To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.

Rural Activity Zone Purpose

- To implement the SPPF and the LPPF, including the MSS and local planning policies.
- To provide for the use of land for agriculture.
- To provide for other uses and development, in appropriate locations, which are compatible with agriculture and the environmental and landscape characteristics of the area.
- To ensure that use and development does not adversely affect surrounding land uses.

- To provide for the use and development of land for the specific purposes identified in a schedule to this zone.
- To protect and enhance natural resources and the biodiversity of the area.
- To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.

Green Wedge Zone Purpose

- To implement the SPPF and the LPPF, including the MSS and local planning policies.
- To provide for the use of land for agriculture.
- To recognise, protect and conserve green wedge land for its agricultural, environmental, historic, landscape, recreational and tourism opportunities, and mineral and stone resources.
- To encourage use and development that is consistent with sustainable land management practices.
- To encourage sustainable farming activities and provide opportunity for a variety of productive agricultural uses.
- To protect, conserve and enhance the cultural heritage significance and the character of open rural and scenic non-urban landscapes.
- To protect and enhance the biodiversity of the area.

Green Wedge A Zone Purpose

- To implement the SPPF and the LPPF, including the MSS and local planning policies.
- To provide for the use of land for agriculture.
- To protect, conserve and enhance the biodiversity, natural resources, scenic landscapes and heritage values of the area.
- To ensure that use and development promotes sustainable land management practices and infrastructure provision.

- To protect, conserve and enhance the cultural heritage significance and the character of rural and scenic non-urban landscapes.
- To recognise and protect the amenity of existing rural living areas.

Rural Conservation Zone Purpose

- To implement the SPPF and the LPPF, including the MSS and local planning policies.
- To conserve the values specified in a schedule to the zone.
- To protect and enhance the natural environment and natural processes for their historic, archaeological and scientific interest, landscape, faunal habitat and cultural values.
- To protect and enhance natural resources and the biodiversity of the area.
- To encourage development and use of land which is consistent with sustainable land management and land capability practices, and which takes into account the conservation values and environmental sensitivity of the locality.
- To provide for agricultural use consistent with the conservation of environmental and landscape values of the area.
- To conserve and enhance the cultural significance and character of open rural and scenic non urban landscapes.

Rural Living Zone Purpose

- To implement the SPPF and the LPPF, including the MSS and local planning policies.
- To provide for residential use in a rural environment.
- To provide for agricultural uses which do not adversely affect the amenity of surrounding land uses.
- To protect and enhance the natural resources, biodiversity and landscape and heritage values of the area.

- To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.

What are the main features of each zone?

Farming Zone

The Farming Zone is primarily concerned with keeping land in agricultural production and avoiding land uses that could limit future farming or constrain agricultural activities. In this zone:

- farming is the dominant land use and all other land uses are subordinate to farming
- farming uses are encouraged to establish and expand with as little restriction as possible, subject to proper safeguards for the environment
- non-farm dwellings and land uses not related to farming may be considered but should not limit the operation and expansion of agricultural uses
- farm-related tourism and retailing uses may be considered
- uses that could lead to the loss or fragmentation of productive agricultural land, or which could be adversely affected by farming activities, are prohibited
- land subdivision that could take farmland out of production or limit future farming productivity is discouraged
- the minimum lot size for subdivision may be tailored to suit the farming practices and productivity of the land.

Productive agricultural land

Productive agricultural land generally has one or more of the following characteristics:

- suitable soil type
- suitable climatic conditions
- suitable agricultural infrastructure, in particular irrigation and drainage systems

- a present pattern of subdivision favourable for sustainable agricultural production.

The basic physical characteristics of the land, such as soil type and climate, access to water, and infrastructure are critical to determining the agricultural use of land and whether agricultural productivity can be sustained in the future. However, productivity is also affected by many other factors, including market demand, access to suitable storage and transport facilities, access to efficient processing and value adding capability, availability of technology, the skills of the farmer, research and development, access to capital, marketing, effective industry support, availability of land for expansion and farm labour costs.

Productive agricultural land is a finite resource that makes a significant contribution to the economy of the state and individual municipalities. Its significance is recognised in the SPPF.

Productive agricultural land should be clearly identified and protected in the planning scheme. If the protection and retention of this land for agricultural production is of primary strategic importance, then it should be included in the Farming Zone.

The Farming Zone is designed to encourage diverse farming practices, some of which can have significant off-site impacts. For this reason, the level of amenity that can be expected in this zone will usually not be compatible with sensitive uses, particularly housing.

Decision guidelines

In reaching a decision on a proposal in this zone, the responsible authority must give significant weight to the farming productivity of the land and the relevance of the proposal to farming. There is an expectation that decisions will be made in favour of protecting and supporting farming. In relation to agricultural issues, the responsible authority must consider:

- whether the use or development will support and enhance agricultural production

- whether the use or development will permanently remove land from agricultural production
- the potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses
- the capacity of the site to sustain the agricultural use
- the agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure
- any integrated land management plan prepared for the site.

In relation to dwellings, the responsible authority must also consider:

- whether the dwelling will result in the loss or fragmentation of productive agricultural land
- whether the dwelling will be adversely affected by agricultural activities on adjacent and nearby land due to dust, noise, odour, use of chemicals and farm machinery, traffic and hours of operation
- whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses
- the potential for the proposal to lead to a concentration or proliferation of dwellings in the area and the impact of this on the use of the land for agriculture.

The zone's focus on farming does not mean that there should be little or no consideration of the impact of farming on the environment. The zone encourages farming based on comprehensive and sustainable land management practices and a planning permit is required to establish or expand certain farming enterprises. However, in these cases, the focus of the responsible authority's decision will usually be on whether off-site impacts that may result from the proposal are reasonable for a farming area.

Rural Activity Zone

The main feature of the Rural Activity Zone is the flexibility that it provides for farming and other land uses to co-exist. In this zone:

- the purpose and provisions support the continuation and growth of farming but provide the opportunity for non-farming uses to be considered in appropriate locations
- a wide range of tourism, commercial and retail uses are supported
- farming uses are encouraged to establish and expand, subject to proper safeguards for the environment and amenity considerations
- a planning permit is always required to use land for a dwelling.

Because the mix of uses that is supported in the Rural Activity Zone is wide-ranging, the planning scheme should be clear about:

- what the planning authority wants to achieve in the area where the zone is to be applied
- how discretion in the zone will be exercised.

This can be done by:

- setting out clear objectives for the zone and explaining how discretion in the zone will be exercised in the LPPF, or
- including a purpose statement in the schedule to the zone. If this option is chosen, the statement should be inserted above the table setting out minimum and maximum areas, it should not repeat or contradict the SPPF and LPPF, and it should be more specific than the zone purpose.

If the planning scheme is clear about what is to be achieved in the zone, this will enable the responsible authority to make decisions on a consistent, strategic basis and avoid land use conflicts in the future.

A purpose statement in the schedule to the zone may describe:

- desired or preferred mix of land uses
- desired or preferred locations for particular land uses
- preferred approaches for managing off-site land use impacts
- a specific need that a proposal should meet.

A good purpose statement should reference local conditions, be grounded in reality, and help the responsible authority to make planning decisions, for example:

To achieve a mix of nature-based recreation facilities and tourist accommodation that complements the wilderness values of Gumnut National Park and is compatible with organic food production activities in the area.

The mix of uses that a planning authority may want to encourage in the zone could include:

- farming, rural industry and associated agribusiness
- farming and tourist facilities
- intensive animal husbandry and associated rural processing industries
- nature-based tourism and recreation facilities
- agricultural and environmental education and research facilities.

The application of the Rural Activity Zone does not mean that protecting or maintaining farming activities will be of low importance. The zone caters for a wide range of farming activities, including intensive animal husbandry, rural processing industries and timber production, and a planning authority may want to apply the zone to encourage a particular mix of farming and non-farming activities. However, the needs of farmers will need to be balanced with the council's other planning objectives for the area.

The mix of uses that is encouraged in the zone should complement the environmental and landscape values of the land, and support the council's overall urban and rural settlement strategies. It would be inappropriate to apply the zone to encourage a rural mixed use area if the land is required for urban development in the future, or if the particular uses would be better located in an existing town, where there is access to a wider range of urban services and infrastructure.

The zone should not be mistaken for a quasi rural residential zone. Housing is only one of a number of uses that may be considered in the zone, and, in some circumstances, it may be incompatible with the particular mix of uses that the planning authority is seeking to achieve.

Tourism

Rural Victoria is home to many trails, transport routes and nature-based attractions that have strong tourist appeal and create demand for recreation and tourism facilities and services. Tourism can promote and facilitate economic activity that supports aspects of regional and rural life. For example, farm stays, cellar door sales and the sales of local produce support agriculture.

A range of farming-related tourism uses may be considered in the Farming Zone (such as farm stays, group accommodation, market, residential hotel, restaurants, and primary produce sales). However, if a planning authority is keen to facilitate the establishment of larger scale tourism uses or a more diverse mix of tourism and recreation uses, the Rural Activity Zone may be a more appropriate zone to apply as hotel and tavern are permit required uses.

In deciding to apply the Rural Activity Zone to facilitate tourism in an area, matters to be considered include:

- the need to protect the agricultural, environmental and cultural values of the area
- the scale and mix of tourism and recreation uses to be encouraged

- whether there are opportunities to build alliances between tourism business operators, farmers, food and wine producers and trail network managers
- the product and infrastructure needs of tourists and the local community
- requirements for the siting, planning and design of tourism facilities.

In reaching a decision on proposals in the Rural Activity Zone, the responsible authority must consider whether the use or development will support and enhance agricultural production and other matters relating to protecting and enhancing farming. However, the weight that is given to these considerations will need to be balanced with other social, environmental or economic objectives and policies identified for the land in the scheme.

The schedule to the Rural Activity Zone requires the planning authority to nominate an appropriate minimum lot size. This will vary depending on the physical attributes of the land, the type of agricultural activities being encouraged and the mix of non-farming land uses being sought. The minimum lot size should promote effective land management practices and infrastructure provision and could be large or small.

Rural Conservation Zone

The Rural Conservation Zone is primarily concerned with protecting and conserving rural land for its environmental features or attributes. The conservation values of the land must be identified in the schedule to the zone and could be historic, archaeological, landscape, ecological, cultural or scientific values. In this zone:

- all uses are subordinate to the environmental values of the land
- farming is allowed provided that it is consistent with the environmental values of the area
- the minimum lot size for subdivision is tailored to suit the environmental features and values of the land.

Land use and development is controlled in the zone to safeguard the natural environment and conserve the identified environmental qualities of the land. Most agricultural uses require a planning permit. In general, there is an expectation that a proposal will only be permitted if it conserves the values identified for the land, the site is environmentally capable of sustaining the proposal, and it is compatible with surrounding land uses.

Industrial uses other than Rural industry, Warehouse uses other than Rural store, most types of Retail premises, and Intensive animal husbandry are prohibited in the zone.

Green Wedge Zone

The Green Wedge Zone is primarily concerned with protecting and conserving non-urban land outside of the Urban Growth Boundary (UGB) for its agricultural, environmental, historic, landscape, or recreational values, or mineral and stone resource attributes.

The zone provides opportunity for all agricultural uses and most farming uses and limits non-rural uses to those that either support agriculture or tourism, or that are essential for urban development but cannot locate in urban areas for amenity and other reasons (such as airports, schools, waste treatment plants, land fills and reservoirs). A dwelling requires a permit and is restricted to one dwelling per lot.

The zone provides a minimum lot size of 40 hectares unless an alternative is specified in a schedule to the zone. The creation of smaller lots is prohibited unless the subdivision is the re-subdivision of existing lots or the creation of a small lot for a utility installation.

Industrial uses other than Rural industry, Warehouse uses (except Rural store), and most types of Retail premises are prohibited in the zone.

Green Wedge A Zone

The Green Wedge A Zone is primarily concerned with protecting and conserving non-urban land outside of the Urban Growth Boundary (UGB) for its agricultural, environmental, historic, landscape, infrastructure, natural resource or rural living attributes.

The zone provides opportunity for all agricultural uses and limits non-rural uses to those that either support agriculture or tourism, schools, major infrastructure and rural living. A dwelling requires a permit and is restricted to one dwelling per lot.

The zone provides a minimum lot size of eight hectares unless an alternative is specified in a schedule to the zone. The creation of smaller lots is prohibited unless the subdivision is the re-subdivision of existing lots or the creation of a small lot for a utility installation.

Industrial uses other than Rural industry (except for Abattoir and Sawmill), Warehouse uses (except Rural store), most types of Retail premises, and Intensive animal husbandry are prohibited in the zone.

Rural Living Zone

This zone provides for residential use in a rural environment. It is designed to cater for lots in a rural setting that are large enough to accommodate a dwelling and a farming use. The farming use is likely to be carried on for reasons other than the need to provide a significant source of household income.

In this zone:

- it is not essential that a dwelling be genuinely associated with a farming use of the land
- some farming may take place on the land, however this will not always be the case
- residents have a reasonable expectation that their amenity will be protected
- a wider range of tourism, commercial and retail uses may be considered in the zone.

Although the Rural Living Zone is catering primarily for residential use, the allotment size and subdivision layout should provide the opportunity for farming activities to occur, without adversely affecting the natural environment or the amenity of surrounding land uses. This means that the minimum lot size could be quite large.

If the planning authority's objective is to encourage rural residential development at densities that are defacto large residential lots or which would preclude farming activities, then it should consider applying the Low Density Residential Zone.

Because of the zone's primarily residential function, a planning authority must be able to show that using the Rural Living Zone is part of its strategy to provide appropriate housing diversity and choice to meet housing needs.

In the Rural Living Zone, development must be provided with certain community infrastructure and services normally expected for residential areas. This is why land uses that are normally located in urban areas may be considered in the zone. These uses need to be considered carefully, to ensure that the zone does not become an unplanned urban area and farming on adjacent land is not compromised.

For more information about the key strategic and land capability requirements that a proposed Rural Living rezoning must meet refer to *Planning Practice Note 37: Rural Residential Development*

Potable water supply catchment areas

A potable water supply catchment provides water resources to a reservoir used primarily for domestic water supply purposes. Special water supply catchment areas are listed in Schedule 5 of the *Catchment and Land Protection Act 1994*.

There are two types of potable water supply catchments. An 'open' catchment is where part or all of the catchment area is in private ownership and access to the catchment is

unrestricted. A 'closed' catchment means that the whole of the catchment area is publicly owned and public access is prohibited.

Water authorities do not have direct control over land use and development in open, potable water supply catchments, however because of the risks to public health, all use and development should be sited and managed to protect the quality of water collected from the catchment. Residential development and agriculture particularly have the potential to impact adversely on water quality through the discharge of contaminated runoff and wastes, nutrient contributions or sediment to waterways.

To protect water quality in open, potable water supply catchments, the preferred approach is to apply the Rural Conservation Zone. However, in deciding to apply this zone to these areas, a planning authority should carefully consider the type and extent of development expected in the area, the potential sources of pollutants, and the conditions or standards that new use and development would be required to meet to maintain an acceptable water quality. For further information about potable water supply catchments, refer to the *Guidelines for Planning Permits in Open, Potable Water Supply Catchment Areas*.

Where should the zones be applied?

The differences between the zones' purposes and provisions decide where they should be applied. Examples of candidate areas for each zone are provided below, however these are indicative only. The decision about which zone is applied should be driven by the strategic objectives in the scheme.

The **Farming Zone** is designed to be applied to rural areas where:

- farmers require certainty about undertaking normal farming practices and need the flexibility to change farming practices in the future

- farming is the principal activity in the area and the protection of productive farmland is of primary strategic importance
- the farmland is of state, regional or local significance in terms of agricultural production or employment
- the farmland has physical attributes that are scarce or essential to sustaining particular agricultural activities
- pressures to use and develop land for non-farming purposes pose a significant threat to the supply and productivity of farmland in the area
- the scale, nature and intensity of farming uses in the area have the potential to significantly impact upon sensitive land uses, such as housing
- the efficient and effective use of agricultural infrastructure will be maximised.

Possible Farming Zone areas include:

- horticulture areas
- intensive animal husbandry areas
- irrigated areas
- dairying areas
- forestry plantation areas
- other broad hectare cropping areas
- areas where the consolidation, intensification or aggregation of farming activities is encouraged
- areas where non-farming uses and development need to be strictly controlled so that potential land use conflicts can be avoided.

The **Rural Activity Zone** is designed to be applied to rural areas where:

- farming is an important activity in the area but the planning objectives identified for the land support the establishment of other land uses

- a mixed-use function would support farming activities in the area, assist in preventing the unplanned loss of productive agricultural land elsewhere, or allow for the logical and efficient provision of infrastructure
- the use of land in the area for non-farming purposes would not compromise the long term productivity of surrounding farmland
- appropriate buffers can be provided between different land uses so that land use conflicts are avoided
- the planning authority has developed a clear policy about how discretion in the zone will be exercised.

Possible Rural Activity Zone areas include:

- an existing mixed use rural area where the mix of uses complements the agricultural, environmental and landscape values of the area and supports the council's urban settlement objectives
- rural areas where commercial, tourism or recreational development will complement and benefit the particular agricultural pursuits, landscape features or natural attractions of the area
- farming areas where complementary rural industry, agribusiness uses, and rural research facilities are encouraged.

The **Rural Conservation Zone** is designed to be applied to rural areas where:

- the protection of the environmental features of the land is of primary strategic importance including, for example, native vegetation, flora and fauna, significant habitats, or they could relate to the visual qualities of the land
- the environmental features of the land are scarce and strict controls are required to prevent the further loss or decline of those features
- land use and development could directly or indirectly threaten the environmental values of the land and strict controls are required to manage this.

If the environmental or landscape features cover a large rural area, the Rural Conservation Zone is likely to be suitable. However, if the features are widely dispersed or fragmented and the surrounding land has been substantially altered (for example, broadacre farming areas with wildlife corridors), the other rural zones may be more appropriate supplemented with overlays.

Possible Rural Conservation Zone areas include:

- relatively intact natural areas where land use and development could result in the loss of important environmental features or values
- areas of biodiversity or ecological significance
- rural areas that contain threatened species habitat, such as wetlands, water catchments and grasslands
- rural areas of high scenic or landscape value
- environmentally degraded areas where a cautious approach to land use and development is required to avoid further environmental damage
- rural areas that are unstable or prone to erosion or salinity
- open, potable water supply catchment areas.

The **Green Wedge Zone** is designed to be applied to green wedge land where:

- agriculture and farming is an important activity in the area, complemented by other land uses
- a mixed-use function would support farming activities in the area, assist in preventing the unplanned loss of productive agricultural land elsewhere, or allow for the logical and efficient provision of infrastructure to service urban areas
- the use of land in the area for non-farming purposes, such as tourism uses,

would support the long term productivity of surrounding farmland

- the protection of the environmental features of the land is important including, for example, native vegetation, flora and fauna, cultural heritage, significant habitats, or they could relate to the landscape and visual qualities of the land
- significant mineral and stone resources are located in the area.

Possible Green Wedge Zone areas include:

- rural land defined as green wedge land
- areas of agricultural and farming land
- relatively intact natural areas where land use and development could result in the loss of important environmental features or values
- areas of biodiversity significance
- rural areas more remote from townships and township areas supporting a variety of land uses and lot sizes of around 40 hectares or greater
- rural areas of high scenic or landscape value
- areas for infrastructure provision or stone and mineral resources.

The **Green Wedge A Zone** is designed to be applied to green wedge land where:

- agriculture and farming is an important activity in the area but the planning objectives identified for the land support the establishment of other land uses
- a mixed-use function would support farming and tourism activities in the area, assist in preventing the unplanned loss of productive agricultural land elsewhere, or allow for the logical and efficient provision of infrastructure to service urban areas
- the use of land in the area for non-farming purposes, such as tourism uses, would support the long term productivity of surrounding farmland

- the protection of the environmental features of the land is important including, for example, native vegetation, flora and fauna, cultural heritage, significant habitats, or they could relate to the landscape and visual qualities of the land
- significant natural resources are located in the area
- rural living areas with lot sizes of around eight hectares or greater located on the periphery of, or between, townships.

Possible Green Wedge A Zone areas include:

- rural land defined as green wedge land
- relatively intact natural areas where land use and development could result in the loss of important environmental features or values
- areas of biodiversity significance
- rural areas surrounding townships supporting a variety of land uses with lot sizes of around eight hectares or greater
- rural areas of high scenic or landscape value
- areas with significant natural resources.

The **Rural Living Zone** is designed to be applied to areas where:

- the rural land has a mainly residential function

- farming may take place on the land but this is subordinate to the residential use
- residents require certainty about the residential amenity of the area and are protected from potentially incompatible land uses
- farming is of a nature or scale that will not conflict with housing
- residents will have access to most of the normal services and infrastructure provided in urban areas.

Possible Rural Living Zone areas include:

- rural areas that have been substantially subdivided and developed for dwellings in proximity to an urban area or township with a range of urban services and infrastructure.

Further information

More information is available on the DTPLI website at www.dtpli.vic.gov.au/planning

Other planning practice notes:

- *PPN62: Green Wedge Planning Provisions*
- *PPN31: Preparing a Green Wedge Management Plan*
- *PPN37: Rural Residential Development*

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Final RECOMMENDATIONS REPORT
PORT ALBERT RURAL RESIDENTIAL LIFESTYLE LOTS REVIEW

APPENDIX 2 PRECINCT PLANS



CP162038
 OLD PORT ROAD

66E
 YARRAM-

PORT ALBERT-
 TARRAVILLE ROAD

OLD PORT ALBERT-
 TARRAVILLE ROAD

WILLS ROAD

PORT ALBERT-
 TARRAVILLE ROAD

PORT ALBERT
 ROAD

OLD PORT FORESHORE ROAD

SOUTH STREET

6

5

9

8

7

4

2

1

3

Notations

Study Boundary

Precinct Boundary

Precinct	No. of Dwellings
1	3
2	5
3	1
4	4
5	6
6	7
7	3
8	6
9	3

Shire of Wellington
 Port Albert Rural Residential
 Lifestyle Lot Review
 PRECINCT PLAN

Scale A3 1:15000
 Lengths are in metres

Co-ordinate Datum	MGA55	Sheet	1	of	1
Drawing No.	300233P01	Version	1		
CAD Ref.	F:\30\300233\DWG				
Drawn By	ST	Checked By	Date 28/3/2014		
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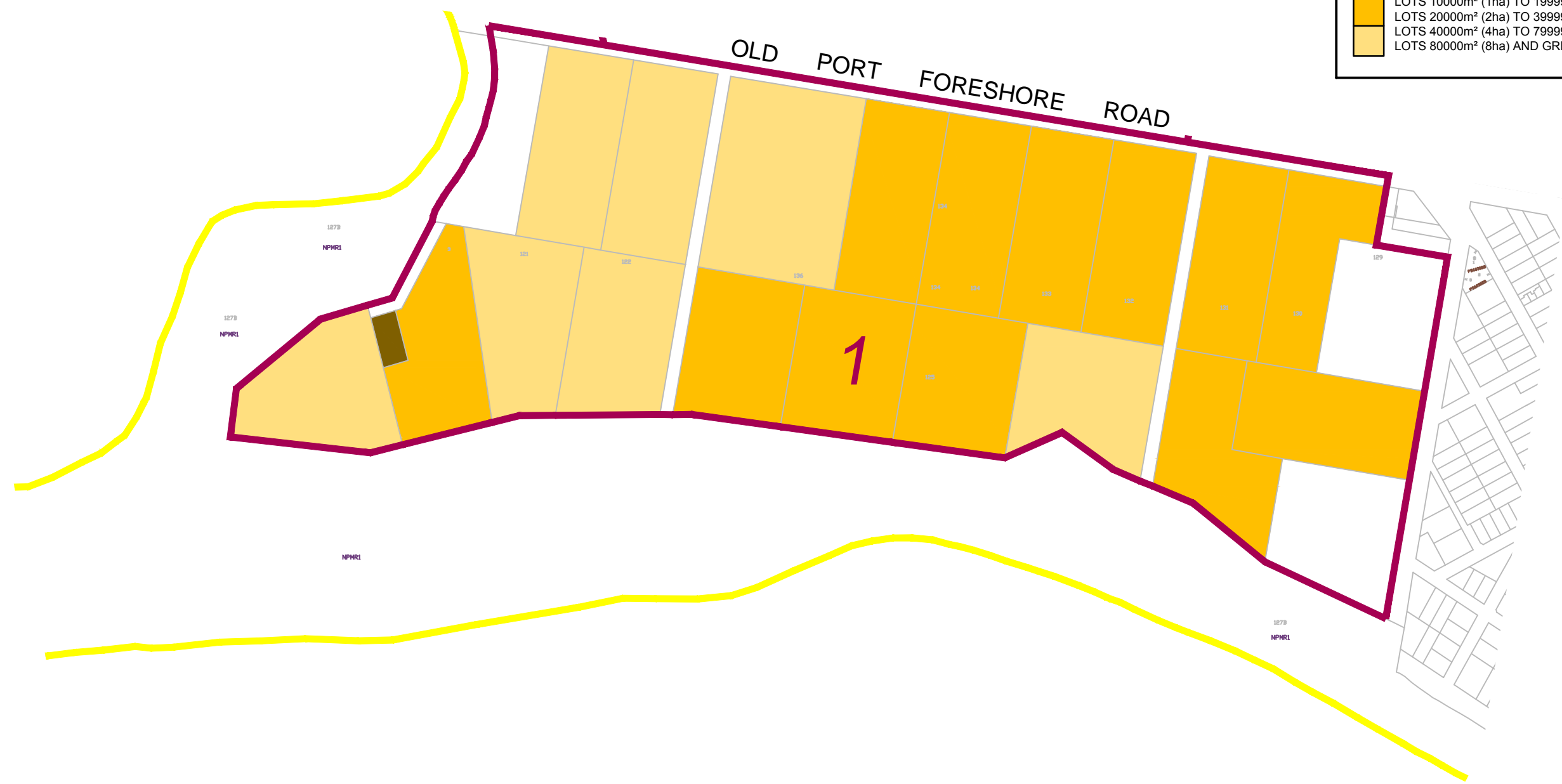
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Farming Zone Lot Areas

LOT MIX TABLE

TOTAL NUMBER OF LOTS :	20	AVERAGE: 38762m ²
LOTS 500m ² TO 999m ²	0	AVERAGE: 0m ² 0%
LOTS 1000m ² TO 2022m ²	0	AVERAGE: 0m ² 0%
LOTS 2023m ² (1/2 acre) TO 4046m ²	1	AVERAGE: 3240m ² 5%
LOTS 4047m ² (1 acre) TO 9999m ²	0	AVERAGE: 0m ² 0%
LOTS 10000m ² (1ha) TO 19999m ²	0	AVERAGE: 0m ² 0%
LOTS 20000m ² (2ha) TO 39999m ²	12	AVERAGE: 38598.3m ² 60%
LOTS 40000m ² (4ha) TO 79999m ²	7	AVERAGE: 44117.1m ² 35%
LOTS 80000m ² (8ha) AND GREATER	0	AVERAGE: 0m ² 0%



Notations

— Study Boundary

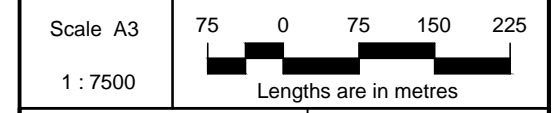
— Precinct Boundary

Number of Dwellings in Precinct 1: 3

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Shire of Wellington Port Albert Rural Residential Lifestyle Lot Review PRECINCT 1 PLAN











Co-ordinate Datum	MGA55	Sheet	1	of	1
Drawing No.	300233P01	Version	1		
CAD Ref.	F:\30\300233\DWG				
Drawn By	ST	Checked By		Date	28/3/2014
REV	AMENDMENT	APPROVED	DATE		

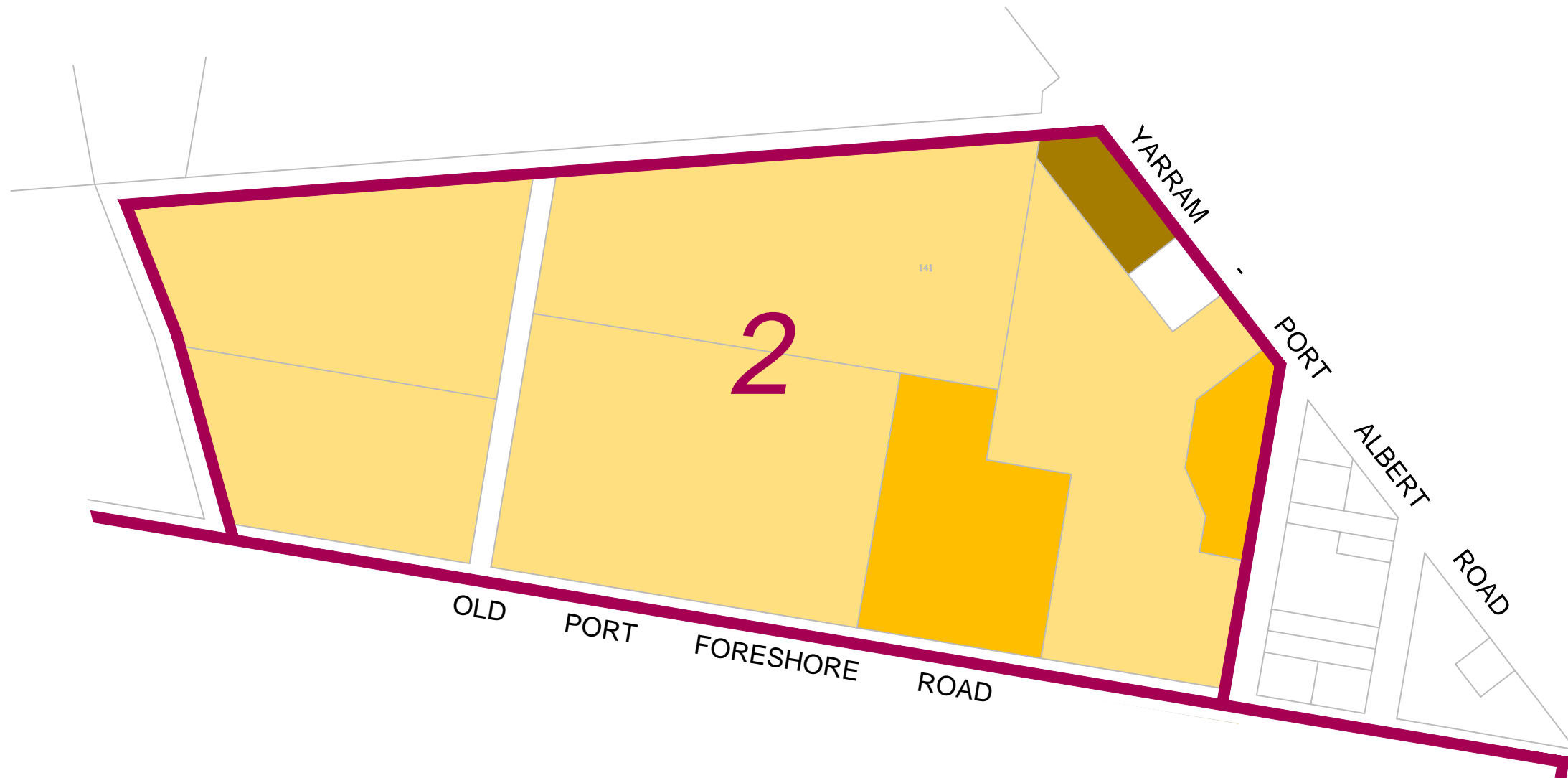


Farming Zone Lot Areas



LOT MIX TABLE

TOTAL NUMBER OF LOTS : 8 AVERAGE: 47563.8m²

	LOTS 500m ² TO 999m ²	0	AVERAGE: 0m ²	0%
	LOTS 1000m ² TO 2022m ²	0	AVERAGE: 0m ²	0%
	LOTS 2023m ² (1/2 acre) TO 4046m ²	0	AVERAGE: 0m ²	0%
	LOTS 4047m ² (1 acre) TO 9999m ²	1	AVERAGE: 8440m ²	12.5%
	LOTS 10000m ² (1ha) TO 19999m ²	1	AVERAGE: 10810m ²	12.5%
	LOTS 20000m ² (2ha) TO 39999m ²	1	AVERAGE: 35550m ²	12.5%
	LOTS 40000m ² (4ha) TO 79999m ²	3	AVERAGE: 54676.7m ²	37.5%
	LOTS 80000m ² (8ha) AND GREATER	2	AVERAGE: 80840m ²	25%



Notations

-  Study Boundary
-  Precinct Boundary

Number of Dwellings in Precinct 2: 5



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Scale A3
1 : 5000
50 0 50 100 150
Lengths are in metres

Co-ordinate Datum	MGA55	Sheet	1	of	1
Drawing No.	300233P01	Version	1		
CAD Ref.	F:\30\300233\DWG				
Drawn By	ST	Checked By		Date	28/3/2014
REV	AMENDMENT	APPROVED	DATE		



Farming Zone Lot Areas

LOT MIX TABLE

TOTAL NUMBER OF LOTS : 75 AVERAGE: 1593.5m²

LOTS 500m ² TO 999m ²	4	AVERAGE: 973.3m ²	5.3%
LOTS 1000m ² TO 2022m ²	57	AVERAGE: 1500.6m ²	76%
LOTS 2023m ² (1/2 acre) TO 4046m ²	14	AVERAGE: 2148.9m ²	18.7%
LOTS 4047m ² (1 acre) TO 9999m ²	0	AVERAGE: 0m ²	0%
LOTS 10000m ² (1ha) TO 19999m ²	0	AVERAGE: 0m ²	0%
LOTS 20000m ² (2ha) TO 39999m ²	0	AVERAGE: 0m ²	0%
LOTS 40000m ² (4ha) TO 79999m ²	0	AVERAGE: 0m ²	0%
LOTS 80000m ² (8ha) AND GREATER	0	AVERAGE: 0m ²	0%



Notations

- Study Boundary
- Precinct Boundary

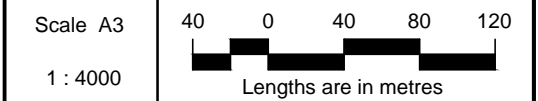
Number of Dwellings in Precinct 3: 1



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Co-ordinate Datum	MGA55	Sheet	1	of	1
Drawing No.	300233P01		Version 1		
CAD Ref. F:\30\300233\DWG					
Drawn By	ST	Checked By			Date 28/3/2014
REV	AMENDMENT	APPROVED	DATE		



Farming Zone Lot Areas



LOT MIX TABLE

TOTAL NUMBER OF LOTS : 17 AVERAGE: 2543.3m²

	LOTS 500m ² TO 999m ²	1	AVERAGE: 997m ²	5.9%
	LOTS 1000m ² TO 2022m ²	9	AVERAGE: 1689.3m ²	52.9%
	LOTS 2023m ² (1/2 acre) TO 4046m ²	4	AVERAGE: 2533.3m ²	23.5%
	LOTS 4047m ² (1 acre) TO 9999m ²	3	AVERAGE: 5634m ²	17.6%
	LOTS 10000m ² (1ha) TO 19999m ²	0	AVERAGE: 0m ²	0%
	LOTS 20000m ² (2ha) TO 39999m ²	0	AVERAGE: 0m ²	0%
	LOTS 40000m ² (4ha) TO 79999m ²	0	AVERAGE: 0m ²	0%
	LOTS 80000m ² (8ha) AND GREATER	0	AVERAGE: 0m ²	0%



Notations

-  Study Boundary
-  Precinct Boundary

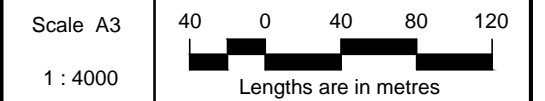
Number of Dwellings in Precinct 4: 4



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Co-ordinate Datum	MGA55	Sheet	1	of	1
Drawing No.	300233P01	Version	1		
CAD Ref.	F:\30\300233\DWG				
Drawn By	ST	Checked By			Date
					28/3/2014
REV	AMENDMENT	APPROVED	DATE		

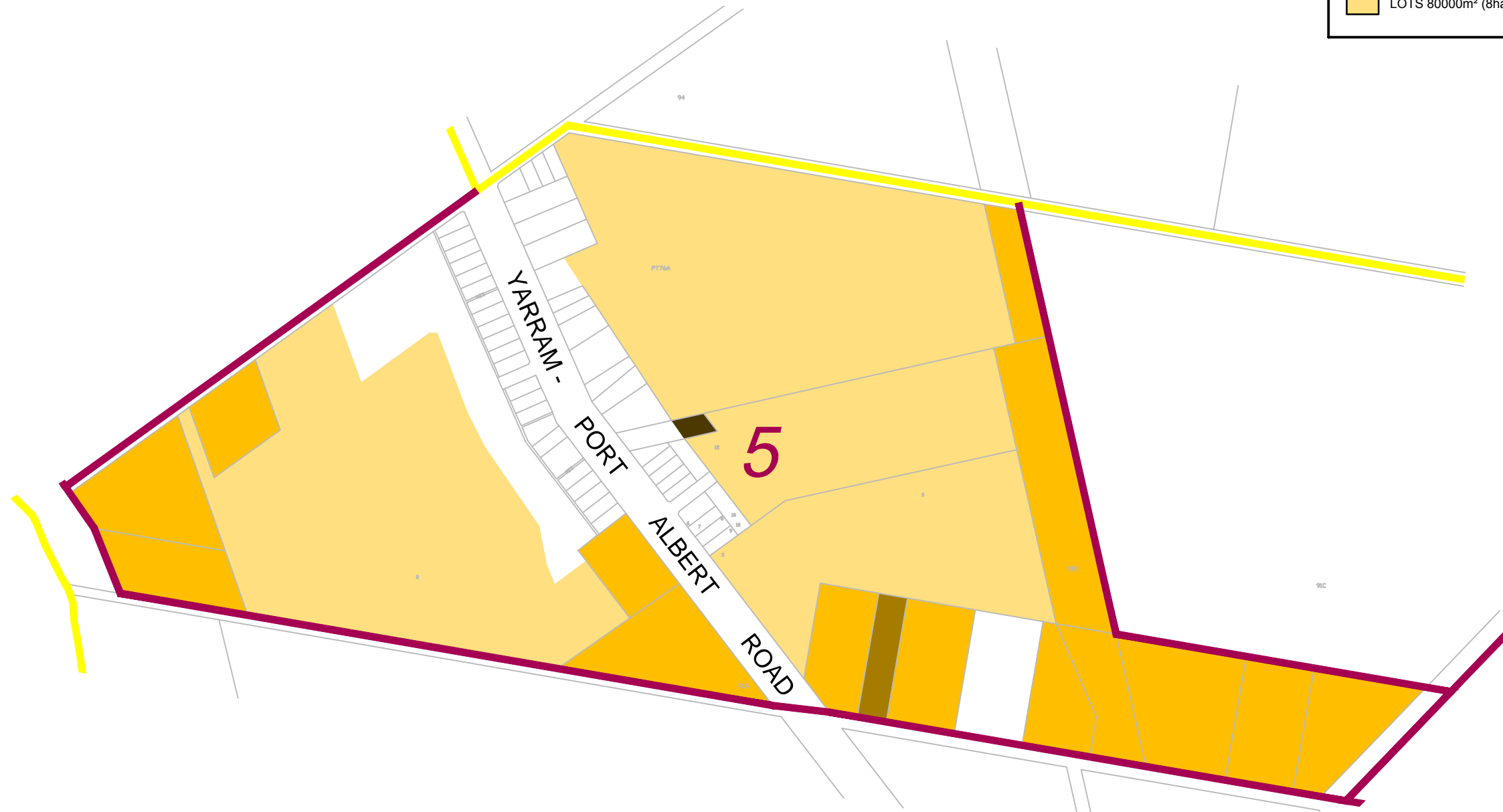


Farming Zone Lot Areas



LOT MIX TABLE

TOTAL NUMBER OF LOTS : 20 AVERAGE: 40669m²

	LOTS 500m ² TO 999m ²	0	AVERAGE: 0m ²	0%
	LOTS 1000m ² TO 2022m ²	1	AVERAGE: 1500m ²	5%
	LOTS 2023m ² (1/2 acre) TO 4046m ²	0	AVERAGE: 0m ²	0%
	LOTS 4047m ² (1 acre) TO 9999m ²	1	AVERAGE: 8080m ²	5%
	LOTS 10000m ² (1ha) TO 19999m ²	11	AVERAGE: 16498.2m ²	55%
	LOTS 20000m ² (2ha) TO 39999m ²	3	AVERAGE: 28670m ²	15%
	LOTS 40000m ² (4ha) TO 79999m ²	1	AVERAGE: 69260m ²	5%
	LOTS 80000m ² (8ha) AND GREATER	3	AVERAGE: 155683.3m ²	15%



Notations

-  Study Boundary
-  Precinct Boundary

Number of Dwellings in Precinct 5: 6



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Co-ordinate Datum	MGA55	Sheet	1	of	1
Drawing No.	300233P01		Version 1		
CAD Ref. F:\30\300233\DWG					
Drawn By	ST	Checked By	Date		28/3/2014
REV	AMENDMENT	APPROVED	DATE		

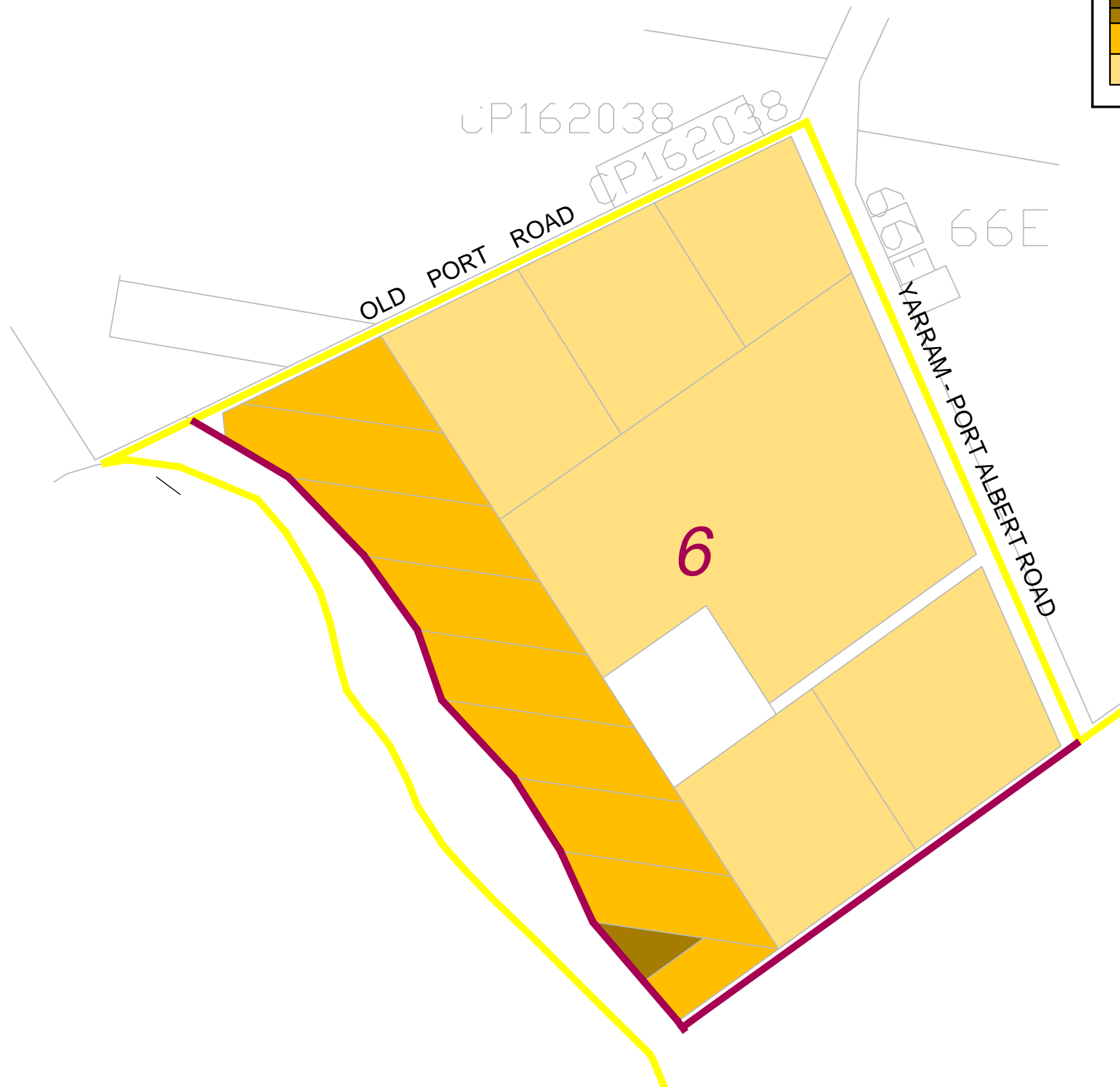


Farming Zone Lot Areas



LOT MIX TABLE

TOTAL NUMBER OF LOTS : 16 AVERAGE: 53661.3m²

	LOTS 500m ² TO 999m ²	0	AVERAGE: 0m ²	0%
	LOTS 1000m ² TO 2022m ²	0	AVERAGE: 0m ²	0%
	LOTS 2023m ² (1/2 acre) TO 4046m ²	0	AVERAGE: 0m ²	0%
	LOTS 4047m ² (1 acre) TO 9999m ²	1	AVERAGE: 6840m ²	6.3%
	LOTS 10000m ² (1ha) TO 19999m ²	1	AVERAGE: 12270m ²	6.3%
	LOTS 20000m ² (2ha) TO 39999m ²	8	AVERAGE: 28302.5m ²	50%
	LOTS 40000m ² (4ha) TO 79999m ²	4	AVERAGE: 67062.5m ²	25%
	LOTS 80000m ² (8ha) AND GREATER	2	AVERAGE: 172400m ²	12.5%



Notations

-  Study Boundary
-  Precinct Boundary

Number of Dwellings in Precinct 6: 7



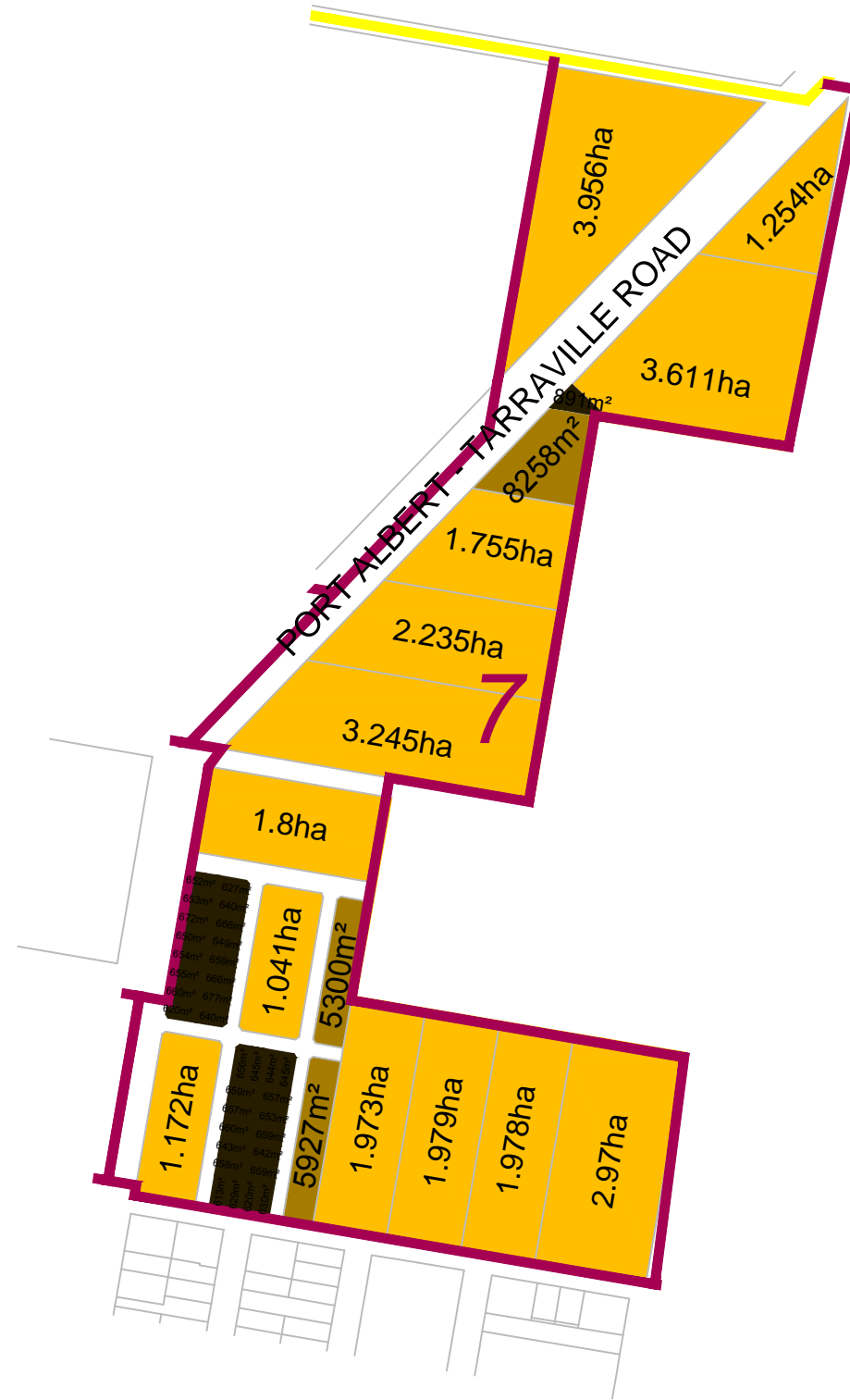
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Scale A3
1 : 7500
75 0 75 150 225
Lengths are in metres

Co-ordinate Datum	MGA55	Sheet	1	of	1
Drawing No.	300233P01	Version	1		
CAD Ref.	F:\30\300233\DWG				
Drawn By	ST	Checked By			Date
					28/3/2014
REV	AMENDMENT	APPROVED	DATE		



Farming Zone Lot Areas

LOT MIX TABLE - PRECINCT 7

TOTAL NUMBER OF LOTS : 51 AVERAGE: 6512.5m²

Lot Area Range	Number of Lots	Average Area (m ²)	Percentage
LOTS 500m ² TO 999m ²	35	AVERAGE: 656m ²	68.6%
LOTS 1000m ² TO 2022m ²	0	AVERAGE: 0m ²	0%
LOTS 2023m ² (1/2 acre) TO 4046m ²	0	AVERAGE: 0m ²	0%
LOTS 4047m ² (1 acre) TO 9999m ²	3	AVERAGE: 6495m ²	5.9%
LOTS 10000m ² (1ha) TO 19999m ²	8	AVERAGE: 16190m ²	15.7%
LOTS 20000m ² (2ha) TO 39999m ²	5	AVERAGE: 32034m ²	9.8%
LOTS 40000m ² (4ha) TO 79999m ²	0	AVERAGE: 0m ²	0%
LOTS 80000m ² (8ha) AND GREATER	0	AVERAGE: 0m ²	0%

Notations

- Study Boundary
- Precinct Boundary

Number of Dwellings in Precinct 7: 3
Lot areas are approximate only



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Scale A3
1 : 7500
75 0 75 150 225
Lengths are in metres









Co-ordinate Datum	MGA55	Sheet	1	of	1
Drawing No.	300233P01	Version	1		
CAD Ref.	F:\30\300233\DWG				
Drawn By	ST	Checked By	Date 5/9/2014		
REV	AMENDMENT	APPROVED	DATE		

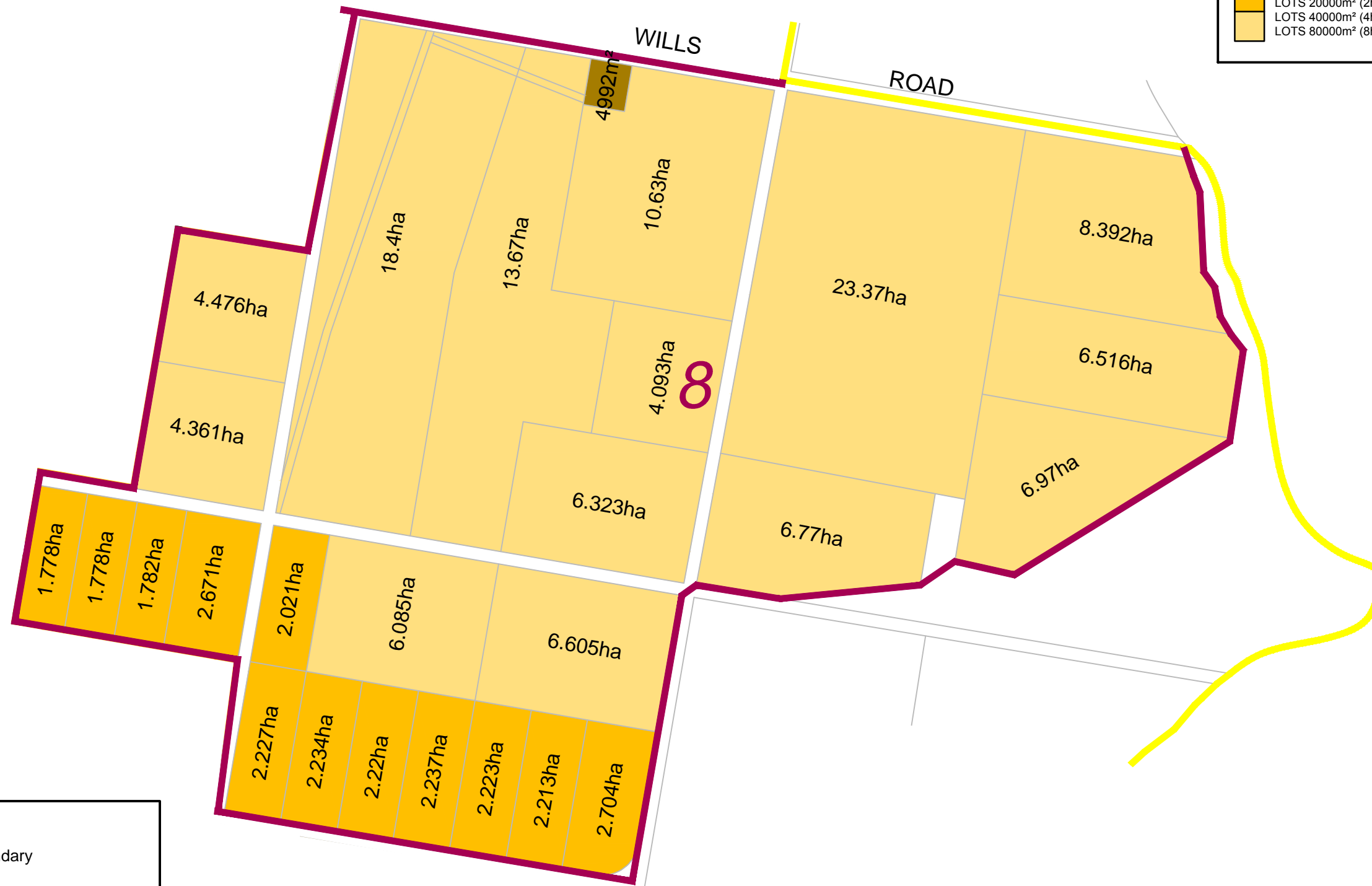


Farming Zone Lot Areas



LOT MIX TABLE - PRECINCT 8

TOTAL NUMBER OF LOTS : 27 AVERAGE: 56758.6m²

	LOTS 500m ² TO 999m ²	0	AVERAGE: 0m ²	0%
	LOTS 1000m ² TO 2022m ²	0	AVERAGE: 0m ²	0%
	LOTS 2023m ² (1/2 acre) TO 4046m ²	0	AVERAGE: 0m ²	0%
	LOTS 4047m ² (1 acre) TO 9999m ²	1	AVERAGE: 4992m ²	3.7%
	LOTS 10000m ² (1ha) TO 19999m ²	3	AVERAGE: 17793.3m ²	11.1%
	LOTS 20000m ² (2ha) TO 39999m ²	9	AVERAGE: 23055.6m ²	33.3%
	LOTS 40000m ² (4ha) TO 79999m ²	9	AVERAGE: 57998.9m ²	33.3%
	LOTS 80000m ² (8ha) AND GREATER	5	AVERAGE: 148924m ²	18.5%



Notations

-  Study Boundary
-  Precinct Boundary

Number of Dwellings in Precinct 8: 6



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Scale A3	75 0 75 150 225
1 : 7500	Lengths are in metres









Co-ordinate Datum	MGA55	Sheet	1	of	1
Drawing No.	300233P01	Version	1		
CAD Ref.	F:\30\300233\DWG				
Drawn By	ST	Checked By		Date	28/3/2014
REV	AMENDMENT	APPROVED	DATE		



Farming Zone Lot Areas



LOT MIX TABLE

TOTAL NUMBER OF LOTS : 7 AVERAGE: 38641.4m²

	LOTS 500m ² TO 999m ²	0	AVERAGE: 0m ²	0%
	LOTS 1000m ² TO 2022m ²	0	AVERAGE: 0m ²	0%
	LOTS 2023m ² (1/2 acre) TO 4046m ²	0	AVERAGE: 0m ²	0%
	LOTS 4047m ² (1 acre) TO 9999m ²	0	AVERAGE: 0m ²	0%
	LOTS 10000m ² (1ha) TO 19999m ²	0	AVERAGE: 0m ²	0%
	LOTS 20000m ² (2ha) TO 39999m ²	3	AVERAGE: 28723.3m ²	42.9%
	LOTS 40000m ² (4ha) TO 79999m ²	4	AVERAGE: 46080m ²	57.1%
	LOTS 80000m ² (8ha) AND GREATER	0	AVERAGE: 0m ²	0%



Notations

-  Study Boundary
-  Precinct Boundary

Number of Dwellings in Precinct 9: 3



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Scale A3
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Lengths are in metres

Co-ordinate Datum	MGA55	Sheet	1	of	1
Drawing No.	300233P01	Version	1		
CAD Ref.	F:\30\300233\DWG				
Drawn By	ST	Checked By	Date		28/3/2014
REV	AMENDMENT	APPROVED	DATE		



Final RECOMMENDATIONS REPORT
PORT ALBERT RURAL RESIDENTIAL LIFESTYLE LOTS REVIEW

APPENDIX 3 ECOLOGICAL VEGETATION CLASS

EVC/Bioregion Benchmark for Vegetation Quality Assessment

Gippsland Plain bioregion

EVC 11: Coastal Lagoon Wetland

Description:

Occupies the margins of coastal freshwater lagoons that have formed behind the coastal dune barrier and the adjacent hills. It has several zones dependent upon water depth and persistence of inundation. Within the lagoon itself where exposure is rare, the vegetation is dominated by graminoids whereas on the lagoon margin a tall scrub layer is common.

Life Forms:

Life form	#Spp	%Cover	LF code
Medium Shrub	4	15%	MS
Small Shrub	2	1%	SS
Large Herb	1	1%	LH
Medium Herb	2	5%	MH
Small or Prostrate Herb	1	1%	SH
Large Tufted Graminoid	1	5%	LTG
Large Non-tufted Graminoid	2	15%	LNG
Medium to Small Tufted Graminoid	1	5%	MTG
Medium to Tiny Non-tufted Graminoid	2	5%	MNG
Ground Fern	1	5%	GF
Scrambler or Climber	1	1%	SC
Bryophytes/Lichens	na	10%	BL
Total understorey projective foliage cover		60%	

LF Code	Species typical of at least part of EVC range	Common Name
MS	<i>Leptospermum continentale</i>	Prickly Tea-tree
MS	<i>Melaleuca squarrosa</i>	Scented Paperbark
MS	<i>Melaleuca ericifolia</i>	Swamp Paperbark
MH	<i>Gonocarpus tetragynus</i>	Common Raspwort
LTG	<i>Carex appressa</i>	Tall Sedge
MTG	<i>Triglochin procerum s.l.</i>	Water Ribbons
LNG	<i>Phragmites australis</i>	Common Reed
LNG	<i>Lepidosperma longitudinale</i>	Pithy Sword-sedge
MNG	<i>Baumea tetragona</i>	Square Twig-sedge
SC	<i>Cassytha glabella</i>	Slender Dodder-laurel

Recruitment:

Continuous

Organic Litter:

20% cover

Weediness:

There are no consistent weeds in this EVC.

EVC 11: Coastal Lagoon Wetland - Gippsland Plain bioregion

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EVC/Bioregion Benchmark for Vegetation Quality Assessment

Gippsland Plain bioregion

EVC 48: Heathy Woodland

Description:

Spans a variety of geologies but is generally associated with nutrient-poor soils including deep uniform sands (aeolian or outwash) and Tertiary sand/clay which has been altered to form quartzite gravel. Eucalypt-dominated low woodland to 10 m tall lacking a secondary tree layer and generally supporting a diverse array of narrow or ericoid-leaved shrubs except where frequent fire has reduced this to a dense cover of bracken. Geophytes and annuals can be quite common but the ground cover is normally fairly sparse.

Large trees:

Species	DBH(cm)	#/ha
<i>Eucalyptus</i> spp.	50 cm	15 / ha
<i>Banksia serrata</i>	40 cm	

Tree Canopy Cover:

%cover	Character Species	Common Name
10%	<i>Eucalyptus willisii</i>	Jimmy's Shining Peppermint
	<i>Eucalyptus obliqua</i>	Messmate Stringybark
	<i>Eucalyptus radiata</i> s.l.	Narrow-leaf Peppermint
	<i>Eucalyptus viminalis</i> ssp. <i>pryoriana</i>	Rough-barked Manna Gum
	<i>Banksia serrata</i>	Saw Banksia

Understorey:

Life form	#Spp	%Cover	LF code
Immature Canopy Tree		5%	IT
Medium Shrub	5	30%	MS
Small Shrub	5	20%	SS
Medium Herb	2	5%	MH
Small or Prostrate Herb	2	5%	SH
Large Tufted Graminoid	1	5%	LTG
Large Non-tufted Graminoid	1	1%	LNG
Medium to Small Tufted Graminoid	1	5%	MTG
Medium to Tiny Non-tufted Graminoid	2	5%	MNG
Ground Fern	1	5%	GF
Bryophytes/Lichens	na	10%	BL
Soil Crust	na	10%	S/C

LF Code	Species typical of at least part of EVC range	Common Name
MS	<i>Epacris impressa</i>	Common Heath
MS	<i>Leptospermum myrsinoides</i>	Heath Tea-tree
MS	<i>Leptospermum continentale</i>	Prickly Tea-tree
MS	<i>Monotoca scoparia</i>	Prickly Broom-heath
SS	<i>Amperea xiphoclada</i> var. <i>xiphoclada</i>	Broom Spurge
SS	<i>Leucopogon virgatus</i>	Common Beard-heath
SS	<i>Dillwynia glaberrima</i>	Smooth Parrot-pea
LTG	<i>Gahnia sieberiana</i>	Red-fruit Saw-sedge
MTG	<i>Xanthorrhoea minor</i> ssp. <i>lutea</i>	Small Grass-tree
MNG	<i>Hypolaena fastigiata</i>	Tassel Rope-rush
SC	<i>Cassytha glabella</i>	Slender Dodder-laurel

EVC 48: Heathy Woodland - Gippsland Plain bioregion

Recruitment:

Episodic/Fire. Desirable period between disturbances is 20 years.

Organic Litter:

40 % cover

Logs:

15 m/0.1 ha.

Weediness:

There are no consistent weeds in this EVC.

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EVC/Bioregion Benchmark for Vegetation Quality Assessment

Gippsland Plain bioregion

EVC 191: Riparian Scrub

Description:

A dense shrubland to 6 m tall with occasional eucalypt emergents growing on waterlogged substrates often with a peaty surface horizon. Emergent eucalypts may be occasionally present. The understorey is often species-poor and consists typically of sedges tolerant of seasonal waterlogging. Occurs along creeks and minor stream tributaries of the lowland plains.

Canopy Cover:

%cover	Character Species	Common Name
60%	<i>Melaleuca squarrosa</i>	Scented Paperbark
	<i>Leptospermum continentale</i>	Prickly Tea-tree

Understorey:

Life form	#Spp	%Cover	LF code
Medium Shrub	3	10%	MS
Small Shrub	1	1%	SS
Medium Herb	1	1%	MH
Small or Prostrate Herb	1	1%	SH
Large Tufted Graminoid	1	10%	LTG
Large Non-tufted Graminoid	1	5%	LNG
Medium to Small Tufted Graminoid	1	1%	MTG
Medium to Tiny Non-tufted Graminoid	3	15%	MNG
Ground Fern	1	5%	GF
Scrambler or Climber	2	15%	SC
Bryophytes/Lichens	na	20%	BL
Total understorey projective foliage cover		80%	

LF Code	Species typical of at least part of EVC range	Common Name
MS	<i>Coprosma quadrifida</i>	Prickly Currant-bush
MS	<i>Ozothamnus ferrugineus</i>	Tree Everlasting
MS	<i>Acacia verticillata</i>	Prickly Moses
MS	<i>Ozothamnus rosmarinifolius</i>	Rosemary Everlasting
SS	<i>Amperea xiphioclada</i> var. <i>xiphioclada</i>	Broom Spurge
MH	<i>Gonocarpus tetragynus</i>	Common Raspwort
MH	<i>Selaginella uliginosa</i>	Swamp Selaginella
LTG	<i>Gahnia sieberiana</i>	Red-fruit Saw-sedge
LNG	<i>Lepidosperma longitudinale</i>	Pithy Sword-sedge
MNG	<i>Baumea tetragona</i>	Square Twig-rush
MNG	<i>Schoenus brevifolius</i>	Zig-zag Bog-sedge
MNG	<i>Empodisma minus</i>	Spreading Rope-rush
GF	<i>Pteridium esculentum</i>	Austral Bracken
SC	<i>Gleichenia microphylla</i>	Scrambling Coral-fern
SC	<i>Billardiera scandens</i>	Common Apple-berry
SC	<i>Cassytha glabella</i>	Slender Dodder-laurel

Recruitment:

Continuous

Organic Litter:

40 % cover

Weediness:

There are no consistent weeds in this EVC.

EVC 191: Riparian Scrub - Gippsland Plain bioregion

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ATTACHMENT 2



Port Albert Planning Controls Review June 2014

Prepared For:

DTPLI & Wellington Shire Council



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TABLE OF CONTENTS

TABLE OF CONTENTS	2
1 Executive Summary	3
2 Purpose	4
3 Statement of Methodology	4
4 Strategic Context	5
4.1 Regional Context.....	5
4.2 Local Context.....	5
4.3 Review of recent development trends.....	6
5 Review of existing planning framework	7
5.1 Relevant Planning Provisions.....	7
5.2 Purpose of Relevant Planning Provisions.....	9
5.2.1 State Planning Policy.....	9
5.2.2 MSS & Local Planning policy.....	9
5.2.3 Zones.....	9
5.2.4 Overlays.....	10
5.2.5 Other.....	11
6 Key issues and implications	12
7 Recommendations	16
7.1 Short term.....	16
7.2 Medium –longer term.....	18

List of Appendices

Appendix A Comments on existing planning controls

1 Executive Summary

Port Albert is located within Wellington Shire Council approximately 80 kilometres south of Sale and 236 kilometres south-east of Melbourne. Port Albert is Victoria's first established port and has a significant and rich maritime history

Port Albert has a number of special characteristics which warrant a level of protection through planning systems.- including heritage, character, design, environmental protection, and landscape protection. The planning framework for Port Albert is complex in recognition of these values.

There has been growing frustration amongst the local community that Port Albert's planning framework is restricting development opportunities and growth within the town. This report has found that difficulties are most likely to arise through the application of the requirements of the Heritage Overlay, Design and Development Overlay, and reference documents which has contributed to these controls. A review of planning provisions (in particular) is timely and is the key focus of this report.

Significant development (both in scale and quantity) has not occurred in Port Albert in recent history (dating back to 1994). While we agree the existing framework is complex, there are not clear grounds to suggest that it is unreasonably restricting development:

- The vast majority of permit applicants obtain planning approval.
- The vast majority of permits were triggered by relatively minor buildings and works, detached homes or amendments to existing permits.
- There were very few commercial or business related approvals, with only 11 commercial related permits sought over this period.

Opportunities exist to further encourage tourism and remove unnecessary permit triggers for minor buildings and works.

Key findings

We believe that through the removal of permit triggers for minor buildings and works in Design and Development Overlay – Schedule 9 (DDO9), and a reduction in the extent of HO34, planning processes in Port Albert can be improved. Council can initiate changes to Local Policy and the Design and Development Overlay over the short term without further strategic work. Longer term opportunities also exist to consolidate underdeveloped land consider the extent of Heritage Overlay 34 (HO34). Recommendations are made within this context.

Strategic benefits

Introduction of these measures will provide the following strategic benefits:

- A reduction in unnecessary planning regulation / red tape, with changes which can be introduced over the short term without the need for further research and analysis.
- Improved planning outcomes in Port Albert community, including:
 - Updated, clear and transparent priorities relating to Port Albert's Heritage.
 - Improved support for commercial and tourism development.
- A reduction in planning permit requirements, resulting in:
 - A reduction in officer time in the assessment of applications
 - A reduction in community resources in the preparation unnecessarily or overlay complex applications.
 - Improved community satisfaction with planning processes and land use outcomes.

2 Purpose

The purpose of this report is to undertake a review of the current planning controls applying to Port Albert.

The key aim of the review is to make recommendations regarding potential changes/modifications to the existing planning controls. More specifically, opportunities to 'cut red tape' need to be explored, with the aim of providing a greater level of consistency in the decision making process across the controls, than currently exists.

It is intended that Council will consider the findings of this report with the view to preparing an amendment to the Wellington Planning Scheme at a future stage.

3 Statement of Methodology

The methodology used to prepare this report is set out below.

Status	Deliverables
Part 1 - Review of current planning controls.	<ul style="list-style-type: none"> • Inception meeting to discuss project background and key issues with Council. • Desktop review existing planning framework for Port Albert. • Review summary of issues raised by Council or arising through previous consultation. • Identify purpose of existing planning framework and key requirements relating to the use and development of land (to be prepared in table form). • Review recent permit trends from information provided by Council.
Part 2 - Produce a report with recommendations	<ul style="list-style-type: none"> • Preparation of a concise report summarising key findings. • Tracked changes comments on existing planning controls identifying issues, improvements, and opportunities to reduce red tape.

4 Strategic Context

4.1 Regional Context

Port Albert is located within Wellington Shire Council approximately 80 kilometres south of Sale and 236 kilometres south-east of Melbourne.

Port Albert is Victoria's first established port and has a significant and rich maritime history. Today, the town is home to a permanent resident population and is a popular destination for recreational fishing and sightseeing with proximity to the Nooramunga Marine and Coastal Park and 90 Mile Beach.



4.2 Local Context

The Study area can be broadly identified to the south of Old Port Road, Yarram Road and Tarraville Road with frontage to the Corner Inlet and Bass Strait. The study area is accessible from the Princes Highway and South Gippsland Highway.

Reflective of its maritime origins, Port Albert has developed around the waterfront with a main spine (Tarraville Road) connecting the waterfront with the hinterland and surrounding road network to the north. Many buildings associated with Port Albert's past have been retained and have heritage protection. Environmental and landscape values are prominent through the coastal landscape to the south and east, low lying areas and wetland, heavily vegetated areas to the north, and surrounding agricultural land.



4.3 Review of recent development trends

A review of Council's planning and building permit records was undertaken to understand recent and historical development patterns and trends in Port Albert.

Planning permit data indicates approximately 12 applications received by Council per annum for the period of 1995-2014. The most common forms of development approval in Port Albert issued over the period were for:

1. Single Dwellings
2. Sheds & Garages
3. Subdivision
4. Buildings and works (Alterations & Additions)

With the exception of some subdivision in the order of 3-13 lots, the vast majority of permits were triggered by relatively minor buildings and works, detached homes or amendments to existing permits.

There were very few commercial or business related approvals, with only 11 commercial related permits sought over this period. Just under half of these approvals related to liquor licences for existing premises.

Planning permit data was cross checked against building permit data from the same period to determine whether there were significant discrepancies in the number of approvals sought. The number of applications and approvals were found to be similar, indicating that very little permitted development was exempt from a planning permit.

There were very few refusals over this period (6 in total). Combined with applications which were withdrawn, this amounted less than 1 planning application per annum which did not obtain planning approval.

This data would suggest that:

- Very little use and development is exempt from a planning permit in Port Albert.
- Council was refusing very few applications in Port Albert (less than 0.5 application per annum).
- The existing planning framework may be complex in terms of the number of provisions which apply, however it does not appear to be unreasonably preventing planning permits from being approved.

These conclusions assist in identifying areas for improvement, including the need to focus on a reduction in permit triggers for minor buildings and works.

Please refer to Table 1 below.

Table 1 - Planning approvals - 1995 – 2014

No Planning applications / amendments made	Approved	Refused	Withdrawn	Waiting determination	Average applications /amendments made per annum (19.5 years)	Average approvals per annum (19.5 years)
247	201	6	11	29	12.66	10.30

Source: Wellington Shire Council planning records

Anecdotally, it has been suggested in local media that there is unmet demand for land and the development of land in Port Albert. Demand analysis has not been undertaken as part of this review. We note that Council is currently undertaking a review of Rural Residential development in Port Albert. It is likely that some measure of land demand and supply will arise through the Rural Residential Review and may substantiate these claims.

5 Review of existing planning framework

5.1 Relevant Planning Provisions

The table below has been prepared to enable an understanding of the various planning provisions which apply within Port Albert, including relevant State and, Local provisions and reference material. The purpose and application of the framework is summarised overleaf.

SPPF		
Clause 11 Settlement		<i>State planning policies affecting all land in Victoria.</i>
Clause 12 Environment and Landscape Values		
Clause 13 Environmental Risks		
Clause 14 Natural Resource Management		
Clause 15 Built Environment and Heritage		
Clause 16 Housing		
Clause 17 Economic Development		
Clause 18 Transport		
Clause 19 Infrastructure		
LPPF		
Clause 21.04-3 Settlement Strategies		<i>Local planning policies specific to Port Albert.</i>
Clause 21.12-10 Port Albert and Palmerston		
Clause 21.13-3 Coastal Landscape Character and Significance		
Clause 21.14-1 Climate Change Impacts		
Clause 21.16 Built Environment & Heritage		
Clause 22.02 Rural Policy		
Clause 22.03 Heritage Policy		
Zones		
General Residential Zone 1		<i>Zones affecting Port Albert.</i>
Commercial Zone (C1Z & C2Z)		
Farming Zone (FZ)		
Road Zone (RDZ1)		
Overlays		
Environmental Significance Overlay (ESO1 & ESO2)		<i>Overlays affecting Port Albert.</i>

Heritage Overlay (HO34; HO116; HO119; HO135; HO174; HO285)
Design and Development Overlay (DDO9-1; DDO9-2; DDO9-3; DDO9-4; DDO9-5)
Land Subject to Inundation Overlay (LSIO)
Particular Provisions
Clause 52.05 Advertising Signs
Clause 52.06 Car Parking
Clause 52.17 Native Vegetation
Clause 52.29 Land Adjacent to a Road Zone
Clause 54 One Dwelling on a Lot
Clause 55 Two or More Dwellings on a Lot
Clause 56 Residential Subdivision
Incorporated Documents
Wellington Shire Heritage Place Citations (2007)
Other
Victorian Heritage Register
Port Albert & Palmerston Urban Design Guidelines (2007)
Port Albert Conservation Study, Graeme Butler (1982)
Guidelines for the Assessment of Heritage Planning Applications – Port Albert and District (2002)
Port Albert in-House Heritage Assessment Guidelines for HO34 (2013)
Wellington Heritage Study: Stage 1 (2005)

State Planning provisions which are applicable to the use and development of land in Port Albert.

Heritage properties within Wellington Shire.

Studies, registers, and guidelines which have been used to development policy and continue to guide decision making.

5.2 Purpose of Relevant Planning Provisions

The purpose and application of the existing planning framework is summarised below.

5.2.1 State Planning Policy

- **Clause 11 Settlement** aims to facilitate sustainable coastal development that takes full advantage of existing settlement patterns and maintains a strong local identity.
- **Clause 12 Environment and Landscape Values** aims to recognise and enhance coastal areas by ensuring development conserves and protects their biodiversity and ecological value.
- **Clause 13 Environmental Risks Values** aims to identify and manage the potential for the environment, and environmental changes, to impact upon the economic, environmental or social well-being of society.
- **Clause 14 Natural Resource Management** aims to ensure all new land use and development appropriately responds to its landscape, valued built form and cultural context and protect places and sites with significant heritage, architectural, aesthetic, scientific and cultural value.
- **Clause 15 Natural Resource Management** aims to ensure all new land use and development appropriately responds to its landscape, valued built form and cultural context and protect places and sites with significant heritage, architectural, aesthetic, scientific and cultural value.
- **Clause 16 Housing** aims to ensure housing that is diverse and affordable and with appropriate access to services.
- **Clause 17 Economic Development** aims to ensure a strong and innovative economy.
- **Clause 18 Transport** aims to ensure an integrated and sustainable transport system that provides access to social and economic opportunities.

5.2.2 MSS & Local Planning policy

- **Clause 21.04-3 Settlement Strategies (Coastal areas)** identifies the preferred location, density and type of development in coastal areas.
- **Clause 21.12-10 Port Albert and Palmerston** aims to protect and enhance the character and environment of Port Albert.
- **Clause 21.16-2 Built Environment & Heritage** aims to encourage sustainable built form that conserves and protects the Shire's heritage assets.

The following three key themes emerge:

- The sustainable coordination of settlement;
- Protection of the coastal township character, heritage, and valued landscape attributes; and
- Promotion of coastal tourism and commercial activities.

5.2.3 Zones

Relevant zones which apply within Port Albert are summarised below and shown on the map overleaf.

- **General Residential Zone (GRZ)** aims to provide for modest residential growth at a range of densities with a variety of dwellings that respects the neighbourhood character.
- **Commercial 1 Zone (C1Z)** aims to create a vibrant mixed-use commercial centre for retail, office, business, entertainment and community uses, while also accommodating residential uses at densities complementary to the role and scale of the commercial centre. The C1Z has been applied to along Wharf Street/Tarraville Road.
- **Commercial 2 Zone (C2Z)** Three lots at the north east end of Bay Street are zoned as Commercial 2 Zone (C2Z).
- **Farming Zone (FZ), Public Park and Recreation Zone (PPRZ)** apply to surrounding farmland and the coastline.



5.2.4 Overlays

Relevant overlays which apply within Port Albert are summarised below and shown on the map overleaf.

- **Design and Development Overlay (DDO9)** seeks to ensure the design of buildings on Port Albert's surrounds in a manner generally consistent with the precinct objectives contained within the Port Albert / Palmerston Urban Design Guidelines, 2007. DDO9 identifies five separate precincts with designated building setback and building height criteria.
- **Heritage Overlay (HO)** aims to conserve heritage places of natural and cultural significance, and to ensure that new development does not adversely affect the significance of heritage places. The Heritage Overlay (HO) is applied to several individual parcels of land in Port Albert. A Heritage Precinct also applies to much of Wharf Street, Bay Street and Tarraville Road.
- **Environmental Significance Overlay (ESO)** aims to identify areas where the development of land may be affected by environmental constraints. ESO1 and 2 apply to the study area:
 - The Environmental Significance Overlay Schedule 1 (ESO1) applies to the low lying area where the Magazine Point marina was proposed. ESO1 applies to Coastal and Gippsland Lakes Environs.
 - The Environmental Significance Overlay Schedule 2 (ESO2) also applies to the proposed marina area as well as the coast to the south west of the township and north to the Old Port Foreshore Road.
- **Development Plan Overlay Schedule 1 (DPO1)** applies to land on the corner of Yarram-Port Albert Road and Old Port Foreshore Road. The DPO1 was applied to the land when it was rezoned from the FZ to the R1Z.
- **Public Acquisition Overlay (PAO)** applies to a small strip of land in Charles Street.

5.2.5 Other

Wellington Planning Scheme Amendment C33

- Amendment C33 was adopted by Council in June 2011. The amendment applies the Floodway Overlay and Land Subject to Inundation Overlay across the Shire, including Port Albert. It is noted that the urban area of Port Albert was specifically excluded from these overlays by the Minister for Planning. Floor levels are considered and determined under the building system.

Refer map below.



6 Key issues and implications

Complexity of the existing planning control framework

One of the key drivers of this review was the perception that the existing planning control framework was too complex to manage. Clips from local media have been reviewed and indicate community frustration with the complexity of existing provisions and difficulty in obtaining approvals. Anecdotally, it has been suggested that planning red tape is “stifling development” within the town.

As shown in the previous section of this report, there are numerous planning controls which apply to Port Albert. Key reasons for the level of prescription and control could include:

- Port Albert has special characteristics which warrant a level of protection through planning systems. The existing planning framework ascribes a high value on heritage, character, design, environmental protection, and landscape protection. The level of prescription could be seen as reflective of these values.
- We understand there to be some history to large subdivision and development proposals in Port Albert. Often, it does not take a large volume of proposals to generate community concern and subsequent change in policy – rather a single proposal which generates concern. It is possible that a single proposal has resulted in community concern and the introduction of prescriptive planning policy to restrict / and or prevent development from occurring.
- It would also appear that and that the existing suite of planning controls has been added too incrementally over time as a result of:
 - New strategic work being undertaken at a local level (Masterplans, heritage studies).
 - Changes in State Planning Systems (Introduction of new format planning schemes with State based provisions which in many cases duplicated local policies and controls).
 - Scientific evolution (Ie: Changes in State and Local policy as a result of global forces including climate change and sea level rise, scientific discovery, and accepted new management practices).
 - Other Social, environmental, and economic pressures of the day.

As a consequence of these factors (some or all), Port Albert’s planning framework **is** complex. It would appear that difficulties are most likely to arise through the application of the requirements of the Heritage Overlay, Design and Development Overlay, and reference documents which has contributed to these controls. A review of planning provisions (in particular) is timely and is the key focus of this report.

Other Overlays also apply within Port Albert (ESO, DPO, and PAO). In reviewing permit application history and understanding the key issues affecting the subject area, we don’t believe these controls to be introducing additional complexity for permit applicants in Port Albert as:

- While the extent of the ESO is significant, it has generally been applied to the coastal foreshore and low lying, undeveloped areas which haven’t been and are unlikely to subject to development activity.
- The DPO and PAO only apply to small portions of land, and are appropriate.

There is therefore no need to consider specific changes to these controls.

The impact of planning controls on development

Significant development (both in scale and quantity) has not occurred in Port Albert in recent history (dating back to 1994). While we agree the existing framework is complex, there are not clear grounds to suggest that it is unreasonably restricting development. From our analysis, it is clear that the vast majority of permit applicants obtain planning approval. We believe that market forces, including land supply are more likely to impact the rate in which the town can grow and develop – not the complexity of existing planning framework.

Opportunities to reduce red tape

This report does however explore both short and longer term opportunities to improve the existing planning framework and reduce red tape. When implemented, we would expect these changes to improve community satisfaction with planning processes and land use outcomes in Port Albert. We believe the main opportunities to be focussed on:

- Reducing / removing permit triggers for minor buildings and works. For example, remove or condition permit triggers as follows:
 - DDO9
 - Remove trigger for a fence in Precinct 4
 - Exempt construction of a deck if not visible from the street
 - Exempt construction of a domestic swimming pool by including design parameters in the Schedule
 - HO34
 - Exempt a fence if below desired height limit (HO)
 - Exempt domestic services normal to a dwelling (HO)
 - Exempt a domestic swimming pool if not visible from the street (HO)
 - Exempt a deck if not visible from the street (HO)
- Removing conflicting requirements, for example:
 - A fence is exempt for Precincts 1, 2, 3 and 5 of the DDO9, but requires a permit pursuant the HO.
 - The repair and maintenance of existing buildings and works is exempt pursuant the DD09, but requires a permit under the HO if the works change the appearance of the building or are not done to original specification.
- Removing redundant provisions - reference to Port Albert Hotel.
- Reviewing outdated reference documents, for example:
 - Guidelines for the Assessment of Heritage Planning Applications – Port Albert & District (2002)
 - Port Albert Conservation Study, Graeme Butler (1982)
- Non-statutory measures relating to process, interpretation, and explanatory material.

The benefits of making these changes to the planning scheme would be:

- Removing conflicting requirements would provide greater clarity for permit applicants and Council.
- More certainty for the community as to what is achievable in Port Albert.
- Greater flexibility for minor forms of development.
- Updated, clear and transparent priorities relating to Port Albert's Heritage.
- A reduction in planning permit requirements, resulting in:
 - A reduction in officer time in the assessment of applications
 - A reduction in community resources in the preparation unnecessarily or overlay complex applications.
 - Improved community satisfaction with planning processes and land use outcomes.
 - A greater opportunity for Council to focus on more significant planning issues affecting Port Albert.

Support for tourism and economic growth

Whilst we do not believe that development has been restricted as a whole, we do believe there is an opportunity to further encourage tourism and economic growth. These objectives are documented to be of strong importance to the town, but are not identified in local policy with the same "vigour" as other considerations. This can be rectified with some simple wording changes to existing policy.

Heritage & Design

Port Albert's heritage has been the subject of numerous studies which are referenced in the Planning Scheme. Specific Local Planning Policy also applies to the town. The standardised format of the new format Victorian Planning provisions and the application of the Heritage Overlay and Design and Development Overlay are applied to "control" the impacts of new development on the established heritage and character of the town. The Heritage Overlay and Design and Development Overlay are tailored through the use of schedules with specific controls applicable to Port Albert. Some of the heritage material is now quite old and in need of future review. Changes to the DDO can also be considered to improve the level of consistency between heritage and design objectives.

Building Height

Opened in 1842 - the Port Albert Hotel was a historically significant place as the oldest continually licensed establishment in Victoria and the most prominent building on Port Albert's coastline.

DDO9 identifies the Port Albert Hotel as a height benchmark in Precincts 1 and 2. Other precincts have a height specified in "storeys". The Hotel was destroyed by fire and longer exists. Planning controls are therefore required to be revisited. To do this, we have considered the background to the introduction of the height requirements for Port Albert which are reflected in DDO9.

The Palmerston and Port Albert Urban Design Guidelines (April 2007), prepared by Coomes Consulting identified that the hotel is used as a planning benchmark because *"The existing hotel sets a good typical standard of architectural form and would be a corner piece for a similarly scaled future development in this precinct."*

The Guidelines further state that:

"There is an opportunity to encourage good quality development along Wharf Street overlooking the public foreshore, boat harbour and the bay itself. The effect of continuous two storey development of a similar scale to the existing Port Albert Hotel and the newer buildings will be to reinforce the beauty and attraction of the port area ... Buildings should not exceed a height of two storeys and should complement the roof height of the Port Albert Hotel."

Refer to images below:



Source: *Palmerston and Port Albert Urban Design Guidelines (April 2007)*

We have not undertaken fresh design analysis as part of this report. We believe the Coomes report to provide appropriate justification for a 2 storey height maximum to be set in DDO9 for Precincts 1 and 2. This would also improve consistency with the way in which building heights are set for other precincts in DD09 (ie: expressed in storeys).

Undeveloped land

Port Albert contains parcels of undeveloped land which appear unsuitable for development (refer to aerial photography and overlay maps shown low lying, undeveloped land in the centre of the town). Land is zoned Farm Zone and included in the ESO.

Mapping indicates the land to be subdivided into conventional township lots with an associated road network, however nothing has been built. Given the zoning and overlays which apply, we would assume that the land is not intended to be developed for township purposes due to environmental constraints.

We have not reviewed the ownership of this land as part of this report, nor its contribution to land supply estimates. While there appears to be no immediate need, Council may wish to consolidate this land in the longer term given it is unlikely to be suitable for township development. The Restructure Overlay is one planning tool that could be applied to fulfil this purpose.

Reference material outside of the Planning Scheme

It would appear that a significant amount of interpretation and decision making is made outside of the planning scheme (ie: Council has prepared its own guidelines for assessing heritage proposals). Unless you are familiar with the way in which policy is interpreted and applied at a local level, this can make it difficult to interpret and achieve. Council do a lot of the heavy lifting to assist the community to navigate the existing planning control framework. Measures can be introduced to simplify the planning framework to benefit both Council and the community. Reference material can also be publicly displayed to ensure transparency with its decision making.

Recommendations are made within this context.

7 Recommendations

7.1 Short term

We believe the following changes can be made without the need for additional studies and strategic work to reduce red tape

MSS & LPPF

This review has considered the question as to whether the planning objectives and strategies for Port Albert have been met. We believe that the heart of difficulties with Port Albert's planning framework relate to an inconsistency between the objectives and strategies identified in both Clause 21.04-3, and Clause 21.10-12. These clauses provide the key guiding principles for development in Port Albert and Wellington's other coastal towns.

Clause 21.10-12 contains one objective:

- *"To protect and enhance the character and environment of Port Albert."*

We believe that the existing planning control framework reflects this objective.

Strategies include:

- *Encourage modest expansion of commercial activity within the Port Albert town.*
- *Encourage those activities which cater for the needs of the town's growing permanent and tourist populations.*
- *Encourage tourism development which responds to the town's environmental constraints and special character.*
- *Encourage major tourism uses or developments which are not dependent on a coastal location to develop within the main existing townships of Loch Sport and Port Albert.*

It would seem that whilst there is significant impetus to encourage economic development, tourism, and major tourism uses, it is difficult to achieve these strategies with a sole objective of *"To protect and enhance the character and environment of Port Albert."*

There should be sufficient strategic justification in existing strategic work prepared by Council to justify and amendment to the Planning scheme to introduce a further objective to Clause 21.10-12 supporting tourism and commercial growth. Similar examples of this approach exist for other township policies within the Wellington Planning Scheme and could be extended to 21.10-12.

Design and Development Overlay – Schedule 9

- DDO9 identifies five separate precincts with designated building setback and building height criteria. Problems appear to be encountered most within the commercial core (it is suggested that there is not enough flexibility in design/heritage controls), and in the residential areas (Precinct 4) where minor buildings and works are triggering a permit. To resolve these issues, we would suggest aligning exemptions with the current exemptions in the Port Albert Heritage Precinct permit exemptions (note, we have also recommended a review of the extent of this precinct with the view to reducing its coverage). i.e., a fence is currently exempt for Precincts 1, 2, 3 and 5 of the **DDO9**, but requires a permit pursuant the **HO**.
- The introduction of the new Neighbourhood Residential Zone (NRZ) has the potential to establish the height and setback parameters of built form in the area; however DDOs can be more prescriptive in terms of requirements, specific directions and exemptions. We would not recommend reliance of the provisions of the Neighbourhood Residential Zone as the DDO has been designed specific to Port Albert and Port Albert's context (different from other Neighbourhood Residential zoned areas).
- Sheds, outbuildings, and extensions to existing buildings account for a significant amount of permits in Port Albert. Each could be included in the list of exemptions within the Table to Clause 2. A condition could be specified in relation to a % of floor area, and to ensure that extensions were confined to the rear of the existing building (ie: in other words, those works which do not impact street amenity, heritage, or neighbourhood character would be exempt, while those which posed some form of challenge would trigger a permit).

- The Table to Clause 2.0 identifies the Port Albert Hotel as a height benchmark in Precincts 1 and 2. The Hotel no longer exists. Other precincts have a height specified in “storeys”. We would recommend either a similar specification (ie: if the Port Albert Hotel equated to a two storey building, then this benchmark would be set in the DDO (instead of reference to the building). This would also alleviate any potential issue with a height specified in metres to accommodate the floor-level requirements of the catchment management authority. This would also improve consistency with the way in which building heights are set for other precincts in DD09 (ie: expressed in storeys). Council may also wish to consider the following:
 - Floor-to-ceiling measurements could be specified to remove ambiguity around what constitutes a ‘storey’. An additional allowance placed on roof/architectural design feature heights.
 - We interpret the intent of the Coomes guidelines to offer some flexibility when it comes to maximum building height. We would suggest exercising some caution in absolute or mandatory requirements relating to building height. We believe a prescriptive height benchmark (specified in AHD or otherwise) to offer more potential for future problems than benefits to the town, restricting development unnecessarily (particularly when combined with requirements under the building system). Some discretion in planning controls should be applied.

Incorporated documents and Reference documents

We have reviewed documentation which sits outside of the planning scheme to determine whether anything within it (design guidelines or the like) could be included within planning controls to improve interpretation of the controls and overall decision making.

There would appear however to be enough prescription within the existing planning framework. As such, additional guidance is not warranted. Should Council elect to proceed with a Heritage Review, it is likely that existing Incorporated and Reference Documents will also be reviewed, superseded, and reduced (if necessary).

Non statutory measures

Council may consider the following non-statutory initiatives to communicate the findings of this study and reduce community concern associated with planning processes in Port Albert:

- The community can be informed via a newsletter or via an article in the local paper of the findings of this study and the next steps:
 - Planning Scheme Amendment
 - Heritage Review
- Contact can be made with real estate agents, Tourism Victoria and local business owners to identify ways in which tourism and business will benefit from the review.
- Reference documents and decision guidelines can be publicly displayed (via Council website) to enable the community to understand the way in which Council reaches its decisions (Note: this may already be occurring).
- A register can be established to record issues experienced by permit applicants or officers assessing applications in Port Albert. The register can be periodically reviewed by Council to identify common problems and solutions. The register will assist in separating genuine problems from innuendo and encourage an accurate understanding of the facts.

7.2 Medium –longer term

Implementation of the following initiatives through the planning system would require further strategic work and are identified as medium-longer term priorities for Council.

Port Albert Heritage Review

A review of the Heritage Overlay would contribute to the removal of red tape and unnecessary permit triggers in Port Albert. Changes to Local Policy and DDO9 will only go so far in delivering benefit, as permits will still be required in many instances under the HO. This includes permit triggers for items such as fences, and the repair and maintenance of existing buildings which are relatively minor.

It has also been suggested that some building stock in Port Albert currently protected by the Heritage Overlay is not of heritage value.

Council may wish to undertake a review of HO34. Unless the extent of the Heritage Overlay can be reduced (most likely through a reduction in the area covered by HO34 – Port Albert Heritage Precinct), then permits for relatively minor buildings and works will continue to trigger the requirement for a permit in Port Albert.

In this regard, we note that Clause 21.12-10 identifies the need to: *Investigate the appropriate extent of the Heritage Overlay (HO34) in Port Albert in conjunction with a review of the Port Albert Conservation Study, 1982.* Similar recommendations have arisen through earlier work strategic planning and heritage investigations into the town undertaken by Context, DWS and others.

We understand that Council has produced its own internal guidelines titled “Port Albert In-House Heritage Assessment Guidelines for HO34. We understand that the purpose of preparing the guidelines was to assist in the assessment of applications received under HO34. This work brings together various planning and design studies. The extent of this work does not include reevaluating the heritage significance of heritage buildings or places, nor does it have statutory weight. There is an opportunity to take this work a step further to consider the extent of HO34 with the view to reducing its coverage where possible.

We believe that through the removal of permit triggers for minor buildings and works in DDO9, and a reduction in the extent of HO34, planning processes in Port Albert can be improved.

Consolidating underdeveloped land

Port Albert contains parcels of undeveloped land which appear unsuitable for development (refer to aerial photography and overlay maps shown low lying, undeveloped land in the centre of the town). Land is zoned Farm Zone and included in the ESO.

Mapping indicates the land to be subdivided into conventional township lots with an associated road network, however nothing has been built. Given the zoning and overlays which apply, we would assume that the land is not intended to be developed for township purposes due to environmental constraints.

We have not reviewed the ownership of this land as part of this report, nor its contribution to land supply estimates. While there appears to be no immediate need, Council may wish to review the zoning of this land in the longer term given it is unlikely to be suitable for township development. A Restructure Overlay could be applied to enable the land to be consolidated.

Appendix A: Comments on existing planning controls

21.12 COASTAL AREAS STRATEGIC FRAMEWORK

01/05/2014
C55(Part 1)

21.12-1 Loch Sport

19/12/2013
C70

Vision

Manage the future development of Loch Sport in accordance with the following vision:

“Loch Sport will be a major and central Gippsland Lakes settlement and key boating node, attractive to both permanent residents and visitors.”

“The town will consolidate within its boundaries and new buildings will contribute to the streetscape and respect the coastal character and environment of Loch Sport.”

“The town centre will become a focus for the community and will be linked through to the main access spine of the town. Excellent walking and cycling opportunities will exist throughout the settlement, which will particularly capitalise on the natural beauty of the lake foreshores.”

“Development will be sustainable and recognise the environmental constraints of the area, particularly known bushfire risks.”

“Enhanced boating facilities will be available, the recreation reserve will function more effectively and there will be activities and destinations for visitors throughout Loch Sport, including links to the National Parks, which will stimulate the economic and social life of the town.”

Objective 1

To create a town centre that provides a focus for the community.

Strategies.

- Develop effective public spaces within the town centre to provide for passive recreation.
- Define the major access route as the central spine of the town.

Objective 2

To minimise the environmental impacts of development.

Strategies

- Ensure development is sustainable and appropriately recognises local environmental constraints, particularly fire risk.
- Avoid the removal of coast banksia.
- Ensure that any new residential lots created within the town of Loch Sport are serviced with reticulated sewerage and water.

Objective 3

To improve the design and siting of buildings.

Strategies

- Ensure a mechanism in the planning scheme will allow for the use of these guidelines to assess planning permit applications.
- Ensure the design and siting of buildings respects the unique character of Loch Sport with regard to vegetation clearance, site disturbance, building height, colours and materials and fencing.

Objective 4

To enhance the town's role as a boating centre.

Strategies

- Support facilities that promote boating visitation to Loch Sport from other boating centres in the Gippsland Lakes network.

Objective 5



To contain urban development within defined settlement boundaries.

Strategies

- Facilitate development in accordance with the Loch Sport Coastal Settlement Boundary Plan shown in this clause and consider any relevant coastal hazard vulnerability assessment for the town.
- Encourage further business uses to locate in the Commercial 1 Zone area around Second Street subject to the provision of reticulated services.
- Encourage medium density residential development in proximity to the town centre, subject to the provision of reticulated services.
- Allow other Commercial 1 Zone areas throughout the town to retain a local neighbourhood convenience service role.

Coastal Settlement Boundary Plan



- Key:**
-  Settlement Boundary
 -  Extent of Existing Urban Zoned Land

**COASTAL SETTLEMENT BOUNDARY PLAN
LOCH SPORT**

21.12-2 Golden Beach/Paradise Beach

19/12/2013
C70

Vision

Manage the future development of Golden Beach/Paradise Beach in accordance with the following vision:

“Golden Beach/Paradise Beach will develop as a residential holiday township, set in coastal bushland.”

“Buildings will be of high quality and reflect the coastal environment through the use of materials, colours and building styles.”

“The settlement will have an active ‘village centre’, which will be a focal point for the community with high quality public spaces and commercial uses for local and visitor needs.”

“Development will be sustainable and recognise the environmental constraints of the area, particularly known bushfire risks.”

“The town will be further developed as an important node for the Shire.”

Objective 1

To create a functional town centre.

Strategies

- Facilitate the establishment of a mixed use development area based around a village square (corner Surf Edge Drive and Shoreline Drive) that would include commercial, community and residential uses when a reticulated sewerage system is available.
- Provide for commercial development in the town centre with a Commercial 1 Zone when a reticulated sewerage system is available.

Objective 2

To improve town character.

Strategies

- Upgrade Shoreline Drive/town entry from Seaspray.
- Ensure the design and siting of buildings respects the unique character of Golden Beach/Paradise Beach.
- Ensure the design and siting of buildings minimises native vegetation removal.

Objective 3

- To contain urban development within defined settlement boundaries.

Strategies

- Facilitate development in accordance with the Golden Beach/Paradise Beach Coastal Settlement Boundary Plan shown in this Clause and consider any relevant coastal hazard vulnerability assessment for the town.



WELLINGTON PLANNING SCHEME

- Ensure sustainable development and appropriate recognition of local environmental constraints, particularly bushfire risk.

Coastal Settlement Boundary Plan



Key:

-  Settlement Boundary
-  Extent of Existing Urban Zoned Land

**COASTAL SETTLEMENT BOUNDARY PLAN
GOLDEN BEACH & PARADISE BEACH**

21.12-3 Ninety Mile Beach – Area between Golden Beach and The Honeysuckles

19/12/2013
C70

Objective 1

To facilitate development in accordance with the Ninety Mile Beach Policy included in clause 22.08.

Strategies

- Ensure that urban development occurs in the urban nodes of Paradise Beach, Golden Beach, Delray Beach, and at The Honeysuckles, in locations within the settlement boundaries as defined on the Ninety Mile Beach Policy in Clause 22.08, and is provided with reticulated services to a residential standard.
- Promote low density residential development on land at Delray Beach and Paradise Beach, in locations within the settlement boundaries as defined on the Ninety Mile Beach Policy, and ensure that development is provided with reticulated services to an appropriate standard.
- Limit development in Glomar Beach to:
 - completed restructure lots, in locations as defined on the Ninety Mile Beach Policy Plan; and
 - locations that are not vulnerable to environmental impacts.

Objective 2

To protect and enhance the environment and character of the area between Golden Beach and The Honeysuckles.

Strategies

- Ensure that urban development primarily occurs in the townships of Paradise Beach, Golden Beach, and at The Honeysuckles and is provided with reticulated services.
- Strongly discourage development on the Lake Reeve islands, and other areas subject to flooding and environmental constraints.
- Ensure that development on lots with frontage to Shoreline Drive is setback at least 10 metres from the front boundary, in recognition of the natural character of the area.

21.12-4 The Honeysuckles

19/12/2013
C70

Vision

Manage the future development of The Honeysuckles in accordance with the following vision:

“The Honeysuckles will develop as a low density residential holiday hamlet, set in banksia woodland.”

“Buildings will be of high quality but of simple design and reflect the coastal environment through the use of materials, colours and building styles.”

“Development will be sustainable and recognise the environmental constraints of the area, particularly known bushfire risks.”

“Pedestrian movement throughout the settlement is safe with a shared use pathway provided to Seaspray.”

Objective 1

To protect and enhance the coastal character of the settlement.

Strategies

- Ensure development is consistent with the particular character of The Honeysuckles.
- Ensure that new development provides for the retention of coast banksia in the siting of buildings and public works construction.
- Maintain an informal road network and streetscape.
- Encourage local indigenous tree planting in association with new development.
- Reinforce the natural landscape setting in development of public areas.

Objective 2

To contain urban development within defined settlement boundaries.

Strategies

- Facilitate development in accordance with The Honeysuckles Coastal Settlement Boundary Plan as shown in this Clause and consider any relevant coastal hazard vulnerability assessment for the town.
- Ensure sustainable development and appropriate recognition of local environmental constraints, particularly fire risk.

Coastal Settlement Boundary Plan



- Key:**
- Settlement Boundary
 - Extent of Existing Urban Zoned Land

**COASTAL SETTLEMENT BOUNDARY PLAN
THE HONEYSUCKLES**

21.12-5

19/12/2013
C70

Seaspray

Vision

Manage the future development of Seaspray in accordance with the following vision:

“Seaspray will retain its character as a holiday and residential village tucked behind the dunes on the Ninety Mile Beach. It will have excellent parks, picnic areas and facilities for holidaymakers staying in the settlement and day visitors from Sale and surrounding areas.”

Seaspray’s streets will be tree lined, with good walking and cycle paths. New buildings will reflect the ‘coastal village’ setting and history of the settlement and the character of older areas will be respected.”

“The main activity area, the foreshore, will be conveniently and safely accessed on foot and will be enhanced and linked to a village focal point with a limited range of commercial facilities, open space and public amenities.”

Objective 1

To maintain and enhance the existing character of Seaspray.

Strategies

- Ensure development respects the unique character of the older parts of Seaspray.
- Develop the foreshore as an attractive and functional recreational area for residents and visitors.
- Preserve and enhance the coastal dune systems.

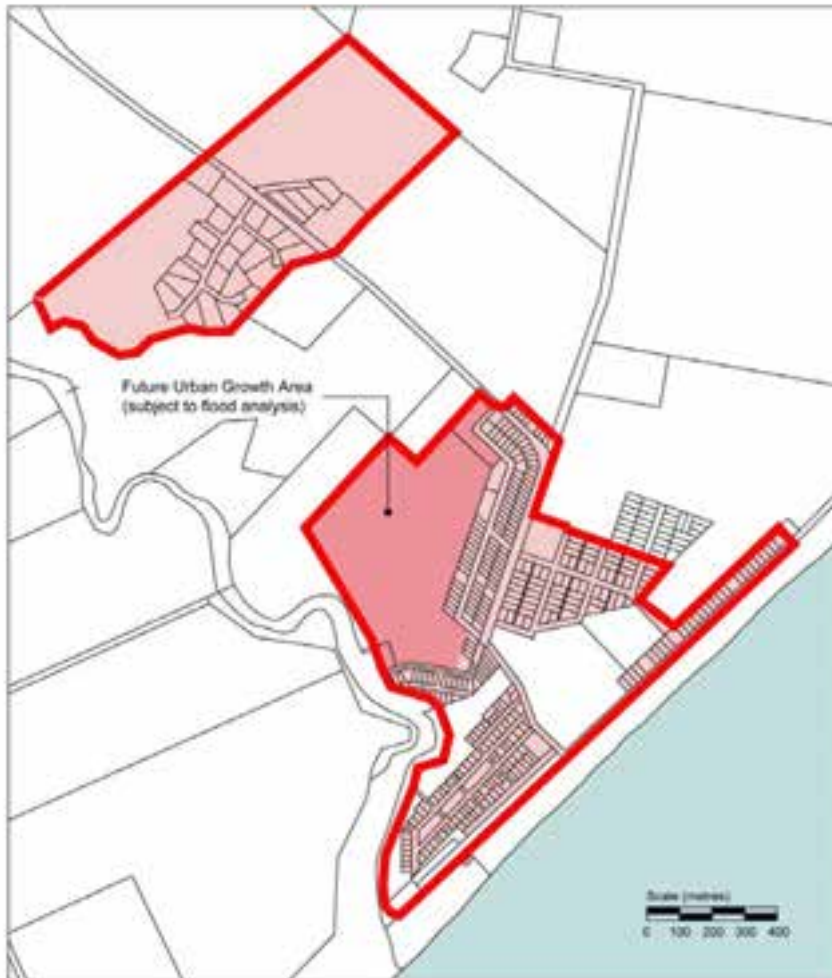
Objective 2

To contain urban development within defined settlement boundaries.

Strategies

- Facilitate development in accordance with the Seaspray Coastal Settlement Boundary Plan as shown in this Clause and consider any relevant coastal hazard vulnerability assessment for the town.
- Provide for limited expansion of the town to the west of Davies Street and Ellen Avenue subject to a detailed flood risk assessment of this area.
- Constrain further low density development on the edge of the settlement to the existing Low Density Residential Zone area.
- Minimise the visual impact of future development in the Low Density Residential Zone area.

Coastal Settlement Boundary Plan



- Key:**
-  Settlement Boundary
 -  Extent of Existing Urban Zoned Land
 -  Future Urban Growth Area

**COASTAL SETTLEMENT BOUNDARY PLAN
SEASPRAY**

21.12-6

19/12/2013
C70

Woodside Beach

Vision

Manage the future development of Woodside Beach in accordance with the following vision:

“As Woodside Beach grows it will retain its character as a holiday hamlet at the western end of the Ninety Mile Beach. It will be a desirable destination for visitors from Woodside, Yarram and the surrounding region.”

“The natural environmental setting will be protected, streets will be leafy and buildings will reflect the ‘coastal village’ character of the hamlet.”

“The main activity focus of the settlement, the foreshore, will be easily accessed on foot and will be enhanced as an attractive destination with community facilities.”

Objective 1

To protect the natural setting and retain and enhance the character of the settlement.

Strategies

- Ensure the protection of indigenous vegetation in new development areas and in relation to all redevelopment/upgrade proposals.

Objective 2

To enhance the foreshore as a settlement focus whilst containing urban development within defined settlement boundaries.

Strategies

- Facilitate development in accordance with the Woodside Beach Coastal Settlement Boundary Plan shown in this Clause and consider any relevant coastal hazard vulnerability assessment for the town.
- Ensure the development of the vacant Township Zone land is based on a comprehensive outline plan, estate landscaping, provision for stormwater management and connection to a package sewerage treatment plant.
- Contain residential development to the existing zoned areas.

Coastal Settlement Boundary Plan



- Key:**
-  Settlement Boundary
 -  Extent of Existing Urban Zoned Land

**COASTAL SETTLEMENT BOUNDARY PLAN
WOODSIDE BEACH**

21.12-7 McLoughlins Beach

19/12/2013
C70

Vision

Manage the future development of McLoughlins Beach in accordance with the following vision:

“McLoughlins Beach will develop as a seaside holiday village and a key regional boating access point for the waters of the Ninety Mile Beach and Nooramunga Marine and Coastal Park.

Residential streets will be attractive, incorporate landscaping and provide for safe pedestrian movement.

Development will be sustainable and recognise the environmental constraints of the area, particularly known flooding risks and coastal vulnerability.

The importance of the area for boating and recreational fishing will be recognised with the provision of appropriate facilities.

The foreshore will provide a focal point for the community and contain high quality facilities for residents and visitors. A pathway network will give safe access to key destinations around the village.”

Objective 1

To upgrade the appearance of the settlement and function of the locality to provide boating access on a regional basis.

Strategies

- Upgrade the settlement foreshore area and improve the landside and boating facilities and amenities.

Objective 2

To contain urban development within defined settlement boundaries.



Strategies

- Facilitate development in accordance with the McLoughlins Beach Coastal settlement Boundary Plan shown in this Clause and consider any relevant coastal hazard vulnerability assessment for the town.
- Contain the settlement within the existing area subject to a detailed assessment of those areas (generally west of Seaward Street) with potential environmental value or hazard.

Coastal Settlement Boundary Plan



Key:

-  Settlement Boundary
-  Extent of Existing Urban Zoned Land

**COASTAL SETTLEMENT BOUNDARY PLAN
MCCLOUGHLINS BEACH**

21.12-8 Manns Beach

19/12/2013
C70

Vision

Manage the future development of Manns Beach in accordance with the following vision:

“Manns Beach will retain its character as a small, remote holiday hamlet, bordered by the Nooramunga Marine and Coastal Park and with excellent access to local islands and inlets.

It will retain a strong recreational fishing focus for residents and the surrounding area with attractive and functional foreshore facilities.

Buildings will improve over time, but retain the ‘coastal cottage’ character. The foreshore will be easily accessed on foot and will be enhanced as a community hub.

Development will be sustainable and recognise the environmental constraints of the area, particularly flooding risks and coastal vulnerability.”

Objective 1

To upgrade the appearance and function of the settlement.



Strategies

- Contain urban development within defined settlement boundaries.
- Facilitate development in accordance with the Manns Beach Coastal Settlement Boundary Plan shown in this Clause and consider any relevant coastal hazard vulnerability assessment for the town.
- Contain the settlement within the existing developed area.

Coastal Settlement Boundary Plan



Key:

-  Settlement Boundary
-  Extent of Existing Urban Zoned Land

**COASTAL SETTLEMENT BOUNDARY PLAN
MANN'S BEACH**

21.12-9

19/12/2013
C70

Robertsons Beach

Vision

Manage the future development of Robertsons Beach in accordance with the following vision:

“Robertsons Beach will retain its character as a contained residential and holiday hamlet, bordered by the Nooramunga Marine and Coastal Park.

It will have facilities for small boat use, and provide attractive areas on the foreshore for residents and day visitors.

Buildings will remain low key but will improve in quality over time, while still reflecting the ‘coastal village’ character of the hamlet.

The main focus of the settlement, the foreshore, will be easily accessed on foot and pathways will provide links to the adjoining natural areas.

Development will be sustainable and recognise the environmental constraints of the area, particularly flooding risks and coastal vulnerability.”

Objective 1

To protect and enhance the character and environment of Robertsons Beach.

Strategies

- Ensure the retention of natural vegetation areas within the settlement and on the Farming Zoned land to the north.
- Identify and protect significant Aboriginal cultural heritage sites adjacent to the pathway network.
- Improve the appearance and function of the foreshore area.

Objective 2



To contain urban development within defined settlement boundaries

Strategies

- Facilitate development in accordance with the Robertsons Beach Coastal Settlement Boundary Plan shown in this Clause and consider any relevant coastal hazard vulnerability assessment for the town.
- Limit residential development to the existing Township Zone and subject to a review of suitable zoning for Illawong Lodge, retain the Farming Zone to the north.
- Limit commercial and other land uses within the settlement and adjoining land to self contained tourist accommodation facilities.

Coastal Settlement Boundary Plan



- Key:**
-  Settlement Boundary
 -  Extent of Existing Urban Zoned Land

**COASTAL SETTLEMENT BOUNDARY PLAN
ROBERTSONS BEACH**

21.12-10 Port Albert & Palmerston

19/12/2013
C70

Objective

To protect and enhance the character and environment of Port Albert.

Comment [M1]: Expand

Strategies

- Encourage modest expansion of commercial activity within the Port Albert town.
- Encourage those activities which cater for the needs of the town's growing permanent and tourist populations.
- Encourage tourism development which responds to the town's environmental constraints and special character.
- Ensure that urban development occurs in stages that can be appropriately serviced.
- Ensure that development is sympathetic to the heritage/character qualities of the town.
- Encourage major tourism uses or developments which are not dependent on a coastal location to develop within the main existing townships of Loch Sport and Port Albert.

Comment [M2]: Amend

21.12-11 Implementation

01/05/2014
C55(Part 1)

The strategies for Loch Sport, Golden Beach / Paradise Beach, Ninety Mile Beach between Golden Beach and The Honeysuckles, The Honeysuckles, Seaspray, Woodside Beach, McLoughlins Beach, Manns Beach, Robertsons Beach, Port Albert and Palmerston will be implemented by:

Using zones, overlays, policy and the exercise of discretion

Applying appropriate zones and overlays.

Applying the *Special Water Supply Catchment Areas* policy at Clause 22.01

Applying the *Rural* policy at Clause 22.02

Applying the *Heritage* policy at Clause 22.03

Applying the *Car Parking* policy at Clause 22.04

Applying the *Aerodrome and Environs* policy at Clause 22.05

Applying the *Coal Resources* policy at Clause 22.06

Applying the *Coal Buffers* policy at Clause 22.07

Applying the *Ninety Mile Beach* policy at Clause 22.08

Applying the Design & Development Overlay Schedule at Clause 43.02 for the coastal town of Port Albert.

Applying the Design & Development Overlay Schedule at Clause 43.02 to the coastal towns of Loch Sport, Golden Beach/Paradise Beach, The Honeysuckles, Seaspray, Woodside Beach, McLoughlins Beach, Manns Beach, and Robertsons Beach.

Refer to the Country Fire Authority guidelines on subdivision, group accommodation and recreation accommodation when assessing whether a development proposal adequately addresses fire safety issues.

Refer to the Healthy by Design guidelines to ensure development facilitates healthy communities through well planned networks of walking and cycling routes, streets with direct, safe and convenient access to local destinations within the Shire's towns within easy walking distance from homes, public open space, public transport, shops and services.

Require that development plans are prepared prior to subdivision of green-field sites that show the proposed layout of lots and road reservations and include infrastructure schemes that show where power, water, and sewerage will be located. These development plans will identify site advantages and constraints, main road networks and associated movement patterns, and social and community facilities.

Implement any relevant coastal action plan.

Other actions

Support the relevant water authority with identification and installation of appropriate effluent disposal and/ or water supply systems for unsewered settlements, focusing on priority areas identified in the Municipal Domestic Wastewater Management Plan, following confirmation of the need (on environmental and health grounds).

Undertaking further strategic work

Prepare outline development plans for the future development of residential and industrial areas that have regard to potential impacts on the natural environment and include these in a development plan overlay.

Provide a set of design guidelines applicable to the unique character of Loch Sport that address in particular, vegetation clearance, site disturbance, building height, colours and materials and fencing.

Review the extent and future demand for land zoned Low Density Residential and Rural Living in particular areas, subject to there being a demonstrated need for such reviews.

Prepare an Industrial Strategy for Sale with particular emphasis on the Wurruk South Industrial area.

Investigate the appropriate extent of the Heritage Overlay (HO34) in Port Albert in conjunction with a review of the Port Albert Conservation Study, 1982.

Comment [M3]: Conduct

Review the Port Albert Drainage Study, 1983 to determine the feasibility of introducing an appropriate overlay.

Review and then implement the recommendations of the draft UDF Master Plans prepared for the coastal towns of Loch Sport, Golden Beach/Paradise Beach, The Honeysuckles, Seaspray, Woodside Beach, McLoughlins Beach, Manns Beach, and Robertsons Beach.

Maintain the existing Township Zone in McLoughlins Beach and consider for inclusion land in the Farming Zone to the north of Tallamy Street and land accessed from Edwina Street and Janette Street. Proposals to rezone this land should be supported by a detailed environmental assessment and a flood risk assessment.

Review the Farming Zone area to the north west of Davies Street and Ellen Avenue in Seaspray and consider rezoning to Township Zone subject to the outcome of a detailed flood risk evaluation of this land.

Review future zoning and overlay provisions for Golden Beach/Paradise Beach and The Honeysuckles as part of the implementation of the Wellington Coast Subdivision Strategy.

21.04 SETTLEMENT & HOUSING

01/05/2014
C55(Part 1)

21.04-1 Overview

01/05/2014
C55(Part 1)

Urban townships

Sale is the main employment, education, medical and commercial centre of the Shire. It also fills a service role for its rural hinterland and the smaller towns and settlements. The Shire's other main towns (with populations greater than 1,000) are Maffra, Yarram and Heyfield. These towns act primarily as service centres for surrounding rural communities as well as providing community services, employment and recreation facilities. They are experiencing either low population growth or decline. Most have reticulated sewerage and water supply, and drainage services, and have had urban growth areas identified. The towns of Stratford and Rosedale (populations also greater than 1000) are located on the Princes Highway and have developing specialist functions, such as tourism based retailing and as stopping points for highway travellers.

Rural townships

There are a number of smaller inland townships (populations less than 1,000) throughout the Shire which are typically minor rural service centres providing a limited range of commercial, community and recreational facilities to the local population. They generally do not have reticulated sewerage or drainage. Dargo and Licola are recognised access points to the High Plains and Alpine National Park and attract large numbers of visitors, including four wheel drive enthusiasts, horse riders, bushwalkers and fishing enthusiasts.

Rural Areas

The Shire contains sparsely populated areas used for broad hectare agriculture. These areas feature a lack of reticulated services and are often far removed from townships. Development within these areas should be associated with agricultural purposes.

Rural lifestyle

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

Infrastructure

Physical infrastructure includes drainage, water, waste and energy services, open space and recreation facilities, roads, pedestrian and cycle paths, railways and airfields. Most larger settlements are connected to reticulated services except for low density residential properties that operate on-site effluent disposal systems. Some rural towns, including Maffra and Yarram, have significant drainage issues and limited infrastructure.

The extent to which residents and visitors to the Shire can access human services is also important. Human services include all of those services and facilities which satisfy the basic needs of the Shire's population and include child care, aged care, hospitals, youth services, public transport, crisis accommodation etc.

Coastal areas

There are a number of coastal settlements along the Ninety Mile Beach, the largest being the townships of Loch Sport and Port Albert.

Loch Sport's population has declined in recent years; however its earlier growth occurred in a largely unregulated manner. It has no reticulated water infrastructure and only limited drainage facilities. The town has limited commercial and community facilities, with no recognised 'town centre'.

There are significant environmental issues facing development of the existing township area. The soil in the town is excessively porous and little or no purification of waste effluent is achieved prior to the discharge of waste into adjacent coastal waters. Investigations have revealed evidence of groundwater contamination at Loch Sport. This is a major impediment to the growth of the town.

Port Albert is a place of special heritage significance in Gippsland.

Where the other coastal townships have no suitable system for effluent disposal the resultant environmental impacts of inappropriate development are of concern. Any further expansion of urban boundaries should be subject to investigation into the impacts of such growth on the environment, the need for provision of infrastructure, and the development of necessary commercial and community facilities. The development of inappropriate subdivisions in the Coastal areas needs to be restricted and environmental constraints taken into account.

There are over 11,000 subdivided lots along the Ninety Mile Beach between Paradise Beach and the Honeysuckles, east of Seaspray. These lots occur both on the sand dunes of the Ninety Mile Beach and on the adjacent sandy soils. None of the lots are connected to reticulated water or sewerage systems.

The "Wellington Coast Subdivision Strategy: The Honeysuckles to Paradise Beach", February 2007, provides a preferred settlement structure for the Wellington Coast between Paradise Beach and The Honeysuckles, as a way to encourage development that responds appropriately to environmental values and community needs, and prohibits unplanned development outside the defined settlement boundaries shown in Clause 22.08 'Ninety Mile Beach Policy'. Due to existing constraints and acknowledged coastal hazard risks (erosion and inundation) development is prohibited in the area outside the defined settlement nodes apart from some limited exceptions at Glomar Beach. .

Seaspray is located on the sandy soils behind the primary sand dunes of the Ninety Mile Beach. The township has considerable ground water quality problems as a result of using septic systems in the past. Tourism is an important part of the town's economy, however, the impacts of summer tourist activity on the town's effluent management is likely to be a significant problem.

The issue of climate change, in particular potential sea level rise, is an important consideration for coastal communities in this region and is currently under investigation in other related coastal studies. The outcomes from these studies need to be considered in detail in relation to the future planning and development of coastal communities. 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.

The Gippsland Coastal Board and State government should continue its work in assessing climate change impacts on the coast in Gippsland together with Wellington Shire Council, other government agencies and the Gippsland coastal communities.

21.04-2 Settlement Objectives

01/05/2014
C55(Part 1)

- To accommodate future population growth over the next fifteen years in those settlements that can accommodate change and are expected to grow.

- To provide adequate infrastructure to existing urban settlements and to identified urban growth areas.
- To ensure that urban design and development provides for greater connectivity and amenity that encourages use of public transport services and physical activity (including walking and cycling) throughout the Shire.
- To ensure all development in coastal areas has the necessary infrastructure to protect environmental values, particularly water quality of the Gippsland Lakes.
- To provide rural lifestyle opportunities in appropriate locations.
- To discourage major development outside existing centres other than when a genuine need has been demonstrated and there will be minimal adverse impact on the natural environment.
- To promote improved sewerage infrastructure especially to coastal towns around the Gippsland Lakes and rural townships.
- To provide and improve stormwater systems so that high nutrient and sediment concentrations are prevented from entering waterways and wetlands.
- To protect coal related land and other assets such as airports from inappropriate encroachment by urban settlement.
- To protect agricultural land from inappropriate encroachment by urban settlement.
- To ensure that the aged and other members of the Wellington community with special needs (housing, medical facilities, transportation etc.) are adequately catered for.
- To support and reinforce the regional role of Sale.
- To avoid residential development in farming areas unless it is required for the agricultural use of the land.

21.04-3

01/05/2014
C55(Part 1)

Settlement Strategies

Urban and rural townships

- Ensure that development occurs in accordance with the town strategy plans and other relevant plans included in Clauses 21.05 – 21.12.
- Ensure that rezonings to residential zones only occur when it is demonstrated as necessary to satisfy housing needs within 10 – 15 years or to provide a choice of residential locations.
- Encourage urban development to be consolidated within existing town boundaries and in identified urban growth areas.
- Promote compact urban forms which fully utilise existing residential areas and infrastructure.
- Promote the consolidation of retail, community, civic, education and other important services at key destination points that can be served by public transport and easily 'walkable' for the local community.
- Promote urban design that encourages physical activity and promotes accessibility to public open spaces as part of a broader network of walking and cycling opportunities.
- Ensure that the future development of land identified for urban growth is not compromised by inappropriate rural residential development.
- Ensure future growth directions on the periphery of towns do not detrimentally affect high quality agricultural land or environmental features.

- Ensure that future urban development in rural and coastal townships without adequate effluent disposal systems is contained within the perimeter of such towns.
- Encourage increased housing densities and choice throughout the main townships of the Shire in areas that are close to their town centres.
- Encourage infill medium density housing close to the town centres to provide greater housing choices for the town's ageing population.
- Restrict the development of towns and settlements where such development threatens water quality and ecosystem values of the Gippsland Lakes and coastline.
- Restrict the development of towns and settlements where such development is subject to flooding (including the effects of tidal flooding), or subsidence (particularly around the Gippsland Lakes).
- Restrict the development of towns and settlements where such development minimises the availability of high quality agricultural land.
- Require that development is sympathetic to the existing character and heritage of townships throughout the Shire.
- Require that the scale, height and building materials of development are in keeping with the landscape and heritage character of the townships and their surrounds.
- Encourage planning for land use and development to minimise potential conflicts between industrial and residential land uses.
- Restrict population growth and urban development in environmentally sensitive parts of the Shire, such as coastal areas.
- Restrict urban development in areas subject to flooding and fire hazard.
- Ensure that development adjacent to highways and other main traffic routes throughout the Shire is of a standard, style and overall form which reflects the importance of the area and improves the impression that development in such locations can create.
- Ensure that access to and use of highways and other main traffic routes throughout the Shire reflects the importance of these corridors to all road users, including vehicles, cyclists, pedestrians and the mobility impaired.
- Encourage the incorporation of appropriate streetscape and landscape treatments in the development of industrial areas, particularly where such sites are highly visible to the town centre and town entries.
- Provide suitable land for the development of future noxious or offensive industries such as food and animal processing industries, together with appropriate value adding industries.
- Encourage physical activity and social interaction in new residential areas through development which provides community facilities, open space, recreational activities, pedestrian and cycle paths and spaces.
- Integrate local walking and cycling paths with tourist attractions, natural destinations and other existing infrastructure where appropriate (e.g. drainage channels) to encourage low impact access that links key destinations or creates opportunities for physical activity.
- Restrict development on rural township sites incapable of treating and managing waste disposal until reticulated sewerage is installed.

Rural lifestyle

- Locate rural living areas in close proximity to developed settlements, to utilise existing social, cultural, and infrastructure facilities.

- Encourage rural living proposals to have regard to environmental features and constraints, in particular wastewater and effluent disposal.
- Ensure rural living activities do not reduce or adversely impact on the productive capacity of high quality agricultural land.
- Discourage dwellings in agricultural areas except where there is a clear connection between the use of the dwelling and a legitimate rural activity on the land (eg. farming, mining, timber production, caretakers dwelling, etc.).

Rural areas

- Discourage subdivision and dwellings unless they are directly related to the agricultural use of the land.
- Encourage the consolidation of small lots.
- Maintain the right of existing farms to continue their operations without being adversely affected or constrained by residential concerns.

Infrastructure

- Ensure adequate effluent and stormwater discharge systems are provided in order to lessen existing and future environmental impacts from townships.
- Maintain and further develop existing open space networks and recreation systems throughout the Shire within the framework of Council's Recreation Plan.
- Prevent high concentrations of nutrients and sediments entering waterways, wetlands and groundwater through stormwater systems.
- Discourage the discharge of wastes (particularly to areas of high conservation significance) unless it can be demonstrated that the wastes can be assimilated without detrimental effect to the receiving environment.
- Minimise development (including the construction of roads) within prominent areas such as hillsides, promontories, ridge-lines and headlands, and in fragile, unstable and flood prone areas to lessen their impacts.
- Require that tourist developments provide adequate infrastructure to treat effluent and stormwater run-off, and minimise erosion and loss of vegetation.
- Ensure that new residential developments in outlying areas provide for access to community services and facilities including taking into consideration the needs of an ageing population.
- Ensure that development provides an appropriate effluent treatment system within the boundaries of the lot.
- Ensure that cost effective infrastructure is provided for the present and future development of the Shire's towns.
- Require that development plans achieve efficient utilisation of existing urban infrastructure.
- Require that development plans provide for re-subdivision of low density areas where they are supported with full services, including sewerage.

Coastal areas

- Discourage development that generates and disposes of wastewater on-site within the setback distances of waterways and/or wetlands as prescribed by the Environment Protection Authority.

WELLINGTON PLANNING SCHEME

- Concentrate development in existing coastal settlements with established physical, social, and economic infrastructure through infill development within existing town or settlement boundaries and restricting development distant from these settlements.
- Consider proposed major developments outside existing coastal centres only when a genuine need has been demonstrated and environmental capability adequately assessed to ensure minimal adverse impact.
- Maintain coastal settlements with little or no existing infrastructure at their present development density and confine development within zone boundaries.
- Maintain the natural condition of the coastline between settlements.
- Consolidate residential development within coastal settlement boundaries before developing new areas for residential purposes.
- Prevent unplanned development outside defined settlement boundaries in accordance with the Wellington Coast Subdivision Strategy, Clause 22.08: Ninety Mile Beach Policy.
- Ensure any further expansion of urban boundaries is subject to investigation into the impacts of such growth on the environment, the need for provision of infrastructure, and the development of necessary commercial and community facilities.
- Require all new coastal residential development or use to provide utility services.
- Encourage all new coastal residential subdivision to have lot sizes of at least 0.4 ha if reticulated sewerage cannot be provided.
- Protect sensitive or dynamic areas such as primary or secondary sand dunes, or the Lake Reeve islands by strongly discouraging new residential subdivision or development.
- Facilitate the restructuring of old and inappropriate coastal subdivisions where restructure is an appropriate strategic response and where the development of such lots will not result in significant environmental impacts.
- Ensure that use or development does not adversely impact on adjacent coastal parks.
- Ensure new buildings in coastal areas are designed to complement the identified or valued character of coastal settlements.
- Ensure development and works within a wetland are associated with the ongoing use of the land as a wetland.
- Promote coastal tourism in areas with attractive natural attributes and appropriate access and infrastructure.
- Encourage the concentration of coastal tourist and commercial recreation development in established centres.
- 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.
- Encourage major tourism uses or developments which are not dependent on a coastal location to develop inside the main existing townships of Loch Sport and Port Albert.
- Encourage commercial facilities in coastal areas to develop within existing town boundaries, and preferably close to the 'town centre' where one exists.
- Encourage a diversity of commercial activity in coastal areas, particularly where it is related to environmentally sustainable tourism.
- Promote low density agricultural uses such as extensive animal husbandry in coastal areas, provided they are not detrimental to the surrounding natural environment.

Comment [M1]: Reconcile with M3

Comment [M2]: Reconcile with M3

Comment [M3]: Reconcile with M1, M2, M4, M5, M6, M7 and M8

Comment [M4]: Reconcile with M3

Comment [M5]: Reconcile with M3

Comment [M6]: Reconcile with M3

Comment [M7]: Reconcile with M3

Comment [M8]: Reconcile with M3

WELLINGTON PLANNING SCHEME

- Encourage the integration of conservation and agricultural production in coastal areas.
- Promote the conservation of the locality's natural resources through the considerations of potential impacts from proposals including farm size, productive capacity of land to sustain the rural enterprise and whether the use, development or subdivision will have an adverse impact on traditional land uses.
- Promote urban design in coastal towns that encourages physical activity and promotes accessibility to public open spaces as part of a broader network of walking and cycling opportunities.

12/07/2007
C29

SCHEDULE 9 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO9**

PORT ALBERT AND PALMERSTON

1.0

12/07/2007
C29

Design objectives

To ensure existing and future development located within the Precincts shown on the Precinct Boundary Map below does not detract from the natural and built character of Port Albert.

To provide an opportunity to consider the effect of the design of buildings on their surrounds.

To enable the township of Port Albert / Palmerston to evolve in a manner generally consistent with the precinct objectives contained within the *Port Albert / Palmerston Urban Design Guidelines, 2007*.

Precinct Boundary Map



2.0

12/07/2007
C29

Buildings and works

A permit is not required to construct buildings and carry out works in any of the following circumstances:

- The construction or carrying out of works for fencing, a television or radio antenna, a chimney or a flue pipe in Precincts 1, 2, 3 and 5.
- The construction or carrying out of works for a television or radio antenna, a chimney or a flue pipe in Precinct 4.

Comment [M1]: Include Precinct 4 and delete second dot point?

Comment [M2]: Delete once amended as per Comment M1.

WELLINGTON PLANNING SCHEME

- The construction or carrying out of works for an outbuilding ancillary to a dwelling in Precinct 4 that is less than 3 metres high, has a floor area less than 36 square metres, and is located behind the front setback of the dwelling.
- The repair and maintenance of existing buildings and works
- The construction of road works and associated street furniture

Applications for buildings and works within the Precinct Boundary Map should comply with the following criteria:

Comment [M3]: Conflicts with Clause 32.01-3 of the R1Z

DDO AREA	PRECINCT BOUNDARY TITLE	PREFERRED BUILDING SETBACK CRITERIA	PREFERRED MAXIMUM HEIGHT CRITERIA
DDO9 - 1	Heritage Tourism	Zero lot lines to Wharf Street. 4m setbacks to North Street	Buildings should not exceed the height of the Port Albert Hotel
DDO9 - 2	Secondary Tourism	Setbacks are to be equivalent to adjoining developments 6m setbacks to North Street	Buildings should not exceed the height of the Port Albert Hotel
DDO9 - 3	Tarraville Road Historic	Commercial buildings and works should have zero lot lines to Tarraville Road. Buildings setbacks should have regard to the setback of adjacent and nearby buildings	Buildings should not exceed a height of two storeys
DDO9 - 4	Residential	Building setbacks should have regard to the setbacks of adjacent buildings Building setbacks should be a minimum of 6m if adjoining vacant land	Buildings should not exceed a height of two storeys
DDO9 - 5	Central Arrival Spine	Building setbacks should have regard to the setbacks of adjacent buildings Building setbacks should be a minimum of 6m if adjoining vacant land	Buildings should not exceed a height of two storeys

Comment [M4]: Amend

Comment [M5]: Amend

3.0

12/07/2007
C29

Decision guidelines

Before deciding on an application the responsible authority must consider:

- The guidelines for each particular Precinct contained within the *Port Albert / Palmerston Urban Design Guidelines*.

Comment [M6]: Potential incorporation

Reference Document

Port Albert / Palmerston Urban Design Guidelines, 2007.

21.12 **DRAFT COASTAL AREAS STRATEGIC FRAMEWORK**

01/05/2014

C55(Part 4) Proposed C95

21.12-1 **Loch Sport**

19/12/2013

C70

Vision

Manage the future development of Loch Sport in accordance with the following vision:

“Loch Sport will be a major and central Gippsland Lakes settlement and key boating node, attractive to both permanent residents and visitors.”

“The town will consolidate within its boundaries and new buildings will contribute to the streetscape and respect the coastal character and environment of Loch Sport.”

“The town centre will become a focus for the community and will be linked through to the main access spine of the town. Excellent walking and cycling opportunities will exist throughout the settlement, which will particularly capitalise on the natural beauty of the lake foreshores.”

“Development will be sustainable and recognise the environmental constraints of the area, particularly known bushfire risks.”

“Enhanced boating facilities will be available, the recreation reserve will function more effectively and there will be activities and destinations for visitors throughout Loch Sport, including links to the National Parks, which will stimulate the economic and social life of the town.”

Objective 1

To create a town centre that provides a focus for the community.

Strategies.

- Develop effective public spaces within the town centre to provide for passive recreation.
- Define the major access route as the central spine of the town.

Objective 2

To minimise the environmental impacts of development.

Strategies

- Ensure development is sustainable and appropriately recognises local environmental constraints, particularly fire risk.
- Avoid the removal of coast banksia.
- Ensure that any new residential lots created within the town of Loch Sport are serviced with reticulated sewerage and water.

Objective 3

To improve the design and siting of buildings.

Strategies

- Ensure a mechanism in the planning scheme will allow for the use of these guidelines to assess planning permit applications.
- Ensure the design and siting of buildings respects the unique character of Loch Sport with regard to vegetation clearance, site disturbance, building height, colours and materials and fencing.

Objective 4

To enhance the town's role as a boating centre.

Strategies

- Support facilities that promote boating visitation to Loch Sport from other boating centres in the Gippsland Lakes network.

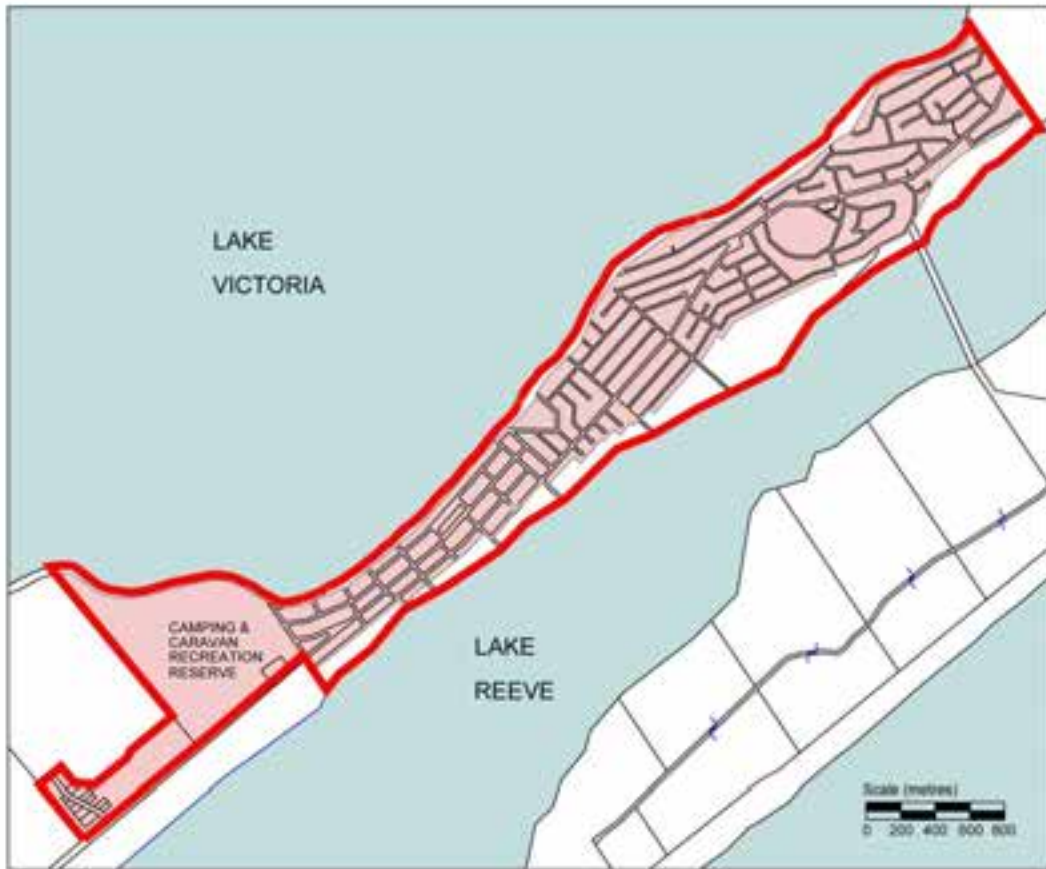
Objective 5

To contain urban development within defined settlement boundaries.



Strategies

- Facilitate development in accordance with the Loch Sport Coastal Settlement Boundary Plan shown in this clause and consider any relevant coastal hazard vulnerability assessment for the town.
- Encourage further business uses to locate in the Commercial 1 Zone area around Second Street subject to the provision of reticulated services.
- Encourage medium density residential development in proximity to the town centre, subject to the provision of reticulated services.
- Allow other Commercial 1 Zone areas throughout the town to retain a local neighbourhood convenience service role.

Coastal Settlement Boundary Plan



Key:

-  Settlement Boundary
-  Extent of Existing Urban Zoned Land

**COASTAL SETTLEMENT BOUNDARY PLAN
LOCH SPORT**

21.12-2 Golden Beach/Paradise Beach

19/12/2013
C70

Vision

Manage the future development of Golden Beach/Paradise Beach in accordance with the following vision:

“Golden Beach/Paradise Beach will develop as a residential holiday township, set in coastal bushland.”

“Buildings will be of high quality and reflect the coastal environment through the use of materials, colours and building styles.”

“The settlement will have an active ‘village centre’, which will be a focal point for the community with high quality public spaces and commercial uses for local and visitor needs.”

“Development will be sustainable and recognise the environmental constraints of the area, particularly known bushfire risks.”

“The town will be further developed as an important node for the Shire.”

Objective 1

To create a functional town centre.

Strategies

- Facilitate the establishment of a mixed use development area based around a village square (corner Surf Edge Drive and Shoreline Drive) that would include commercial, community and residential uses when a reticulated sewerage system is available.
- Provide for commercial development in the town centre with a Commercial 1 Zone when a reticulated sewerage system is available.

Objective 2

To improve town character.

Strategies

- Upgrade Shoreline Drive/town entry from Seaspray.
- Ensure the design and siting of buildings respects the unique character of Golden Beach/Paradise Beach.
- Ensure the design and siting of buildings minimises native vegetation removal.

Objective 3

- To contain urban development within defined settlement boundaries.

Strategies



- Facilitate development in accordance with the Golden Beach/Paradise Beach Coastal Settlement Boundary Plan shown in this Clause and consider any relevant coastal hazard vulnerability assessment for the town.

- Ensure sustainable development and appropriate recognition of local environmental constraints, particularly bushfire risk.

Coastal Settlement Boundary Plan



Key:

-  Settlement Boundary
-  Extent of Existing Urban Zoned Land

**COASTAL SETTLEMENT BOUNDARY PLAN
GOLDEN BEACH & PARADISE BEACH**

21.12-3 Ninety Mile Beach – Area between Golden Beach and The Honeysuckles

19/12/2013
C70

Objective 1

To facilitate development in accordance with the Ninety Mile Beach Policy included in clause 22.08.

Strategies

- Ensure that urban development occurs in the urban nodes of Paradise Beach, Golden Beach, Delray Beach, and at The Honeysuckles, in locations within the settlement boundaries as defined on the Ninety Mile Beach Policy in Clause 22.08, and is provided with reticulated services to a residential standard.
- Promote low density residential development on land at Delray Beach and Paradise Beach, in locations within the settlement boundaries as defined on the Ninety Mile Beach Policy, and ensure that development is provided with reticulated services to an appropriate standard.
- Limit development in Glomar Beach to:
 - completed restructure lots, in locations as defined on the Ninety Mile Beach Policy Plan; and
 - locations that are not vulnerable to environmental impacts.

Objective 2

To protect and enhance the environment and character of the area between Golden Beach and The Honeysuckles.

Strategies

- Ensure that urban development primarily occurs in the townships of Paradise Beach, Golden Beach, and at The Honeysuckles and is provided with reticulated services.
- Strongly discourage development on the Lake Reeve islands, and other areas subject to flooding and environmental constraints.
- Ensure that development on lots with frontage to Shoreline Drive is setback at least 10 metres from the front boundary, in recognition of the natural character of the area.

21.12-4 The Honeysuckles

19/12/2013
C70

Vision

Manage the future development of The Honeysuckles in accordance with the following vision:

“The Honeysuckles will develop as a low density residential holiday hamlet, set in banksia woodland.”

“Buildings will be of high quality but of simple design and reflect the coastal environment through the use of materials, colours and building styles.”

“Development will be sustainable and recognise the environmental constraints of the area, particularly known bushfire risks.”

“Pedestrian movement throughout the settlement is safe with a shared use pathway provided to Seaspray.”

Objective 1

To protect and enhance the coastal character of the settlement.

Strategies

- Ensure development is consistent with the particular character of The Honeysuckles.
- Ensure that new development provides for the retention of coast banksia in the siting of buildings and public works construction.
- Maintain an informal road network and streetscape.
- Encourage local indigenous tree planting in association with new development.
- Reinforce the natural landscape setting in development of public areas.

Objective 2

To contain urban development within defined settlement boundaries.

Strategies

- Facilitate development in accordance with The Honeysuckles Coastal Settlement Boundary Plan as shown in this Clause and consider any relevant coastal hazard vulnerability assessment for the town.
- Ensure sustainable development and appropriate recognition of local environmental constraints, particularly fire risk.

Coastal Settlement Boundary Plan



- Key:**
-  Settlement Boundary
 -  Extent of Existing Urban Zoned Land

**COASTAL SETTLEMENT BOUNDARY PLAN
THE HONEYSUCKLES**

21.12-5 Seaspray

19/12/2013
C70

Vision

Manage the future development of Seaspray in accordance with the following vision:

“Seaspray will retain its character as a holiday and residential village tucked behind the dunes on the Ninety Mile Beach. It will have excellent parks, picnic areas and facilities for holidaymakers staying in the settlement and day visitors from Sale and surrounding areas.”

Seaspray’s streets will be tree lined, with good walking and cycle paths. New buildings will reflect the ‘coastal village’ setting and history of the settlement and the character of older areas will be respected.”

“The main activity area, the foreshore, will be conveniently and safely accessed on foot and will be enhanced and linked to a village focal point with a limited range of commercial facilities, open space and public amenities.”

Objective 1

To maintain and enhance the existing character of Seaspray.

Strategies

- Ensure development respects the unique character of the older parts of Seaspray.
- Develop the foreshore as an attractive and functional recreational area for residents and visitors.
- Preserve and enhance the coastal dune systems.

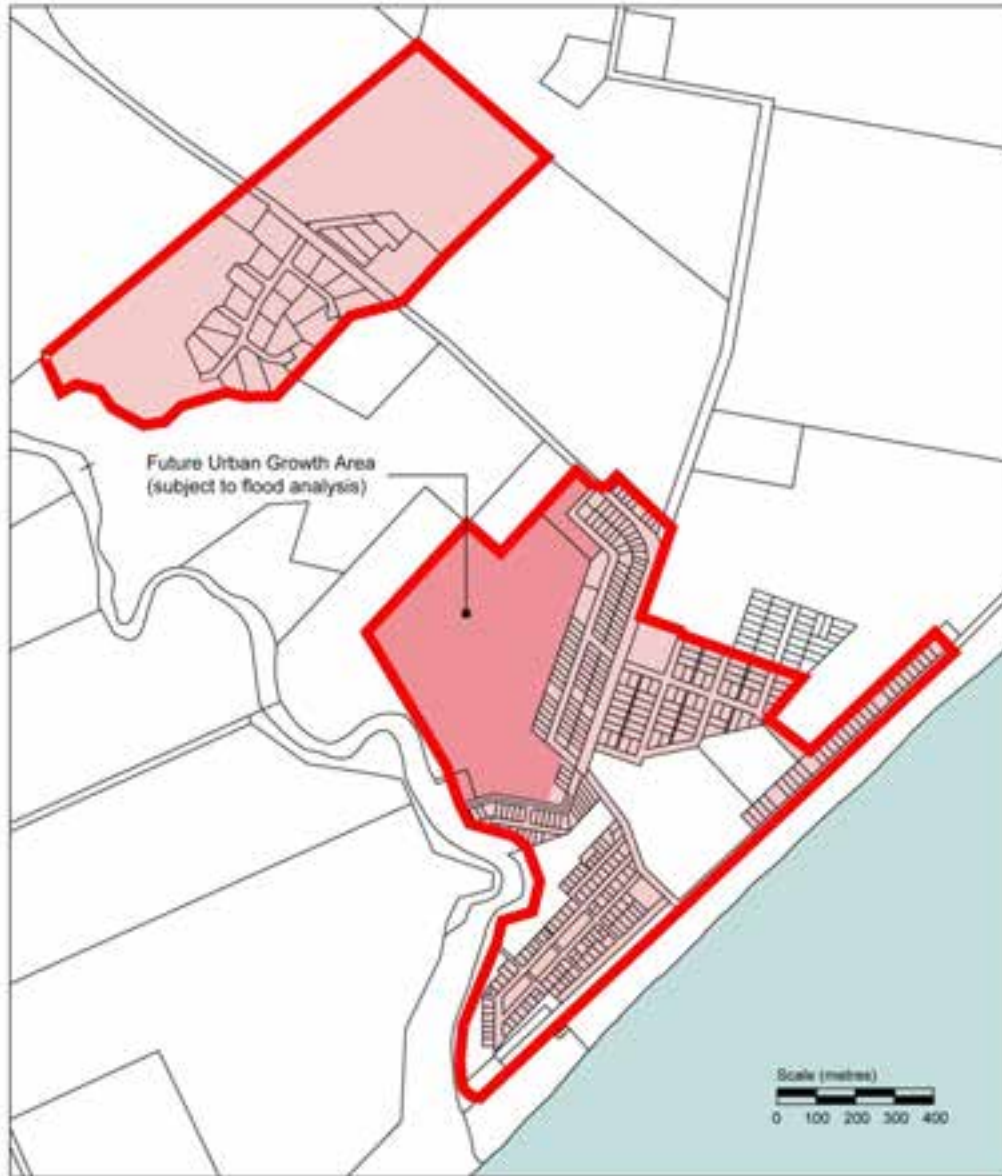
Objective 2

To contain urban development within defined settlement boundaries.

Strategies

- Facilitate development in accordance with the Seaspray Coastal Settlement Boundary Plan as shown in this Clause and consider any relevant coastal hazard vulnerability assessment for the town.
- Provide for limited expansion of the town to the west of Davies Street and Ellen Avenue subject to a detailed flood risk assessment of this area.
- Constrain further low density development on the edge of the settlement to the existing Low Density Residential Zone area.
- Minimise the visual impact of future development in the Low Density Residential Zone area.

Coastal Settlement Boundary Plan



Key:

-  Settlement Boundary
-  Extent of Existing Urban Zoned Land
-  Future Urban Growth Area

**COASTAL SETTLEMENT BOUNDARY PLAN
SEASPRAY**

21.12-6 Woodside Beach

19/12/2013
C70

Vision

Manage the future development of Woodside Beach in accordance with the following vision:

“As Woodside Beach grows it will retain its character as a holiday hamlet at the western end of the Ninety Mile Beach. It will be a desirable destination for visitors from Woodside, Yarram and the surrounding region.”

“The natural environmental setting will be protected, streets will be leafy and buildings will reflect the ‘coastal village’ character of the hamlet.”

“The main activity focus of the settlement, the foreshore, will be easily accessed on foot and will be enhanced as an attractive destination with community facilities.”

Objective 1

To protect the natural setting and retain and enhance the character of the settlement.

Strategies

- Ensure the protection of indigenous vegetation in new development areas and in relation to all redevelopment/upgrade proposals.

Objective 2

To enhance the foreshore as a settlement focus whilst containing urban development within defined settlement boundaries.

Strategies

- Facilitate development in accordance with the Woodside Beach Coastal Settlement Boundary Plan shown in this Clause and consider any relevant coastal hazard vulnerability assessment for the town.
- Ensure the development of the vacant Township Zone land is based on a comprehensive outline plan, estate landscaping, provision for stormwater management and connection to a package sewerage treatment plant.
- Contain residential development to the existing zoned areas.

Coastal Settlement Boundary Plan



- Key:**
- Settlement Boundary
 - Extent of Existing Urban Zoned Land

**COASTAL SETTLEMENT BOUNDARY PLAN
WOODSIDE BEACH**

21.12-7 McLoughlins Beach

19/12/2013
C70

Vision

Manage the future development of McLoughlins Beach in accordance with the following vision:

“McLoughlins Beach will develop as a seaside holiday village and a key regional boating access point for the waters of the Ninety Mile Beach and Nooramunga Marine and Coastal Park.

Residential streets will be attractive, incorporate landscaping and provide for safe pedestrian movement.

Development will be sustainable and recognise the environmental constraints of the area, particularly known flooding risks and coastal vulnerability.

The importance of the area for boating and recreational fishing will be recognised with the provision of appropriate facilities.

The foreshore will provide a focal point for the community and contain high quality facilities for residents and visitors. A pathway network will give safe access to key destinations around the village.”

Objective 1

To upgrade the appearance of the settlement and function of the locality to provide boating access on a regional basis.

Strategies

- Upgrade the settlement foreshore area and improve the landside and boating facilities and amenities.

Objective 2

To contain urban development within defined settlement boundaries.



Strategies

- Facilitate development in accordance with the McLoughlins Beach Coastal settlement Boundary Plan shown in this Clause and consider any relevant coastal hazard vulnerability assessment for the town.
- Contain the settlement within the existing area subject to a detailed assessment of those areas (generally west of Seaward Street) with potential environmental value or hazard.

Coastal Settlement Boundary Plan



Key:

-  Settlement Boundary
-  Extent of Existing Urban Zoned Land

**COASTAL SETTLEMENT BOUNDARY PLAN
MCCLOUGHLINS BEACH**

21.12-8 Manns Beach

19/12/2013
C70

Vision

Manage the future development of Manns Beach in accordance with the following vision:

“Manns Beach will retain its character as a small, remote holiday hamlet, bordered by the Nooramunga Marine and Coastal Park and with excellent access to local islands and inlets.

It will retain a strong recreational fishing focus for residents and the surrounding area with attractive and functional foreshore facilities.

Buildings will improve over time, but retain the ‘coastal cottage’ character. The foreshore will be easily accessed on foot and will be enhanced as a community hub.

Development will be sustainable and recognise the environmental constraints of the area, particularly flooding risks and coastal vulnerability.”

Objective 1

To upgrade the appearance and function of the settlement.



Strategies

- Contain urban development within defined settlement boundaries.
- Facilitate development in accordance with the Manns Beach Coastal Settlement Boundary Plan shown in this Clause and consider any relevant coastal hazard vulnerability assessment for the town.
- Contain the settlement within the existing developed area.

Coastal Settlement Boundary Plan



Key:

-  Settlement Boundary
-  Extent of Existing Urban Zoned Land

**COASTAL SETTLEMENT BOUNDARY PLAN
MANN'S BEACH**

21.12-9

19/12/2013
C70

Robertsons Beach

Vision

Manage the future development of Robertsons Beach in accordance with the following vision:

“Robertsons Beach will retain its character as a contained residential and holiday hamlet, bordered by the Nooramunga Marine and Coastal Park.

It will have facilities for small boat use, and provide attractive areas on the foreshore for residents and day visitors.

Buildings will remain low key but will improve in quality over time, while still reflecting the ‘coastal village’ character of the hamlet.

The main focus of the settlement, the foreshore, will be easily accessed on foot and pathways will provide links to the adjoining natural areas.

Development will be sustainable and recognise the environmental constraints of the area, particularly flooding risks and coastal vulnerability.”

Objective 1

To protect and enhance the character and environment of Robertsons Beach.

Strategies

- Ensure the retention of natural vegetation areas within the settlement and on the Farming Zoned land to the north.
- Identify and protect significant Aboriginal cultural heritage sites adjacent to the pathway network.
- Improve the appearance and function of the foreshore area.

Objective 2

To contain urban development within defined settlement boundaries



Strategies

- Facilitate development in accordance with the Robertsons Beach Coastal Settlement Boundary Plan shown in this Clause and consider any relevant coastal hazard vulnerability assessment for the town.
- Limit residential development to the existing Township Zone and subject to a review of suitable zoning for Illawong Lodge, retain the Farming Zone to the north.
- Limit commercial and other land uses within the settlement and adjoining land to self contained tourist accommodation facilities.

Coastal Settlement Boundary Plan



Key:

-  Settlement Boundary
-  Extent of Existing Urban Zoned Land

**COASTAL SETTLEMENT BOUNDARY PLAN
ROBERTSONS BEACH**

21.12-10 Port Albert & Palmerston

19/12/2013
 C79 Proposed
 C95

Objective

To protect and enhance the character and environment of Port Albert and provide a sustainable business environment for existing and future retail, commercial, and tourism based uses.

Strategies

- Encourage modest expansion of commercial activity within the Port Albert town.
- Encourage those activities which cater for the needs of the town’s growing permanent and tourist populations.
- Encourage tourism development which responds to the town’s environmental constraints and special character.
- Ensure that urban development occurs in stages that can be appropriately serviced.
- Ensure that development is sympathetic to the heritage/character qualities of the town.
- Encourage major tourism uses or developments which are not dependent on a coastal location to develop within the main existing townships of Loch Sport and Port Albert.

21.12-11 Implementation

01/05/2014
 C55(Part 1)

The strategies for Loch Sport, Golden Beach / Paradise Beach, Ninety Mile Beach between Golden Beach and The Honeysuckles, The Honeysuckles, Seaspray, Woodside Beach, McLoughlins Beach, Manns Beach, Robertsons Beach, Port Albert and Palmerston will be implemented by:

Using zones, overlays, policy and the exercise of discretion

Applying appropriate zones and overlays.

Applying the *Special Water Supply Catchment Areas* policy at Clause 22.01

Applying the *Rural* policy at Clause 22.02

Applying the *Heritage* policy at Clause 22.03

Applying the *Car Parking* policy at Clause 22.04

Applying the *Aerodrome and Environs* policy at Clause 22.05

Applying the *Coal Resources* policy at Clause 22.06

Applying the *Coal Buffers* policy at Clause 22.07

Applying the *Ninety Mile Beach* policy at Clause 22.08

Applying the Design & Development Overlay Schedule at Clause 43.02 for the coastal town of Port Albert.

Applying the Design & Development Overlay Schedule at Clause 43.02 to the coastal towns of Loch Sport, Golden Beach/Paradise Beach, The Honeysuckles, Seaspray, Woodside Beach, McLoughlins Beach, Manns Beach, and Robertsons Beach.

Refer to the Country Fire Authority guidelines on subdivision, group accommodation and recreation accommodation when assessing whether a development proposal adequately addresses fire safety issues.

Refer to the Healthy by Design guidelines to ensure development facilitates healthy communities through well planned networks of walking and cycling routes, streets with direct, safe and convenient access to local destinations within the Shire's towns within easy walking distance from homes, public open space, public transport, shops and services.

Require that development plans are prepared prior to subdivision of green-field sites that show the proposed layout of lots and road reservations and include infrastructure schemes that show where power, water, and sewerage will be located. These development plans will identify site advantages and constraints, main road networks and associated movement patterns, and social and community facilities.

Implement any relevant coastal action plan.

Other actions

Support the relevant water authority with identification and installation of appropriate effluent disposal and/ or water supply systems for unsewered settlements, focusing on priority areas identified in the Municipal Domestic Wastewater Management Plan, following confirmation of the need (on environmental and health grounds).

Undertaking further strategic work

Prepare outline development plans for the future development of residential and industrial areas that have regard to potential impacts on the natural environment and include these in a development plan overlay.

Provide a set of design guidelines applicable to the unique character of Loch Sport that address in particular, vegetation clearance, site disturbance, building height, colours and materials and fencing.

Review the extent and future demand for land zoned Low Density Residential and Rural Living in particular areas, subject to there being a demonstrated need for such reviews.

Prepare an Industrial Strategy for Sale with particular emphasis on the Wurruk South Industrial area.

Investigate the appropriate extent of the Heritage Overlay (HO34) in Port Albert in conjunction with a review of the Port Albert Conservation Study, 1982.

Review the Port Albert Drainage Study, 1983 to determine the feasibility of introducing an appropriate overlay.

Review and then implement the recommendations of the draft UDF Master Plans prepared for the coastal towns of Loch Sport, Golden Beach/Paradise Beach, The Honeysuckles, Seaspray, Woodside Beach, McLoughlins Beach, Manns Beach, and Robertsons Beach.

Maintain the existing Township Zone in McLoughlins Beach and consider for inclusion land in the Farming Zone to the north of Tallamy Street and land accessed from Edwina Street and Janette Street. Proposals to rezone this land should be supported by a detailed environmental assessment and a flood risk assessment.

Review the Farming Zone area to the north west of Davies Street and Ellen Avenue in Seaspray and consider rezoning to Township Zone subject to the outcome of a detailed flood risk evaluation of this land.

Review future zoning and overlay provisions for Golden Beach/Paradise Beach and The Honeysuckles as part of the implementation of the Wellington Coast Subdivision Strategy.

ATTACHMENT 412/07/2007
C29**DRAFT SCHEDULE 9 TO THE DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO9****PORT ALBERT AND PALMERSTON****1.0**12/07/2007
C29**Design objectives**

To ensure existing and future development located within the Precincts shown on the Precinct Boundary Map below does not detract from the natural and built character of Port Albert.

To provide an opportunity to consider the effect of the design of buildings on their surrounds.

To enable the township of Port Albert / Palmerston to evolve in a manner generally consistent with the precinct objectives contained within the *Port Albert / Palmerston Urban Design Guidelines, 2007*.

Precinct Boundary Map**2.0**12/07/2007
Proposed C95**Buildings and works**

A permit is not required to construct buildings and carry out works in any of the following circumstances:

- The construction or carrying out of works for an outbuilding ancillary to a dwelling that is less than 3 metres high, has a floor area less than 50 square metres, is located behind the front setback of the dwelling and is not within 2 metres of a side boundary.
- An alteration or extension to an existing dwelling provided the floor area of the alteration or extension is not more than 100 square metres, is located behind the front setback of the dwelling and is not within 2 metres of a side boundary.

- For land also subject to the Heritage Overlay (HO34), buildings and works that are exempt under the Port Albert Heritage Precinct Permit Exemptions Incorporated Plan Applications for buildings and works within the Precinct Boundary Map should comply with the following criteria:

DDO AREA	PRECINCT BOUNDARY TITLE	PREFERRED BUILDING SETBACK CRITERIA	PREFERRED MAXIMUM HEIGHT CRITERIA
1	Heritage Tourism	Zero lot lines to Wharf Street. 4m setbacks to North Street	Buildings should not exceed a height of 9 metres above natural ground level
2	Secondary Tourism	Setbacks are to be equivalent to adjoining developments 6m setbacks to North Street	Buildings should not exceed a height of 9 metres above natural ground level
3	Tarraville Road Historic	Commercial buildings and works should have zero lot lines to Tarraville Road. Buildings setbacks should have regard to the setback of adjacent and nearby buildings	Buildings should not exceed a height of two storeys
4	Residential	Building setbacks should have regard to the setbacks of adjacent buildings Building setbacks should be a minimum of 6m if adjoining vacant land	Buildings should not exceed a height of two storeys
5	Central Arrival Spine	Building setbacks should have regard to the setbacks of adjacent buildings Building setbacks should be a minimum of 6m if adjoining vacant land	Buildings should not exceed a height of two storeys

3.0

12/07/2007
C29

Decision guidelines

Before deciding on an application the responsible authority must consider:

- The guidelines for each particular Precinct contained within the *Port Albert / Palmerston Urban Design Guidelines*.

Reference Document

Port Albert / Palmerston Urban Design Guidelines, 2007.



C4 - REPORT

GENERAL MANAGER BUILT AND NATURAL ENVIRONMENT



C5 - REPORT

GENERAL MANAGER COMMUNITY AND CULTURE

ITEM C5.1**BRIAGOLONG RECREATION RESERVE COMMITTEE OF MANAGEMENT MINUTES**

DIVISION: COMMUNITY AND CULTURE
 ACTION OFFICER: MANAGER HEALTHY LIFESTYLES
 DATE: 21 APRIL 2015

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

OBJECTIVE

For Council to receive the minutes from the Briagolong Recreation Reserve Committee of Management's Ordinary Meetings held on 17 March 2015.

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

That Council receive the minutes from the Briagolong Recreation Reserve Committee of Management's Ordinary Meetings held on 17 March 2015

BACKGROUND

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

The objectives of the Special Committee are:

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

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

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

OPTIONS

Council has the following options:

1. Receive the minutes from the Briagolong Recreation Reserve Committee of Management's Ordinary Meetings held on 17 March 2015; or
2. Seek further information to be considered at a future Council Meeting.

PROPOSAL

That Council receive the minutes from the Briagolong Recreation Reserve Committee of Management's Ordinary Meetings held on 17 March 2015.

CONFLICT OF INTEREST

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

LEGISLATIVE IMPACT

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

COUNCIL POLICY IMPACT

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

COUNCIL PLAN IMPACT

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

Strategic Objectives

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

Strategy 4.2

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

CONSULTATION IMPACT

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

BRIAGOLONG RECREATION RESERVE
Special Committee of Council

MINUTES

MEETING DATE: 17th MARCH 2015

MEETING TIME: 7.30PM

MEETING VENUE: BRIAGOLONG RECREATION RESERVE

1. Present/apologies

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

Quorum achieved: YES

2. Declaration of conflicts of interest: NIL

3. Confirmation of minutes of previous meeting:

Moved: Kylie

Seconded: Stephen

4. Business arising from previous meeting:

- Mick has approached BP petrol station in Stratford and obtained a BP card brochure, Vanessa will see if this is a suitable option for fuel/maintenance account purposes.
- Mick will to fix the mower shed door, main power shed door, tennis club door, Brad to do guttering, when time permits.
- Cleaner has been asked to produce final account up to February. Internal tender will be held for cleaning position once account has been received.
- Vanessa has cancelled bin collection from Maffra Tip bins and organised collection now from Towards Zero, 4 bins acquired; 2 for rubbish, 2 for recycling, Vanessa will liaise with company to organise a meeting place to determine best pick up area. Mick will let John Freeman know that his wool bag and metal surround is no longer required.

5. Correspondence in:

- Electricity account - PAID.

6. Correspondence out -

- NIL

7. Reports –

7.1 Presidents report –

- NIL

7.2 Treasurers report -

- Presented by Vanessa

7.3 User group reports –

Cricket club – A & D grades made the finals.

- 4th's in grand final this weekend, presentation night in next few weeks.
- Liam Hurst and Dylan Boulton played for the Country week team and won against Mornington, Geelong and Bendigo – great achievement, well done guys.

Football club – no representatives present, another meeting is being held this Friday.

Pony Club – well attended recent rally.

- AGM next Tuesday night.
- Horse trials this Sunday.

Community – March 29th Briagolong Market, town has been consistently busy each weekend recently.

Tennis Club – Juniors in grand final this weekend – best wishes and congratulations for making the finals.

- Unfortunately had a break in recently, a smashed kids racket and broken door resulted which Mick will tend to when possible.

Shire – Peter not present due to council meeting.

8. Volunteers: NIL this month

9. OHS/Risk/Facility Fault report:

- Veranda poles – urgently require attention as rotten and are a safety hazard.
- Kitchen serving door is very heavy and a safety issue if not secured properly.
- Disability access concerns raised by local gentleman in wheelchair – very disappointed and will not be returning as has no access to toilet facilities.
- Jenny completed modules necessary in OH&S manuals.

10. New Rules of the Committee:

- Received from Lisa Lyndon previous month.

General Business –

- Mick has received the NO horse signs, works to be carried out to erect them, positions they will be advertised were discussed and agreed upon by all present.
- Vanessa will contact Electricity Company and discuss if a discount is applicable.

- Vanessa and Kylie to approach Commonwealth bank to be added as signatories.
- Brad will purchase another jerry can for mower shed to house enough fuel for user groups needs.
- Jenny will book Defibrillator training and inform everyone when it is being held.

Mtg closed: 9pm

8. Next meeting: 20th April 2015 @ 7.30pm

Treasurers Report for meeting held March 2015

Reconciled Statement February 2015

Cash at Bank as at 31/01/2015 20,204.47

Income:

Feb

Bank Interest	0.46	
21st Hires (O.Dunn \$50 & Janson \$100)	150.00	
		<u>150.46</u>

Payments:

Feb

Heyfield Signs - No Horses on ground sign	-231.00	
Abicor - bucket	-7.83	
CFA extinguisher inspection	-110.00	
Maffra Tip Bins rubbish removal Jan - March	-234.00	-582.83
		<u>19772.10</u>

unpresented chq's & deposits

Reimb. Brad Mynott - safety goggles	-83.00	
		-83.00

closing balance of accounts to date 19689.10

Cheques to be authorised

Balance Remaining to date... -
19689.10

incoming correspondence:

outgoing correspondence:

ITEM C5.2**ESSO BHP BILLITON WELLINGTON ENTERTAINMENT CENTRE
ADVISORY GROUP MINUTES**

DIVISION: COMMUNITY AND CULTURE
 ACTION OFFICER: MANAGER ARTS AND CULTURE
 DATE: 21 APRIL 2015

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

OBJECTIVE

To receive the minutes from the Esso BHP Billiton Wellington Entertainment Centre Advisory Group meeting held on 11 March 2015.

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

That Council receive the minutes of the Esso BHP Billiton Wellington Entertainment Centre Advisory Group meeting held on 11 March 2015.

BACKGROUND

The Esso BHP Billiton Wellington Entertainment Centre Advisory Group is a Committee of Council that meets on a quarterly basis. The membership of the Esso BHP Billiton Wellington Entertainment Centre Advisory Group includes one Councillor Representative, seven community members, and the Entertainment Centre Manager (ex-officio).

As provided under the Committee's Instrument of Delegation approved on 18 February 2014, the objectives and Terms of Reference of the Committee are to provide advice to the Wellington Shire Council representing equally and fairly the views, requirements and aspirations of the Centre in relation to:

- Advise Council on policies for the management and promotion of the performing arts in the Wellington Shire, in particular in relation to the Centre but also on other matters as designated by the Council.
- Develop and encourage community participation in, and utilisation of, the Centre and to assist with promoting the Centre's events and facilities to patrons and hirers.
- Advise the Entertainment Centre Manager of the Centre regarding the engagement of performances and events within the Centre's product mix.
- Liaise with the Council's art gallery and promote cooperation between the Centre and other cultural services of Council.

- Utilise networks to obtain support for the Centre, both financial and non-financial, and to assist with philanthropic support of those activities.

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

OPTIONS

Council has the following options:

1. Receive the minutes from the Esso BHP Billiton Wellington Entertainment Centre Advisory Group meeting held on 11 March 2015; or
2. Request additional information and receive the minutes from the Esso BHP Billiton Wellington Entertainment Centre Advisory Group meeting held on 11 March 2015 at a future Council meeting.

PROPOSAL

To receive the minutes from the Esso BHP Billiton Wellington Entertainment Centre Advisory Group meeting held on 11 March 2015.

CONFLICT OF INTEREST

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

COUNCIL POLICY IMPACT

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

COUNCIL PLAN IMPACT

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

Strategic Objectives

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

Strategy 4.3

"Manage Council community facilities planning to ensure that outputs are based on identified community needs."



Advisory Group

Minutes

Wednesday 11 March 2015 6:05PM

Equus

Item	
Open meeting	6:05pm
Present:	Don Carmichael, Stephen Dwyer (chair), Jo Clancy
In Attendance:	Brendan Peters, Andrew Thomson, Sharon Macgowan, Stephen Dempsey, Sarah Atkinson.
1. Apologies	Cr Scott Rossetti, Cr Carolyn Crossley, Deirdre Relph
2. Conflict of Interest	No conflicts
3. Approval of Previous Minutes	Motion to accept minutes of previous meeting as true and correct. <i>Moved:</i> Don Carmichael <i>Seconded:</i> Stephen Dwyer
4. Business Arising	<p>1. Trial of Drinks in Theatre until Dec 2014</p> <p>No issues have arisen for the last 3 months concerning drinks taken into the auditorium. The trial continues with the next phase allowing hot drinks in take-away containers into the auditorium. Next meeting will determine if the trial becomes policy.</p> <p>2. Art Gallery / Library update</p> <p>Concept plans to architect and published to the public, design approved by government agency and council, design links the building with the Port of Sale. John Leslie has donated the extra ½ million needed to complete the project. A parking study is being prepared.</p> <p>3. Wind in the Willows – December performance</p> <p>Over 700 attended over the two days – very successful – excellent feedback – covered costs. Discussed prospect to repeat every year with Wind or bring a different show that Australian Shakespeare</p>

Company presents.

4. Pantomime – Puss in Boots – January school holidays

Just broke even, 22 children performing in the production. Sale Theatre Company is interested in running the January holidays panto in 2016.

5. General Business

1. 2015 Season Launch – 12th February

Sold out – very successful – highly likely in 2016 there will be a waiting list as we were close to one this year.

2. As You Like It

It was mentioned the show has been really well advertised with banners around the town, all board members have spotted the banner Unfortunately, this has not expressed in ticket sales with only 250 tickets sold over the two days.

3. Financial

The financial year budget income target for ticket sales was made in February 2015. The income target has been increased accordingly.

4. Entertainment Centre Staff movement

Sarah Atkinson is leaving the Entertainment Centre and heading over to the Gippsland Art Gallery to the position of Gallery Support Officer. We wish all the best.

6. Other matters

Discussion about advisory positions possibly available due to Leah Hannam's departure.

Meeting Closed

6.50 pm

Next meeting

Wednesday May 20 at 6:00pm

Please call 5143 3200 or email andrew.thomson@wellington.vic.gov.au to RSVP.



D. URGENT BUSINESS



E. FURTHER GALLERY AND CHAT ROOM COMMENTS